

MEETING

POLICY AND RESOURCES COMMITTEE

DATE AND TIME

MONDAY 8TH FEBRUARY, 2021

AT 6.00 PM

VIRTUAL MEETING

LINK TO VIRTUAL MEETING: <https://bit.ly/3pqS37w>

TO: MEMBERS OF POLICY AND RESOURCES COMMITTEE (Quorum 3)

Chairman: Councillor Daniel Thomas BA (Hons)
Vice Chairman: Councillor David Longstaff

Councillor Dean Cohen	Councillor Geof Cooke	Councillor Val Duschinsky
Val Duschinsky	Councillor Ross Houston	Councillor Arjun Mittra
Anthony Finn	Councillor Sachin Rajput	Councillor Barry Rawlings
Councillor Gabriel Rozenberg	Councillor Peter Zinkin	

Substitute Members

Shimon Ryde	Mark Shooter	Melvin Cohen
Kath McGuirk	Alan Schneiderman	Paul Edwards
Jess Brayne		

In line with the Constitution's Public Participation and Engagement Rules, requests to submit public questions or comments must be submitted by 10AM on the third working day before the date of the committee meeting. Therefore, the deadline for this meeting is Wednesday 3 February at 10AM. Requests must be submitted to Maria Lugangira at maria.lugangira@barnet.gov.uk

You are requested to attend the above meeting for which an agenda is attached.

Andrew Charlwood – Head of Governance

Governance Service contact: Maria Lugangira 020 8359 2761

Media Relations Contact: Tristan Garrick 020 8359 2454

ASSURANCE GROUP

ORDER OF BUSINESS

Item No	Title of Report	Pages
1.	Minutes of last meeting	5 - 14
2.	Absence of Members	
3.	Disclosure of Members' Pecuniary interests and Other interests (If any)	
4.	Report of the Monitoring Officer (if any)	
5.	Public Questions and Comments (if any)	
6.	Members' Items (if any)	15 - 18
7.	Review of Community Infrastructure Levy (CIL) Eligibility Criteria and Guidance	19 - 38
8.	Charging Schedule Review Barnet Community Infrastructure Levy	39 - 332
9.	Business Planning - Corporate Plan, Budget for 2021/22, and Medium Term Financial Strategy 2021-25	333 - 410
10.	Any other item(s) the Chairman decides are urgent	

Decisions of the Policy and Resources Committee

8 December 2020

Members Present:-

AGENDA ITEM 1

Councillor Daniel Thomas (Chairman)
Councillor David Longstaff (Vice-Chairman)

Councillor Dean Cohen
Councillor Val Duschinsky
Councillor Anthony Finn
Councillor Peter Zinkin
Councillor Sachin Rajput
Councillor Barry Rawlings

Councillor Ross Houston
Councillor Alison Moore
Councillor Geof Cooke
Councillor Arjun Mittra
Councillor Gabriel Rozenberg

1. MINUTES OF LAST MEETING

RESOLVED that the minutes of the dated the 24 September 2020 were agreed as a correct record.

2. ABSENCE OF MEMBERS

None.

3. DISCLOSURE OF MEMBERS' PECUNIARY INTERESTS AND OTHER INTERESTS (IF ANY)

Councillor Dean Cohen declared a personal interest on items 9 and 10 by the virtue of the fact that he knows one of the objector's who has submitted a public comment. Councillor Cohen remained in the meeting for the item and took part in the discussion and voting on the item.

Councillor Arjun Mittra declared a personal interest on item 9 and 10 by the virtue of the fact that his mother is a student at Middlesex University. Councillor Mittra remained in the meeting for the item and took part in the discussion and voting on the item.

Councillor Ross Houston declared a personal interest on items 9 and 10 by the virtue of the fact that he is a Council appointed Non-Executive Director of The Barnet Group. Councillor Houston remained in the meeting for the item and took part in the discussion and voting on the item.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

Details of the written comments submitted were circulated to Committee and published.

6. MEMBERS' ITEMS (IF ANY)

The Chairman drew the Committee's attention to the Member's Item in the name of Councillor Anne Clarke and advised this would be dealt with as a Chairman's Urgent Item.

7. VARIATION TO THE ORDER OF BUSINESS

The Chairman varied the order of business to take agenda Item 9 – Proposed Hendon Hub Redevelopment Outline Business Case and 10 - Draft The Burroughs and Middlesex University Supplementary Planning Document first and together due to the interdependencies between the items but advised the recommendations would be voted on separately.

The Committee received 2 presentations;

Item 9 – Proposed Hendon Hub Redevelopment Outline Business Case

- The Programme Manager provided an overview of what the Hendon Hub proposal entailed and highlighted some of the processes involved such as the public consultation and the different stages of the P&R approval route.

Item 10 - Draft The Burroughs and Middlesex University Supplementary Planning Document

- The Assistant Service Director - Planning and Building Control gave an overview of the SPD explaining that it would be running in parallel with the Hendon Hub project. Some of the key areas highlighted were the role of the SPD, the Strategic Framework, Engagement and ownership and the Next Steps.

Councillor Nizza Fluss, Ward Councillor for Hendon, spoke on both items and raised some of the key concerns she had with the proposals, they included;

- The temporary relocation of Hendon Library
- The increase in student accommodation
- The cost implications
- The impact of COVID and Brexit with regards to the student population

She proposed that new plans be put forward that involved the wider Hendon community

The Chairman clarified that the purpose of the report was to seek agreement to move forward into the full business case. This would allow for due diligence to be carried out and potential finance partners looked at to establish the best financial route in terms of both public and private funding.

He stressed the importance of engaging and consulting with residents, local organisations and community groups to ensure that the process was clear so that all those involved knew what they were being asked to comment on.

He further clarified that Ward councillors would be consulted on the proposals following the consultation.

8. PROPOSED HENDON HUB REDEVELOPMENT OUTLINE BUSINESS CASE

The report sought the committee's approval of the Outline Business Case (OBC) for the proposed regeneration of three main sites in Hendon, plus several ancillary sites with a view to submitting a two-phased planning application.

With regards to recommendation 6a, it was clarified that this recommendation was conditional to the Full Business Case being subsequently approved by Policy and Resources committee.

Upon being put to the vote the recommendations as set out in the report were declared carried. The vote was recorded as follows;

For	7
Against	6
Abstentions	0

RESOVLED –

- 1. That the Committee approves the Outline Business Case (OBC) for Hendon Hub regeneration, in order that a Full Business Case (FBC) can be developed.**
- 2. That the Committee notes that further testing of the options for funding the scheme, with regard to the principles stated in the exempt report, will take place, with a view to bringing a recommendation, supported by an FBC, to Policy and Resources Committee (P&R Committee) in due course.**
- 3. That the Committee, subject to consultation, approves Hendon Library moving to a temporary location, whilst construction works take place, and then on to the new proposed permanent location within the scheme.**
- 4. That Committee notes the potential inclusion of Compulsory Purchase Orders (CPO) in the programme and that further proposals will be brought back to P&R Committee or Housing & Growth Committee, if necessary.**
- 5. To note an additional budget of £0.782m to work up a planning application, do further due diligence on funding options and appoint a Programme Manager/ Employer’s Agent. Also, to note further third-party acquisition fees, details of which are specified in the exempt paper**
- 6. That the Committee agrees to the following and delegates negotiation and completion of legal agreements to the Deputy Chief Executive, following consultation with the Chairman of P&R:**
 - a. The agreement for lease with Middlesex University**
 - b. The approval of third-party acquisitions, by private treaty**
 - c. The appointment of a Programme Manager / Employer’s Agent**
 - d. The development of the procurement process, including negotiation and completion**
 - e. Procurement of Contractor(s), to be ready to develop the scheme**
 - f. The submission of planning applications in two phases:**
 - i. Phase 1 (Building 9, Meritage Centre and relocation sites) and**
 - ii. Phase 2 (Ravensfield and Fenella site and ancillary ownerships).**

7. That the Committee delegates decisions on opting to tax sites within the scheme, to the Section 151 Officer, following consultation with the Chairman of P&R.
8. That the Committee delegates the progression of the appropriation of sites from the Housing Revenue Account (HRA) to General Fund, to the Deputy Chief Executive, following consultation with the Chairman of P&R, as detailed in the exempt paper

9. DRAFT THE BURROUGHS AND MIDDLESEX UNIVERSITY SUPPLEMENTARY PLANNING DOCUMENT

Upon being put to the vote the recommendations as set out in the report were declared carried. The vote was recorded as follows;

For	7
Against	5
Abstentions	1

RESOLVED –

That the Policy and Resources Committee:

1. Notes the contents of the draft Supplementary Planning Document (SPD) attached at Appendix A.
2. Approves the draft SPD as at Appendix A as the basis for public consultation.
3. Delegate authority to the Deputy Chief Executive, in consultation with the Chairman of the Policy and Resources Committee to make any minor changes as necessary to the draft SPD prior to public consultation

10. DRAFT EDGWARE GROWTH AREA SUPPLEMENTARY PLANNING DOCUMENT

The Chairman introduced the report which set out the vision for the Major Town Centre and proposed 16 objectives and 9 development principles to guide a comprehensive approach to redevelopment. The report also identified local needs, challenges and opportunities and set out how the key opportunity sites would come forward.

The Draft SPD would also need to be approved by Harrow Council before it underwent a statutory period of public consultation.

Upon being put to the vote the recommendations as set out in the report were unanimously carried.

That the Policy and Resources Committee:

1. Approves the draft Edgware Growth Area Supplementary Planning Document (SPD) at Appendix A for publication and public consultation.

2. **Delegates authority to the Deputy Chief Executive, in consultation with the Chairman of the Policy and Resources Committee, to make any further minor changes to the draft Edgware Growth Area SPD arising as a result of formal consideration by the London Borough of Harrow as well as any minor amendments required to finalise the SPD prior to publication and public consultation.**

11. BUSINESS PLANNING 2021-2025 AND BUDGET MANAGEMENT 2020/21

The chairman introduced the report which set out the latest position on the Medium-Term Financial Strategy (MTFS), savings plans and capital programme. He drew the committees attention to (i) paragraph 1.3.2 which set out the summary of changes that had occurred since September 2020, (ii) table 6, paragraph 1.3.4 which set out next year's projections and the changes and (iii) recommendation 4 which sought agreement to consult on the 3% Social Care Precept

The Director of Resources (Section 151 officer) confirmed that there was a working group in place that monitored on a weekly basis the following areas;

(i) the impact of Brexit – in particular food shortage in the short-term period and that this was mitigated by the work that had been done during Covid on the essential supplies hub and work with the VCS.

(ii) The other main concern was around employment.

Both these areas had been factored into the business planning process and would continue to be monitored.

With regards to the chargeable garden waste service the chairman clarified there were now various pricing options in place and that there been an increase in the uptake of the service.

With regards to Children's placements, Councillor Longstaff Chairman of Children, Education and Safeguarding Committee confirmed that the building of Woodside Care Home was due to finish around April 2021. The council was also working with other London Boroughs to try and ensure that children where possible could be place within rather than outside boroughs.

With regards to the CSG savings the Deputy Chief Executive clarified that in terms of next year specifically, the contractual saving had been factored in. But with year 6/7 having been delayed due to Covid they wouldn't be delivered in short to medium term but in the medium to longer term the indicative figures had been included.

With regards to reserves the Director of Resources clarified the reserves that were reducing were service specific reserves.

With regards to Fairer Charging and the increase to home care, Councillor Sachin Rajput Chairman of Adults and Safeguarding Committee clarified that the charge was just for the home care provided and the cost involved was to ensure a fair price. He further clarified that only those who could afford to pay would be asked to contribute and that their income and expenses would be taken into account – this provided a safeguard for those individuals

Upon being put to the vote the recommendations as set out in the report were declared carried. The vote was recorded as follows;

For	7
Against	0
Abstentions	6

RESOLVED to -

- 1. Approves delegated authority to the Director of Resources (S151 Officer) to amend the MTFs in line with the 2021/22 Local Government Finance Settlement, to enable the 2021/22 Budget Consultation process to commence as discussed in paragraph 1.2.3;**
- 2. Notes the summary of the November 2020 Spending Round announcement, initial financial implications for Local Government in 2021/22 and economic outlook in paragraphs 1.2.4 to 1.2.11;**
- 3. Agrees to consult on the use of the Council's flexibility to raise the level of General Council Tax by 1.99% in 2021/22 as discussed in paragraph 1.3.5;**
- 4. Agrees to consult on the use of the Council's flexibility to apply a 3.00% Social Care Precept, to help fund pressures in social care as set out in paragraph 1.3.5;**
- 5. Approves and note the updates to the 2021/22 MTFs and estimate of 2022-25 budget gap. This will be updated to take account of information from the December 2020 finance settlement;**
- 6. Notes the current MTFs attached as Appendix A and key components summarised in paragraphs 1.3;**
- 7. Agrees that the savings proposals as set out in Appendix B, subject to consultation and equalities impact assessment, come back to Policy and Resources Committee in February 2021 for referral to Full Council in March 2021 for final approval of the 2021/22 budget including Council Tax;**
- 8. Notes the plans to commence the MTFs process to identify savings for 2022/23 to a balance the gap earlier in 2021/22 as discussed in paragraph 1.3.14;**
- 9. Notes the council's expression of interest in participating in the London Business Rates Pool for 2021/22 discussed in paragraph 1.3.8, subject to final details and other announcements, this will be presented to Committee in February 2021 for approval;**
- 10. Approves the proposed fees and charges for referral to Council for decision in Appendices C1 to C5 and discussed in paragraph 1.3.17;**
- 11. Notes the General Fund revenue forecast for October 2020 discussed in paragraphs 1.4.2 to 1.4.4**
- 12. Approves and note as required the virements and commitments from the Contingency budget, the position for which is summarised in paragraph 1.4.7 and discussed further in paragraphs 1.4.12 to 1.4.15;**
- 13. Approves and note as required the virements between services set out in paragraphs 1.4.10 and 1.4.15;**
- 14. Notes the position on earmarked reserves in section 1.5;**
- 15. Approves the amended capital programme (including additions) as set out in paragraph 1.6.2 and Appendix D;**
- 16. Approves the changes to the existing Capital Programme in relation to slippage as set out in and paragraph 1.6.5 and Appendix D;**

17. Approves the changes to the existing Capital Programme in relation to additions in paragraphs 1.6.6 to 1.6.12 and deletions in 1.6.13;
18. Notes the Recovery Planning Programme update in section 1.7;
19. Notes the Quarter 2 2020/21 Corporate Risk Register discussed in section 1.8 and presented in Appendix E;
20. Approve that the council's budget consultation will be launched in the week of 14 December 2020 after which the budget with a cumulative equality impact assessment will be considered by the Committee in February 2021, before it is referred to council.

12. ADULT SOCIAL CARE CUSTOMER SERVICE MODEL

The Chairman introduced the report which set out the proposal to implement a new model for customer service delivery for adult social care.

With regards to the issue around TUPE the Director of Adult Social Care confirmed that as part of the consultation staff would be informed that if they chose to move across to the Council there'd be a restructure post transfer. They'd also be advised of the opportunity to apply for jobs within Adult social care or look for redeployment opportunities within the wider council. All the staff concerned would be fully advised of the options available to them.

Upon being put to the vote the recommendations as set out in the report were unanimously carried.

RESOLVED –

1. That the Policy and Resources Committee approves the business case for a new model of responding to customer contact, as set out in Appendix A of the exempt report.
2. That the Committee authorises the Executive Director of Adults and Health to take all reasonable action to prepare to transfer Social Care Direct services, subject to HR advice, by February 2021 and proceed with implementation of the proposal.
3. That the Committee note the additional information set in paragraph 5.2.1 of the exempt report.

13. ANNUAL PROCUREMENT FORWARD PLAN [APFP] 2021/2022

The Chairman introduced the report with sought approval to enable officers to proceed with the procurement activity set out in the plan. He clarified that where required some of the activity listed would be subject to committee approval.

With regards to the Hendon Hub Delivery construction costs listed in the supplemental pack, page 11, line 15 the Chairman clarified that the committee were not being asked to approve the actual cost as that this stage. The figure listed was the perceived cost from the outline business case. He requested if officer could circulate to the committee details of how the figure was arrived at.

Upon being put to the vote the recommendations as set out in the report were declared carried. The vote was recorded as follows;

For	8
Against	0
Abstentions	5

RESOLVED –

1. That approval be given to Officers to proceed with procurement activity as presented in the Annual Procurement Forward Plan (APFP) 2021/2022, and where known for 2022/23, subject to service confirmation of continued requirement any additional approvals required under the Council's Constitution, including the Contract Procedure Rules, and identification of approved budget source.

14. COMMITTEE FORWARD WORK PROGRAMME

The Committee noted the Forward Work Programme.

15. ANY OTHER ITEM(S) THE CHAIRMAN DECIDES ARE URGENT

The Chairman agreed to take as an urgent members item in the name of Councillor Anne Clarke that had been submitted to the Adults and Safeguarding Committee and subsequently referred to Policy and Resource as it cut across a number of committees and policy areas. The Details of the item and responses were circulated to the committee.

With regards to providing supplies post-Christmas the Deputy Chief Executive confirmed that the council would ensure that the essential supplies hub continued to be stocked up on an ongoing basis and continuing to supply the foodbanks provided with food as it was need.

16. MOTION TO EXCLUDE THE PRESS AND PUBLIC

The Committee did not move into private session.

17. ADULT SOCIAL CARE CUSTOMER SERVICE MODEL [EXEMPT]

RESOLVED - that the information contained in the exempt report be noted.

18. PROPOSED HENDON HUB REGENERATION OUTLINE BUSINESS CASE [EXEMPT]

RESOLVED - that the information contained in the exempt report be noted.

19. ANY OTHER EXEMPT ITEM(S) THE CHAIRMAN DECIDES ARE URGENT

None

The meeting finished at 9.00 pm

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Policy and Resources Committee

8 February 2021

Title	Member's Item in the names of Councillor Geof Cooke
Report of	Head of Governance
Wards	All
Urgent	No
Key	No
Status	Public
Enclosures	None
Officer Contact Details	Maria Lugangira, Senior Governance Officer - Assurance maria.lugangira@barnet.gov.uk

Summary

The report informs the Committee of a Member's item and requests instructions from the Committee.

Recommendations

1. That the Committee's instructions in relation to the Member's item is requested.

1. WHY THIS REPORT IS NEEDED

- 1.1 A Member of the Committee has requested that the item tabled below is submitted to the Policy and Resources Committee for consideration and determination. The Committee are requested to provide instructions to Officers of the Council as recommended.

Member	Item
<p data-bbox="204 286 464 320">Cllr Geof Cooke</p> <p data-bbox="204 434 416 544">Council Tax Revenue Safeguarding</p>	<p data-bbox="491 286 1433 421">While enquiring about a particular case, I have discovered that the registration of properties for Council Tax after new-build, renovation, extension or sub-division depends on the developer or owner volunteering to the relevant authority that the work has been completed.</p> <p data-bbox="491 456 1433 689">There is little incentive for the developer to do that and so delays of years may occur and even a permanent loss of revenue to the council. No interest is charged on retrospective liabilities. It appears that this problem exists largely because of a lack of any comprehensive process for cooperation between public bodies to prevent it. Using computers to cross-reference information from disparate sources is already standard practice for the council in combatting fraud.</p> <p data-bbox="491 725 1433 860">I propose that the relevant senior officers review the situation, devise a suitable process and report their proposal back to Policy and Resources committee by September 2021 after considering proactive information sharing and cross-referencing between those responsible for</p> <ol data-bbox="539 891 1433 1196" style="list-style-type: none"> 1. Council tax (Capita CSG) 2. Property banding (Valuation Office Agency, part of national government) 3. Building Control (Re) 4. Planning (Re) 5. Street Naming and Numbering (Re) 6. Benefits (Capita CSG) 7. Electoral Registration (Barnet Council) 8. Corporate Anti-Fraud (Barnet Council) <p data-bbox="491 1227 1433 1330">and any other agencies which hold relevant information. If automatic cross-referencing with publicly available records of private sales and/or lets is possible, that should also be incorporated into the process.</p>

2. REASONS FOR RECOMMENDATIONS

2.1 No recommendations have been made. The Committee are therefore requested to give consideration and provide instruction.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

3.1 Not applicable.

4. POST DECISION IMPLEMENTATION

4.1 Post decision implementation will depend on the decision taken by the Committee.

5. IMPLICATIONS OF DECISION

5.1 **Corporate Priorities and Performance**

5.1.1 As and when issues raised through a Member's Item are progressed, they will need to be evaluated against the Corporate Plan, Barnet 2024 and other relevant policies.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

5.2.1 None in the context of this report.

5.3 Legal and Constitutional References

5.3.1 The Council's Constitution (Members of the Council, Article 2) states that a Member, including appointed substitute Members of a Committee or Sub-Committee will be permitted to have one matter only on an agenda that he/she serves. Members' items must be within the term of reference of the decision making body which will consider the item.

5.4 Social Value

5.4.1 Not applicable.

5.5 Risk Management

5.5.1 None in the context of this report.

5.6 Equalities and Diversity

5.6.1 Members' Items allow Members of a Committee to bring a wide range of issues to the attention of a Committee in accordance with the Council's Constitution. All of these issues must be considered for their equalities and diversity implications.

5.7 Corporate Parenting

5.7.1 None identified in the context of this report – any substantive report will consider the implications in detail.

5.8 Insight

5.8.1 None.

5.9 Consultation and Engagement

5.9.1 None in the context of this report.

6. BACKGROUND PAPERS

6.1 None.

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	<h2>Policy and Resources Committee</h2> <h3>8 February 2020 AGENDA ITEM 7</h3>
Title	<h3>Review of Community Infrastructure Levy (CIL) Eligibility Criteria and Guidance</h3>
Report of	Chairman of the Policy and Resources Committee
Wards	All
Status	Public
Urgent	No
Key	Yes
Enclosures	<p>Appendix A – Area Committee Budgets Applications Guidelines for 2017/18</p> <p>Appendix B – Area Committee Budgets FAQ's – April 2016</p>
Officer Contact Details	<p>Geoff Mee, Executive Director - Environment Geoff.Mee@Barnet.gov.uk</p> <p>Andrew Charlwood, Head of Governance Andrew.Charlwood@Barnet.gov.uk</p> <p>Salar Rida, Governance Officer Salar.Rida@Barnet.gov.uk</p>

Summary

This report outlines the background and current arrangements in respect of Area Committees budgets including the allocations of Community Infrastructure Levy (CIL) funding and requests that the Committee review the position and agree more specific guidance to enable funding applications to be assessed in accordance with local priorities as determined by Members.

Officers Recommendations

- 1. That the Committee note the background and current arrangements in respect of Area Committees allocations of Community Infrastructure Levy (CIL) funding.**
- 2. That the Committee agree that each Area Committees should develop and approve their own CIL funding priorities for each financial year starting in 2021/22.**
- 3. That the Committee agree that the funding limit for each individual CIL funded scheme be increased to £30,000.**

1. WHY THIS REPORT IS NEEDED

Area Committee Budgets – Background and Context

- 1.1 On 10 June 2014 the Policy & Resources Committee agreed a budget of £100,000 per annum for each Area Committee (Chipping Barnet, Finchley & Golders Green and Hendon) and resolved that the detailed arrangements should be agreed by the Community Leadership Committee. On 25 June 2014 the Community Leadership Committee agreed the framework for the funding which comprised an open grants process for which community groups could apply for funding to deliver projects, schemes or services which sought to improve the quality of life for people who lived or worked in the area.
- 1.2 On 24 June 2015, the Community Leadership Committee undertook a review of area committee's operation and delegated budgets. This report noted that the Policy & Resources Committee had agreed to supplement the existing Area Committees budgets (of £100,000 per annum) with an additional amount of Community Infrastructure Levy (CIL) funding (of up to £150,000 per Area Committee). The report introduced changes to the arrangements for allocating the existing £100,000 budgets – instead of an open grants process Area Committees would instead define local priorities (around March annually) and allocate their budgets on this basis. CIL funding would be restricted to infrastructure in accordance with the statutory definition.
- 1.3 Area Committee Budget arrangements were amended further for 2017/18. A proposal included in the 2017/18 budget report to the Policy & Resources Committee was to make a saving from across the three Area Committees to help balance the council's budget. The proposal was agreed by Full Council on 7 March 2017 and as consequence of the decision, the £100,000 budgets were removed from the Area Committees. CIL funding was retained. From 1 April 2017, Area Committees have been allocating CIL funding only.

CIL Funding Arrangements

- 1.4 Following the decision to reduce the budget CIL funding application guidelines were issued in April 2017 (see Appendix A) and this is the framework that has been used for assessing applications being reported to Area Committees from 2017/18 onwards.
- 1.5 Prioritisation of funding can be an issue for Area Committees as legal definition of infrastructure is broad. Details are set out in section of the guidance titled 'How can CIL be applied?' (see [section 216\(2\) of the Planning Act 2008](#), and [regulation 59](#), as amended). As such, Area Committees have, over several years approved various uses of CIL funding for local matters including (but not limited to):
- CPZ's;
 - one-way systems;
 - yellow lines;
 - 20 mph zones;
 - weight restrictions;
 - width restrictions;
 - speed surveys;
 - repairs to damaged hedges;
 - fencing in parks;
 - benches;
 - providing an access path to a local hospice and allotments;
 - improvements to road junction markings;
 - footway parking reviews;
 - outdoor play equipment;
 - outdoor gym equipment;
 - expansion of a local church facilities;
 - compost bins;
 - forest school;
 - investment in a community hub;
 - all weather table tennis table; and
 - modernisation of a school playground.
- 1.6 During 2017/18, 2018/19 and 2019/20 financial years there has been increasing pressure on the Area Committee CIL budgets, particularly for the Finchley & Golders Green and Hendon Area Committees. Budget reports suggest that the whole funding allocation is used relatively early in the financial year. Details can be accessed in the CIL funding budget reports presented regularly to each committee:
<https://barnet.moderngov.co.uk/mgListCommittees.aspx?bcr=1>

Request to Review CIL Funding Guidelines

- 1.7 At the Finchley and Golders Green Area Committee on 3 February 2020, the Committee considered a Member's Item for CIL Funding in the name of Councillor Anne Hutton which requested funding for the refurbishment of a Community Hall (Stephens Hall) in North Finchley which is owned and administered by Christ Church in North Finchley. The Members Item sought funding of £25,000 towards the refurbishment of toilets, the kitchen and glazing. Following debate, the Committee decided to defer the item subject to

further clarification on the CIL criteria and Area Committee policy. The detailed minute extract is as set out below:

“Refurbishment of Stephens Church Hall at Christ Church, High Road, North Finchley N12 to improve capacity for community use

Cllr Hutton introduced her Member’s Item. Mr Will Hawks, Stephens Parochial Church Council Member made a verbal representation.

Cllr Zinkin reported that he had asked officers prior to the meeting on clarification on the Council’s policy on CIL funding as applications for buildings may set a precedent and criteria needed to be set.

Cllr Hutton noted that she had been advised by officers that this was appropriate for CIL. She agreed that policy should be clear.

The Chairman moved a motion to defer the item subject to further clarification on CIL criteria and the Area Committee policy, and was duly seconded.

RESOLVED that the Committee unanimously agreed:

- 1. that the Area Committee consider the request as highlighted in Section 1 of the report.**
- 2. that the Area Committee decides to defer the decision for funding for further information.”**

1.8 Due to the impact of the Covid-19 pandemic on committees and their business, the request made at the 3 February 2020 meeting to clarify the funding criteria was not taken forward. Councillor Hutton’s Members Item was re-presented to the Committee at their meeting on 8 October 2020 and the following was minuted:

“The Chairman welcomed the item noting that the Committee at its meeting on 3 February 2020 had requested clarification on the Council’s policy on CIL funding. Councillor Hutton spoke about the Member’s item for CIL funding in her name and stated that the Committee may also potentially consider partial funding if the Committee deem this appropriate.

It was **RESOLVED** that:

The Committee agreed to defer and to urgently seek formal clarification and review of CIL funding Policy and eligibility guidelines from the Policy and Resources Committee in respect of the application.

Pending the outcome, the Member’s CIL Funding application can be listed for consideration at the next F&GG Area Committee.”

This report has been prepared pursuant to that request.

Proposed Changes to CIL Funding Guidelines

- 1.9 Officers have consulted with Members and the senior officers who support Area Committees and manage the CIL funding process. It is proposed that the current CIL funding guidelines and FAQ's attached at Appendices A and B remain in place, but each Area Committee be requested to develop and approve their own CIL funding priorities for each financial year starting in 2021/22.
- 1.10 In addition, it is recommended that the funding limit for each CIL scheme be increased to £30,000 as this limit has not been increased to reflect inflation since the arrangements were introduced in 2015/16.
- 1.11 The Committee are requested to note that any revisions to the CIL funding guidelines will be an interim measure. Area Committee and Residents Forum arrangements will be comprehensively reviewed as part of the ward boundary changes coming into effect in May 2022. In addition, it is expected that there may be some increase to the amount of CIL funding available to Area Committees which will come into effect during the 2021/22 financial year and this is expected to be subject of a report to this Committee in April 2021.

2. REASONS FOR RECOMMENDATIONS

- 2.1 Policy & Resources Committee have been requested by the Finchley & Golders Green Area Committee to review CIL guidelines as is considered that the current criteria are too broad and require amendment to focus on local priorities. Clarification of the criteria will assist officers in making recommendations to Area Committees regarding whether proposals are compliant with the criteria or not.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 Guidelines could be retained un-amended. This is not recommended as it will not support the request from the Finchley & Golders Green Area Committee.
- 3.2 Policy & Resources Committee could agree some additional borough-wide criteria for Area Committee CIL funding. This approach is not recommended as it doesn't allow for the Area Committees to discuss and agree their own local priorities which could be different for each area.

4. POST DECISION IMPLEMENTATION

- 4.1 Area Committees will be requested to consider and agree local priorities at their March and April 2021 meetings for the 2021/22 financial year.
- 4.2 The Finchley & Golders Green Area Committee will decide the CIL Members Item referred to in sections 1.6 and 1.7 in accordance with the CIL Area Committee Applications Guidelines set out in Appendix A.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

5.1.1 Community Infrastructure Levy funding enables supports delivery of the following Corporate Plan's objective:

A pleasant, well maintained borough that we protect and invest in:-

Getting the best out of our parks and improving air quality by looking after and investing in our greenspaces

Investing in community facilities to support a growing population, such as schools and leisure centres

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

5.2.1 As set out in section 1. a proportion of the Council's CIL income is allocated to Area Committees to spend on local priorities.

5.3 Social Value

5.3.1 Clarification of the usage of CIL funding will support future requests for CIL funding. This provides an avenue for Members to consider funding requests which may have added social value.

5.4 Legal and Constitutional References

5.4.1 CIL is a planning charge that was introduced by the Planning Act 2008 Part II to help deliver infrastructure to support the development in an area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010 as amended ("the Regulations") . Section 216(2) of the Planning Act 2008 lists some examples of infrastructure which CIL can fund. I.e. roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreation facilities and open spaces

5.4.2 Additionally, Regulation 59 (f)(3) of the Community Infrastructure Levy Regulations 2010 as amended allows the Council, as the Charging Authority to use the CIL to support the development of the relevant area by funding the provision, improvement, replacement, operation or maintenance of infrastructure or, anything else that is concerned with addressing the demands that development places on an area.

5.4.3 The Localism Act 2011 introduced requirements that a 'meaningful proportion' of CIL income is allocated to parish councils to support their neighbourhood infrastructure requirements. Under Regulation 59A (5) of the Community Infrastructure Levy Regulations 2010 (as amended) a charging authority must pass 15 per cent of the relevant CIL receipts to the parish council for that area; this is limited by Regulation 59A (7) to a cap of £100 per dwelling in the area of the Local Council.

5.4.4 Regulation 59F enables a similar application of CIL receipts in cases where, as in Barnet, a charging authority does not have a local council structure.

5.4.5 Since the introduction of Area Committee Budgets, reports have been presented to various committees for decision including: Policy & Resources Committee; Community Leadership & Libraries Committee; Environment Committee; and Area Committees. Details are set out in section 6 below. Article 7 states: *“If any report appears to come within the remit of more than one committee, to avoid the report being discussed at several committees, the report will be presented and determined at the most appropriate committee. If this is not clear, then the report will be discussed and determined by the Policy and Resources Committee.”* It is considered that the Policy & Resources Committee is the most appropriate committee in this instance as they delegated the CIL budget to the Area Committees and the report cuts across the remit of several committees.

5.4.6 Under the Council’s Constitution Article 7, the terms of reference of the Policy & Resources Committee includes responsibility for: “Strategic policy, finance and corporate risk management including recommending: Capital and Revenue Budget (including all fees and charges); Medium Term Financial Strategy; and Corporate Plan to Full Council.”

5.5 Risk Management

5.5.1 The Finchley & Golders Green Area Committee have requested clarification of the CIL funding criteria as they consider that the current guidance is too wide and could be used on projects that do not benefit the whole community. This is a possible reputational risk to the Council.

5.6 Equalities and Diversity

5.6.1 The Equality Act 2010 outlines the provisions of the Public Sector Equalities Duty which requires Public Bodies to have due regard to the need to:

- a. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010.
- b. Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
- c. Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

5.6.2 Relevant protected characteristics are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation.

5.6.3 The broad purpose of this duty is to integrate considerations of equality into day to day business and keep them under review in decision making, the design policies and the delivery of services.

5.7 Corporate Parenting

5.7.1 Not applicable in the context of this report.

5.8 Consultation and Engagement

5.8.1 None.

5.9 Insight

5.9.1 Members may wish to utilise insight data to inform local priorities for 2021/22 and future years.

6. BACKGROUND PAPERS

- 6.1 Policy & Resources Committee, 10 June 2014, Area Sub-Committees – Budget Arrangements, Item 9:
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MId=7856&Ver=4>
- 6.2 Policy & Resources Committee, 10 June 2014, Area Sub-Committees – Budget Arrangements, Item 9:
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MId=7856&Ver=4>
- 6.3 Community Leadership Committee, 25 June 2014, Area Sub-Committees – Budget Allocation Draft Framework, Item 7:
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=694&MId=7874&Ver=4>
- 6.4 Community Leadership Committee, 24 June 2015, ‘Review of Area Committees – operations and delegated budgets’
<https://barnet.moderngov.co.uk/documents/s24009/Area%20Committees%20%20Community%20Leadership%20Committee%2025%20June%202015%20-%20FINAL.pdf>
- 6.5 Policy & Resources Committee, 9 July 2015, ‘Delegating a proportion of Community Infrastructure Levy (CIL) income to the Council’s Area Committees’
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MId=8346&Ver=4>
- 6.6 Council, 7 March 2017, Report of the Policy & Resources Committee – Business Planning 2017 to 2020:
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=162&MId=8819&Ver=4>
- 6.7 Community Leadership Committee, 8 March 2017, Area Committee Funding – Savings from Non-Community Infrastructure Levy (CIL) Budgets
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=694&MId=8721&Ver=4>
- 6.8 Minutes, Finchley and Golders Green Area Committee, 8 October 2020, Item 9
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=712&MId=10255&Ver=4>
- 6.9 Minutes, Finchley and Golders Green Area Committee, 3 February 2020, Item 10
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=712&MId=9959&Ver=4>
-



AREA COMMITTEE BUDGETS APPLICATION GUIDELINES 2017/18: For all applications from 1 April 2017

This guidance relates to applications to the Area Committee Budget for Community Infrastructure Levy (CIL) funding only.

<https://www.barnet.gov.uk/citizen-home/council-tax-and-benefits/grants-and-funding.html>

INTRODUCTION

Each of the Council's three Area Committees is able to consider requests for Community Infrastructure Levy (CIL) funding from Ward Members in the constituency area. Members are encouraged to work with officers prior to submitting their applications for Area Committee CIL funding Member-led. to determine the viability of a proposal.

GUIDELINES FOR ASSESSING APPLICATIONS FOR FUNDING

1. Requests for funding must fall within the definition of Community Infrastructure Levy (CIL) (*see 'How can CIL be applied?' guidelines below*)
2. Members are encouraged to work with officers prior to the completion and submission of a Member's Item for CIL funding to determine if the proposal is a viable use of funding and falls within the classification of CIL
3. Applications for CIL funding should not result in revenue costs for the Council. Completing an initial assessment with officers should enable revenue implications to be identified early in the process.
4. The maximum value of an award is £25,000

WHAT HAPPENS TO REQUEST / MEMBER'S ITEM

The Members Item must be submitted to the Governance Service 10 clear working days before the meeting. However, it is recommended that Members contact officers as early as possible to discuss the outline proposal and understand if the proposed scheme is an appropriate use of CIL and a viable scheme at earliest opportunity. It is strongly advised that applications are submitted as soon as they are completed rather than just before the deadline – this should aid the Area Committees in making informed decisions and will minimise the likelihood of items being deferred to future meetings.

At the Area Committee meeting when the Members Item will be considered, the Member will be given the opportunity to provide an overview of the proposal and any officer advice received and answer questions from committee members. An officer will be available to answer any technical questions that may arise during the Members presentation of their proposal. Decisions on Area Committee CIL funding will be made at the meeting and in one of the following ways:

1. To award funding → *this will be subject to due diligence* (see below)
2. To defer a decision → proposals should be returned to the next Area Committee with more information
3. To reject a proposal and state reasons why

HOW EXPENDITURE IS MONITORED

The Council's Finance Team will monitor decisions made by Area Committees and track the use of CIL funding. A finance report will be presented to each meeting outlining use of CIL funding.

What is CIL?

The Community Infrastructure Levy (CIL) is a charge on new development where it creates net additional floor space and where the gross internal area of new build exceeds 100 square metres. Payments are liable upon commencement of the types of development for which a defined rate applies (residential and retail uses in the case of Barnet CIL, everything except health and education uses in the case of Mayoral CIL). The CIL must be paid from commencement where it is not subject to an approved claim for statutory or discretionary relief.

NB/ In London there are two tiers of CIL charge, though both are collected by the Council; only the Barnet-set CIL is required to contribute to the neighbourhood proportion (i.e. money that goes to area committees)

How can CIL be applied?

The levy can be used to fund a wide range of infrastructure (see [section 216\(2\) of the Planning Act 2008](#), and [regulation 59](#), as amended) to support the development of its area, the Act specifically names roads and transport, flood defences, schools and education facilities, medical facilities and recreational facilities; but is not restrictive. Therefore the definition can extend to allow the levy to fund a very broad range of facilities provided they are 'infrastructure'; further examples are play areas, parks and green spaces, cultural and sports facilities, district heating schemes, police stations and community safety facilities...etc. The flexibility in how the funds can be applied is designed to give local areas the opportunity to choose the infrastructure they need to deliver their Local Plan.

Guidance however states that the levy is intended to focus on the provision of new infrastructure and should not be used to remedy pre-existing deficiencies in infrastructure provision unless those deficiencies will be made more severe by new

development. Therefore if funds are intended to be used to address existing deficiencies, it is recommended that funds are used to either increase the capacity of existing infrastructure or to repair failing existing infrastructure, where it is recognised as necessary to support development in the area.

What are the controls on Area Committee funds?

Guidance says that Local authorities must allocate at least 15% of levy receipts to spend on priorities that should be agreed with the local community in areas where development is taking place, although the changes to the CIL Regulations introduced following the Localism Bill 2011 only require this where a Parish Council is in place. Therefore the decision was made to honour the provision of a 15% contribution to each Area Committee, but acknowledging that there would be large one-off CIL payments coming from the Regeneration Schemes in Colindale and Dollis Valley, it was felt this should be capped at £150,000 per annum in order for the Council to be able to invest these larger funds in the local projects that were discussed but not able to be made a specific S106 requirement at the time of the Area Action Plan / planning applications.

E.g. Highways, Transport, Parks, Schools and Community Facilities in Colindale, Parks and Highways around Dollis Valley.

This percentage increases to a minimum of 25% when a neighbourhood plan is in place; but currently in Barnet only one area is actively working on the development of a Neighbourhood Plan (Mill Hill). The way the Neighbourhood Proportion of CIL funding is provided to Area Committees will need to change if a Neighbourhood Plan is adopted in the area, as a large chunk of the Hendon Area Committee income and responsible area for funding projects will be informed by the Neighbourhood Plan.

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Appendix B – Area Committee Budgets FAQ’s – April 2016

AREA COMMITTEE BUDGETS – FAQs

These Updated FAQs reflect Member decisions on Area Committee budgets made by the Community Leadership Committee in March 2016.

- 1 How many area committees are there, what areas do they cover and when do they meet?
- 2 What do Area Committees do?
- 3 How much does each Area Committee have to spend?
- 4 What type of projects can Area Committee budget be spent on?
- 4 How will Area Committees know how much they have to spend during the year?
- 5 How do Members submit a Members Item to an Area Committee?
- 6 Which Members can put forward proposals for Area Committee funding?
- 7 How are requests made for Area Committee funding?
- 8 How do Area Committees know how much they have to spend during the year?
- 9 How does the relationship between ACs and Theme Committees work?
- 10 Is there a consultative element to the relationship between area committees and theme committees – particularly the environment committee?
- 11 Can ACs refer issues to theme committees for resolution, if they cannot be resolved by an AC or residents forum?
- 12 Do referrals need to be coordinated with any external funding cycles?
- 13 Are AC budgets still allocated via an open public grants process?
- 14 What are the criteria for funding community-led projects?
- 15 How will due diligence be taken on community-led projects?
- 16 Are there other council grant fund open to local groups and residents to bid for?

1. How many area committees are there, what areas do they cover and when do they meet?

- Three. They cover the constituency areas of Chipping Barnet, Finchley & Golders Green, and Hendon. Committees meet four times a year in January, March, June/July, and October.

2. What do Area Committees do?

- The Terms of Reference for the Area Committees include:
 - Considering issues raised at the linked Residents Forums meetings and determining how these matters are to be taken forward.
 - Discharging functions delegated by Theme Committees that the Theme Committees agree are more properly discharged at a local level. These may include, but are not limited to, place-focused services such as environmental improvements; local highways; and safety schemes; and Town Centre management.
 - Dealing with small-scale public works.
 - Administering any local budget delegated by the Policy & Resources Committee.

3. How much does each Area Committee have to spend?

There are two source of funding for Area Committees:

- I. **£100K PER YEAR TO EACH AC UNTIL 2017/18 FOR SPENDING ON ENVIRONMENTAL OR NON-ENVIRONMENTAL ISSUES**
 - In June 2014, Policy & Resources Committee agreed that each AC would receive a budget of £100k for each financial year up to 2017/18.
 - Any annual under spends can be rolled forward for spending in the subsequent financial year.
 - The £100k can be used to fund environmental and non-environmental projects.
 - On the environmental side, an example might be for an AC to fund traffic calming measures in a 'hot spot' area, such as vehicle activated speed limit signs. On the non-environmental side, examples might include initiatives to increase sport and physical activity; activities for young people; or proposals to improve community safety.
- II. **IN ADDITION, UP TO £150K PER YEAR TO EACH AC FROM COMMUNITY INFRASTRUCTURE LEVY (CIL) RESOURCES, FOR SPENDING ON ENVIRONMENTAL INFRASTRUCTURE ISSUES.**
 - In July 2015, Policy & Resources Committee agreed that each AC should receive a proportion of CIL funding, in addition to their £100k allocations.
 - CIL is a planning charge on new developments to help pay for community infrastructure. Allocating a proportion of CIL income to ACs helps ensure that communities affected by development benefit directly from the income it brings in.
 - To ensure the Council does not spend a disproportionate amount of CIL on small-scale, local projects, CIL allocations to ACs are capped at £150,000 per Committee; and CIL funding will be returned to the Council's reserves if not allocated within two years, or spent within five.
 - In contrast to the £100k above, CIL is restricted for uses relating to 'the provision, improvement, replacement, operation or maintenance of infrastructure'.
 - The definition of 'infrastructure' is set out in the Planning Act 2008, including reference to: Roads & other transport facilities; Flood defences; Schools and other educational facilities; Medical facilities; Sporting and recreational facilities; and Open spaces.

4. What type of projects can Area Committee budget be spent on?

Area Committee budgets can be spent on the following types of projects:

FUNDING FOR ENVIRONMENTAL INFRASTRUCTURE / CIL ITEMS (e.g. highways issues)

- Members who wish to bring items relating to environmental infrastructure to an AC are encouraged to discuss it with the Commissioning Director for Environment in advance. Items are brought via a Standard Members Item.
- The AC will consider the item and may use some of its budget to conduct a data collection and feasibility study e.g. if the item relates to fast moving traffic, the AC could instruct Re officers to conduct a speed survey, collision data report and a feasibility study to determine the best way to alleviate the problem, paid for from the AC's budget.
- The results would be compiled into a report back to the AC with options for a solution e.g. installation of vehicle activated speed limit signs. If agreed, the AC would use some of its budget to implement the proposals.

ENVIRONMENTAL INFRASTRUCTURE PROJECTS – CAPPING FUNDING AT £25,000 PER PROPOSAL (NOT INCLUDING FEASIBILITY, CONSULTATION AND DESIGN COSTS)

- ACs will need to have a realistic view of the sort of projects they can implement using their budgets and an idea of the full costs involved, which are likely to include feasibility and design costs, consultation costs (if required), as well as the cost of physical infrastructure.
- Community Leadership Committee and ACs have agreed that – as a general rule – ACs should not fund any project for which the estimated cost of implementing it is greater than £25,000. This £25,000 would not include the cost of feasibility studies, consultation and design costs which would need to take place to determine the final implementation costs.
- Capping expenditure at £25,000 enables each AC to respond to a broader range of local issues rather than spending all their funding on a single project.
- In practice, as set out above, if there is an environmental issue that an AC would like to resolve, they would instruct officers to carry out the necessary investigative work and authorise funding for this. Officers would report back to the AC with proposals and costs for resolving the issue, funded from the AC's budget. If implementation exceeds £25,000, the AC could refer it to Environment Committee for consideration for funding through another route.

FUNDING FOR NON-ENVIRONMENTAL PROJECTS OR COMMUNITY-LED INITIATIVES

- ACs may wish to fund non-environmental issues such as those to improve community safety, or to support local residents.
- Members who wish to bring items relating to non-environmental or community led schemes to an AC are encouraged to discuss it with the relevant commissioner in advance.
- Constituency Members submit their Members Item via the non-CIL, community funding application form to the Governance Team submitted 12 clear working days before the meeting.
- ACs could, in the same way that they might request a feasibility study for an environmental improvement, instruct the relevant commissioning teams to investigate the issue and bring options to address it back to the Committee. If agreed, the AC would use their funding to implement the proposals.

5. How do Members submit a Members Item to an Area Committee?

- Members can request funding for an issue that they are aware of by submitting a Members Item. There are two forms that a Members Item can take; a Standard Members Item or a Non-CIL Community Funding Application.
- In both instances, Members are encouraged to discuss the Members Items with the relevant officers.

6. Which Members can put forward proposals for Area Committee funding?

- Only Members of an Area Committee can put forward a Standard Members Item. Standard Members Items often relate to issues which Members would like the Council to investigate and take action on. Members submit their Members Item via e-mail to the Governance Team 7 days in advance of the Area Committee date.

- Any Member of the constituency can submit a Non-CIL community funding application as a Members Item. Non-CIL community funding applications are made by a Member on behalf of a community group, organisation or individual. Members submit their application form submitted 12 clear working days before the meeting.

7. How are requests made for Area Committee funding?

- There are a number of routes through which priorities for funding can be determined:
 - **Issues referred from Resident Forums** – Forum Chairs are able to refer items raised by residents to ACs. ACs can determine whether or not they can resolve the issue themselves – and use their budgets – or, if not, refer it to a Theme Committee.
 - **Referrals from Theme Committees** – the Environment Committee, or any Theme Committee, can refer projects or schemes to ACs which they have identified but may have chosen not to fund because they are not borough-wide priorities. ACs would be able to consider such schemes and use their resources to fund them if necessary.
 - **Members items brought to Area Committees** – Members are able to bring items to ACs for consideration. As set out in Question 5 – there are two ways in which Members can submit a Members Item.

8. How do Area Committees know how much they have to spend during the year?

- The finance team keep a record of spending against each ACs annual budget. A financial update report is presented at the beginning of each AC meeting.

9. How does the relationship between ACs and Theme Committees work?

- The Environment Committee approves the highways planned maintenance programme at a borough-wide level. The Committee system avoids delegation of powers to Committee Chairs and there is no equivalent of the executive power which let the previous Sub-Committees put decisions into practice.
- As a consequence, there is a need to: 1) Ensure that ACs can resolve issues which fall within their remit; and 2) be clear about the routes ACs can use to refer issues to Theme Committees which they cannot resolve and how progress is reported back.
- AC chairs can refer their budget reports to the Community Leadership Committee or the Environmental Committee.

10. Is there a consultative element to the relationship between area committees and theme committees – particularly the environment committee?

- Yes – strategies, schemes and projects coming to Theme Committees which need local input should be considered by ACs, with feedback to the Theme Committee. Where ACs have provided input, they should receive progress updates from the Theme Committee.

11. Can ACs refer issues to theme committees for resolution, if they cannot be resolved by an AC or residents forum?

- Yes. A Chairman of an Area Committee may refer applications to the Area Committee Budget to the relevant Theme Committee (Environment Committee for environment related schemes or Community Leadership Committee for community related projects). The report to the relevant Committee to which the Area Committee refers the application shall set out the reasons given for the referral.

12. Do referrals need to be coordinated with any external funding cycles?

- Potentially, yes. For example, large-scale highways infrastructure works are usually funded through the Transport for London Local Implementation Plan (LIP)

programmes, with is agreed by Environment Committee. LIP funding applications are submitted in September each year, so if ACs want to refer an item to be considered and implemented in the following financial year, they would need to refer it to Environment Committee at the first AC meeting of the year (June or July).

13. Are AC budgets still allocated via an open public grants process?

- No. It was agreed by the Community Leadership Committee and ACs that the allocation process for the first year would be a pilot which would be reviewed before future allocations were made. The review – which reported to Community Leadership Committee in June 2015 and to ACs in July 2015 – recommended no longer running allocations as an open public grants process. This was agreed, based on the following reasons:
 1. **Size of awards and the organisations that bid** – the size of grants was much higher than anticipated (average grant £6.5k) and most grants were awarded to existing groups. The process did not attract bids for small-scale community activities and from new and emerging groups as had been the intention.
 2. **Duplication of other funds** – the process duplicated the Council's existing Corporate Grants Programme which created confusion and contributed to reduced demand for the Corporate Grants Programme.
 3. **Prioritisation** – the process did not give Members an opportunity to consider how they might want to prioritise funding and ensure they got the most value for their local area.
 4. **Administrative costs** – Administration took more than 200 hours of officer time with around 20 officers involved from across the Council. The process was not sustainable without additional resources being provided, and Members were not keen to divert resources to pay for admin.

14. What are the criteria for funding community-led projects?

1. Area Committee community funding will be for projects or initiatives that meet the priority areas agreed by the Community Leadership Committee in March 2016.
2. Area Committee community funding will be for locally based projects or initiatives that tackle local issues, rather than borough-wide schemes
3. Area Committee community funding may be used for the feasibility, start up, or scaling phase of a local project OR for one off events or purchases which fit the criteria of the Area Committee
4. The maximum value of an award is £9,999

The priority areas are for initiatives which will:

- Improve community safety;
- Improve local mental and physical health, physical activity and independence;
- Support local people to improve their skills or find employment;
- Provide support to local businesses;
- Improve the local environment.

Areas agreed not to be considered for funding include:

- Self interest groups – where there is no evidence of wider community benefit;
- Funding must not be used to meet a budget deficit in a specific area, to meet the debts of an organisation in financial difficulty, or to cover a shortfall in a service which would normally be provided by the Council or another public sector organisation;
- Funding will not be given to assist with the administration and/or research costs of preparing an application;

- Funding will be for one-off projects which do not require on-going support from the Council. They must not require maintenance from the Council, or future expenditure;
- Community-led projects that are successful in securing funding will not be permitted to re-apply for funding for the same project at a future Area Committee.

15. How will due diligence be taken on community-led projects?

- Once an AC approves a community-led proposal, the decision will be subject to due diligence checks carried out by the Governance and Finance Teams.

16. Are there other council grant fund open to local groups and residents to bid for?

- Yes. Each AC contributes £17k (a total of £51k) to the council's Corporate Grants Programme to ensure residents and community groups have access to grant funding.
- Corporate Grants offer help to either set up a new project or activity in Barnet in response to identified needs; or with specific events, purchases and other non-recurring items of expenditure. These grants are only available to the voluntary and community sector.
- Where a proposal complements one or more of the council's corporate priorities as set out in the Corporate Plan, the programme offers grants of:
 - Up to £10k (over a maximum of one year) to help set up a sustainable new project or activity in Barnet in response to identified needs; and
 - Up to £5k in support of community events, purchases or non-recurring items of expenditure.
- If Members receive requests from residents and community groups for funding for Barnet-wide projects, they should be referred to the Corporate Grants Programme. The programme is administered by Ken Argent and further details can be found at www.barnet.gov.uk/grants

**FURTHER INFORMATION AND A RECORD OF DECISION MAKING CAN BE FOUND
HERE:**

Community Leadership Committee – 24 June 2015

<http://barnet.moderngov.co.uk/documents/s24009/Area%20Committees%20-%20Community%20Leadership%20Committee%2025%20June%202015%20-%20FINAL.pdf>

Area Committees – 2 July 2015

<http://barnet.moderngov.co.uk/documents/s24254/Review%20of%20Area%20Committee%20Operations%20and%20Delegated%20Budgets.pdf>

<http://barnet.moderngov.co.uk/documents/s24244/Review%20of%20Area%20Committee%20Operations%20and%20Delegated%20Budgets.pdf>

<http://barnet.moderngov.co.uk/documents/s24250/Review%20of%20Area%20Committee%20Operations%20and%20Delegated%20Budgets.pdf>

Policy & Resources Committee – 9 July 2015

<http://barnet.moderngov.co.uk/documents/s24360/Delegating%20a%20proportion%20of%20Community%20Infrastructure%20Levy%20CIL%20income%20to%20the%20Councils%20Area%20Committee.pdf>

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Policy and Resources Committee

8 February 2021

Title	Charging Schedule Review Barnet Community Infrastructure Levy
Report of	Chairman of the Policy and Resources Committee
Wards	All
Status	Public
Urgent	No
Key	Yes
Enclosures	<ul style="list-style-type: none"> • Appendix A - Draft Charging Schedule • Appendix B - CIL viability review BNP Paribas 2019 and update and review of evidence 2021 • Appendix C - Infrastructure Delivery Plan • Appendix D - Equalities Impact Assessment
Officer Contact Details	<p>Alice Leach Infrastructure Planning Manager 020 8359 2899 Alice.Leach@barnet.gov.uk</p> <p>Neeru Kareer Assistant Service Director Planning and Building Control Neeru.Kareer@barnet.gov.uk</p>

Summary

This report seeks committee agreement to consult on a new Draft Community Infrastructure Levy (CIL) Charging Schedule. The Draft Charging Schedule proposes to revise the Barnet CIL rate to £300 per square metre for residential development and introduce a charge for employment and leisure uses of £20 per square metre. Independent viability evidence was commissioned and indicates the new proposed rates to be both viable and would not unduly prejudice development coming forward in the borough.

Officers Recommendations

1. That the committee considers the proposed CIL rates set out in the Draft Charging Schedule, at Appendix A
2. That having considered the proposed rates authorises consultation on the Draft Charging Schedule and associated documents in accordance with requirements set out in the CIL Regulations.
3. That the committee notes that the results of consultation will be reported back to Policy and Resources Committee and that if appropriate, the committee will be asked to agree submission of the draft Charging Schedule and other evidence documents, including updates to the Council's draft Infrastructure Delivery Plan, to the Planning Inspectorate for examination.
4. That the committee note that the Charging Schedule, post consultation and examination, will need to be approved by the full Council in line with s.213(2) Planning Act 2008 and Government Guidance on approving and implementing the Charging Schedule:

1. WHY THIS REPORT IS NEEDED

- 1.1 CIL is a standard charge collected from developers on a rate per square metre basis after their planning permissions have been implemented and the funds raised are spent on infrastructure to support the development of an area. LB Barnet was one of the first London authorities to adopt and implement CIL in May 2013. The rate was set at £135 per square metre for residential and retail uses. When the rates were set in 2013, from the analysis undertaken for their report, BNP Paribas arrived at levels of CIL that could be justified for housing ranging from £210 to £350 depending on location in the Borough. The final level set was below the bottom of that range. in order to focus on the short-term objective of promoting growth through a difficult economic climate. At the time it was anticipated that the rate would be reviewed after 3 years. As a result of indexation, the CIL rates are now circa 50% higher than they were adopted. The £135 per square metre CIL rate is now £202 per square metre. The Mayoral CIL also increased from £35 per square metre to £60 per square metre on 1 April 2019.
- 1.2 As part of the commitment to review the CIL rate updated viability evidence was commissioned which demonstrates that there is potential to support a new Draft Charging Schedule which would increase rates for residential development to £300 a square metre and introduce a rate of £20 a square metre for Leisure and Employment uses. The rates proposed in the draft Charging Schedule which are supported by the viability review are set out below. In effect, the rates for Hotels (C1) and Retail (A1-A5) are remaining as currently set.

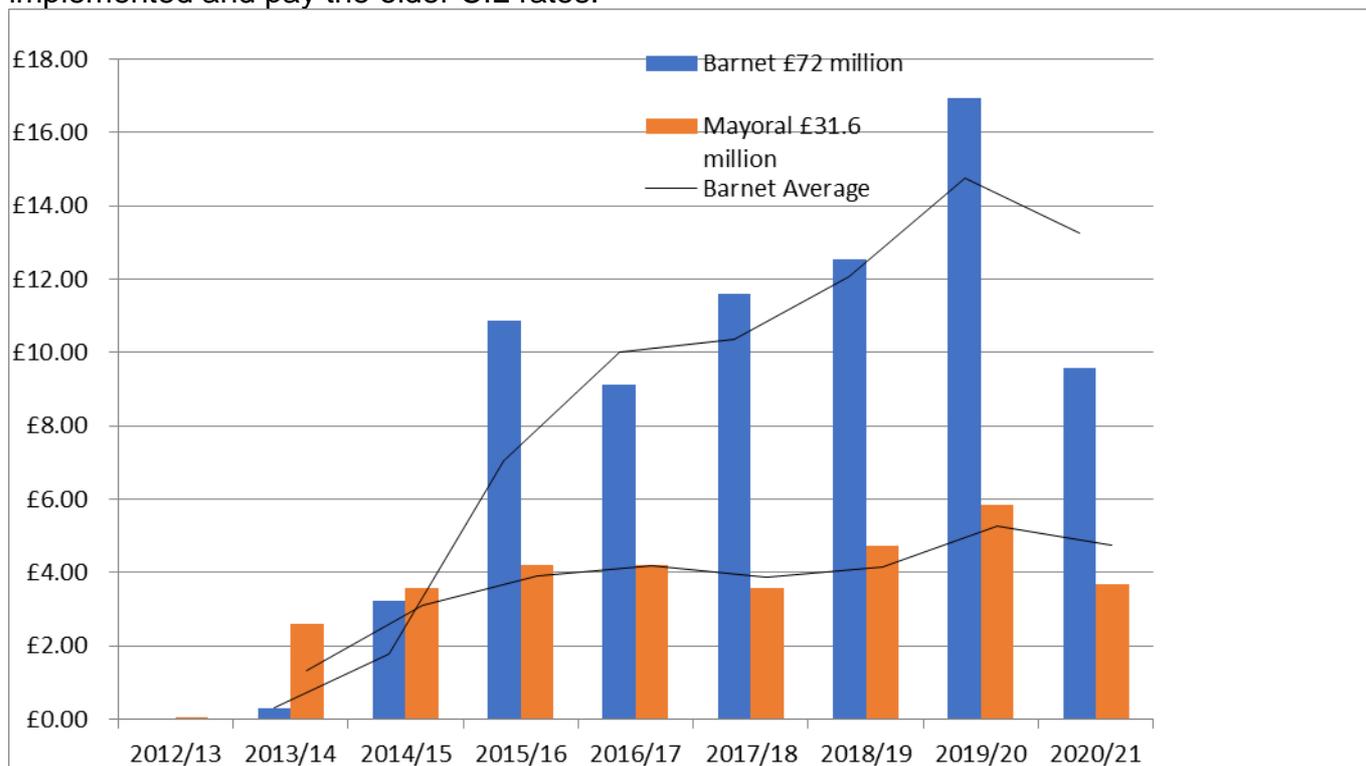
Development	Proposed Amount
Residential including C2, C3 and C4 use classes and sui generis HMOs	£300
Hotels (C1)	£202
Retail (former A1-A5 uses)	£202
Leisure (former D2 uses)	£20
Employment (former B use classes)	£20
All other uses	£0

- 1.3 It should be noted that the viability evidence showed that the Council could set differential rates for residential, with the majority of the borough in a zone A area with a charge of £300 a square metre and Zone B area covering Golders Green and Hampstead with a charge of £350 a square metre. Officers recommend that a flat rate of £300 a square metre is applied as this will be simpler to administer. It should be noted that having differential rates would not necessarily result in substantially higher receipts because many developments in Golders Green and Hampstead are likely to benefit from self build relief and not pay CIL.
- 1.4 Since the introduction of CIL, the borough has not seen a demonstrable adverse impact on the supply of housing land, housing delivery or upon the viability of developments coming forward across the borough. Since the evidence base for the adopted CIL was prepared, there have been increases to sales values and build costs. Viability testing of alternative CIL rates indicates that relatively significant changes could be accommodated without adversely impacting on viability to a sufficient degree to impact on land supply.
- 1.5 Barnet is projected to grow significantly over the next 15 years and this has consequential impact on the level of infrastructure required to support our residents. It is important that, and the regulatory regime allows for, development to address its infrastructure needs through the s106 and CIL regimes. An increase to the CIL rate for residential would bring Barnet's rate in line with other adjacent boroughs, for example Brent's adopted rate for residential of £200 with indexation is now circa £300 a square m which, is the headline rate recommended to be adopted in Barnet by the Council's viability consultants.
- 1.6 Increasing the CIL rate will also increase the portion of CIL available for the Neighbourhood Portion, which in Barnet is managed by the Area Committee's and capped at £150,000 per area committee per annum. The CIL regulations allow for 15% of CIL income received per annum to be used as the Neighbourhood Portion. Officers are considering proposals to remove the £150,000 cap on the amount available to the area committees and reform how it is allocated to allow greater proportion to be directed towards local projects. A report on this will be brought to a later meeting of this committee for consideration.
- 1.7 **Infrastructure needs**
- 1.8 A draft Infrastructure Delivery Plan is being prepared which comprises the infrastructure planning evidence required when setting new CIL rates and will also support the ongoing review of the Barnet Local Plan. The current draft Infrastructure Delivery Plan (IDP) is provided in Appendix C. The draft IDP identifies the infrastructure needed to meet the growth arising from development over the 15 year life of the new Local Plan, as well as existing need. The draft IDP also considers whether other sources of funding are available to deliver that infrastructure and establishes the significant funding gap which in turn justifies the proposed new CIL rates. The draft IDP estimates the funding gap to be at least £1,069,316,172 or 89 per cent of the estimated cost of infrastructure for the period 2020/21 to 2035/36 which totals £1,201,149,172.
- 1.9 The Infrastructure Delivery Plan will be a living document which is updated over time as infrastructure is funded or new infrastructure projects are identified and project costs confirmed. Therefore, the draft IDP may be updated again prior to publication of the

regulation 19 version of the local plan or submission of the Draft Charging Schedule for examination.

1.10 Anticipated receipts

1.11 It should be noted that any new rate will take some time to introduce and flow through into receipts or impact on development proposals. This is because the new rate will only apply to new planning permissions, or to reserved matters approvals of later phases of outline permissions or new floorspace granted under s73 permissions. Planning permissions already granted where the existing rate applies will still continue to be implemented and pay the older CIL rates.



1.12

1.13 The graph above shows the Barnet and Mayoral CIL received per financial year since 2012/13. Officer's working assumption is that CIL income per annum, at current rates, is around £10 million a year. If the rate increases from £200 to £300 a metre, it is reasonable to increase this assumption from £10 million to £15 million. Over time, it is likely that income would increase by more than that conservative assumption.

1.14 An analysis of the planned growth in the local plan indicates that circa £509 million of CIL could become liable if all of the target of 46,000 homes in the plan come forward and were charged CIL at the new rate. This allows for each new unit to be 82 square metres, provide 35% affordable housing and a 20% deduction for existing in use floorspace being demolished being offset from the calculation. ¹

¹ Homes set out in plan (46,000) x 82 m² x £300 deduct 35% affordable housing and 20% deduction for in use floorspace (55% deduction overall)
 $46,000 \times 82 \times 300 \times 0.45 = \text{£}509 \text{ million}$

- 1.15 If development came forward at a uniform rate, this would amount to £33.9 million a year in CIL income. However, this analysis assumes that none of the development set out in the Local Plan already has planning permission. Actual CIL receipts are therefore likely to be lower than £33.9 million a year, as they will pay CIL at the lower rate that applies at present, or may not be paying CIL as development is still being build out under large phased schemes such as at Brent Cross south which was granted permission prior to CIL, but is included in the projections in the Local Plan.
- 1.16 Nevertheless, it is clear that CIL already is and will continue to be an important source of infrastructure funding going forward. The Council's Infrastructure Funding Statement was published in December 2020 and included the Infrastructure List required by regulation 121A(a) of the CIL regulations to set out the infrastructure projects that would be or may be funded by CIL, as set out below.
- 1.17 It is anticipated* that CIL in 2020/21 will be used to fund:
- Sports and physical activities
 - Strategic open space projects (i.e. those which cannot be mitigated by s106 from adjacent developments)
 - Community equipment and assistive technology
 - Early years child place sufficiency
 - Highways Asset Management Network Recovery Plan
 - Colindale Parks and Open Spaces
 - Colindale Highways and Transport
 - Town Centre Improvements
- *See also the Council's Financial Forward Plan for additional information on anticipated expenditure.
- 1.18 Expenditure of CIL and the funding breakdown for each project is agreed as part of the Council's end of year capital financing process.

2. REASONS FOR RECOMMENDATIONS

- 2.1 It is considered necessary to review the CIL rates to ensure that the Council is achieving a fair contribution to the infrastructure demands of new development that is coming forward in the borough.
- 2.2 It is considered that the proposed rates set out in the Draft Charging Schedule strike an appropriate balance between the desirability of funding from CIL the infrastructure required to support development in the Barnet area and the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area. This is the main requirement set out in regulation 14 of the CIL regulations for setting rates and will be tested at examination by an independent examiner, following consultation.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 There is the option of not reviewing the rate at this time. BNP were commissioned to undertake the review of the rates in Summer 2019 and it was originally anticipated that the Draft Charging Schedule would be considered by committee in June 2020. However, because the impact of Covid 19 on the property market was so uncertain in March / April

2020, the decision was taken to delay until the Autumn when better information was available. A review and update of the evidence has been undertaken and the evidence indicates that it is still appropriate to consult on an increase to the rates. Given that it was anticipated that the rate would be reviewed after 3 years when adopted in 2013 and it is now nearly 8 years later, it is considered appropriate to review the rate now even if there is still some uncertainty from the impact of Covid 19 in the longer term. The BNP review and update of evidence allows for a buffer to accommodate fluctuations in viability over the medium term.

- 3.2 If a new charging rate is not brought in, the Council will have limited funding available to fund the infrastructure required to support development in the borough. The Infrastructure Delivery Plan which has been prepared to support the charging schedule and the Local Plan Review indicates that there is circa £1,069,316,172 of unfunded infrastructure required in the borough.
- 3.3 On balance therefore it is considered appropriate to review the rates now.

4. POST DECISION IMPLEMENTATION

- 4.1 The Community Infrastructure Regulations 2010 (as amended) sets out the procedure for publication, consultation, examination and adoption of a CIL charging schedule.
- 4.2 If committee agree to consult on the Draft Charging Schedule, it will be published and consulted on in accordance with regulation 16. This includes publishing the schedule on the Barnet Website and making it available for inspection at the Council's principal office and other appropriate areas. The relevant evidence, and a statement of the representations procedure also need to be published. Comments will be invited from residents and businesses, voluntary bodies operating in Barnet and local business groups. Consultation bodies (including adjoining local planning authorities, neighbourhood forums and the Mayor of London) will also be notified of the consultation and invited to make representations. Under regulation 17, the Council must take into account any representations made to it before submitting a Draft Charging Schedule for examination. Representations will be reviewed by officers and advice sought from the Council's viability consultants on any issues raised. A summary of the main issues raised by the representations and how they have been taken into account will be compiled prior to examination as required by regulation 19 (1) (b)(i).
- 4.3 Post consultation, the Draft Charging Schedule together with the prescribed documents would be submitted to an examiner for examination in accordance with regulation 19 and prescribed documents under reg.19(3) are to be published (in a similar fashion to the first publication). As set out in recommendation 3, the results of consultation will be reported to Policy and Resources committee and if appropriate, the committee will be asked to agree submission of the draft Charging Schedule and other evidence documents, including updates to the Council's draft Infrastructure Delivery Plan, to the Planning Inspectorate for examination.

- 4.4 Any person who has made a representation has the right to be heard by the examiner. If, after examination, the examiner's recommendations are that it is appropriate for the Charging Schedule to be adopted, the procedure for publication of the recommendations and reasons given by the examiner has to be complied with under regulation 23.
- 4.5 Under s.213 of the Planning Act 2008, the Council may approve a recommendation made by the examiner and must approve the Charging Schedule at a Council meeting. The Charging Schedule, post consultation and examination, will therefore need to be approved by the full Council in line with s.213(2) Planning Act 2008 and Government Guidance on approving and implementing the Charging Schedule. Regulation 25 requires the Charging Schedule and any report to be published on the Council's website as well as the date on which it is to come into effect. It is likely that the schedule would come into effect early in 2022.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The increased income generated from an increase to the CIL rate will help to meet Corporate Plan 2019-24 three main outcomes by helping to pay for the infrastructure to support development and the increasing population of the borough:
- 5.1.2 The three main outcomes are:
- Our residents live happy, healthy, independent lives with the most vulnerable protected
 - A pleasant, well maintained borough that we protect and invest in –and
 - Safe and strong communities where people get along well –.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

- 5.2.1 It is good practice to periodically review charges of this type and to ensure that they maximise the benefit to the council without being beyond the tolerance of the market. As the report indicates, it will take time for the CIL rate increase to be realised in terms of increase cash receipts, and as such no adjustment to current budget proposals is recommended.

5.3 Legal and Constitutional References

- 5.3.1 The terms of reference under Article 7 of the Council's Constitution sets out the responsibilities of the Policy & Resources Committee for:
Strategic policy, finance and corporate risk management including recommending: Capital and Revenue Budget (including all fees and charges); Medium Term Financial Strategy; and Corporate Plan to Full Council; as well as, to be responsible for those matters not specifically allocated to any other committee affecting the affairs of the Council.
- 5.3.2 The relevant legislation applicable to introducing or amending the CIL Charging Schedule is set out in Part II of the Planning Act 2008 and the CIL Regulations 2010 (as amended). The relevant provisions are set out in this report and the procedure in paragraph 4 of this report.

5.3.3 The Planning Practice Guidance on Community Infrastructure Levy provides that Charging Authorities may amend their charging schedule in whole or in part. However, the revisions must follow the same statutory processes as the preparation, examination, approval and publication of a charging schedule (as set out in Part 3 of the CIL Regulations 2010 as amended) - See paragraph: 045 Reference ID: 25-045-20190901 of the CIL Guidance.

5.3.4 There is currently no power or discretion in the CIL Regulations to amend an adopted CIL charging schedule without going through the formal statutory process.

5.4 **Insight**

5.4.1 n/a

5.5 **Social Value**

5.5.1 The increase in receipts from the introduction of a new Charging Schedule will secure funding for a range of infrastructure to support development in Barnet, which in turn will have a range of social, economic and environmental benefits.

5.6 **Risk Management**

5.6.1 It is considered that there are limited risks associated with the Draft Charging Schedule. There is a risk that the Charging Schedule is found unsound by the Examiner, and the costs of taking to examination are abortive, but this risk will be minimised by ensuring that the regulations are followed and the Schedule is supported by appropriate evidence.

5.7 **Equalities and Diversity**

5.7.1 The Equalities, 2010 outlines the provisions of the Public Sector Equalities Duty which requires Public Bodies to have due regard to the need to:-

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act, 2010;
- Advance equality of opportunity between people of different groups; and
- Foster good relations between people from different groups.

Relevant protected characteristics are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation.

5.7.2 An EQIA has been carried out and is included as enclosure D. The EIA has not identified any potential for a disproportionate impact and all opportunities to advance equality of opportunity are being addressed.

5.8 **Corporate Parenting**

5.7.1 n/a

5.9 **Consultation and Engagement**

5.9.1 The consultation requirements for CIL Draft Charging Schedules are set out in regulation 16 of the CIL regulations as referred to above.

6. BACKGROUND PAPERS

- 6.1 Community Infrastructure Levy guidance . <https://www.gov.uk/guidance/community-infrastructure-levy>
- 6.2 Infrastructure Funding Statement <https://www.barnet.gov.uk/planning-and-building/planning/community-infrastructure-levy>
- 6.3 Barnet CIL Charging Schedule 2013 <https://www.barnet.gov.uk/planning-and-building/planning/community-infrastructure-levy>

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Community Infrastructure Levy

Draft Charging Schedule

Date: February 2021

Section 211(1), Planning Act (As Amended)
Part 3, CIL Regulations 2010 (As Amended)

1. The Charging Authority

1.1 The London borough of Barnet is the 'Charging Authority'.

2. Date of Approval

2.1 The Charging Schedule was approved by the Council on DAY/MONTH/YEAR.

3. Date that takes effect

3.1 The Charging schedule will come into effect on DAY/MONTH/YEAR.

4. CIL Rates

4.1 The council intends to charge different rates of CIL by the land use of a proposed development (expressed as pounds per square metre) as set out in table 1 below.

Table 1: CIL Rates

Development	Proposed Amount
Residential including C2, C3 and C4 use classes and sui generis HMOs	£300
Hotels (C1)	£202
Retail (former A1-A5 uses)	£202
Leisure (former D2 uses)	£20
Employment (former B use classes)	£20
All other uses	£0

5. Calculating the Chargeable Amount

5.1 The amount to be charged for each development will be calculated in accordance with Schedule 1 of the Community Infrastructure Levy Regulations 2010 (as amended). For the purposes of the formulae in Schedule 1, the relevant rate (R) is the rate for each use shown in Table 1 above.

7. Statutory Compliance

7.1 The Charging Schedule has been issued, approved and published in accordance with the CIL regulations 2010 (as amended) and Part 11 of the Planning Act 2008 (as amended).

8. Further Information

8.1 Further Information on the community infrastructure Levy is available on the council's website: <https://www.barnet.gov.uk/planning-and-building/planning/community-infrastructure-levy>

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London Borough of Barnet: Community Infrastructure Levy Viability Review



Prepared for
London Borough of Barnet
December 2019

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Appendix 2 - Residential sales values
Appendix 3 - Commercial lettings
Appendix 4 - Appraisal results with growth
Appendix 5 - Sites details
Appendix 6 - Sample appraisal
Appendix 7 - Development appraisals

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1 Summary

- 1.1 This report tests the ability of developments to accommodate alternative amounts of Community Infrastructure Levy ('CIL') to the rates contained in the Council's adopted Charging Schedule alongside policies in the London Borough of Barnet's Local Plan and other emerging planning policy documents.
- 1.2 The study takes account of the cumulative impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'), the Planning Practice Guidance ('PPG') and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.

Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the borough over the plan period. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and CIL contributions) to a benchmark land value to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the PPG¹.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of potential development sites at a time when the market has experienced a period of sustained growth. Forecasts for future house price growth point to continuing growth in mainstream housing markets, although there is a degree of short term uncertainty following the referendum on the UK's membership of the European Union. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4. It is important to note, however, that our assessment of suggested CIL rates relies on current and not grown appraisal inputs.
- 1.6 This sensitivity analysis is indicative only, but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. Some sites may require more detailed viability analysis when they come forward through the development management process due to specific site circumstances that cannot be reflected in an area wide assessment².

¹ Paragraph 018 of the PPG notes that "*the cost of fully complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan*".

² The Local Housing Delivery Group Guidance '*Viability Testing Local Plans: Advice for Planning Practitioners*' notes that "*the role of the test is not to provide 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*".

Key findings

1.7 The key findings of the study are as follows:

- The Council's adopted CIL rates have been in place since 1 May 2013 and there has been no demonstrable adverse impact on the supply of housing land or upon the viability of developments coming forward across the Borough. Since the evidence base for the adopted CIL was prepared, there have been increases to sales values and build costs. Our testing of alternative CIL rates indicates that relatively significant changes could be accommodated without adversely impacting on viability to a sufficient degree to impact on land supply.
- As a result of indexation, the CIL rates are now circa 50% higher than they were adopted³. The £135 per square CIL rate is now £202 per square metre. The Mayoral CIL also increased from £35 per square metre to £60 per square metre on 1 April 2019 and this is reflected in our appraisals.

Residential rates

- The proposed CIL rates are summarised in Table 1.7.1. Sales values have increased at a faster rate than build costs since the adopted CIL rates were tested and as a consequence, residential schemes can absorb higher levels of CIL. Sales values in the Golders Green/Hampstead areas are significantly higher than the range in the rest of the borough. Consequently, there is an option to adopt two CIL zones for residential; Zone A – the bulk of the borough and Zone B – Golders Green and Hampstead. The extent to which this two zone approach will yield significant additional income will depend largely on the location of potential development sites; if these are located in Zone A with very few in Zone B, a two zone approach may not be appropriate. Notwithstanding this observation, our testing indicates that developments could absorb an increase from £202 per square metre to £300 per square metre in Zone A and to £350 per square metre in Zone B.

Hotels and student housing

- Developments of hotels and student housing can viably absorb an increase from the indexed rate of £202 per square metre to a higher charge of £300 per square metre, bringing the rate in line with other residential developments.

Retail

- Although our appraisals indicate that retail developments could, in principle, viably absorb a higher CIL charge, this sector is seeing significant structural change which could result in surplus space over the medium term. We therefore recommend no changes to the rates, other than to reflect indexation from £135 to £202 per square metre.

B class uses

- The borough is still seeing losses of B use class floorspace and our testing confirms that new office and industrial development is unlikely to be able to make a significant contribution towards infrastructure. The viability testing shows that a modest contribution of circa £20 per square metre could in principle be applied to B use class developments without significant impact on the likelihood of developments coming forward. However, given continuing losses of B use class floorspace, it is very unlikely that applying CIL to any developments that might come forward would generate any significant contributions to infrastructure.

Other uses

- Other uses covered by the existing “all other uses” rate in the adopted CIL Charging Schedule (e.g. education, health and related facilities) should continue to attract a nil rate in line with the

³ BCIS All-In Tender Price Index Quarter 4 2012: 224; Quarter 4 2019: 335; change = 49.55%

approach adopted by the Mayor for Mayoral CIL.

Proposed rates

- Our proposed CIL rates are summarised in Table 1.7.1.

Table 1.7.1: Proposed changes to CIL rates

Development type	Zone	Adopted rate	Indexed rate	Proposed rate
Residential C3 use class	Zone A	£135	£202	£300
	Zone B ⁴	£135	£202	£350
Hotels, student housing	Whole borough	£135	£202	£300
Retail	Whole borough	£135	£202	£202
B use classes	Whole borough	£0	£0	£20
All other uses	Whole Borough	£0	£0	£0

- Our testing indicates that the increase in CIL rates will have a relatively modest impact on residual land values in most cases. In almost all cases, increases in sales values (in excess of cost increases) will have enhanced the capacity of developments to absorb increased CIL rates. In the isolated cases where a scheme is on the margins of viability where it is not possible to pass the cost of increased CIL rates back to the landowner through a reduction in land value (for example, due to high existing use values), the increase in CIL will have a modest impact on affordable housing levels that can be delivered.
- The proposed CIL typically amounts to 3.5% to 3.75% of development costs and is therefore not a critical determinant in the viability of developments.
- Some scenarios (e.g. certain affordable housing percentages) are unviable prior to the application of CIL in the appraisal. There is clearly an important distinction to be drawn between these schemes and those that are viable. Where schemes are viable, the proposed CIL rates are sufficiently modest to ensure that schemes remain viable.
- There is clearly a need to balance the need to deliver affordable housing with the need to secure contributions to fund community infrastructure that will support development and growth. The Council cannot seek to prioritise securing affordable housing and other Local Plan policies (as summarised in Section 2) to the exclusion of securing funding for infrastructure and vice versa. In our view, the proposed rates strike this balance appropriately.
- The Council needs to strike a balance between achieving its aim of meeting needs for affordable housing with raising funds for infrastructure, and ensuring that developments generate acceptable returns to willing landowners and willing developers. This study demonstrates that the Council's approach to applying its affordable housing requirements⁵ ensures that these objectives are balanced appropriately.

⁴ Golders Green and Hampstead

⁵ The Council's strategic 40% affordable housing target is subject to individual scheme viability which in practice means that a range of percentages is delivered up to this target level.

2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments in the Borough of Barnet to accommodate alternative amounts of Community Infrastructure Levy ('CIL') to the rates contained in the Council's adopted Charging Schedule alongside policies in the adopted Core Strategy and other emerging planning policy documents, including the draft New London Plan. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward to test alternative CIL rates to those in the adopted Charging Schedule.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, including the impact on viability of the Council's existing planning policies alongside adopted and alternative levels of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis.
- 2.3 We would highlight that the purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb CIL and to support any proposed changes to the Charging Schedule through Examination in Public. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and Planning Practice Guidance are satisfied. The key underlying principle is that charging authorities should use evidence to strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across their area.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development within the London Borough of Barnet and does not account for individual site circumstances, which typically only become apparent when an application is submitted. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the sites tested. The development typologies tested are based on assessments of likely development capacity and clearly this may differ from the quantum of development in actual planning applications that will come forward. Scheme specific testing may still be required at the point where they come forward.
- 2.5 This position 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

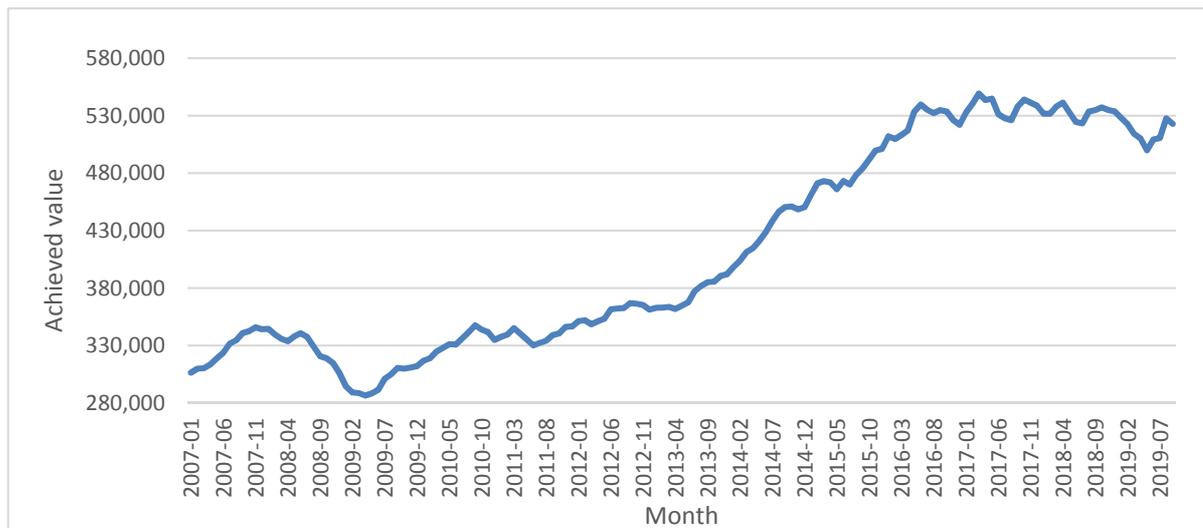
- 2.6 The housing and commercial property markets are inherently cyclical. The downwards adjustment in house prices in 2008/9 was followed by a prolonged period of real house price growth. By 2010 improved consumer confidence fed through into more positive interest from potential house purchasers. However, 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.

- 2.7 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. 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.
- 2.8 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.
- 2.9 It was further expected that manufacturing would be bolstered by the fall in the value of the pound; however this failed to materialise. Despite this, the ONS Head of GDP Darren Morgan observed that "the economy grew slightly more in the last three months of 2016 than previously thought, mainly due to a stronger performance from manufacturing".
- 2.10 The Office of Budgetary Responsibility's 'Economic and fiscal outlook' report (March 2019) indicates that UK GDP slowed to an annualised rate of 1.2% over the first two quarters of 2019, caused largely by the impact of the fall in sterling feeding through into consumer facing services. In addition, the construction sector saw output fall in the second and third quarters of the year. Growth is forecast to remain at relatively low levels of 1.4% in 2020 and 1.6% in 2021, 2022 and 2023.
- 2.11 The May 2019 Halifax House Price Index Report identifies that overall prices in the three months to April were 4.2% higher than in the preceding three months. The annual rate of growth was 5%, marginally higher than the 4.3% annual average since 2009. Russell Galley, Halifax Managing Director observed that "the index has seen a weaker pace of growth over the last three years, which is consistent with the easing of transaction volumes and housing market activity reflected in RICS, Bank of England and HMRC figures".
- 2.12 This view is shared by the Nationwide Building Society, whose June 2019 release notes a model 0.1% price increase during the previous month and an annual change of 0.5%. Robert Garner, Nationwide's Chief Economist, comments that the survey "suggests that new buyer inquiries and consumer confidence have remained subdued in recent months. Nevertheless, indicators of housing market activity, such as the number of mortgages approved for house purchase, have remained broadly stable". However, he balances this by highlighting that, "while healthy labour market conditions and low borrowing costs will provide underlying support, uncertainty is likely to continue to act as a drag on sentiment and activity, with price growth and transaction levels remaining close to current levels over the coming months".
- Local Housing Market Context

Local housing market context

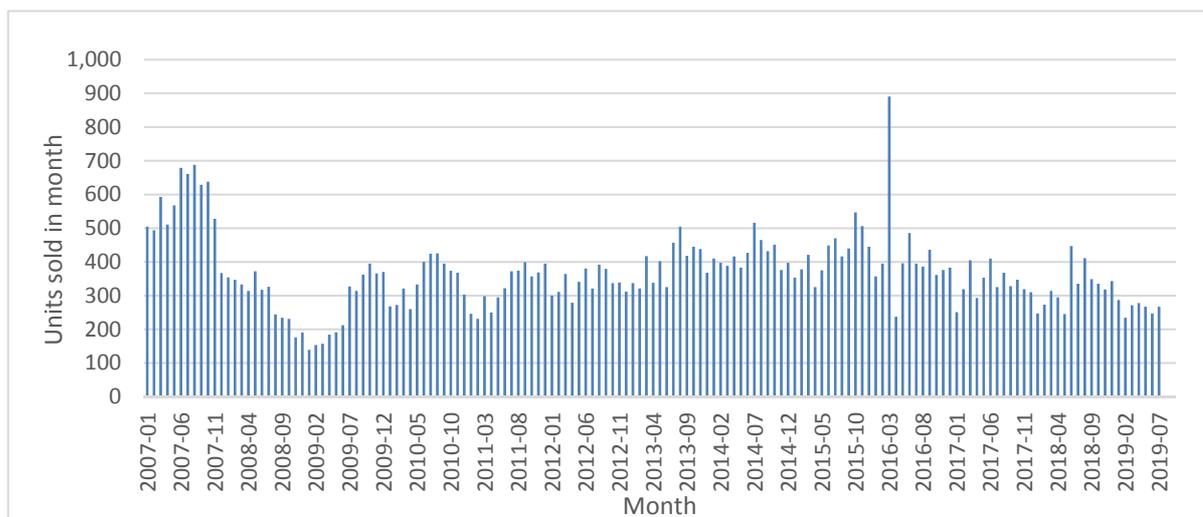
- 2.13 House prices in the London Borough of Barnet have followed recent national trends, with values falling in 2008 to 2009 and recovering over the intervening years, as shown in Figure 2.13.1. Sales volumes fell below historic levels between 2009 and 2011, but have since recovered (see Figure 2.13.2). By March 2017, sales values had increased by 91.7% in comparison to the lowest point in the cycle in April 2009, or 59% higher than the previous peak in November 2007. However, since April 2017, values have fallen back by 5%.

Figure 2.13.1: Average sales value in Barnet



Source: Land Registry

Figure 2.15.2: Sales volumes in Barnet (sales per month)

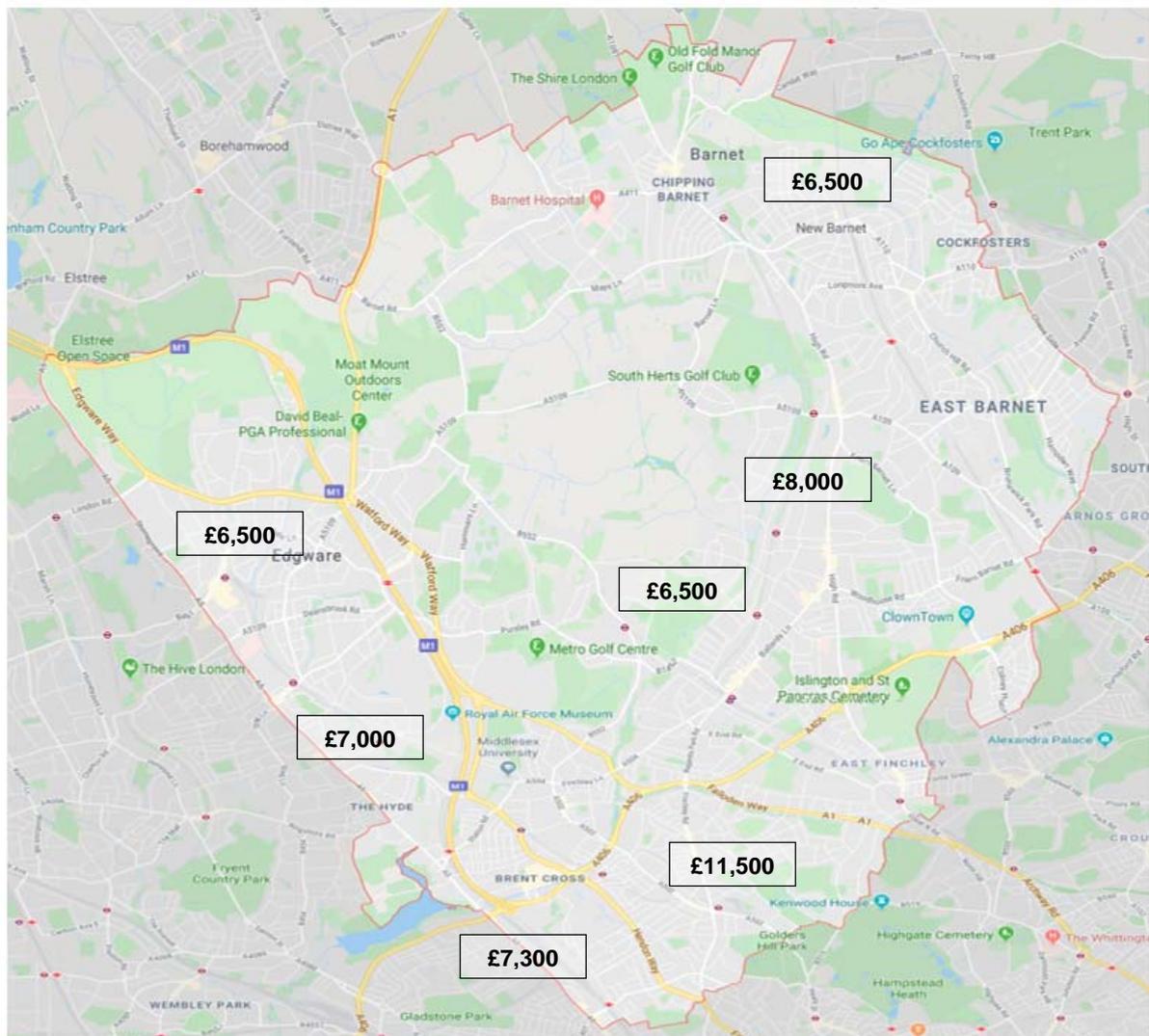


Source: Land Registry

- 2.14 The future trajectory of house prices is currently uncertain, although Savills' Housing Market Update September 2019 prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream London markets will grow over the period between 2019 and 2023. Savills predict that values in mainstream London markets (i.e. non-prime) will fall by 2% in 2019, remain unchanged in 2020 but will increase by 2.5% in 2021, 1.5% in 2022 and 2.5% in 2023. This equates to cumulative growth of 4.5% between 2019 and 2023 inclusive.
- 2.15 In common with other Boroughs in London, there are variations in sales values between different parts of Barnet, as shown in Figure 2.15.1⁶. However, the variations in Barnet are far narrower than in some other boroughs in London. Highest sales values are achieved in the Golders Green and Hampstead Garden Suburb areas, while values elsewhere are slightly lower but relatively uniform.

⁶ Some of the price points in Figure 2.17.1 are for schemes in neighbouring boroughs close to the border with Barnet

Figure 2.15.1: Sales values in Barnet (approx. £s per square metre)



Sources: Map – Google; Values – Molior

Private rented sector market context

- 2.16 The proportion of households privately renting is forecast to increase from under 10% in 1991 to circa 25% by 2021, largely as a result of affordability issues for households who would have preferred to owner occupy⁷. Over the same period, the proportion of households owner occupying is forecast to fall from 69% to under 60%. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property in the capital.
- 2.17 Perceived softening of the housing for sale market has prompted developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector. Investment yields have remained stable in the zones 2 to 4 London market at 3.5% to 4%. PRS housing as an asset class is still emerging and valuation portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.

⁷ Knight Frank PRS Update August 2017

- 2.18 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.19 A reduced profit margin helps to compensate (to some degree) for the discount to market value that investors will seek. PRS units typically transact at discounts of circa 20% of market value on the basis of build to sell.
- 2.20 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework

- 2.21 In March 2012, the old suite of planning policy statements and planning policy guidance was replaced by a single document – the National Planning Policy Framework ('NPPF'). The NPPF has subsequently been supplemented by the National Planning Practice Guidance ('NPPG'). In February 2019, the government issued a revised NPPF and amendments to the NPPG were issued in May 2019 and September 2019.
- 2.22 The 2012 NPPF provided 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 2012 NPPF required that local planning authorities have regard to the impact on viability of the *cumulative effect* of all their planning requirements on viability. Paragraph 173 of the 2012 NPPF required that local planning authorities give careful attention "*to viability and costs in plan-making and decision-taking*". The 2012 NPPF required 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*". The 2019 NPPF places less emphasis on viability and states that "*plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan*" (para 34, emphasis added).
- 2.23 The meaning of benchmark land value for the purpose of establishing viability in accordance with the NPPF and NPPG has been the subject of considerable debate since the publication of the 2012 NPPF. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group⁸ has 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 value⁹, although there is no consensus around this view. The government's 2019 NPPF removes the requirement for "competitive returns" in the 2012 NPPF and is silent on how landowner returns should be assessed. The September 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium.

⁸ Viability Testing Local Plans: Advice for planning practitioners, June 2012

⁹ RICS Guidance Note: Financial Viability in Planning, August 2012

CIL Policy Context

- 2.24 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 have removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.
- 2.25 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 56 of the NPPF, and to the provision of affordable housing.
- 2.26 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).
- 2.27 From September 2019, the previous two stage consultation has been amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.28 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.
- 2.29 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.30 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.
- 2.31 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: 25-022-20190901) clarifies that CIL Regulation 13 permits charging authorities to "*apply differential rates in a flexible way [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development*". Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the 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 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.

- 2.32 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that 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).
- 2.33 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government "*continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area.*" The White Paper summarised the main finding of the CIL review to be that "*the current system is not as fast, simple, certain or transparent as originally intended.*"
- 2.34 As a result the Government committed to "*examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017.*" Revised regulations came into effect on 1 September 2019 which introduced the following changes:

- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
- Removal of the pooling restrictions contained within Regulation 123.
- Charging authorities will no longer be required to publish a Regulation 123 list.
- Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
- Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
- Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
- Charging authorities are to be required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
- Charging authorities to publish annual CIL rate summaries showing the rates after indexation.

Mayoral CIL

- 2.35 The Borough is located within Mayoral CIL Zone 2, which attracts a rate of £60 per square metre before indexation¹⁰ which will be used for strategic transport infrastructure projects, including Crossrail 2 (a north-east to south-west line) to relieve pressure on existing transport networks.

¹⁰ The impact of indexation is discussed in section 6.

Borough CIL

- 2.36 The Council approved its CIL Charging Schedule on 16 April 2013 and it came into effect on 1 May 2013. Table 2.36.1 below summarises the prevailing rates of CIL. The Charging Schedule applies a single rate of £135 per square metre across all residential uses (C1 – C4 and Sui Generis HMOs) and retail floorspace (A1 – A5). A nil rate is applied to all other uses. After applying indexation, the £135 per square metre borough-wide rate has increased to £201.89 per square metre.

Table 2.36.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Zone	Adopted rate	Indexed rate
Residential (C1 – C4, Sui Generis HMOs)	Whole borough	£135	£201.89
Retail (A1 – A5)	Whole borough	£135	£201.89
All other uses	Whole Borough	£0	£0

Neighbouring borough CIL rates

- 2.37 Table 2.37.1 summarises the CIL rates adopted by Barnet's neighbouring charging authorities. All these rates are shown as at the date of implementation and will be subject to indexation over the intervening period (indexed rates shown in italics).

Table 2.37.1: CIL rates in neighbouring charging authorities

Charging authority	Date CS came into effect	Residential rates per square metre	Other rates per square metre
Harrow	1/10/2013	£110 <i>(Indexed: £164)</i>	C1, C2 - £55 A1-A5 - £100 Others – Nil
Enfield	1/4/2016	4 zones: £120, £60 and £40. Nil in Meridian Water <i>(Indexed: £148; £74; £49)</i>	A1- A5 £60 Others – Nil
Haringey	1/11/2014	Western zone - £265 (Central £165; Eastern £15) <i>(Indexed: £371; £231; £21)</i>	Supermarkets £95 Retail warehousing £25 Others Nil
Camden	1/4/2015	Highgate/Hampstead £500; central area £150; rest of borough £250 <i>(Indexed: £647; £194; £323)</i>	Office £25 - £45 Student £175 - £400 Hotels £30 - £40
Brent	1/7/2013	Residential (incl student) £200 <i>(Indexed: £299)</i>	Hotels £100 (<i>£150</i>) Retail, offices £40 (<i>£60</i>) Retail warehouse £14 (<i>£21</i>) D2 £5 (<i>£7.50</i>) Others Nil
Hertsmere	1/12/2014	Three zones: £120; £180, nil <i>(Indexed: £155; £233)</i>	Hotel £120 (<i>£155</i>) Older persons hsg £120 (<i>£155</i>) Retail A1 £80 (<i>£103</i>)

Local Policy context

- 2.38 There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements, which are mirrored in borough Local Plans (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore it is unnecessary to establish the cost of all these pre-existing policy requirements. Appendix 1 summarises our analysis

of the potential impacts of the current Local Plan policies which must be reflected in viability testing undertaken to test the impact of alternative CIL rates.

- 2.39 In order to assess the ability of schemes to absorb higher CIL rates than those in the adopted Charing Schedule, it is also necessary to factor in the pre-existing requirements in the adopted policies. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.
- 2.40 We set out a summary of the policies identified as having cost implications for developments below:
- Policy CS4 and policies DM08/DM10 which require 40% affordable housing sites providing 10 or more units, or 0.4 hectares or more. The tenure split required is 60% rent and 40% intermediate.
 - For build to rent schemes, we have tested the impact of draft London Plan policy H13 (C) which requires 35% affordable housing, comprising at least 30% of units as London Living Rent with the balance at a range of discounts below market rent and policy H13 (D) which requires the maximum reasonable level of affordable housing on PRS schemes having regard to site-specific viability.
 - For purpose built student housing, we have tested the impact of London Plan policy H17 (A) 4 which requires 35% of units to be provided at affordable rent levels (defined by reference to maximum maintenance loans available to students).
 - For specialist housing for older people (C3 use class), we have tested the impact of London Plan policy H15 B (1) which applies the affordable housing policy approach for general needs housing to this sector.
 - Accessibility standards set out in Policy DM02 and the more recent Policy D5 of the draft New London Plan (at least 10% of dwellings to meet Building Regulations Part M(3) 'wheelchair accessible dwellings' and all other dwellings to meet Part M4(2) requirements).
 - Low carbon requirements in Policy DM02 and the more recent draft New London Plan policy SI2 (C) for developments to achieve a 35% reduction on carbon emissions beyond Building Regulations requirements.

Development context

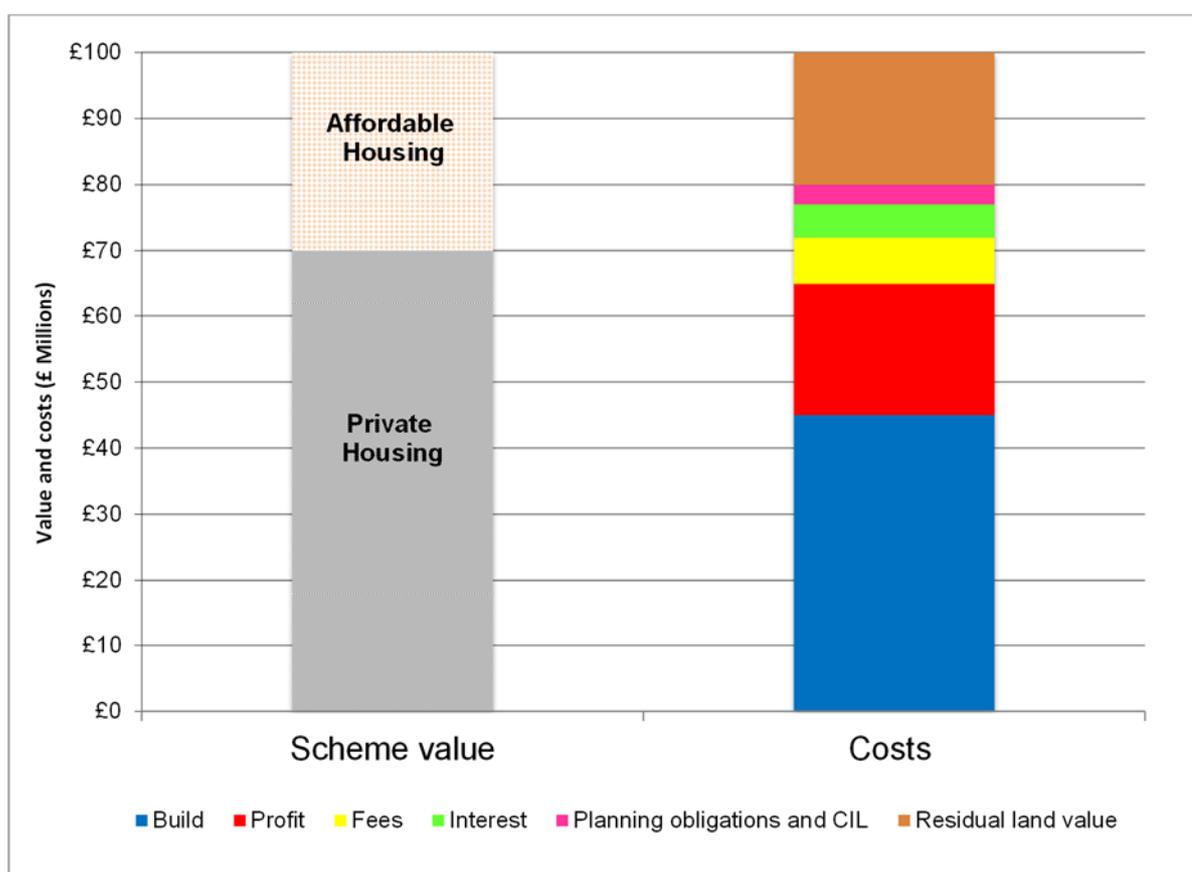
- 2.41 Barnet is an outer-London borough located in north London. It is the fourth largest borough in London by area (86.7 square kilometres), 28% of which is designated green belt and 8% is metropolitan open land. The borough is bordered by the London boroughs of Haringey, Brent, Harrow, Camden and Enfield and by Hertsmere Borough Council. The borough has numerous transport routes, including both branches of the London Underground Northern Line and mainline trains from central London (Moorgate and St Pancras) providing north-south services. Public Transport Accessibility Levels ('PTAL') are highest in Edgware, Brent Cross, Golders Green and Chipping Barnet where PTALs reach levels 5 to 6A, meaning good/excellent, but are as low as 1 (meaning the lowest levels of accessibility) throughout much of the borough.
- 2.42 The London Plan designates Cricklewood/Brent Cross and Colindale/Burnt Oak as opportunity areas with potential for significant housing provision and new employment. In addition, the borough accommodates an Area of Intensification at Mill Hill East. These areas are expected to deliver over 16,000 new homes by 2026.
- 2.43 Developments in Barnet range from small in-fill sites to major regeneration schemes. The bulk of development (in terms of volume of units) is expected to come forward on sites in Town Centres and highly accessible locations such as Mill Hill East and around other transport nodes. TfL has recently submitted applications for high density developments around its stations, including Colindale.
- 2.44 The borough has significant opportunities for development through the recycling of previously developed sites, including vacant and under-utilised buildings, housing estates, office buildings, car parks and surplus public sector land.

3 Methodology and appraisal approach

- 3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Barnet and reflects the Council's existing 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 hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, CIL and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.



- 3.3 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 Issues with establishing key appraisal variables are summarised as follows:
- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In Boroughs like Barnet, many 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. Where 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 up to around 15% of completed development value at the peak of the market in 2007, banks currently require schemes to show a higher profit to reflect the current risk. Typically developers and banks are targeting around 17-20% profit on value of the private housing element.
- 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'¹¹ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular 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' reasonable expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 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 benchmark land value should be based on existing use value plus a premium to incentivise landowners to release land for development. The premium should provide a "*reasonable incentive, in comparison with other options available*" (para 014).
- 3.8 In 2019, the government published a revised NPPF, which indicates at paragraph 34 that "*Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not make development unviable, and should be supported by evidence to demonstrate this*". The PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.9 The Mayor's Affordable Housing and Viability SPG focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium which should be "*fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses*".

¹¹ 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'.

- 3.10 The Local Housing Delivery Group published guidance¹² 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”*.
- 3.11 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”*.
- 3.12 The examination on the Mayor of London’s first 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.” (paragraph 8) and that “I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done” (paragraph 9).*
- 3.13 In his concluding remark, the Examiner points out that
- “the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept**. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (paragraph 32 – emphasis added).*
- 3.14 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.
- 3.15 Respondents to consultations on planning policy documents in other authorities in London have made various references to the RICS Guidance on ‘Viability in Planning’ (2012) 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. The 2019 PPG cautions that prices paid for sites may be misleading measures of site value *“due to different assumptions and methodologies used by individual developers, site promoters and landowners”* when deciding how much to bid (para 014).
- 3.16 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

¹² Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012. Although this guidance was published well before the 2019 PPG the approach it advocates for establishing benchmark land value is entirely consistent with the PPG.

yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Barnet, where the vast majority of sites are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use. 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".

- 3.17 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"*. The guidance does not recognise, however, that it is possible to determine an uplift based on site-specific circumstances.
- 3.18 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.15. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' CIL rates, the outcome would be unreliable and potentially highly misleading.
 - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.19 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%.
- 3.20 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.

4 Appraisal assumptions

- 4.1 We have appraised 50 development typologies on sites across the borough to represent the types of sites that the Council expects to come forward over the plan period. The development typologies are identified in Table 4.1.1 overleaf. Floor areas for commercial uses are gross internal areas and are indicative estimates only without the benefit of detailed design.

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets, as noted in Section 2. We have considered comparable evidence of new build schemes in the borough to establish appropriate values for each scheme for testing purposes (see Appendix 2). This exercise indicates that the developments in the sample will attract average sales values ranging from circa £6,500 per square metre (£604 per square foot) to £11,500 per square metre (£1,068 per square foot), as shown in Figure 2.14.1. In the other parts of the borough, values tend to sit within a fairly narrow range of £6,500 to £8,000 per square metre.
- 4.3 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.3.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only. We have also increased the benchmark land values in the growth scenarios by 20%, reflecting some improvement in the value of secondary assets.

Table 4.3.1: Growth scenario

Year	1	2	3	4	5	6
	2019	2020	2021	2022	2023	2024 and each year thereafter
Values	0.0%	3.5%	4.0%	4.0%	4.0%	4.0%
Costs	2.0%	2.0%	2.5%	2.5%	2.5%	2.5%

Affordable housing tenure and values

- 4.4 Policy DM10 and CS 4 set out a 40% target for affordable housing with a tenure mix of 60% rented and 30% intermediate housing.
- 4.5 Our appraisals assume that the rented housing is let at rents that do not exceed London Affordable Rents, as shown in Table 4.5.1. These rents are broadly equivalent to social/target rents.
- 4.6 We have tested the impact of the provision of a proportion of private units as rented by discounting the market value for these units by 20%, which reflects the discount we have seen on live developments when units are provided as Private Rented Sector stock. As noted in Section 2, this discount is offset to a degree by a reduction in profit margin of circa 5%, so the net reduction in value is 15%.

Table 4.1.1: Development typologies tested in the study (all areas are square metre gross internal areas)

Site	Description	Site area HA	Sqm	Site cover	Units	Ave GIA sqm per unit	Residential floorspace	A use	Super-market	B1	B2	B8	C1 Hotel	C2	D1/D2	Gross floor-space	No of floors
1	Very small residential (house) 1 unit	0.05	107	50%	1	108	108	-	-	-	-	-	-	-	-	108	2
2	Very small residential (houses) 5 units	0.04	398	60%	5	96	478	-	-	-	-	-	-	-	-	478	2
3	Very small residential (houses) 6 units	0.05	487	60%	6	98	585	-	-	-	-	-	-	-	-	585	2
4	Very small residential (flats) 6 units	0.03	250	60%	6	75	450	-	-	-	-	-	-	-	-	450	3
5	Small residential development (flats) 10 units	0.05	453	60%	10	82	815	-	-	-	-	-	-	-	-	815	3
6	Small residential development (houses) 10 units	0.07	696	70%	10	98	975	-	-	-	-	-	-	-	-	975	2
7	Small residential development (flats) 15 units	0.05	523	80%	15	112	1,675	-	-	-	-	-	-	-	-	1,675	4
8	Small residential development (houses) 15 units	0.07	673	70%	15	94	1,413	-	-	-	-	-	-	-	-	1,413	3
9	Medium residential dev (flats and houses) 50 units	0.10	1,035	80%	50	83	4,140	-	-	-	-	-	-	-	-	4,140	5

Site	Description	Site area HA	Sqm	Site cover	Units	Ave GIA sqm per unit	Residential floorspace	A use	Super-market	B1	B2	B8	C1 Hotel	C2	D1/D2	Gross floor-space	No of floors
10	Medium residential development (flats) 50 units	0.12	1,153	80%	50	83	4,150	-	-	-	-	-	-	-	-	4,150	4.5
11	Large residential (flats and houses) 100 units	0.17	1,750	80%	100	84	8,400	-	-	-	-	-	-	-	-	8,400	6
12	Large residential (flats) 100 units	0.13	1,313	80%	100	84	8,400	-	-	-	-	-	-	-	-	8,400	8
13	Large residential (flats and houses) 150 units	0.32	3,181	80%	150	85	12,725	-	-	-	-	-	-	-	-	12,725	5
14	Large residential (flats) 150 units	0.14	1,364	90%	150	82	12,275	-	-	-	-	-	-	-	-	12,275	10
15	Large residential (flats and houses) 250 units	0.43	4,349	80%	250	84	20,875	-	-	-	-	-	-	-	-	20,875	6
16	Large residential (flats) 250 units	0.11	1,104	90%	250	79	19,865	-	-	-	-	-	-	-	-	19,865	20
17	Large residential (flats) 500 units	0.65	6,484	80%	500	83	41,500	-	-	-	-	-	-	-	-	41,500	8
18	Large residential (flats) 750 units	0.33	3,314	80%	750	83	62,375	-	-	-	-	-	-	-	-	62,375	23.5
19	Large residential (flats) 1,000 units	0.93	9,333	75%	1,000	84	84,000	-	-	-	-	-	-	-	-	84,000	12

Site	Description	Site area HA	Sqm	Site cover	Units	Ave GIA sqm per unit	Residential floorspace	A use	Super-market	B1	B2	B8	C1 Hotel	C2	D1/D2	Gross floor-space	No of floors
20	Large residential (flats) 1,500 units	1.40	14,000	90%	1,500	84	126,000	-	-	-	-	-	-	-	-	126,000	10
21	Large residential (flats) 2,000 units	1.38	13,792	80%	2000	83	165,500	-	-	-	-	-	-	-	-	165,500	15
22	Large residential (flats) 2,500 units	1.51	15,092	75%	2500	82	203,750	-	-	-	-	-	-	-	-	203,750	18
23	Estate regeneration (small) 50 houses	0.26	2,551	65%	50	100	4,975	-	-	-	-	-	-	-	-	4,975	3
24	Estate regeneration (large) 250 flats	0.44	4,360	70%	250	73	18,315	-	-	-	-	-	-	-	-	18,315	6
25	Older person's housing scheme (50 flats)	0.08	833	90%	50	75	3,750	-	-	-	-	-	-	-	-	3,750	5
26	Older person's housing schme (25 houses, 25 flats)	0.18	1,786	70%	50	75	3,750	-	-	-	-	-	-	-	-	3,750	3
27	Older person's housing scheme (75 flats)	0.10	995	90%	75	72	5,375	-	-	-	-	-	-	-	-	5,375	6
28	Offices	0.10	1,000	80%	0	-	-	-	-	4,000	-	-	-	-	-	4,000	5
29	Offices	0.12	1,250	80%	0	-	-	-	-	8,000	-	-	-	-	-	8,000	8
30	Industrial	1.00	10,000	50%	0	-	-	-	-	-	5,000	-	-	-	-	5,000	1

Site	Description	Site area HA	Sqm	Site cover	Units	Ave GIA sqm per unit	Residential floorspace	A use	Super-market	B1	B2	B8	C1 Hotel	C2	D1/D2	Gross floor-space	No of floors
31	Industrial	1.00	10,000	50%	0		-	-	-	-	5,000	-	-	-	-	5,000	1
32	Storage	1.00	10,000	50%	0		-	-	-	-	-	5,000	-	-	-	5,000	1
33	Storage	1.00	10,000	50%	0		-	-	-	-	-	5,000	-	-	-	5,000	1
34	Leisure	0.29	2,857	70%	0		-	-	-	-	-	-	-	-	4,000	4,000	2
35	Leisure	0.29	2,857	70%	0		-	-	-	-	-	-	-	-	6,000	6,000	3
36	Retail (small scale comparison)	0.01	105	95%	0		-	100	-	-	-	-	-	-	-	100	1
37	Retail (small scale comparison)	0.02	210	95%	0		-	200	-	-	-	-	-	-	-	200	1
38	Retail (medium scale comparison)	0.09	937	80%	0		-	750	-	-	-	-	-	-	-	750	1
39	Retail (medium scale comparison)	0.06	625	80%	0		-	750	-	-	-	-	-	-	-	750	1.5
40	Retail (large scale comparison)	0.07	714	70%	0		-	1,000	-	-	-	-	-	-	-	1,000	2
41	Retail (large scale comparison)	0.18	1,786	70%	0		-	2,500	-	-	-	-	-	-	-	2,500	2
42	Retail (large scale comparison)	0.31	3,076	65%	0		-	4,000	-	-	-	-	-	-	-	4,000	2
43	Retail (convenience)	0.43	4,289	70%	0		-	-	3,000	-	-	-	-	-	-	3,000	1
44	Retail (convenience)	0.20	2,001	75%	0		-	-	1,500	-	-	-	-	-	-	1,500	1

Site	Description	Site area HA	Sqm	Site cover	Units	Ave GIA sqm per unit	Residential floorspace	A use	Super-market	B1	B2	B8	C1 Hotel	C2	D1/D2	Gross floor-space	No of floors
45	Retail (convenience)	0.03	263	95%	0		-	-	250	-	-	-	-	-	-	250	1
46	Hotel	0.11	1,071	70%	100		-	-	-	-	-	-	3,000	-	-	3,000	4
47	Hotel	0.16	1,555	75%	200		-	-	-	-	-	-	7,000	-	-	7,000	6
48	Hotel -budget	0.08	789	95%	150		-	-	-	-	-	-	3,750	-	-	3,750	5
49	Student	0.12	1,250	80%	200		-	-	-	-	-	-	-	5,000	-	5,000	5
50	Student	0.18	1,823	80%	350		-	-	-	-	-	-	-	8,750	-	8,750	6

Table 4.5.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
London Affordable Rent	£144.26	£152.73	£161.22	£169.70

- 4.8 Based on the rents above, our modelling indicates that RPs would pay an average of £2,034 per square metre (£189 per square foot) to acquire completed Affordable Rented units.
- 4.9 The CLG/HCA 'Shared Ownership and *Affordable Homes Programme 2016-2021: Prospectus*' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.
- 4.10 For shared ownership units, we have assumed that Registered Providers will sell 25% initial equity stakes and charge 2.5% on the retained equity. The rent on retained equity is capitalised using a yield of 5%.

Rents and yields for commercial development

- 4.11 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.12.1. These assumptions are informed by lettings of similar floorspace in the area over the past year (see Appendix 3). For the purposes of establishing a rent for new build floorspace, we have relied upon the upper quartile rents for each type of commercial floorspace. Our appraisals assume a 12-month rent-free period for all uses. For supermarkets, we have reflected a 6-month rent-free period, reflecting shorter periods agreed by operators. Our appraisals deduct 6.8% purchaser's costs from the capital value.

Table 4.11.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	£504	6.25%	12
Retail supermarket	£325	4.50%	12
Office	£366	6.50%	12
Industrial and warehousing	£170	5.00%	12
Hotel	£425	5.50%	12
D1/D2	£250	7.00%	12

Build costs

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

Table 4.12.1: Base build costs

Development type	BCIS cost code	Base cost per sq metre	External works percentage	External works cost per sq metre	Total base cost per sq metre
Residential – houses	810.13 Estate housing terraced	£1,652	15%	£248	£1,900

Development type	BCIS cost code	Base cost per sq metre	External works percentage	External works cost per sq metre	Total base cost per sq metre
Residential – flats (5 or fewer storeys)	816. Flats – generally	£1,883	15%	£282	£2,165
Residential (6 or more storeys)	816. Flats – 6 storey or above	£2,314	15%	£347	£2,661
Offices	320. Offices – generally	£2,344	10%	£234	£2,578
Industrial	282. Factories – Generally	£1,327	10%	£133	£1,460
Warehousing	284.2 Purpose built warehouses /stores	£1,255	10%	£126	£1,381
Hotels	852. Hotels	£2,585	10%	£259	£2,844
Student housing	856.2 Students' residences	£2,382	10%	£238	£2,620
Retail	345. Shops – Generally	£1,863	10%	£186	£2,049
Retail supermarkets	344. Hypermarkets, supermarkets	£2,003	10%	£200	£2,203
D1/D2 leisure	562.2 Gyms, fitness centres	£1,737	10%	£174	£1,911

- 4.13 In addition, the base costs above are increased by 15% to account for external works (including car parking spaces), 10% for external works on commercial development, and 6% for the costs of meeting the energy requirements now embedded into Part L of the Building Regulations.

Zero carbon and BREEAM

- 4.14 The '*Greater London Authority Housing Standards Review: Viability Assessment*' estimates that the cost of achieving zero carbon standards is 1.4% of base build costs. We have applied this uplift in costs to the base build costs outlined above.
- 4.15 For commercial developments, we have increased base build costs by 2% to allow for the extra-over costs of achieving BREEAM 'excellent' standard¹³. This is assumed to also address the 'excellent;' standard in relation to water efficiency, for which no clear data is available.

Accessibility standards

- 4.16 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) apply to all dwellings at an average cost of £521 per house and £924 per unit for flats. In addition, we have assumed that Category 3 standard applies to 5% of dwellings at a cost of £22,694 per house and £7,908 per flat¹⁴. These costs address both parts A and B of the requirements (i.e. that the communal areas are designed and fitted out to allow wheelchair access and also that the dwellings themselves are designed and fitted out to facilitate occupation by wheelchair users).

Professional fees

- 4.17 In addition to base build costs, schemes will incur professional fees, covering design and valuation,

¹³ Based on '*Delivering Sustainable Buildings: savings and payback*', BREEAM and Sweett Group Research 2014, which identified an increase of between 0.87% to 1.71% of build costs

¹⁴ Based on DCLH '*Housing Standards Review: Cost Impacts*' September 2014

highways consultants and so on. Our appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

- 4.18 Our appraisals assume that development finance can be secured at a rate of 6%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Marketing costs

- 4.19 Our appraisals incorporate an allowance of 3% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.

Mayoral CIL

- 4.20 Mayoral CIL is payable on most developments that receive planning consent from 1 April 2012 onwards. Barnet falls within Zone 2, where from 1 April 2019 a CIL of £60 per square metre is levied. The Mayoral CIL takes precedence over Borough requirements, including affordable housing. Our appraisals take into account Mayoral CIL.

Barnet CIL

- 4.21 As previously noted, the Council approved its CIL Charging Schedule on 16 April 2013 and it came into effect on 1 May 2013. Table 4.22.1 below summarises the prevailing rates of CIL and the rates after indexation. For residential developments, there is a single rate of £135 per square metre for all 'C' use classes. The same single rate of £135 per square metre is applied to all 'A' use classes. After indexation is applied, the £135 per square metre rate has increased to £201.89 per square metre. Other uses are nil rated.

Table 4.22.1: CIL rates per net additional square metre in the adopted Charging Schedule

Development type	Zone	Adopted rate	Indexed rate
Residential (C1 – C4, Sui Generis HMOs)	Whole borough	£135	£201.89
Retail (A1 – A5)	Whole borough	£135	£201.89
All other uses	Whole Borough	£0	£0

- 4.22 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Barnet but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to ensure that the proposed CIL rate is viable for developments where there is no qualifying existing floorspace to net off.

Section 106 costs

- 4.23 To account for residual Section 106 requirements, we have included an allowance of up to £20 per square metre for non-residential development and up to £1,500 per unit for residential development. The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

Development and sales periods

- 4.24 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month, with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that many schemes in London have sold entirely off-plan, in some cases well in advance of completion of

construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach that ensures that the proposed CIL rates are viable for most developments.

Developer's profit

- 4.25 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 13-15% of GDV. 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).
- 4.26 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.
- 4.27 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. However, perceived risk in the UK housing market is receding, albeit there is a degree of caution in prime central London markets as a consequence of the outcome of the referendum on the UK's membership of the EU. We have therefore adopted a profit margin of 18% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. The assumed profit margin is reflective of the range of sales values in the borough, which are affordable to owner-occupiers and therefore less vulnerable to changing levels of demand from international investors. Furthermore, there has been less development in the borough in comparison to other boroughs and subsequently lower levels of supply and less sales risk.
- 4.28 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance (February 2014) and Homes and Communities Agency's guidelines in its Development Appraisal Tool (August 2013).

Exceptional costs

- 4.29 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of details site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

Benchmark land value

- 4.30 Benchmark land value, based on the existing use value of sites is a key consideration 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 is effectively the ‘bottom line’ in a financial sense and therefore a key factor in this study.

- 4.31 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.
- 4.32 Redevelopment proposals that generate residual land values below current 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 current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.33 Sites will be in various existing uses and for the purposes of the study, we have adopted a range of benchmark land values from £1 million to £10.25 million per gross hectare, inclusive of any premium deemed to be required to incentivise release of land for development. This range is informed by our analysis of lettings of industrial floorspace and secondary offices in the borough, as set out below.
- 4.34 Lettings of office space in the borough between November 2016 and November 2019 have achieved rents ranging from £7 per square foot to £50 per square foot, with lettings in the bottom 20% averaging £13.50 per square foot, which is reflective of the sites likely to come forward for development. We have established the capital value of a site extending to one hectare by adopting the following assumptions:
- 40% site coverage
 - 2 storeys
 - Yield 7.0%
 - 1 years rent free
 - £70 per square foot light refurbishment cost plus fees at 7% of costs
 - Purchaser’s costs deducted at 6.8%
 - 20% premium.
- 4.35 The capital value assumed is £10.25 million, including premium.
- 4.36 We have adopted the same approach for industrial buildings. We have applied a rent of £7 per square foot reflecting the lower end of the range of lettings of industrial space between November 2016 and November 2019. We have established the capital value of a site extending to one hectare by adopting the following assumptions:
- 40% site coverage
 - 1 storey
 - Yield 7%
 - 1 year rent free
 - Purchaser’s costs deducted at 6.8%
 - 20% premium.
- 4.37 The capital value assumed is £4.55 million across the borough.
- 4.38 In addition, we have tested a lower value reflecting previously undeveloped land, including infill sites and amenity land, and publicly owned land.

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and **appendices 2 to 5**. We have appraised 50 development typologies, reflecting different densities and types of development across the Borough.
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing in line with the requirements of Policy CS4:
- 40% affordable housing;
 - 35% affordable housing;
 - 30% affordable housing;
 - 25% affordable housing; and
 - 20% private housing.
- 5.3 In all cases, the affordable housing is assumed to be provided as 60% London Affordable Rent and 40% intermediate housing.
- 5.4 For small sites that fall below the 10 unit threshold, we have assumed that the schemes are delivered as 100% private housing and as a consequence, these schemes are significantly more viable than schemes which are required to contribute towards affordable housing requirements.
- 5.5 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we have converted the surplus into a rate per square metre, which is equivalent to the maximum CIL that could, in theory, be charged for that particular development.
- 5.6 We have also tested the developments with CIL as an inputted amount (rather than an output) with the starting point being the adopted charging schedule rates after indexation. The purpose is to approach the potential CIL rates through the 'other end of the telescope', that is, to test the impact on the residual land value that each scheme generates with the existing CIL rates in place. This can assist the Council in forming a judgement as to the potential impact on changes to CIL rates on land values and, consequently, potential land supply for certain uses. The indexed and alternative rates are summarised in Table 5.6.1.

Table 5.6.1: Alternative CIL rates

Development type	Zone	Adopted rate	Indexed rate	Alternative rate 1	Alternative rate 2	Alternative rate 3
Residential	Zone A	£135	£202	£225	£250	£300
	Potential Zone B	£135	£202	£225	£300	£350
Offices	Whole borough	£0	£0	£10	£20	£30
Retail	Whole borough	£135	£202	£225	£250	£300
Hotel	Whole borough	£135	£202	£225	£250	£300
Student Housing	Whole Borough	£135	£202	£225	£250	£300
Industrial and warehousing	Whole Borough	£0	£0	£10	£20	£30
All other uses, incl emergency services buildings	Whole Borough	£0	£0	£0	£0	£0

- 5.7 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.3.1.

6 Assessment of appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. The Residual Land Values are assessed in two ways. Firstly, the surplus residual above the benchmark land value is calculated and converted into a rate per square metre, which is a proxy for potential CIL rates. This results in a significant number of results, depending on other factors tested, most notably the level of affordable housing and the benchmark land value selected.
- 6.2 Development value is finite and – in Boroughs such as Barnet where many sites are previously developed - is rarely enhanced through the adoption of new policy requirements. This is because existing use values are sometimes 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.
- 6.3 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Council's policy requirements, including the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of policy requirements. If a scheme is unviable before policy requirements and CIL are levied, it is unlikely to come forward and policy requirements and CIL would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and sites would remain in their existing use.
- 6.4 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. When considering this balance, the following factors are important:
- 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 to sensitivity test 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.
- 6.5 There is clearly a balance that has to be struck between the aims of Policy CS4 on the delivery of affordable housing (which sets a strategic target of 40%, subject to individual scheme viability) and securing adequate contributions towards infrastructure from the developments that contribute towards the need for new infrastructure. The CIL rate cannot therefore be set on the basis that every single development typology right across the borough will deliver 40%, as this is not always viable. The Council's latest Annual Monitoring Report for the financial year 2016/17 indicates that there were 459 net new affordable housing completions, which amounts to 28% of all net dwellings that were completed. Over the four years 2013/14 to 2017/17, 23% of units completed were affordable.
- 6.6 We have therefore focused on the results of testing where we have included between 25% and 30% affordable housing, as the Council will need to secure adequate amounts of funding to support new development. Affordable housing cannot be maximised to the total exclusion of securing infrastructure funding and vice versa.
- 6.7 The appraisals generate a very wide spread of potential CIL rates, depending on the benchmark land

value, residential sales values and the mix of uses within each development typology. The results are summarised in tables 6.7.1 to 6.7.15. As one would expect, the capacity for schemes to absorb CIL is greater where the benchmark land value is lowest. Furthermore, it is very clear that the capacity to absorb CIL contributions declines as the percentage of affordable housing increases.

- 6.8 The second approach to testing potential revised CIL rates is to consider viability from the other perspective; rather than the potential CIL rates being determined by the 'surplus' residual land value over the benchmark land value, the second approach inputs CIL as a cost to determine the scale of impact on the residual land value. This approach helps form a judgement on the impact of CIL on land values, which – if sufficiently modest – is unlikely to prevent a scheme from coming forward. These results are summarised in tables 6.8.1 to 6.8.4.
- 6.9 The results of this analysis indicate that increases from the adopted CIL rates would not – in the main - have a significant impact on the residual land values generated. This is illustrated in figures 6.9.1 to 6.9.3, which set the percentage changes in residual land values resulting from the application of the three alternative CIL rates. Other than in a small number of cases, the charts show very modest movements in percentage changes in residual land values, indicating that increases to the Council's currently adopted CIL rates are unlikely to prevent development coming forward.
- 6.10 At any of the alternative CIL rates the burden on development would remain at an acceptably low level in most cases. The change in residual land value resulting from increases in CIL rates would generally be less than 10%. This indicates that developments could absorb the higher rates without any significant adverse impact upon land supply.

Table 6.7.1: Maximum CIL rates (before buffer), using £10.25 million per hectare benchmark land value - 40% affordable housing

Appraisal results - max CIL rates - BLV1				Zone A								Zone B	
				Units	Site area	EUV per ha	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000
			GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	£ 1,112	£ 1,280	£ 1,448	£ 1,615	£ 1,783	£ 1,951	£ 2,119	£ 4,468	£ 4,804
2	Very small residential (houses) 5 units	5	0.04	478	£ 1,279	£ 1,447	£ 1,615	£ 1,783	£ 1,950	£ 2,118	£ 2,286	£ 4,635	£ 4,971
3	Very small residential (houses) 6 units	6	0.05	585	£ 1,280	£ 1,448	£ 1,616	£ 1,784	£ 1,952	£ 2,119	£ 2,287	£ 4,636	£ 4,972
4	Very small residential (flats) 6 units	6	0.03	450	£ 569	£ 707	£ 846	£ 984	£ 1,123	£ 1,261	£ 1,400	£ 3,338	£ 3,615
5	Small residential development (flats) 10 units	10	0.05	815	£ -	£ -	£ 118	£ 257	£ 395	£ 534	£ 672	£ 2,610	£ 2,887
6	Small residential development (houses) 10 units	10	0.07	975	£ 979	£ 1,147	£ 1,314	£ 1,482	£ 1,650	£ 1,818	£ 1,986	£ 4,335	£ 4,671
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 292	£ 431	£ 569	£ 708	£ 846	£ 985	£ 1,123	£ 3,061	£ 3,338
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 1,420	£ 1,588	£ 1,756	£ 1,924	£ 2,092	£ 2,260	£ 2,427	£ 4,777	£ 5,112
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 641	£ 784	£ 926	£ 1,069	£ 1,210	£ 1,351	£ 1,493	£ 3,470	£ 3,752
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 300	£ 436	£ 571	£ 706	£ 841	£ 976	£ 1,111	£ 3,004	£ 3,274
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ -	£ -	£ 68	£ 199	£ 331	£ 463	£ 595	£ 2,431	£ 2,692
12	Large residential (flats) 100 units	100	0.13	8,400	£ -	£ -	£ -	£ -	£ -	£ 78	£ 205	£ 1,972	£ 2,223
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ -	£ -	£ -	£ -	£ 87	£ 214	£ 339	£ 2,090	£ 2,338
14	Large residential (flats) 150 units	150	0.14	12,275	£ -	£ -	£ -	£ 10	£ 138	£ 266	£ 395	£ 2,170	£ 2,422
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ -	£ -	£ -	£ 50	£ 173	£ 296	£ 418	£ 2,115	£ 2,355
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,478	£ 1,697
17	Large residential (flats) 500 units	500	0.85	41,500	£ -	£ -	£ -	£ -	£ -	£ -	£ 111	£ 1,680	£ 1,901
18	Large residential (flats) 750 units	750	0.33	62,375	£ -	£ -	£ -	£ -	£ -	£ -	£ 17	£ 1,470	£ 1,673
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ -	£ -	£ -	£ -	£ -	£ 86	£ 194	£ 1,643	£ 1,845
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ -	£ -	£ -	£ -	£ -	£ 85	£ 188	£ 1,562	£ 1,741
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ -	£ -	£ -	£ -	£ 38	£ 138	£ 236	£ 1,514	£ 1,691
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£ -	£ -	£ -	£ -	£ -	£ 37	£ 129	£ 1,303	£ 1,465
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ -	£ 21	£ 156	£ 291	£ 426	£ 561	£ 697	£ 2,589	£ 2,859
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ -	£ -	£ -	£ -	£ 8	£ 132	£ 256	£ 1,973	£ 2,216
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£ -	£ -	£ -	£ -	£ -	£ 85	£ 196	£ 1,739	£ 1,958
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,277	£ 1,496
27	Older person's housing scheme (75 flats)	75	0.10	5,375	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 901	£ 1,119

Table 6.7.2: Maximum CIL rates (before buffer), using £4.55 million per hectare benchmark land value - 40% affordable housing

Appraisal results - max CIL rates - BLV2				Zone A								Zone B	
				EUV per ha			4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
	Units	Site area	GIA sqm	€6,500 per sqm	€6,750 per sqm	€7,000 per sqm	€7,250 per sqm	€7,500 per sqm	€7,750 per sqm	€8,000 per sqm	€11,500 per sqm	€12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	€ 1,687	€ 1,855	€ 2,022	€ 2,190	€ 2,358	€ 2,526	€ 2,694	€ 5,043	€ 5,379
2	Very small residential (houses) 5 units	5	0.04	478	€ 1,758	€ 1,926	€ 2,094	€ 2,262	€ 2,430	€ 2,597	€ 2,765	€ 5,115	€ 5,450
3	Very small residential (houses) 6 units	6	0.05	585	€ 1,759	€ 1,927	€ 2,095	€ 2,263	€ 2,430	€ 2,598	€ 2,766	€ 5,115	€ 5,451
4	Very small residential (flats) 6 units	6	0.03	450	€ 888	€ 1,027	€ 1,165	€ 1,304	€ 1,442	€ 1,581	€ 1,719	€ 3,657	€ 3,934
5	Small residential development (flats) 10 units	10	0.05	815	€ 374	€ 512	€ 651	€ 789	€ 928	€ 1,066	€ 1,205	€ 3,143	€ 3,420
6	Small residential development (houses) 10 units	10	0.07	975	€ 1,663	€ 1,831	€ 1,999	€ 2,167	€ 2,335	€ 2,502	€ 2,670	€ 5,019	€ 5,355
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 592	€ 730	€ 869	€ 1,007	€ 1,146	€ 1,284	€ 1,423	€ 3,361	€ 3,638
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 1,877	€ 2,045	€ 2,212	€ 2,380	€ 2,548	€ 2,716	€ 2,884	€ 5,233	€ 5,569
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 881	€ 1,023	€ 1,166	€ 1,308	€ 1,450	€ 1,591	€ 1,732	€ 3,709	€ 3,992
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 567	€ 702	€ 837	€ 972	€ 1,107	€ 1,242	€ 1,378	€ 3,270	€ 3,540
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ 3	€ 136	€ 267	€ 399	€ 531	€ 663	€ 794	€ 2,631	€ 2,892
12	Large residential (flats) 100 units	100	0.13	8,400	€ -	€ -	€ -	€ -	€ 101	€ 228	€ 354	€ 2,122	€ 2,373
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ -	€ -	€ 73	€ 200	€ 327	€ 453	€ 579	€ 2,329	€ 2,578
14	Large residential (flats) 150 units	150	0.14	12,275	€ -	€ -	€ -	€ 116	€ 245	€ 373	€ 501	€ 2,276	€ 2,528
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ -	€ 3	€ 127	€ 249	€ 372	€ 495	€ 618	€ 2,314	€ 2,555
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 1,531	€ 1,750
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ -	€ -	€ -	€ 30	€ 146	€ 261	€ 1,830	€ 2,051
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ -	€ -	€ -	€ -	€ 68	€ 1,521	€ 1,724
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ -	€ -	€ -	€ -	€ 85	€ 193	€ 300	€ 1,750	€ 1,951
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ -	€ -	€ -	€ -	€ 88	€ 191	€ 294	€ 1,658	€ 1,847
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ -	€ -	€ -	€ 17	€ 118	€ 218	€ 316	€ 1,594	€ 1,771
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ -	€ -	€ -	€ 14	€ 108	€ 200	€ 1,374	€ 1,536
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 377	€ 512	€ 647	€ 783	€ 918	€ 1,053	€ 1,188	€ 3,080	€ 3,351
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ -	€ -	€ -	€ 111	€ 236	€ 360	€ 484	€ 2,201	€ 2,445
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ -	€ -	€ -	€ 77	€ 188	€ 298	€ 409	€ 1,952	€ 2,171
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ -	€ -	€ -	€ -	€ -	€ 79	€ 190	€ 1,733	€ 1,952
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 1,079	€ 1,296

Table 6.7.3: Maximum CIL rates (before buffer), using £1.00 million per hectare benchmark land value – 40% affordable housing

Appraisal results - max CIL rates - BLV3				Zone A									Zone B	
				EUV per ha			1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Units	Site area	GIA sqm	€6,500 per sqm	€6,750 per sqm	€7,000 per sqm	€7,250 per sqm	€7,500 per sqm	€7,750 per sqm	€8,000 per sqm	€11,500 per sqm	€12,000 per sqm		
1	Very small residential (house) 1 unit	1	0.01	108	€ 2,037	€ 2,205	€ 2,372	€ 2,540	€ 2,708	€ 2,876	€ 3,044	€ 5,343	€ 5,678	
2	Very small residential (houses) 5 units	5	0.04	478	€ 2,050	€ 2,218	€ 2,386	€ 2,554	€ 2,721	€ 2,889	€ 3,057	€ 5,365	€ 5,700	
3	Very small residential (houses) 6 units	6	0.05	585	€ 2,051	€ 2,219	€ 2,386	€ 2,554	€ 2,722	€ 2,890	€ 3,058	€ 5,365	€ 5,701	
4	Very small residential (flats) 6 units	6	0.03	450	€ 1,083	€ 1,221	€ 1,360	€ 1,498	€ 1,637	€ 1,775	€ 1,914	€ 3,824	€ 4,101	
5	Small residential development (flats) 10 units	10	0.05	815	€ 698	€ 836	€ 975	€ 1,113	€ 1,252	€ 1,390	€ 1,529	€ 3,421	€ 3,698	
6	Small residential development (houses) 10 units	10	0.07	975	€ 2,080	€ 2,248	€ 2,416	€ 2,583	€ 2,751	€ 2,919	€ 3,087	€ 5,377	€ 5,712	
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 774	€ 913	€ 1,051	€ 1,190	€ 1,328	€ 1,466	€ 1,605	€ 3,517	€ 3,794	
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 2,155	€ 2,322	€ 2,490	€ 2,658	€ 2,826	€ 2,994	€ 3,161	€ 5,471	€ 5,807	
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 1,027	€ 1,169	€ 1,312	€ 1,454	€ 1,596	€ 1,737	€ 1,878	€ 3,834	€ 4,117	
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 729	€ 864	€ 999	€ 1,134	€ 1,269	€ 1,404	€ 1,540	€ 3,409	€ 3,679	
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ 125	€ 257	€ 389	€ 521	€ 652	€ 784	€ 916	€ 2,735	€ 2,996	
12	Large residential (flats) 100 units	100	0.13	8,400	€ -	€ -	€ -	€ 65	€ 193	€ 319	€ 445	€ 2,200	€ 2,451	
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ -	€ 92	€ 219	€ 346	€ 472	€ 599	€ 725	€ 2,454	€ 2,703	
14	Large residential (flats) 150 units	150	0.14	12,275	€ -	€ -	€ 53	€ 181	€ 309	€ 438	€ 566	€ 2,332	€ 2,584	
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ 0	€ 125	€ 248	€ 371	€ 494	€ 617	€ 740	€ 2,418	€ 2,659	
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ -	€ -	€ -	€ 18	€ 1,559	€ 1,778	
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ -	€ -	€ 6	€ 122	€ 237	€ 352	€ 1,908	€ 2,129	
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ -	€ -	€ -	€ -	€ 99	€ 1,547	€ 1,751	
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ -	€ -	€ -	€ 40	€ 149	€ 257	€ 365	€ 1,805	€ 2,007	
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ -	€ -	€ -	€ 47	€ 152	€ 256	€ 359	€ 1,714	€ 1,903	
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ -	€ -	€ -	€ 66	€ 167	€ 266	€ 364	€ 1,635	€ 1,813	
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ -	€ -	€ -	€ 57	€ 151	€ 243	€ 1,411	€ 1,573	
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 676	€ 811	€ 947	€ 1,082	€ 1,217	€ 1,352	€ 1,487	€ 3,337	€ 3,607	
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ -	€ 0	€ 125	€ 250	€ 375	€ 499	€ 623	€ 2,320	€ 2,564	
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ -	€ -	€ 96	€ 207	€ 317	€ 428	€ 538	€ 2,063	€ 2,282	
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ -	€ -	€ 24	€ 136	€ 246	€ 357	€ 467	€ 1,971	€ 2,190	
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 1,171	€ 1,389	

Table 6.7.4: Maximum CIL rates (before buffer), using £10.25 million per hectare benchmark land value – 35% affordable housing

Appraisal results - max CIL rates - BLV1				Zone A								Zone B	
				EUV per ha		£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000
	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	€ 1,112	€ 1,280	€ 1,448	€ 1,615	€ 1,783	€ 1,951	€ 2,119	€ 4,468	€ 4,804
2	Very small residential (houses) 5 units	5	0.04	478	€ 1,279	€ 1,447	€ 1,615	€ 1,783	€ 1,950	€ 2,118	€ 2,286	€ 4,635	€ 4,971
3	Very small residential (houses) 6 units	6	0.05	585	€ 1,280	€ 1,448	€ 1,616	€ 1,784	€ 1,952	€ 2,119	€ 2,287	€ 4,636	€ 4,972
4	Very small residential (flats) 6 units	6	0.03	450	€ 569	€ 707	€ 846	€ 984	€ 1,123	€ 1,261	€ 1,400	€ 3,338	€ 3,615
5	Small residential development (flats) 10 units	10	0.05	815	€ -	€ 118	€ 256	€ 395	€ 533	€ 672	€ 810	€ 2,749	€ 3,026
6	Small residential development (houses) 10 units	10	0.07	975	€ 1,060	€ 1,228	€ 1,396	€ 1,564	€ 1,731	€ 1,899	€ 2,067	€ 4,416	€ 4,752
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 396	€ 534	€ 673	€ 811	€ 950	€ 1,088	€ 1,227	€ 3,165	€ 3,442
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 1,468	€ 1,636	€ 1,804	€ 1,971	€ 2,139	€ 2,307	€ 2,475	€ 4,824	€ 5,160
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 721	€ 863	€ 1,006	€ 1,148	€ 1,289	€ 1,430	€ 1,572	€ 3,549	€ 3,831
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 399	€ 534	€ 669	€ 804	€ 940	€ 1,075	€ 1,210	€ 3,102	€ 3,372
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ -	€ 66	€ 198	€ 330	€ 462	€ 593	€ 725	€ 2,560	€ 2,822
12	Large residential (flats) 100 units	100	0.13	8,400	€ -	€ -	€ -	€ -	€ 105	€ 231	€ 357	€ 2,124	€ 2,374
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ -	€ -	€ -	€ 102	€ 228	€ 354	€ 479	€ 2,229	€ 2,477
14	Large residential (flats) 150 units	150	0.14	12,275	€ -	€ -	€ 20	€ 149	€ 277	€ 406	€ 533	€ 2,306	€ 2,558
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ -	€ -	€ 53	€ 176	€ 299	€ 422	€ 544	€ 2,239	€ 2,480
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ -	€ -	€ -	€ 81	€ 1,623	€ 1,842
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ -	€ -	€ -	€ 23	€ 138	€ 262	€ 1,817	€ 2,037
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ -	€ -	€ -	€ 49	€ 156	€ 1,602	€ 1,804
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ -	€ -	€ -	€ -	€ 106	€ 213	€ 320	€ 1,762	€ 1,962
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ -	€ -	€ -	€ 0	€ 104	€ 207	€ 309	€ 1,663	€ 1,851
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ -	€ -	€ -	€ 52	€ 152	€ 250	€ 346	€ 1,615	€ 1,792
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ -	€ -	€ -	€ 57	€ 149	€ 238	€ 1,402	€ 1,564
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 16	€ 151	€ 286	€ 422	€ 557	€ 692	€ 827	€ 2,719	€ 2,989
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ -	€ -	€ -	€ 34	€ 157	€ 281	€ 405	€ 2,120	€ 2,363
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ -	€ -	€ -	€ -	€ 108	€ 219	€ 329	€ 1,871	€ 2,090
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 1,445	€ 1,664
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 1,095	€ 1,312

Table 6.7.5: Maximum CIL rates (before buffer), using £4.55 million per hectare benchmark land value – 35% affordable housing

Appraisal results - max CIL rates - BLV2				Zone A								Zone B	
				EUV per ha		4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
	Units	Site area	GIA sqm	€6,500 per sqm	€6,750 per sqm	€7,000 per sqm	€7,250 per sqm	€7,500 per sqm	€7,750 per sqm	€8,000 per sqm	€11,500 per sqm	€12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	€ 1,687	€ 1,855	€ 2,022	€ 2,190	€ 2,358	€ 2,526	€ 2,694	€ 5,043	€ 5,379
2	Very small residential (houses) 5 units	5	0.04	478	€ 1,758	€ 1,926	€ 2,094	€ 2,262	€ 2,430	€ 2,597	€ 2,765	€ 5,115	€ 5,450
3	Very small residential (houses) 6 units	6	0.05	585	€ 1,759	€ 1,927	€ 2,095	€ 2,263	€ 2,430	€ 2,598	€ 2,766	€ 5,115	€ 5,451
4	Very small residential (flats) 6 units	6	0.03	450	€ 888	€ 1,027	€ 1,165	€ 1,304	€ 1,442	€ 1,581	€ 1,719	€ 3,657	€ 3,934
5	Small residential development (flats) 10 units	10	0.05	815	€ 471	€ 610	€ 748	€ 886	€ 1,025	€ 1,163	€ 1,302	€ 3,240	€ 3,517
6	Small residential development (houses) 10 units	10	0.07	975	€ 1,692	€ 1,860	€ 2,028	€ 2,195	€ 2,363	€ 2,531	€ 2,699	€ 5,048	€ 5,384
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 672	€ 811	€ 949	€ 1,088	€ 1,226	€ 1,365	€ 1,503	€ 3,441	€ 3,718
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 1,889	€ 2,057	€ 2,225	€ 2,393	€ 2,560	€ 2,728	€ 2,896	€ 5,245	€ 5,581
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 942	€ 1,085	€ 1,227	€ 1,369	€ 1,510	€ 1,652	€ 1,793	€ 3,770	€ 4,052
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 645	€ 780	€ 915	€ 1,050	€ 1,185	€ 1,321	€ 1,456	€ 3,348	€ 3,618
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ 119	€ 251	€ 382	€ 514	€ 646	€ 778	€ 909	€ 2,745	€ 3,006
12	Large residential (flats) 100 units	100	0.13	8,400	€ -	€ -	€ -	€ 117	€ 243	€ 369	€ 496	€ 2,262	€ 2,512
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ -	€ 69	€ 196	€ 323	€ 450	€ 575	€ 700	€ 2,450	€ 2,698
14	Large residential (flats) 150 units	150	0.14	12,275	€ -	€ -	€ 119	€ 247	€ 376	€ 504	€ 632	€ 2,404	€ 2,656
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ -	€ 115	€ 238	€ 361	€ 483	€ 606	€ 729	€ 2,423	€ 2,664
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ -	€ 18	€ 130	€ 263	€ 1,673	€ 1,892
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ -	€ -	€ 46	€ 161	€ 276	€ 390	€ 1,955	€ 2,175
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ -	€ -	€ 96	€ 203	€ 316	€ 1,649	€ 1,851
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ -	€ -	€ -	€ 96	€ 204	€ 312	€ 418	€ 1,860	€ 2,060
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ -	€ -	€ -	€ 98	€ 202	€ 305	€ 408	€ 1,761	€ 1,950
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ -	€ -	€ 25	€ 126	€ 226	€ 324	€ 420	€ 1,689	€ 1,866
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ -	€ -	€ 29	€ 123	€ 214	€ 303	€ 1,467	€ 1,629
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 470	€ 605	€ 740	€ 875	€ 1,010	€ 1,146	€ 1,281	€ 3,173	€ 3,443
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ -	€ -	€ 119	€ 244	€ 368	€ 492	€ 615	€ 2,330	€ 2,574
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ -	€ -	€ 84	€ 195	€ 305	€ 416	€ 526	€ 2,068	€ 2,287
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ -	€ -	€ -	€ -	€ 103	€ 213	€ 324	€ 1,866	€ 2,085
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 1,259	€ 1,476

Table 6.7.6: Maximum CIL rates (before buffer), using £1.00 million per hectare benchmark land value – 35% affordable housing

Appraisal results - max CIL rates - BLV3				Zone A								Zone B	
				EUV per ha		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Units	Site area	GIA sqm	€6,500 per sqm	€6,750 per sqm	€7,000 per sqm	€7,250 per sqm	€7,500 per sqm	€7,750 per sqm	€8,000 per sqm	€11,500 per sqm	€12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	€ 2,037	€ 2,205	€ 2,372	€ 2,540	€ 2,708	€ 2,876	€ 3,044	€ 5,343	€ 5,678
2	Very small residential (houses) 5 units	5	0.04	478	€ 2,050	€ 2,218	€ 2,386	€ 2,554	€ 2,721	€ 2,889	€ 3,057	€ 5,365	€ 5,700
3	Very small residential (houses) 6 units	6	0.05	585	€ 2,051	€ 2,219	€ 2,386	€ 2,554	€ 2,722	€ 2,890	€ 3,058	€ 5,365	€ 5,701
4	Very small residential (flats) 6 units	6	0.03	450	€ 1,083	€ 1,221	€ 1,360	€ 1,498	€ 1,637	€ 1,775	€ 1,914	€ 3,824	€ 4,101
5	Small residential development (flats) 10 units	10	0.05	815	€ 770	€ 909	€ 1,047	€ 1,186	€ 1,324	€ 1,462	€ 1,601	€ 3,496	€ 3,773
6	Small residential development (houses) 10 units	10	0.07	975	€ 2,077	€ 2,244	€ 2,412	€ 2,580	€ 2,748	€ 2,916	€ 3,083	€ 5,378	€ 5,713
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 841	€ 979	€ 1,117	€ 1,256	€ 1,394	€ 1,533	€ 1,671	€ 3,586	€ 3,862
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 2,146	€ 2,313	€ 2,481	€ 2,649	€ 2,817	€ 2,985	€ 3,152	€ 5,465	€ 5,801
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 1,077	€ 1,219	€ 1,362	€ 1,504	€ 1,645	€ 1,786	€ 1,927	€ 3,885	€ 4,168
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 794	€ 929	€ 1,065	€ 1,200	€ 1,335	€ 1,470	€ 1,605	€ 3,476	€ 3,746
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ 231	€ 363	€ 495	€ 626	€ 758	€ 890	€ 1,022	€ 2,841	€ 3,102
12	Large residential (flats) 100 units	100	0.13	8,400	€ -	€ -	€ 73	€ 201	€ 327	€ 453	€ 580	€ 2,334	€ 2,585
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ 77	€ 204	€ 330	€ 457	€ 584	€ 710	€ 835	€ 2,565	€ 2,814
14	Large residential (flats) 150 units	150	0.14	12,275	€ -	€ 50	€ 179	€ 307	€ 435	€ 564	€ 692	€ 2,456	€ 2,707
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ 103	€ 227	€ 350	€ 473	€ 596	€ 718	€ 841	€ 2,519	€ 2,760
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ -	€ 48	€ 160	€ 270	€ 1,698	€ 1,917
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ -	€ 15	€ 130	€ 246	€ 360	€ 474	€ 2,027	€ 2,248
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ -	€ -	€ 18	€ 125	€ 231	€ 1,673	€ 1,875
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ -	€ -	€ 46	€ 156	€ 264	€ 371	€ 478	€ 1,911	€ 2,112
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ -	€ -	€ 53	€ 168	€ 262	€ 365	€ 467	€ 1,813	€ 2,001
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ -	€ -	€ 70	€ 171	€ 271	€ 369	€ 464	€ 1,727	€ 1,904
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ -	€ -	€ 69	€ 163	€ 254	€ 343	€ 1,501	€ 1,663
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 746	€ 881	€ 1,016	€ 1,151	€ 1,286	€ 1,422	€ 1,557	€ 3,410	€ 3,679
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ -	€ 122	€ 247	€ 372	€ 496	€ 620	€ 744	€ 2,440	€ 2,684
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ -	€ 93	€ 204	€ 314	€ 425	€ 535	€ 646	€ 2,170	€ 2,389
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ -	€ 27	€ 138	€ 249	€ 359	€ 470	€ 580	€ 2,086	€ 2,305
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 1,344	€ 1,562

Table 6.7.7: Maximum CIL rates (before buffer), using £10.25 million per hectare benchmark land value – 30% affordable housing

Appraisal results - max CIL rates - BLV1				Zone A								Zone B	
				EUV per ha		£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000
Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm		
1	Very small residential (house) 1 unit	1	0.01	108	€ 1,112	€ 1,280	€ 1,448	€ 1,615	€ 1,783	€ 1,951	€ 2,119	€ 4,468	€ 4,804
2	Very small residential (houses) 5 units	5	0.04	478	€ 1,279	€ 1,447	€ 1,615	€ 1,783	€ 1,950	€ 2,118	€ 2,286	€ 4,635	€ 4,971
3	Very small residential (houses) 6 units	6	0.05	585	€ 1,280	€ 1,448	€ 1,616	€ 1,784	€ 1,952	€ 2,119	€ 2,287	€ 4,636	€ 4,972
4	Very small residential (flats) 6 units	6	0.03	450	€ 569	€ 707	€ 846	€ 984	€ 1,123	€ 1,261	€ 1,400	€ 3,338	€ 3,615
5	Small residential development (flats) 10 units	10	0.05	815	€ 98	€ 237	€ 375	€ 513	€ 652	€ 790	€ 929	€ 2,867	€ 3,144
6	Small residential development (houses) 10 units	10	0.07	975	€ 1,130	€ 1,298	€ 1,465	€ 1,633	€ 1,801	€ 1,969	€ 2,137	€ 4,486	€ 4,822
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 485	€ 623	€ 761	€ 900	€ 1,038	€ 1,177	€ 1,315	€ 3,254	€ 3,530
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 1,509	€ 1,676	€ 1,844	€ 2,012	€ 2,180	€ 2,348	€ 2,515	€ 4,865	€ 5,200
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 789	€ 932	€ 1,074	€ 1,216	€ 1,357	€ 1,498	€ 1,640	€ 3,617	€ 3,899
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 483	€ 619	€ 754	€ 889	€ 1,024	€ 1,159	€ 1,294	€ 3,187	€ 3,456
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ 46	€ 178	€ 310	€ 442	€ 573	€ 705	€ 837	€ 2,671	€ 2,932
12	Large residential (flats) 100 units	100	0.13	8,400	€ -	€ -	€ -	€ 110	€ 236	€ 362	€ 489	€ 2,253	€ 2,504
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ -	€ -	€ 96	€ 223	€ 348	€ 474	€ 599	€ 2,347	€ 2,596
14	Large residential (flats) 150 units	150	0.14	12,275	€ -	€ 11	€ 140	€ 268	€ 397	€ 525	€ 651	€ 2,423	€ 2,674
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ -	€ 39	€ 162	€ 285	€ 407	€ 530	€ 652	€ 2,345	€ 2,586
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ -	€ -	€ 97	€ 208	€ 1,748	€ 1,966
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ -	€ -	€ 30	€ 145	€ 259	€ 373	€ 1,934	€ 2,154
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ -	€ -	€ 61	€ 168	€ 273	€ 1,713	€ 1,916
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ -	€ -	€ -	€ 107	€ 215	€ 321	€ 428	€ 1,862	€ 2,063
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ -	€ -	€ 1	€ 105	€ 208	€ 311	€ 412	€ 1,758	€ 1,946
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ -	€ -	€ 50	€ 150	€ 248	€ 344	€ 439	€ 1,701	€ 1,878
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ -	€ -	€ 62	€ 153	€ 242	€ 329	€ 1,486	€ 1,648
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 128	€ 263	€ 398	€ 533	€ 669	€ 804	€ 939	€ 2,831	€ 3,100
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ -	€ -	€ 38	€ 161	€ 285	€ 409	€ 533	€ 2,246	€ 2,489
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ -	€ -	€ 2	€ 113	€ 223	€ 334	€ 444	€ 1,985	€ 2,204
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ -	€ -	€ -	€ -	€ -	€ -	€ 48	€ 1,589	€ 1,808
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 1,261	€ 1,478

Table 6.7.8: Maximum CIL rates (before buffer), using £4.55 million per hectare benchmark land value – 30% affordable housing

Appraisal results - max CIL rates - BLV2				Zone A									Zone B	
				EUV per ha			4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
	Units	Site area	GIA sqm	€6,500 per sqm	€6,750 per sqm	€7,000 per sqm	€7,250 per sqm	€7,500 per sqm	€7,750 per sqm	€8,000 per sqm	€11,500 per sqm	€12,000 per sqm		
1	Very small residential (house) 1 unit	1	0.01	108	€ 1,687	€ 1,855	€ 2,022	€ 2,190	€ 2,358	€ 2,526	€ 2,694	€ 5,043	€ 5,379	
2	Very small residential (houses) 5 units	5	0.04	478	€ 1,758	€ 1,926	€ 2,094	€ 2,262	€ 2,430	€ 2,597	€ 2,765	€ 5,115	€ 5,450	
3	Very small residential (houses) 6 units	6	0.05	585	€ 1,759	€ 1,927	€ 2,095	€ 2,263	€ 2,430	€ 2,598	€ 2,766	€ 5,115	€ 5,451	
4	Very small residential (flats) 6 units	6	0.03	450	€ 888	€ 1,027	€ 1,165	€ 1,304	€ 1,442	€ 1,581	€ 1,719	€ 3,657	€ 3,934	
5	Small residential development (flats) 10 units	10	0.05	815	€ 554	€ 693	€ 831	€ 970	€ 1,108	€ 1,247	€ 1,385	€ 3,323	€ 3,600	
6	Small residential development (houses) 10 units	10	0.07	975	€ 1,717	€ 1,884	€ 2,052	€ 2,220	€ 2,388	€ 2,556	€ 2,723	€ 5,073	€ 5,408	
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 741	€ 880	€ 1,018	€ 1,157	€ 1,295	€ 1,433	€ 1,572	€ 3,510	€ 3,787	
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 1,900	€ 2,068	€ 2,235	€ 2,403	€ 2,571	€ 2,739	€ 2,907	€ 5,256	€ 5,591	
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 995	€ 1,137	€ 1,280	€ 1,421	€ 1,562	€ 1,704	€ 1,845	€ 3,822	€ 4,104	
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 712	€ 847	€ 982	€ 1,117	€ 1,252	€ 1,387	€ 1,523	€ 3,415	€ 3,684	
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ 218	€ 349	€ 481	€ 613	€ 745	€ 876	€ 1,008	€ 2,842	€ 3,103	
12	Large residential (flats) 100 units	100	0.13	8,400	€ -	€ -	€ 111	€ 238	€ 364	€ 491	€ 617	€ 2,382	€ 2,632	
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ 47	€ 174	€ 301	€ 428	€ 554	€ 679	€ 805	€ 2,553	€ 2,802	
14	Large residential (flats) 150 units	150	0.14	12,275	€ -	€ 103	€ 231	€ 359	€ 488	€ 616	€ 743	€ 2,514	€ 2,766	
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ 87	€ 210	€ 333	€ 456	€ 579	€ 701	€ 823	€ 2,516	€ 2,757	
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ -	€ 31	€ 143	€ 254	€ 1,794	€ 2,012	
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ -	€ 43	€ 159	€ 273	€ 387	€ 501	€ 2,062	€ 2,283	
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ -	€ -	€ 105	€ 211	€ 317	€ 1,757	€ 1,959	
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ -	€ -	€ 90	€ 198	€ 306	€ 413	€ 519	€ 1,954	€ 2,154	
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ -	€ -	€ 93	€ 197	€ 300	€ 402	€ 503	€ 1,849	€ 2,037	
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ -	€ 18	€ 119	€ 219	€ 317	€ 413	€ 507	€ 1,770	€ 1,947	
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ -	€ 29	€ 123	€ 214	€ 303	€ 390	€ 1,547	€ 1,709	
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 549	€ 684	€ 819	€ 955	€ 1,090	€ 1,225	€ 1,360	€ 3,252	€ 3,521	
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ -	€ 108	€ 233	€ 357	€ 481	€ 605	€ 728	€ 2,441	€ 2,685	
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ -	€ 74	€ 185	€ 295	€ 406	€ 516	€ 627	€ 2,167	€ 2,386	
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ -	€ -	€ -	€ 108	€ 218	€ 328	€ 439	€ 1,980	€ 2,199	
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 1,413	€ 1,630	

Table 6.7.9: Maximum CIL rates (before buffer), using £1.00 million per hectare benchmark land value – 30% affordable housing

Appraisal results - max CIL rates - BLV3				Zone A									Zone B	
				EUV per ha			1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Units	Site area	GIA sqm	€6,500 per sqm	€6,750 per sqm	€7,000 per sqm	€7,250 per sqm	€7,500 per sqm	€7,750 per sqm	€8,000 per sqm	€11,500 per sqm	€12,000 per sqm		
1	Very small residential (house) 1 unit	1	0.01	108	€ 2,037	€ 2,205	€ 2,372	€ 2,540	€ 2,708	€ 2,876	€ 3,044	€ 5,343	€ 5,678	
2	Very small residential (houses) 5 units	5	0.04	478	€ 2,050	€ 2,218	€ 2,386	€ 2,554	€ 2,721	€ 2,889	€ 3,057	€ 5,365	€ 5,700	
3	Very small residential (houses) 6 units	6	0.05	585	€ 2,051	€ 2,219	€ 2,386	€ 2,554	€ 2,722	€ 2,890	€ 3,058	€ 5,365	€ 5,701	
4	Very small residential (flats) 6 units	6	0.03	450	€ 1,083	€ 1,221	€ 1,360	€ 1,498	€ 1,637	€ 1,775	€ 1,914	€ 3,824	€ 4,101	
5	Small residential development (flats) 10 units	10	0.05	815	€ 832	€ 971	€ 1,109	€ 1,248	€ 1,386	€ 1,524	€ 1,663	€ 3,562	€ 3,838	
6	Small residential development (houses) 10 units	10	0.07	975	€ 2,074	€ 2,242	€ 2,409	€ 2,577	€ 2,745	€ 2,913	€ 3,081	€ 5,379	€ 5,715	
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 897	€ 1,036	€ 1,174	€ 1,313	€ 1,451	€ 1,590	€ 1,728	€ 3,644	€ 3,921	
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 2,138	€ 2,306	€ 2,473	€ 2,641	€ 2,809	€ 2,977	€ 3,145	€ 5,460	€ 5,796	
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 1,120	€ 1,262	€ 1,405	€ 1,546	€ 1,687	€ 1,829	€ 1,970	€ 3,929	€ 4,212	
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 851	€ 986	€ 1,121	€ 1,256	€ 1,391	€ 1,526	€ 1,662	€ 3,534	€ 3,803	
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ 322	€ 454	€ 585	€ 717	€ 849	€ 980	€ 1,112	€ 2,931	€ 3,193	
12	Large residential (flats) 100 units	100	0.13	8,400	€ -	€ 61	€ 189	€ 316	€ 442	€ 569	€ 695	€ 2,449	€ 2,699	
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ 172	€ 299	€ 426	€ 553	€ 679	€ 804	€ 930	€ 2,660	€ 2,909	
14	Large residential (flats) 150 units	150	0.14	12,275	€ 30	€ 158	€ 287	€ 415	€ 543	€ 671	€ 798	€ 2,562	€ 2,813	
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ 191	€ 314	€ 437	€ 560	€ 683	€ 805	€ 927	€ 2,605	€ 2,846	
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ -	€ 58	€ 171	€ 282	€ 1,818	€ 2,035	
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ 6	€ 122	€ 237	€ 352	€ 465	€ 579	€ 2,129	€ 2,350	
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ -	€ 25	€ 132	€ 238	€ 343	€ 1,780	€ 1,982	
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ -	€ 36	€ 146	€ 254	€ 362	€ 468	€ 575	€ 2,001	€ 2,201	
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ -	€ 43	€ 148	€ 252	€ 355	€ 458	€ 559	€ 1,897	€ 2,085	
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ -	€ 60	€ 161	€ 260	€ 358	€ 454	€ 549	€ 1,805	€ 1,982	
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ -	€ 66	€ 160	€ 251	€ 340	€ 427	€ 1,579	€ 1,740	
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 805	€ 941	€ 1,076	€ 1,211	€ 1,346	€ 1,481	€ 1,616	€ 3,472	€ 3,741	
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ 102	€ 227	€ 352	€ 476	€ 600	€ 724	€ 847	€ 2,543	€ 2,787	
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ 74	€ 185	€ 296	€ 406	€ 517	€ 627	€ 738	€ 2,263	€ 2,482	
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ 13	€ 125	€ 235	€ 346	€ 456	€ 567	€ 677	€ 2,184	€ 2,403	
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 1,493	€ 1,710	

Table 6.7.10: Maximum CIL rates (before buffer), using £10.25 million per hectare benchmark land value – 25% affordable housing

Appraisal results - max CIL rates - BLV1				Zone A								Zone B	
				EUV per ha		£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000
	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	€ 1,112	€ 1,280	€ 1,448	€ 1,615	€ 1,783	€ 1,951	€ 2,119	€ 4,468	€ 4,804
2	Very small residential (houses) 5 units	5	0.04	478	€ 1,279	€ 1,447	€ 1,615	€ 1,783	€ 1,950	€ 2,118	€ 2,286	€ 4,635	€ 4,971
3	Very small residential (houses) 6 units	6	0.05	585	€ 1,280	€ 1,448	€ 1,616	€ 1,784	€ 1,952	€ 2,119	€ 2,287	€ 4,636	€ 4,972
4	Very small residential (flats) 6 units	6	0.03	450	€ 569	€ 707	€ 846	€ 984	€ 1,123	€ 1,261	€ 1,400	€ 3,338	€ 3,615
5	Small residential development (flats) 10 units	10	0.05	815	€ 201	€ 339	€ 478	€ 616	€ 755	€ 893	€ 1,031	€ 2,970	€ 3,247
6	Small residential development (houses) 10 units	10	0.07	975	€ 1,190	€ 1,358	€ 1,526	€ 1,694	€ 1,862	€ 2,029	€ 2,197	€ 4,546	€ 4,882
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 561	€ 700	€ 838	€ 977	€ 1,115	€ 1,254	€ 1,392	€ 3,330	€ 3,607
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 1,544	€ 1,712	€ 1,879	€ 2,047	€ 2,215	€ 2,383	€ 2,551	€ 4,900	€ 5,236
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 848	€ 991	€ 1,133	€ 1,275	€ 1,416	€ 1,557	€ 1,698	€ 3,675	€ 3,958
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 557	€ 692	€ 827	€ 962	€ 1,097	€ 1,233	€ 1,368	€ 3,260	€ 3,528
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ 143	€ 275	€ 407	€ 539	€ 670	€ 802	€ 934	€ 2,767	€ 3,028
12	Large residential (flats) 100 units	100	0.13	8,400	€ -	€ -	€ 97	€ 223	€ 350	€ 476	€ 602	€ 2,366	€ 2,616
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ -	€ 74	€ 201	€ 327	€ 453	€ 578	€ 703	€ 2,451	€ 2,699
14	Large residential (flats) 150 units	150	0.14	12,275	€ -	€ 115	€ 243	€ 372	€ 500	€ 627	€ 754	€ 2,524	€ 2,775
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ 10	€ 133	€ 256	€ 379	€ 501	€ 623	€ 745	€ 2,437	€ 2,678
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ -	€ 96	€ 207	€ 318	€ 1,856	€ 2,073
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ -	€ 21	€ 136	€ 250	€ 364	€ 477	€ 2,035	€ 2,255
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ -	€ 58	€ 164	€ 269	€ 375	€ 1,810	€ 2,011
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ -	€ -	€ 94	€ 201	€ 308	€ 415	€ 520	€ 1,949	€ 2,150
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ -	€ -	€ 93	€ 196	€ 298	€ 400	€ 500	€ 1,840	€ 2,028
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ -	€ 35	€ 135	€ 234	€ 330	€ 425	€ 518	€ 1,776	€ 1,953
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ -	€ 53	€ 145	€ 234	€ 322	€ 408	€ 1,559	€ 1,721
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 225	€ 360	€ 495	€ 630	€ 765	€ 901	€ 1,036	€ 2,928	€ 3,197
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ -	€ 25	€ 149	€ 272	€ 396	€ 520	€ 643	€ 2,355	€ 2,599
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ -	€ -	€ 102	€ 212	€ 323	€ 433	€ 543	€ 2,083	€ 2,302
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ -	€ -	€ -	€ -	€ -	€ 63	€ 174	€ 1,714	€ 1,933
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 1,405	€ 1,622

Table 6.7.11: Maximum CIL rates (before buffer), using £4.55 million per hectare benchmark land value – 25% affordable housing

Appraisal results - max CIL rates - BLV2				Zone A									Zone B	
				EUV per ha			4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
	Units	Site area	GIA sqm	€6,500 per sqm	€6,750 per sqm	€7,000 per sqm	€7,250 per sqm	€7,500 per sqm	€7,750 per sqm	€8,000 per sqm	€11,500 per sqm	€12,000 per sqm		
1	Very small residential (house) 1 unit	1	0.01	108	€ 1,687	€ 1,855	€ 2,022	€ 2,190	€ 2,358	€ 2,526	€ 2,694	€ 5,043	€ 5,379	
2	Very small residential (houses) 5 units	5	0.04	478	€ 1,758	€ 1,926	€ 2,094	€ 2,262	€ 2,430	€ 2,597	€ 2,765	€ 5,115	€ 5,450	
3	Very small residential (houses) 6 units	6	0.05	585	€ 1,759	€ 1,927	€ 2,095	€ 2,263	€ 2,430	€ 2,598	€ 2,766	€ 5,115	€ 5,451	
4	Very small residential (flats) 6 units	6	0.03	450	€ 888	€ 1,027	€ 1,165	€ 1,304	€ 1,442	€ 1,581	€ 1,719	€ 3,657	€ 3,934	
5	Small residential development (flats) 10 units	10	0.05	815	€ 627	€ 765	€ 904	€ 1,042	€ 1,180	€ 1,319	€ 1,457	€ 3,396	€ 3,673	
6	Small residential development (houses) 10 units	10	0.07	975	€ 1,738	€ 1,906	€ 2,074	€ 2,241	€ 2,409	€ 2,577	€ 2,745	€ 5,094	€ 5,430	
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 801	€ 939	€ 1,078	€ 1,216	€ 1,355	€ 1,493	€ 1,632	€ 3,570	€ 3,847	
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 1,909	€ 2,077	€ 2,244	€ 2,412	€ 2,580	€ 2,748	€ 2,916	€ 5,265	€ 5,601	
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 1,040	€ 1,183	€ 1,325	€ 1,466	€ 1,608	€ 1,749	€ 1,890	€ 3,867	€ 4,149	
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 770	€ 905	€ 1,040	€ 1,175	€ 1,310	€ 1,445	€ 1,581	€ 3,473	€ 3,741	
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ 303	€ 435	€ 567	€ 698	€ 830	€ 962	€ 1,093	€ 2,927	€ 3,188	
12	Large residential (flats) 100 units	100	0.13	8,400	€ -	€ 90	€ 217	€ 343	€ 469	€ 596	€ 722	€ 2,486	€ 2,736	
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ 139	€ 266	€ 393	€ 519	€ 644	€ 770	€ 895	€ 2,642	€ 2,891	
14	Large residential (flats) 150 units	150	0.14	12,275	€ 71	€ 200	€ 328	€ 457	€ 585	€ 712	€ 839	€ 2,609	€ 2,861	
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ 170	€ 293	€ 415	€ 538	€ 661	€ 783	€ 904	€ 2,597	€ 2,838	
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ 26	€ 138	€ 250	€ 361	€ 1,898	€ 2,116	
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ 26	€ 141	€ 256	€ 370	€ 483	€ 597	€ 2,155	€ 2,375	
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ -	€ 98	€ 205	€ 310	€ 415	€ 1,851	€ 2,052	
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ -	€ 70	€ 179	€ 287	€ 393	€ 500	€ 606	€ 2,035	€ 2,235	
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ -	€ 74	€ 178	€ 281	€ 384	€ 485	€ 585	€ 1,925	€ 2,113	
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ -	€ 99	€ 199	€ 298	€ 394	€ 488	€ 582	€ 1,840	€ 2,017	
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ 16	€ 110	€ 202	€ 291	€ 378	€ 464	€ 1,616	€ 1,777	
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 618	€ 753	€ 888	€ 1,023	€ 1,159	€ 1,294	€ 1,429	€ 3,321	€ 3,590	
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ 82	€ 207	€ 331	€ 455	€ 579	€ 702	€ 826	€ 2,537	€ 2,781	
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ 51	€ 162	€ 272	€ 382	€ 493	€ 603	€ 714	€ 2,254	€ 2,473	
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ -	€ -	€ 97	€ 207	€ 318	€ 428	€ 539	€ 2,079	€ 2,298	
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ 17	€ 1,547	€ 1,764	

Table 6.7.12: Maximum CIL rates (before buffer), using £1.00 million per hectare benchmark land value – 25% affordable housing

Appraisal results - max CIL rates - BLV3				Zone A									Zone B	
				EUV per ha			1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Units	Site area	GIA sqm	€6,500 per sqm	€6,750 per sqm	€7,000 per sqm	€7,250 per sqm	€7,500 per sqm	€7,750 per sqm	€8,000 per sqm	€11,500 per sqm	€12,000 per sqm		
1	Very small residential (house) 1 unit	1	0.01	108	€ 2,037	€ 2,205	€ 2,372	€ 2,540	€ 2,708	€ 2,876	€ 3,044	€ 5,343	€ 5,678	
2	Very small residential (houses) 5 units	5	0.04	478	€ 2,050	€ 2,218	€ 2,386	€ 2,554	€ 2,721	€ 2,889	€ 3,057	€ 5,365	€ 5,700	
3	Very small residential (houses) 6 units	6	0.05	585	€ 2,051	€ 2,219	€ 2,386	€ 2,554	€ 2,722	€ 2,890	€ 3,058	€ 5,365	€ 5,701	
4	Very small residential (flats) 6 units	6	0.03	450	€ 1,083	€ 1,221	€ 1,360	€ 1,498	€ 1,637	€ 1,775	€ 1,914	€ 3,824	€ 4,101	
5	Small residential development (flats) 10 units	10	0.05	815	€ 886	€ 1,024	€ 1,163	€ 1,301	€ 1,440	€ 1,578	€ 1,717	€ 3,618	€ 3,895	
6	Small residential development (houses) 10 units	10	0.07	975	€ 2,071	€ 2,239	€ 2,407	€ 2,575	€ 2,743	€ 2,910	€ 3,078	€ 5,380	€ 5,715	
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 947	€ 1,085	€ 1,224	€ 1,362	€ 1,501	€ 1,639	€ 1,777	€ 3,695	€ 3,972	
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 2,131	€ 2,299	€ 2,467	€ 2,634	€ 2,802	€ 2,970	€ 3,138	€ 5,455	€ 5,791	
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 1,157	€ 1,299	€ 1,442	€ 1,583	€ 1,724	€ 1,865	€ 2,007	€ 3,967	€ 4,249	
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 899	€ 1,034	€ 1,170	€ 1,305	€ 1,440	€ 1,575	€ 1,710	€ 3,584	€ 3,853	
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ 400	€ 532	€ 664	€ 796	€ 927	€ 1,059	€ 1,191	€ 3,010	€ 3,271	
12	Large residential (flats) 100 units	100	0.13	8,400	€ 34	€ 162	€ 290	€ 416	€ 542	€ 669	€ 795	€ 2,548	€ 2,799	
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ 255	€ 382	€ 509	€ 635	€ 761	€ 886	€ 1,012	€ 2,742	€ 2,991	
14	Large residential (flats) 150 units	150	0.14	12,275	€ 123	€ 252	€ 380	€ 509	€ 637	€ 764	€ 891	€ 2,653	€ 2,905	
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ 267	€ 390	€ 513	€ 635	€ 758	€ 880	€ 1,002	€ 2,680	€ 2,921	
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ 52	€ 164	€ 276	€ 387	€ 1,921	€ 2,138	
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ 99	€ 214	€ 329	€ 443	€ 556	€ 670	€ 2,217	€ 2,437	
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ 16	€ 123	€ 229	€ 335	€ 440	€ 1,872	€ 2,073	
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ 13	€ 122	€ 231	€ 338	€ 445	€ 552	€ 657	€ 2,079	€ 2,279	
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ 20	€ 126	€ 230	€ 333	€ 435	€ 537	€ 637	€ 1,970	€ 2,158	
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ 37	€ 138	€ 238	€ 336	€ 433	€ 527	€ 621	€ 1,873	€ 2,050	
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ 50	€ 145	€ 236	€ 326	€ 413	€ 499	€ 1,646	€ 1,807	
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 857	€ 992	€ 1,128	€ 1,263	€ 1,398	€ 1,533	€ 1,668	€ 3,526	€ 3,795	
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ 193	€ 318	€ 442	€ 566	€ 690	€ 813	€ 937	€ 2,633	€ 2,876	
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ 155	€ 265	€ 376	€ 486	€ 597	€ 707	€ 818	€ 2,342	€ 2,561	
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ 98	€ 209	€ 319	€ 430	€ 540	€ 650	€ 761	€ 2,269	€ 2,488	
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ 103	€ 1,621	€ 1,838	

Table 6.7.13: Maximum CIL rates (before buffer), using £10.25 million per hectare benchmark land value – 20% affordable housing

Appraisal results - max CIL rates - BLV1				Zone A								Zone B	
				EUV per ha		£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000
Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm		
1	Very small residential (house) 1 unit	1	0.01	108	€ 1,112	€ 1,280	€ 1,448	€ 1,615	€ 1,783	€ 1,951	€ 2,119	€ 4,468	€ 4,804
2	Very small residential (houses) 5 units	5	0.04	478	€ 1,279	€ 1,447	€ 1,615	€ 1,783	€ 1,950	€ 2,118	€ 2,286	€ 4,635	€ 4,971
3	Very small residential (houses) 6 units	6	0.05	585	€ 1,280	€ 1,448	€ 1,616	€ 1,784	€ 1,952	€ 2,119	€ 2,287	€ 4,636	€ 4,972
4	Very small residential (flats) 6 units	6	0.03	450	€ 569	€ 707	€ 846	€ 984	€ 1,123	€ 1,261	€ 1,400	€ 3,338	€ 3,615
5	Small residential development (flats) 10 units	10	0.05	815	€ 201	€ 339	€ 478	€ 616	€ 755	€ 893	€ 1,031	€ 2,970	€ 3,247
6	Small residential development (houses) 10 units	10	0.07	975	€ 1,190	€ 1,358	€ 1,526	€ 1,694	€ 1,862	€ 2,029	€ 2,197	€ 4,546	€ 4,882
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 561	€ 700	€ 838	€ 977	€ 1,115	€ 1,254	€ 1,392	€ 3,330	€ 3,607
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 1,544	€ 1,712	€ 1,879	€ 2,047	€ 2,215	€ 2,383	€ 2,551	€ 4,900	€ 5,236
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 848	€ 991	€ 1,133	€ 1,275	€ 1,416	€ 1,557	€ 1,698	€ 3,675	€ 3,958
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 557	€ 692	€ 827	€ 962	€ 1,097	€ 1,233	€ 1,368	€ 3,260	€ 3,528
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ 143	€ 275	€ 407	€ 539	€ 670	€ 802	€ 934	€ 2,767	€ 3,028
12	Large residential (flats) 100 units	100	0.13	8,400	€ -	€ -	€ 97	€ 223	€ 350	€ 476	€ 602	€ 2,366	€ 2,616
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ -	€ 74	€ 201	€ 327	€ 453	€ 578	€ 703	€ 2,451	€ 2,699
14	Large residential (flats) 150 units	150	0.14	12,275	€ -	€ 115	€ 243	€ 372	€ 500	€ 627	€ 754	€ 2,524	€ 2,775
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ 10	€ 133	€ 256	€ 379	€ 501	€ 623	€ 745	€ 2,437	€ 2,678
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ -	€ 96	€ 207	€ 318	€ 1,856	€ 2,073
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ -	€ 21	€ 136	€ 250	€ 364	€ 477	€ 2,035	€ 2,255
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ -	€ 58	€ 164	€ 269	€ 375	€ 1,810	€ 2,011
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ -	€ -	€ 94	€ 201	€ 308	€ 415	€ 520	€ 1,949	€ 2,150
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ -	€ -	€ 93	€ 196	€ 298	€ 400	€ 500	€ 1,840	€ 2,028
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ -	€ 35	€ 135	€ 234	€ 330	€ 425	€ 518	€ 1,776	€ 1,953
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ -	€ 53	€ 145	€ 234	€ 322	€ 408	€ 1,559	€ 1,721
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 225	€ 360	€ 495	€ 630	€ 765	€ 901	€ 1,036	€ 2,928	€ 3,197
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ -	€ 25	€ 149	€ 272	€ 396	€ 520	€ 643	€ 2,355	€ 2,599
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ -	€ -	€ 102	€ 212	€ 323	€ 433	€ 543	€ 2,083	€ 2,302
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ -	€ -	€ -	€ -	€ -	€ 63	€ 174	€ 1,714	€ 1,933
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 1,405	€ 1,622

Table 6.7.14: Maximum CIL rates (before buffer), using £4.55 million per hectare benchmark land value – 20% affordable housing

Appraisal results - max CIL rates - BLV2				Zone A									Zone B	
				EUV per ha			4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
	Units	Site area	GIA sqm	€6,500 per sqm	€6,750 per sqm	€7,000 per sqm	€7,250 per sqm	€7,500 per sqm	€7,750 per sqm	€8,000 per sqm	€11,500 per sqm	€12,000 per sqm		
1	Very small residential (house) 1 unit	1	0.01	108	€ 1,687	€ 1,855	€ 2,022	€ 2,190	€ 2,358	€ 2,526	€ 2,694	€ 5,043	€ 5,379	
2	Very small residential (houses) 5 units	5	0.04	478	€ 1,758	€ 1,926	€ 2,094	€ 2,262	€ 2,430	€ 2,597	€ 2,765	€ 5,115	€ 5,450	
3	Very small residential (houses) 6 units	6	0.05	585	€ 1,759	€ 1,927	€ 2,095	€ 2,263	€ 2,430	€ 2,598	€ 2,766	€ 5,115	€ 5,451	
4	Very small residential (flats) 6 units	6	0.03	450	€ 888	€ 1,027	€ 1,165	€ 1,304	€ 1,442	€ 1,581	€ 1,719	€ 3,657	€ 3,934	
5	Small residential development (flats) 10 units	10	0.05	815	€ 627	€ 765	€ 904	€ 1,042	€ 1,180	€ 1,319	€ 1,457	€ 3,396	€ 3,673	
6	Small residential development (houses) 10 units	10	0.07	975	€ 1,738	€ 1,906	€ 2,074	€ 2,241	€ 2,409	€ 2,577	€ 2,745	€ 5,094	€ 5,430	
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 801	€ 939	€ 1,078	€ 1,216	€ 1,355	€ 1,493	€ 1,632	€ 3,570	€ 3,847	
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 1,909	€ 2,077	€ 2,244	€ 2,412	€ 2,580	€ 2,748	€ 2,916	€ 5,265	€ 5,601	
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 1,040	€ 1,183	€ 1,325	€ 1,466	€ 1,608	€ 1,749	€ 1,890	€ 3,867	€ 4,149	
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 770	€ 905	€ 1,040	€ 1,175	€ 1,310	€ 1,445	€ 1,581	€ 3,473	€ 3,741	
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ 303	€ 435	€ 567	€ 698	€ 830	€ 962	€ 1,093	€ 2,927	€ 3,188	
12	Large residential (flats) 100 units	100	0.13	8,400	€ -	€ 90	€ 217	€ 343	€ 469	€ 596	€ 722	€ 2,486	€ 2,736	
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ 139	€ 266	€ 393	€ 519	€ 644	€ 770	€ 895	€ 2,642	€ 2,891	
14	Large residential (flats) 150 units	150	0.14	12,275	€ 71	€ 200	€ 328	€ 457	€ 585	€ 712	€ 839	€ 2,609	€ 2,861	
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ 170	€ 293	€ 415	€ 538	€ 661	€ 783	€ 904	€ 2,597	€ 2,838	
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ 26	€ 138	€ 250	€ 361	€ 1,898	€ 2,116	
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ 26	€ 141	€ 256	€ 370	€ 483	€ 597	€ 2,155	€ 2,375	
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ -	€ 98	€ 205	€ 310	€ 415	€ 1,851	€ 2,052	
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ -	€ 70	€ 179	€ 287	€ 393	€ 500	€ 606	€ 2,035	€ 2,235	
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ -	€ 74	€ 178	€ 281	€ 384	€ 485	€ 585	€ 1,925	€ 2,113	
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ -	€ 99	€ 199	€ 298	€ 394	€ 488	€ 582	€ 1,840	€ 2,017	
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ 16	€ 110	€ 202	€ 291	€ 378	€ 464	€ 1,616	€ 1,777	
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 618	€ 753	€ 888	€ 1,023	€ 1,159	€ 1,294	€ 1,429	€ 3,321	€ 3,590	
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ 82	€ 207	€ 331	€ 455	€ 579	€ 702	€ 826	€ 2,537	€ 2,781	
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ 51	€ 162	€ 272	€ 382	€ 493	€ 603	€ 714	€ 2,254	€ 2,473	
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ -	€ -	€ 97	€ 207	€ 318	€ 428	€ 539	€ 2,079	€ 2,298	
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ 17	€ 1,547	€ 1,764	

Table 6.7.15: Maximum CIL rates (before buffer), using £1.00 million per hectare benchmark land value – 20% affordable housing

Appraisal results - max CIL rates - BLV3				Zone A									Zone B	
				EUV per ha			1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Units	Site area	GIA sqm	€6,500 per sqm	€6,750 per sqm	€7,000 per sqm	€7,250 per sqm	€7,500 per sqm	€7,750 per sqm	€8,000 per sqm	€8,000 per sqm	€11,500 per sqm	€12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	€ 2,037	€ 2,205	€ 2,372	€ 2,540	€ 2,708	€ 2,876	€ 3,044	€ 5,343	€ 5,678	
2	Very small residential (houses) 5 units	5	0.04	478	€ 2,050	€ 2,218	€ 2,386	€ 2,554	€ 2,721	€ 2,889	€ 3,057	€ 5,365	€ 5,700	
3	Very small residential (houses) 6 units	6	0.05	585	€ 2,051	€ 2,219	€ 2,386	€ 2,554	€ 2,722	€ 2,890	€ 3,058	€ 5,365	€ 5,701	
4	Very small residential (flats) 6 units	6	0.03	450	€ 1,083	€ 1,221	€ 1,360	€ 1,498	€ 1,637	€ 1,775	€ 1,914	€ 3,824	€ 4,101	
5	Small residential development (flats) 10 units	10	0.05	815	€ 886	€ 1,024	€ 1,163	€ 1,301	€ 1,440	€ 1,578	€ 1,717	€ 3,618	€ 3,895	
6	Small residential development (houses) 10 units	10	0.07	975	€ 2,071	€ 2,239	€ 2,407	€ 2,575	€ 2,743	€ 2,910	€ 3,078	€ 5,380	€ 5,715	
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 947	€ 1,085	€ 1,224	€ 1,362	€ 1,501	€ 1,639	€ 1,777	€ 3,695	€ 3,972	
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 2,131	€ 2,299	€ 2,467	€ 2,634	€ 2,802	€ 2,970	€ 3,138	€ 5,455	€ 5,791	
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 1,157	€ 1,299	€ 1,442	€ 1,583	€ 1,724	€ 1,865	€ 2,007	€ 3,967	€ 4,249	
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 899	€ 1,034	€ 1,170	€ 1,305	€ 1,440	€ 1,575	€ 1,710	€ 3,584	€ 3,853	
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ 400	€ 532	€ 664	€ 796	€ 927	€ 1,059	€ 1,191	€ 3,010	€ 3,271	
12	Large residential (flats) 100 units	100	0.13	8,400	€ 34	€ 162	€ 290	€ 416	€ 542	€ 669	€ 795	€ 2,548	€ 2,799	
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ 255	€ 382	€ 509	€ 635	€ 761	€ 886	€ 1,012	€ 2,742	€ 2,991	
14	Large residential (flats) 150 units	150	0.14	12,275	€ 123	€ 252	€ 380	€ 509	€ 637	€ 764	€ 891	€ 2,653	€ 2,905	
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ 267	€ 390	€ 513	€ 635	€ 758	€ 880	€ 1,002	€ 2,680	€ 2,921	
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ 52	€ 164	€ 276	€ 387	€ 1,921	€ 2,138	
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ 99	€ 214	€ 329	€ 443	€ 556	€ 670	€ 2,217	€ 2,437	
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ 16	€ 123	€ 229	€ 335	€ 440	€ 1,872	€ 2,073	
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ 13	€ 122	€ 231	€ 338	€ 445	€ 552	€ 657	€ 2,079	€ 2,279	
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ 20	€ 126	€ 230	€ 333	€ 435	€ 537	€ 637	€ 1,970	€ 2,158	
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ 37	€ 138	€ 238	€ 336	€ 433	€ 527	€ 621	€ 1,873	€ 2,050	
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ 50	€ 145	€ 236	€ 326	€ 413	€ 499	€ 1,646	€ 1,807	
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 857	€ 992	€ 1,128	€ 1,263	€ 1,398	€ 1,533	€ 1,668	€ 3,526	€ 3,795	
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ 193	€ 318	€ 442	€ 566	€ 690	€ 813	€ 937	€ 2,633	€ 2,876	
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ 155	€ 265	€ 376	€ 486	€ 597	€ 707	€ 818	€ 2,342	€ 2,561	
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ 98	€ 209	€ 319	€ 430	€ 540	€ 650	€ 761	€ 2,269	€ 2,488	
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ 103	€ 1,621	€ 1,838	

Table 6.7.16: Maximum CIL rates (before buffer), commercial development

Appraisal results - max CIL rates - BLV1			EUV per ha		£10,250,000	£4,550,000	£1,000,000
		Site area	GIA sqm				
28	Offices	0.01	108	£ -	£ -	£ 63	
29	Offices	0.04	478	£ -	£ -	£ 45	
30	Industrial	0.05	585	£ -	£ -	£ -	
31	Industrial	0.03	450	£ -	£ -	£ -	
32	Storage	0.05	815	£ -	£ -	£ 80	
33	Storage	0.07	975	£ -	£ -	£ -	
34	Leisure	0.05	1,675	£ -	£ -	£ -	
35	Leisure	0.07	1,413	£ -	£ -	£ -	
36	Retail (small scale comparison)	0.10	4,140	£ 493	£ 1,098	£ 1,414	
37	Retail (small scale comparison)	0.12	4,150	£ 494	£ 1,099	£ 1,415	
38	Retail (medium scale comparison)	0.17	8,400	£ 292	£ 1,010	£ 1,385	
39	Retail (medium scale comparison)	0.13	8,400	£ 762	£ 1,241	£ 1,491	
40	Retail (large scale comparison)	0.32	12,725	£ 906	£ 1,316	£ 1,531	
41	Retail (large scale comparison)	0.14	12,275	£ 971	£ 1,381	£ 1,596	
42	Retail (large scale comparison)	0.43	20,875	£ 915	£ 1,357	£ 1,588	
43	Retail (convenience)	0.11	19,865	£ -	£ 738	£ 1,167	
44	Retail (convenience)	0.65	41,500	£ 15	£ 782	£ 1,182	
45	Retail (convenience)	0.33	62,375	£ 302	£ 908	£ 1,224	
46	Hotel	0.93	84,000	£ 353	£ 558	£ 665	
47	Hotel	1.40	126,000	£ 496	£ 623	£ 690	
48	Hotel -budget	1.38	165,500	£ 497	£ 618	£ 681	
49	Student	1.51	203,750	£ 194	£ 337	£ 412	
50	Student	0.26	4,975	£ 236	£ 356	£ 419	

Table 6.8.1: Alternative CIL rates – Sales values £8,000 per sqm – change in residual land value (appraisals assume 30% affordable housing)

LP Ref	Site	Units	Adopted	Alternative 1	Alternative 2	Alternative 3
1	Very small residential (house) 1 unit	1	318,360	316,120	313,696	308,850
2	Very small residential (houses) 5 units	5	1,412,582	1,402,633	1,391,868	1,370,341
3	Very small residential (houses) 6 units	6	1,730,962	1,718,773	1,705,586	1,679,211
4	Very small residential (flats) 6 units	6	804,343	794,983	784,856	764,602
5	Small residential development (flats) 10 units	10	890,286	878,418	865,579	839,902
6	Small residential development (houses) 10 units	10	2,047,917	2,033,697	2,018,312	1,987,541
7	Small residential development (flats) 15 units	15	1,865,528	1,841,138	1,814,751	1,761,978
8	Small residential development (houses) 15 units	15	2,996,495	2,975,894	2,953,605	2,909,027
9	Medium residential dev (flats and houses) 50 units	50	5,293,300	5,233,909	5,169,654	5,041,145
10	Medium residential development (flats) 50 units	50	4,422,282	4,362,798	4,298,442	4,169,730
11	Large residential (flats and houses) 100 units	100	5,665,318	5,545,217	5,415,282	5,155,410
12	Large residential (flats) 100 units	100	3,169,282	3,049,182	2,919,246	2,659,373
13	Large residential (flats and houses) 150 units	150	7,034,549	6,855,451	6,661,684	6,274,152
14	Large residential (flats) 150 units	150	5,481,329	5,306,119	5,116,560	4,737,442
15	Large residential (flats and houses) 250 units	250	11,444,391	11,151,566	10,834,761	10,201,149
16	Large residential (flats) 250 units	250	1,572,315	1,289,716	983,972	372,484
17	Large residential (flats) 500 units	500	12,541,416	11,977,300	11,366,982	10,132,631
18	Large residential (flats) 750 units	750	7,899,527	7,041,093	6,112,353	4,254,874
19	Large residential (flats) 1,000 units	1000	25,068,424	23,963,801	22,753,797	20,329,791
20	Large residential (flats) 1,500 units	1500	36,564,735	34,936,380	33,174,663	29,632,262
21	Large residential (flats) 2,000 units	2000	47,330,078	45,257,468	43,015,112	38,483,784
22	Large residential (flats) 2,500 units	2500	41,299,264	38,798,821	36,085,833	30,593,259
23	Estate regeneration (small) 50 houses	50	5,261,469	5,190,160	5,113,010	4,958,712
24	Estate regeneration (large) 250 flats	250	9,082,200	8,828,447	8,553,912	8,004,842
25	Older person's housing scheme (50 flats)	50	1,550,718	1,497,013	1,438,908	1,322,700
26	Older person's housing schme (25 houses, 25 flats)	50	1,486,597	1,432,891	1,374,787	1,258,578

LP Ref	Site	Units	Adopted	Alternative 1	Alternative 2	Alternative 3
27	Older person's housing scheme (75 flats)	75	-690,504	-769,610	-855,195	-1,026,365
28	Offices	0	441,739	401,577	361,416	321,254
29	Offices	0	625,078	545,990	466,900	387,812
30	Industrial	0	878,642	827,652	776,663	725,673
31	Industrial	0	878,642	827,652	776,663	725,673
32	Storage	0	1,952,759	1,901,769	1,850,781	1,799,791
33	Storage	0	1,290,556	1,239,566	1,188,578	1,137,588
34	Leisure	0	-1,230,553	-1,230,553	-1,230,553	-1,230,553
35	Leisure	0	-1,713,592	-1,713,592	-1,713,592	-1,713,592
36	Retail (small scale comparison)	0	159,557	157,238	154,727	149,707
37	Retail (small scale comparison)	0	319,136	314,496	309,476	299,436
38	Retail (medium scale comparison)	0	1,196,770	1,179,370	1,160,543	1,122,892
39	Retail (medium scale comparison)	0	1,229,328	1,211,927	1,193,101	1,155,450
40	Retail (large scale comparison)	0	1,660,854	1,637,653	1,612,552	1,562,350
41	Retail (large scale comparison)	0	4,315,131	4,257,129	4,194,377	4,068,871
42	Retail (large scale comparison)	0	6,904,210	6,811,406	6,711,002	6,510,192
43	Retail (convenience)	0	4,215,006	4,145,403	4,070,100	3,919,492
44	Retail (convenience)	0	2,107,503	2,072,702	2,035,050	1,959,746
45	Retail (convenience)	0	351,250	345,450	339,175	326,624
46	Hotel	0	2,226,733	2,157,130	2,081,826	1,931,220
47	Hotel	0	5,226,139	5,063,731	4,888,023	4,536,607
48	Hotel -budget	0	2,760,594	2,673,591	2,579,461	2,391,203
49	Student	0	2,365,707	2,249,702	2,124,196	1,873,184
50	Student	0	4,139,986	3,936,978	3,717,343	3,278,072

Table 6.8.2: Alternative CIL rates – sales values of £8,000 per sqm – change in residual land value (appraisals assume 30% affordable housing) – percentage change in residual land values

LP Ref	Site	No of units	Adopted	Alt 1	Alt 2	Alt 3
1	Very small residential (house) 1 unit	1	0.00%	0.70%	1.46%	2.99%
2	Very small residential (houses) 5 units	5	0.00%	0.70%	1.47%	2.99%
3	Very small residential (houses) 6 units	6	0.00%	0.70%	1.47%	2.99%
4	Very small residential (flats) 6 units	6	0.00%	1.16%	2.42%	4.94%
5	Small residential development (flats) 10 units	10	0.00%	1.33%	2.78%	5.66%
6	Small residential development (houses) 10 units	10	0.00%	0.69%	1.45%	2.95%
7	Small residential development (flats) 15 units	15	0.00%	1.31%	2.72%	5.55%
8	Small residential development (houses) 15 units	15	0.00%	0.69%	1.43%	2.92%
9	Medium residential dev (flats and houses) 50 units	50	0.00%	1.12%	2.34%	4.76%
10	Medium residential development (flats) 50 units	50	0.00%	1.35%	2.80%	5.71%
11	Large residential (flats and houses) 100 units	100	0.00%	2.12%	4.41%	9.00%
12	Large residential (flats) 100 units	100	0.00%	3.79%	7.89%	16.09%
13	Large residential (flats and houses) 150 units	150	0.00%	2.55%	5.30%	10.81%
14	Large residential (flats) 150 units	150	0.00%	3.20%	6.65%	13.57%
15	Large residential (flats and houses) 250 units	250	0.00%	2.56%	5.33%	10.86%
16	Large residential (flats) 250 units	250	0.00%	17.97%	37.42%	76.31%
17	Large residential (flats) 500 units	500	0.00%	4.50%	9.36%	19.21%
18	Large residential (flats) 750 units	750	0.00%	10.87%	22.62%	46.14%
19	Large residential (flats) 1,000 units	1000	0.00%	4.41%	9.23%	18.90%
20	Large residential (flats) 1,500 units	1500	0.00%	4.45%	9.27%	18.96%
21	Large residential (flats) 2,000 units	2000	0.00%	4.38%	9.12%	18.69%
22	Large residential (flats) 2,500 units	2500	0.00%	6.05%	12.62%	25.92%
23	Estate regeneration (small) 50 houses	50	0.00%	1.36%	2.82%	5.75%
24	Estate regeneration (large) 250 flats	250	0.00%	2.79%	5.82%	11.86%
25	Older person's housing scheme (50 flats)	50	0.00%	3.46%	7.21%	14.70%
26	Older person's housing schme (25 houses, 25 flats)	50	0.00%	3.61%	7.52%	15.34%

LP Ref	Site	No of units	Adopted	Alt 1	Alt 2	Alt 3
27	Older person's housing scheme (75 flats)	75	0.00%	-11.46%	-23.85%	-48.64%
28	Offices	0	0.00%	9.09%	18.18%	27.28%
29	Offices	0	0.00%	12.65%	25.31%	37.96%
30	Industrial	0	0.00%	5.80%	11.61%	17.41%
31	Industrial	0	0.00%	5.80%	11.61%	17.41%
32	Storage	0	0.00%	2.61%	5.22%	7.83%
33	Storage	0	0.00%	3.95%	7.90%	11.85%
34	Leisure	0	0.00%	0.00%	0.00%	0.00%
35	Leisure	0	0.00%	0.00%	0.00%	0.00%
36	Retail (small scale comparison)	0	0.00%	1.45%	3.03%	6.17%
37	Retail (small scale comparison)	0	0.00%	1.45%	3.03%	6.17%
38	Retail (medium scale comparison)	0	0.00%	1.45%	3.03%	6.17%
39	Retail (medium scale comparison)	0	0.00%	1.42%	2.95%	6.01%
40	Retail (large scale comparison)	0	0.00%	1.40%	2.91%	5.93%
41	Retail (large scale comparison)	0	0.00%	1.34%	2.80%	5.71%
42	Retail (large scale comparison)	0	0.00%	1.34%	2.80%	5.71%
43	Retail (convenience)	0	0.00%	1.65%	3.44%	7.01%
44	Retail (convenience)	0	0.00%	1.65%	3.44%	7.01%
45	Retail (convenience)	0	0.00%	1.65%	3.44%	7.01%
46	Hotel	0	0.00%	3.13%	6.51%	13.27%
47	Hotel	0	0.00%	3.11%	6.47%	13.19%
48	Hotel -budget	0	0.00%	3.15%	6.56%	13.38%
49	Student	0	0.00%	4.90%	10.21%	20.82%
50	Student	0	0.00%	4.90%	10.21%	20.82%

Table 6.8.3: Alternative CIL rates – Sales values £12,000 per sqm – change in residual land value (appraisals assume 30% affordable housing)

LP Ref	Site	No of units	Adopted	Alternative 1	Alternative 2	Alternative 3
1	Very small residential (house) 1 unit	1	606,988	604,748	597,478	592,632
2	Very small residential (houses) 5 units	5	2,694,628	2,684,679	2,652,387	2,630,859
3	Very small residential (houses) 6 units	6	3,301,636	3,289,447	3,249,885	3,223,510
4	Very small residential (flats) 6 units	6	1,801,192	1,791,832	1,761,451	1,741,197
5	Small residential development (flats) 10 units	10	2,154,069	2,142,202	2,103,685	2,078,008
6	Small residential development (houses) 10 units	10	3,880,371	3,866,150	3,819,995	3,789,224
7	Small residential development (flats) 15 units	15	4,462,874	4,438,484	4,359,325	4,306,551
8	Small residential development (houses) 15 units	15	5,651,202	5,630,602	5,563,735	5,519,158
9	Medium residential dev (flats and houses) 50 units	50	11,841,367	11,781,976	11,589,212	11,460,703
10	Medium residential development (flats) 50 units	50	10,704,900	10,645,416	10,452,348	10,323,636
11	Large residential (flats and houses) 100 units	100	18,000,596	17,882,172	17,497,803	17,241,557
12	Large residential (flats) 100 units	100	15,034,153	14,915,730	14,531,361	14,275,116
13	Large residential (flats and houses) 150 units	150	24,843,444	24,666,845	24,093,658	23,711,532
14	Large residential (flats) 150 units	150	22,888,978	22,718,624	22,165,707	21,797,094
15	Large residential (flats and houses) 250 units	250	39,756,016	39,471,306	38,547,227	37,931,174
16	Large residential (flats) 250 units	250	26,088,441	25,813,673	24,921,860	24,327,318
17	Large residential (flats) 500 units	500	64,502,113	63,961,283	62,205,910	61,035,662
18	Large residential (flats) 750 units	750	80,047,129	79,246,937	76,634,990	74,879,034
19	Large residential (flats) 1,000 units	1000	122,093,789	121,078,480	117,783,090	115,586,163
20	Large residential (flats) 1,500 units	1500	173,586,306	172,151,392	167,494,095	164,374,291
21	Large residential (flats) 2,000 units	2000	216,313,117	214,537,338	208,742,240	204,845,437
22	Large residential (flats) 2,500 units	2500	232,442,917	230,353,972	223,554,064	218,970,042
23	Estate regeneration (small) 50 houses	50	12,793,041	12,721,732	12,490,283	12,335,984
24	Estate regeneration (large) 250 flats	250	34,228,595	33,981,874	33,181,092	32,647,238
25	Older person's housing scheme (50 flats)	50	6,176,447	6,123,491	5,951,609	5,837,023
26	Older person's housing schme (25 houses, 25 flats)	50	6,113,220	6,060,264	5,888,383	5,773,796

LP Ref	Site	No of units	Adopted	Alternative 1	Alternative 2	Alternative 3
27	Older person's housing scheme (75 flats)	75	5,919,337	5,843,496	5,597,340	5,433,237
28	Offices	0	441,739	401,577	361,416	321,254
29	Offices	0	625,078	545,990	466,900	387,812
30	Industrial	0	878,642	827,652	776,663	725,673
31	Industrial	0	878,642	827,652	776,663	725,673
32	Storage	0	1,952,759	1,901,769	1,850,781	1,799,791
33	Storage	0	1,290,556	1,239,566	1,188,578	1,137,588
34	Leisure	0	-1,230,553	-1,230,553	-1,230,553	-1,230,553
35	Leisure	0	-1,713,592	-1,713,592	-1,713,592	-1,713,592
36	Retail (small scale comparison)	0	159,557	157,238	154,727	149,707
37	Retail (small scale comparison)	0	319,136	314,496	309,476	299,436
38	Retail (medium scale comparison)	0	1,196,770	1,179,370	1,160,543	1,122,892
39	Retail (medium scale comparison)	0	1,229,328	1,211,927	1,193,101	1,155,450
40	Retail (large scale comparison)	0	1,660,854	1,637,653	1,612,552	1,562,350
41	Retail (large scale comparison)	0	4,315,131	4,257,129	4,194,377	4,068,871
42	Retail (large scale comparison)	0	6,904,210	6,811,406	6,711,002	6,510,192
43	Retail (convenience)	0	4,215,006	4,145,403	4,070,100	3,919,492
44	Retail (convenience)	0	2,107,503	2,072,702	2,035,050	1,959,746
45	Retail (convenience)	0	351,250	345,450	339,175	326,624
46	Hotel	0	2,226,733	2,157,130	2,081,826	1,931,220
47	Hotel	0	5,226,139	5,063,731	4,888,023	4,536,607
48	Hotel -budget	0	2,760,594	2,673,591	2,579,461	2,391,203
49	Student	0	2,365,707	2,249,702	1,873,184	1,622,172
50	Student	0	4,139,986	3,936,978	3,278,072	2,838,802

Table 6.8.4: Alternative CIL rates – sales values of £12,000 per sqm – change in residual land value (appraisals assume 30% affordable housing) – percentage change in residual land values

LP Ref	Site	No of units	Adopted	Alt 1	Alt 2	Alt 3
1	Very small residential (house) 1 unit	1	0.00%	0.37%	1.57%	2.37%
2	Very small residential (houses) 5 units	5	0.00%	0.37%	1.57%	2.37%
3	Very small residential (houses) 6 units	6	0.00%	0.37%	1.57%	2.37%
4	Very small residential (flats) 6 units	6	0.00%	0.52%	2.21%	3.33%
5	Small residential development (flats) 10 units	10	0.00%	0.55%	2.34%	3.53%
6	Small residential development (houses) 10 units	10	0.00%	0.37%	1.56%	2.35%
7	Small residential development (flats) 15 units	15	0.00%	0.55%	2.32%	3.50%
8	Small residential development (houses) 15 units	15	0.00%	0.36%	1.55%	2.34%
9	Medium residential dev (flats and houses) 50 units	50	0.00%	0.50%	2.13%	3.21%
10	Medium residential development (flats) 50 units	50	0.00%	0.56%	2.36%	3.56%
11	Large residential (flats and houses) 100 units	100	0.00%	0.66%	2.79%	4.22%
12	Large residential (flats) 100 units	100	0.00%	0.79%	3.34%	5.05%
13	Large residential (flats and houses) 150 units	150	0.00%	0.71%	3.02%	4.56%
14	Large residential (flats) 150 units	150	0.00%	0.74%	3.16%	4.77%
15	Large residential (flats and houses) 250 units	250	0.00%	0.72%	3.04%	4.59%
16	Large residential (flats) 250 units	250	0.00%	1.05%	4.47%	6.75%
17	Large residential (flats) 500 units	500	0.00%	0.84%	3.56%	5.37%
18	Large residential (flats) 750 units	750	0.00%	1.00%	4.26%	6.46%
19	Large residential (flats) 1,000 units	1000	0.00%	0.83%	3.53%	5.33%
20	Large residential (flats) 1,500 units	1500	0.00%	0.83%	3.51%	5.31%
21	Large residential (flats) 2,000 units	2000	0.00%	0.82%	3.50%	5.30%
22	Large residential (flats) 2,500 units	2500	0.00%	0.90%	3.82%	5.80%
23	Estate regeneration (small) 50 houses	50	0.00%	0.56%	2.37%	3.57%
24	Estate regeneration (large) 250 flats	250	0.00%	0.72%	3.06%	4.62%

LP Ref	Site	No of units	Adopted	Alt 1	Alt 2	Alt 3
25	Older person's housing scheme (50 flats)	50	0.00%	0.86%	3.64%	5.50%
26	Older person's housing schme (25 houses, 25 flats)	50	0.00%	0.87%	3.68%	5.55%
27	Older person's housing scheme (75 flats)	75	0.00%	1.28%	5.44%	8.21%
28	Offices	0	0.00%	9.09%	18.18%	27.28%
29	Offices	0	0.00%	12.65%	25.31%	37.96%
30	Industrial	0	0.00%	5.80%	11.61%	17.41%
31	Industrial	0	0.00%	5.80%	11.61%	17.41%
32	Storage	0	0.00%	2.61%	5.22%	7.83%
33	Storage	0	0.00%	3.95%	7.90%	11.85%
34	Leisure	0	0.00%	0.00%	0.00%	0.00%
35	Leisure	0	0.00%	0.00%	0.00%	0.00%
36	Retail (smalll scale comparison)	0	0.00%	1.45%	3.03%	6.17%
37	Retail (smalll scale comparison)	0	0.00%	1.45%	3.03%	6.17%
38	Retail (medium scale comparison)	0	0.00%	1.45%	3.03%	6.17%
39	Retail (medium scale comparison)	0	0.00%	1.42%	2.95%	6.01%
40	Retail (large scale comparison)	0	0.00%	1.40%	2.91%	5.93%
41	Retail (large scale comparison)	0	0.00%	1.34%	2.80%	5.71%
42	Retail (large scale comparison)	0	0.00%	1.34%	2.80%	5.71%
43	Retail (convenience)	0	0.00%	1.65%	3.44%	7.01%
44	Retail (convenience)	0	0.00%	1.65%	3.44%	7.01%
45	Retail (convenience)	0	0.00%	1.65%	3.44%	7.01%
46	Hotel	0	0.00%	3.13%	6.51%	13.27%
47	Hotel	0	0.00%	3.11%	6.47%	13.19%
48	Hotel -budget	0	0.00%	3.15%	6.56%	13.38%
49	Student	0	0.00%	4.90%	20.82%	31.43%
50	Student	0	0.00%	4.90%	20.82%	31.43%

Figure 6.9.1: Percentage impact on residual land values of three alternative CIL rates (residential; sales values of £8,000 per square metre, 30% affordable housing)

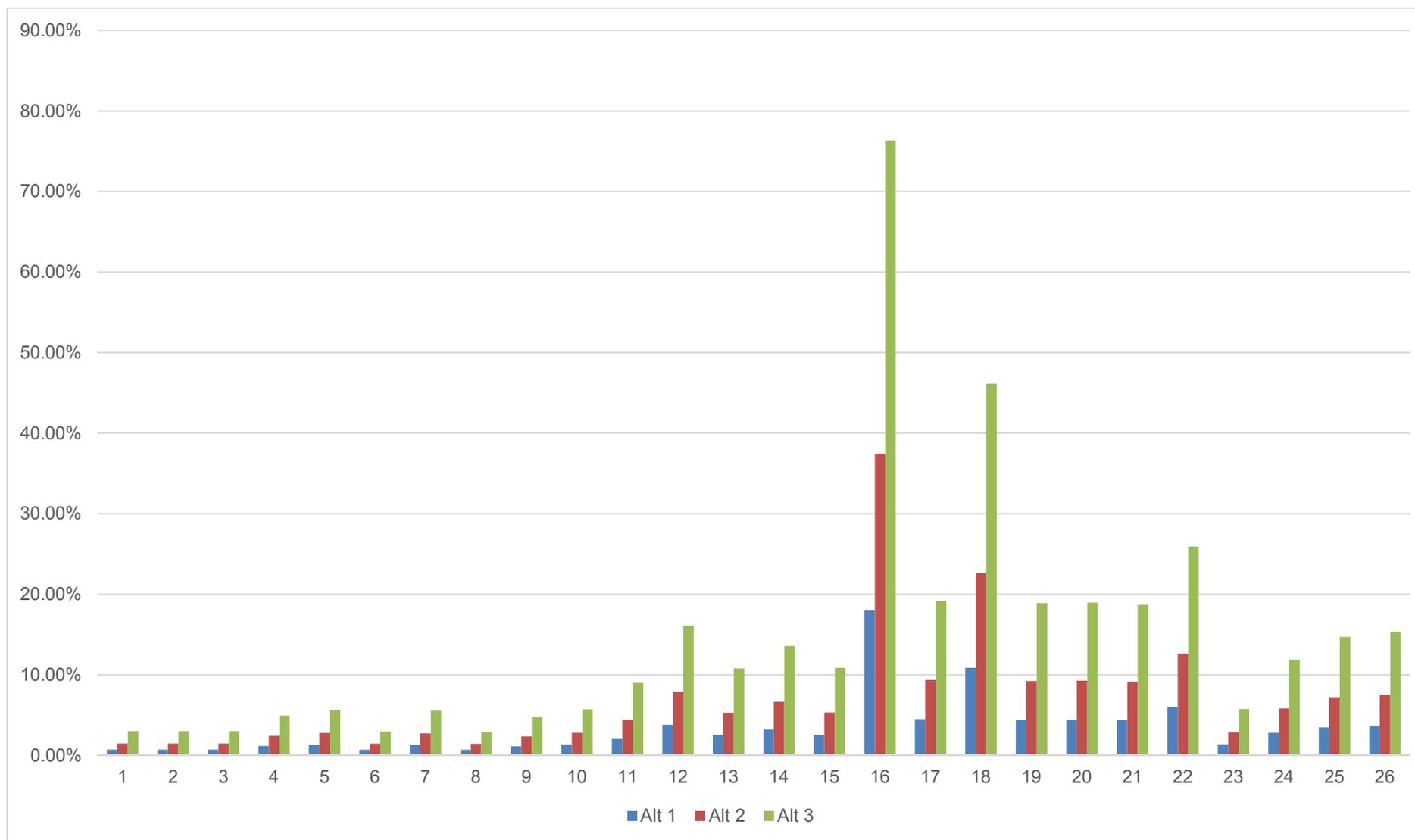


Figure 6.9.2: Percentage impact on residual land values of three alternative CIL rates (residential; sales values of £12,000 per square metre, 30% affordable housing)

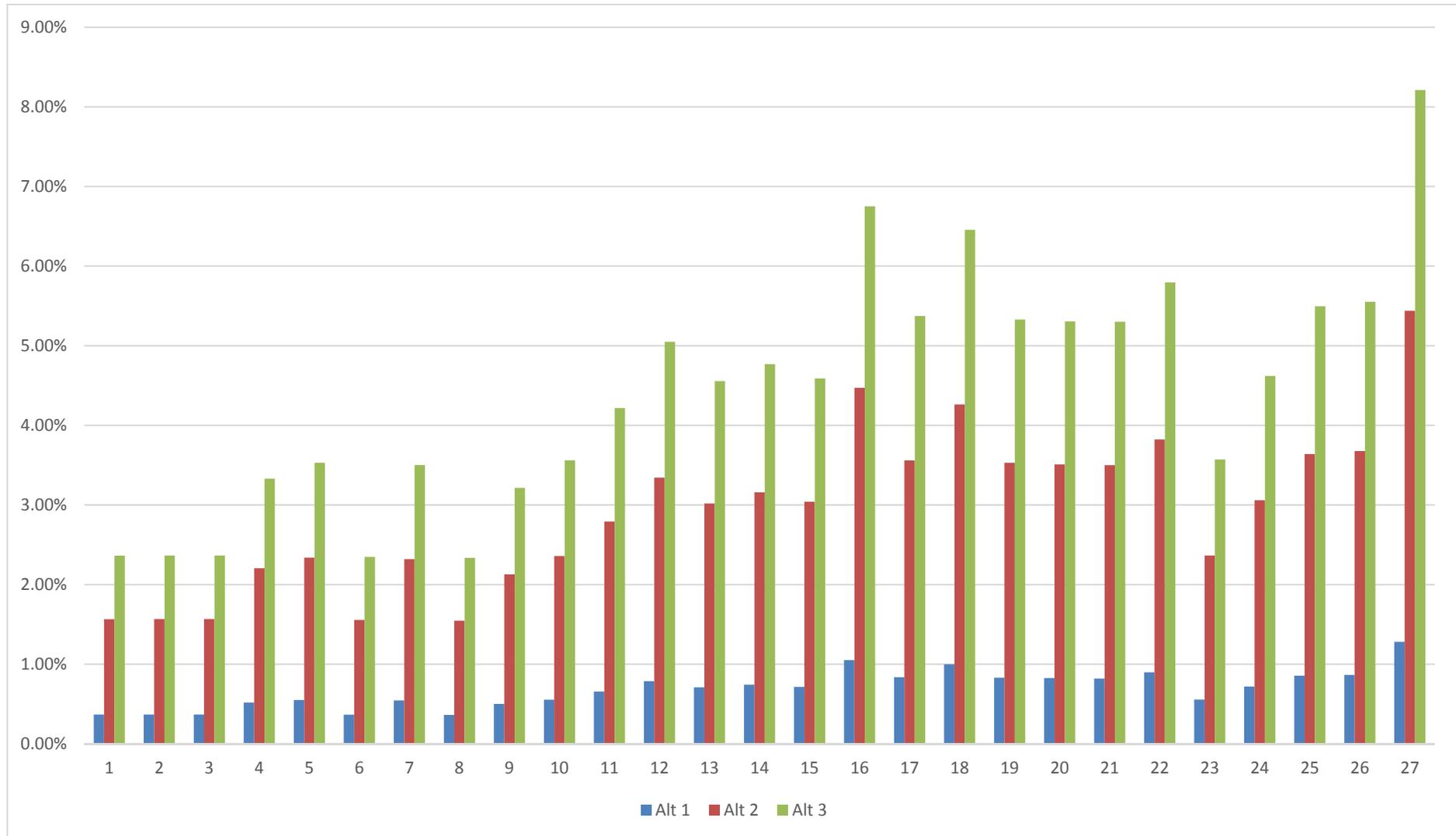
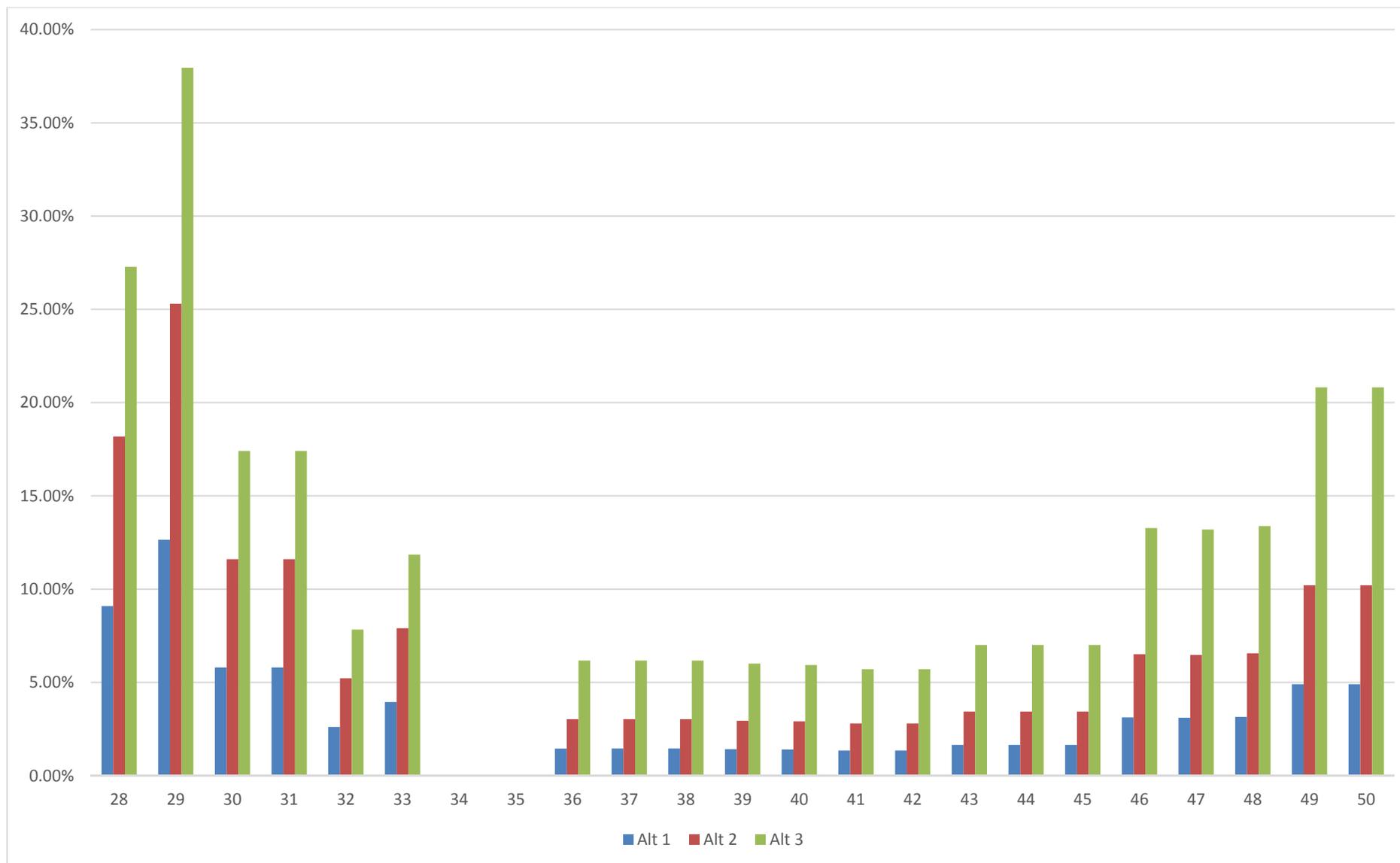


Figure 6.9.3: Percentage impact on residual land values of three alternative CIL rates (commercial)



Residential rates

- 6.11 As noted earlier in this report, Golders Green and Hampstead areas within the south of the borough achieve significantly higher sales values than other parts, which attract values in a relatively narrow band of £6,500 to £8,000 per square metre. In light of this significant difference, the Council may wish to consider adopting a two zone CIL charging structure, with one zone covering Golders Green and Hampstead and a zone covering the remaining parts of the borough. The extent to which this may be an attractive option depends in part on the likely quantum of development expected to come forward in Golders Green and Hampstead; if there are limited opportunities for significant numbers of new residential or commercial developments, then CIL income will be limited. In this context, setting a dual rate is unlikely to achieve a significant increase in CIL income. Nevertheless, the results of the appraisals indicate that an increase from the currently adopted rate to Alternative CIL rate 3 (£350 in Golders Green and Hampstead) is unlikely to have a significant impact on residual land values.
- 6.12 In the rest of the borough, the evidence indicates that an increase from the current rate of £135 per square metre (£202 per square metre with indexation) to £300 per square metre will be viable in most situations and readily absorbed through modest reductions in residual land values
- 6.13 We attach as Appendix 4 the results of our sensitivity analysis which builds in the growth rates on sales values and inflation on costs identified in Table 4.3.1. In this analysis, we have also increased the benchmark land values by 20% to reflect the possibility that existing use values may also increase over time. The results indicate that schemes will become more viable and the ‘buffer’ or ‘margin’ between the theoretical maximum CIL rates and the proposed rates will widen. This will increase the capacity of schemes to provide higher levels of affordable housing (towards or at the strategic target level of 40%) or generate higher returns to landowners. As noted previously, these results should be treated with a degree of caution as forecasts are based on assumptions on a range of factors that may change.
- 6.14 A key consideration for the Council is the interaction between CIL contributions and affordable housing, noting of course our earlier comments that securing both CIL and affordable housing are essential objectives. Like other planning authorities, the Council cannot seek to secure affordable housing to the total exclusion of financial contributions towards essential community infrastructure, and vice-versa. Increased rates should, in most circumstances, be passed on to the landowner through modest reductions in residual land values, but where this cannot happen (due to a high existing use value, for example), there may be a reduction in affordable housing in comparison to a ‘no CIL’ scenario.
- 6.15 We have therefore run a theoretical exercise to test the impact of the proposed CIL rates on the level of affordable housing to establish the change in affordable housing required if it is not possible to pass the increased CIL liability to the land owner through a reduction in land value¹⁵. Table 6.15.1 summarises this analysis; for each scheme, we show the residual land value with the adopted CIL rate and the reduction arising from the increase in the CIL rate. We then reduce the affordable housing in order to restore the residual land value back to its previous level. As can be noted, the increase in CIL can be fully mitigated by a reduction in affordable housing of circa 3%.

Table 6.15.1: Theoretical reduction in affordable housing required to offset increase in CIL rates (private sales values of £8,000 per square metre)

Site ref	Site type	Number of units	RLV – adopted CIL	RLV – proposed CIL	Change in affordable housing required to offset increase in CIL
5	Small residential development (flats) 10 units	10	£890,286	£839,902	2.80%
6	Small residential development (houses) 10 units	10	£2,047,917	£1,987,541	2.20%

¹⁵ The draft Planning Practice Guidance notes that land values should reflect planning policy requirements, including CIL. Developers should take account of policy requirements when formulating bids for sites.

Site ref	Site type	Number of units	RLV – adopted CIL	RLV – proposed CIL	Change in affordable housing required to offset increase in CIL
7	Small residential development (flats) 15 units	15	£1,865,528	£1,761,978	2.80%
8	Small residential development (houses) 15 units	15	£2,996,495	£2,909,027	2.20%
9	Medium residential dev (flats and houses) 50 units	50	£5,293,300	£5,041,145	2.70%
10	Medium residential development (flats) 50 units	50	£4,422,282	£4,169,730	2.90%
11	Large residential (flats and houses) 100 units	100	£5,665,318	£5,155,410	3.00%
12	Large residential (flats) 100 units	100	£3,169,282	£2,659,373	3.10%
13	Large residential (flats and houses) 150 units	150	£7,034,549	£6,274,152	3.15%
14	Large residential (flats) 150 units	150	£5,481,329	£4,737,442	3.12%
15	Large residential (flats and houses) 250 units	250	£11,444,391	£10,201,149	3.30%
16	Large residential (flats) 250 units	250	£1,572,315	£372,484	3.75%
17	Large residential (flats) 500 units	500	£12,541,416	£10,132,631	3.41%
18	Large residential (flats) 750 units	750	£7,899,527	£4,254,874	3.74%
19	Large residential (flats) 1,000 units	1,000	£25,068,424	£20,329,791	3.52%
20	Large residential (flats) 1,500 units	1,500	£36,564,735	£29,632,262	3.60%
21	Large residential (flats) 2,000 units	2,000	£47,330,078	£38,483,784	3.66%
22	Large residential (flats) 2,500 units	2,500	£41,299,264	£30,593,259	3.89%
23	Estate regeneration (small) 50 houses	50	£5,261,469	£4,958,712	2.86%
24	Estate regeneration (large) 250 flats	250	£9,082,200	£8,004,842	3.03%
25	Older person's housing scheme (50 flats)	50	£1,550,718	£1,322,700	3.64%
26	Older person's housing scheme (25 houses, 25 flats)	50	£1,486,597	£1,258,578	3.64%

Commercial rates

- 6.16 The borough is still seeing losses of B use class floorspace and our testing confirms that new office and industrial development is unlikely to be able to make a significant contribution towards infrastructure. However, the viability testing shows that a modest 'nominal' contribution of circa £20 per square metre could be achieved, although the extent to which any income will be generated depends upon the extent to which additional floor area is created. The Council's 2016/17 Annual Monitoring Report notes that new B use class floorspace is not yet exceeding existing space, so in these circumstances little new B use class development would generate a CIL contribution
- 6.17 Our appraisals indicate that the other use classes which currently attract a CIL charge (retail, retail supermarkets, hotels and student housing) remain viable with the adopted rate and with alternative rates. However, the retail market is experiencing structural change which may result in surplus space over the life of a new charging schedule. We would therefore recommend that CL rates on new retail floorspace are held at their current (indexed) rate of £202 per square metre and increases in CIL applied only to hotels and student housing.

Other uses

- 6.18 Other uses covered by the existing “all other uses” rate in the adopted CIL Charging Schedule (education and health) should remain at their current CIL rate of nil.

7 Conclusions and recommendations

- 7.1 The NPPF states that the cumulative impact of local planning authority standards and policies “*should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle*”. The draft NPPF echoes this requirement, stating that “*Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not make development unviable, and should be supported by evidence to demonstrate this*”. This report and its supporting appendices test the ability of development typologies in Barnet to support local plan policies while making contributions to infrastructure that will support growth through CIL.
- 7.2 The Council's adopted CIL rates have been in place since 1 May 2013 and there has been no demonstrable adverse impact on the supply of housing land or upon the viability of developments coming forward across the Borough. Since the evidence base for the adopted CIL was prepared, there have been changes to sales values and build costs. Our testing of alternative CIL rates indicates that relatively significant changes could be accommodated without adversely impacting on viability to a sufficient degree to impact on land supply.
- 7.3 As a result of indexation, the CIL rates are now circa 49.6% higher than they were adopted. The proposed Mayoral CIL also increased from £35 per square metre to £60 per square metre on 1 April 2019 and these increased rates are reflected in our assessment.
- 7.4 The proposed CIL rates for the borough are summarised in Table 7.4.1. We suggest that the Charging Authority could consider dividing the borough into two zones for setting residential rates, with Zone A covering the bulk of the area, with Zone B covering Golders Green and Hampstead. CIL rates for residential development in Zone A could increase to £300 per square metre, while a slightly higher increase of £350 per square metre is suggested for Zone B. These increased rates would bring Barnet's CIL Charges more in line with those in the neighbouring boroughs (as noted in Table 2.37.1, Brent's indexed rate is £299 per square metre and Haringey's highest rate adjacent to Barnet is £371 per square metre).

Table 7.4.1: Proposed changes to CIL rates

Development type	Zone	Adopted rate	Indexed rate	Proposed rate
Residential C3 use class	Zone A	£135	£202	£300
	Zone B ¹⁶	£135	£202	£350
Hotels, student housing	Whole borough	£135	£202	£300
Retail	Whole borough	£135	£202	£202
B use classes	Whole borough	£0	£0	£20
All other uses	Whole Borough	£0	£0	£0

- 7.5 The borough is still seeing losses of B use class floorspace and our testing confirms that new office and industrial development is unlikely to be able to make a significant contribution towards infrastructure. The viability testing shows that a modest contribution of circa £20 per square metre could in principle be applied to B use class developments, although the extent to which any income will be generated depends upon the extent to which additional floor area is created. The Council's 2016/17 Annual Monitoring Report notes that new B use class floorspace is not yet exceeding existing space, so in these circumstances little or new B use class development would generate a CIL contribution. If these trends change in the future, the Council could revisit their approach to CIL charges on B use class developments in a future CIL review.
- 7.6 Retail development in Barnet currently attracts the same CIL rate as other uses. In light of the

¹⁶ Golders Green and Hampstead

structural changes occurring in retailing, we propose no change to the current rates, beyond indexation up to prevailing rates of £202 per square metre.

- 7.7 Other uses covered by the existing "all other uses" rate in the adopted CIL Charging Schedule (education, health and related facilities) should continue to be nil rated.
- 7.8 Our testing indicates that the increase in CIL rates will have a relatively modest impact on residual land values in most cases. Where it is not possible to pass the cost of increased CIL rates back to the landowner through a reduction in land value (for example, due to high existing use values), the increase will have a modest impact on affordable housing levels that can be delivered. However, increases in sales values since the last Charging Schedule was formulated have outstripped increases in costs, which has resulted in improvements in viability and enhanced capacity for absorbing CIL requirements. The sensitivity analysis at Appendix 4 indicates that if forecast growth and cost inflation reflect outturn values, there will be a further enhancement in viability and an increased margin between the proposed rates and the theoretical maximum rates.
- 7.9 There is clearly a need to balance the need to deliver affordable housing with the need to secure contributions to fund community infrastructure that will support development and growth. The Council cannot seek to prioritise securing affordable housing to the exclusion of securing funding for infrastructure and vice versa. In our view, the proposed rates strike this balance appropriately.
- 7.10 The Council needs to strike a balance between achieving its aim of meeting needs for affordable housing with raising funds for infrastructure, and ensuring that developments generate acceptable returns to willing landowners and willing developers. This study demonstrates that the Council's flexible approach to applying its affordable housing requirements ensures that these objectives are balanced appropriately.

Additional observations

- 7.11 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes to CIL rates can be absorbed in almost all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the land owner at the bid stage without adversely impacting on the supply of land for development.
- 7.12 In most cases, the changes in residual land values required to accommodate the increased CIL rates is very modest and the CIL itself accounts for a very small proportion of overall development costs (typically well below 5%). The imposition of CIL is therefore not the critical factor in determining whether or not a scheme will come forward.
- 7.13 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.
- 7.14 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context and adjusted for the proposed CIL rates. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility in relation to other planning requirements may be required subject to submission of a robust site-specific viability assessment.
- 7.15 This study demonstrates that the proposed increase to the CIL charges and the Council's flexible approach to applying policy requirements will ensure an appropriate balance between delivering affordable housing, sustainability objectives, necessary infrastructure and the need for landlords and developers to achieve a return in line with the NPPF.

Appendix 1 - Policy review

Policy Number	Summary of Requirement	Cost implications
<p>CS1 Barnet's place shaping strategy – three strands approach</p>	<p>Barnet's place shaping strategy is to concentrate and consolidate housing and economic growth in well located areas that provide opportunities for development, creating a quality environment that will have positive economic impacts on the deprived neighbourhoods that surround them. The key diagram sets out the areas where we expect housing and economic growth.</p> <p>The council, along with its partners, will focus major housing and economic growth in the most suitable locations and manage it to ensure that we deliver sustainable development, while continuing to conserve and enhance the distinctiveness of Barnet as a place to live work and visit. An appropriate level of transport provision will be provided as the regeneration schemes roll out.</p> <p>We will seek the highest standards of urban design in order to generate development proposals of landmark quality and create an accessible safe and attractive environment for people who live in, work in or visit Barnet's areas of housing and economic growth.</p> <p>We will only support proposals for tall buildings in the strategic locations we have identified in Core Strategy Policy CS5 subject to them not having an unacceptably harmful impact on their surroundings.</p> <p>We will work with partners and other relevant organisations to secure 'critical', 'necessary' and 'preferred' infrastructure as set out in Barnet's Infrastructure Delivery Plan and ensure that new development funds infrastructure through S106 and other funding mechanisms.</p> <p>As our focus of housing and employment growth we will promote opportunities on the west side of the borough in the strategically identified North West London – Luton Coordination Corridor. We will promote the following regeneration and development areas in the west of the borough:</p> <ul style="list-style-type: none"> ■ Brent Cross – Cricklewood regeneration area - 5,510 new homes by 2026 ■ Colindale regeneration area - 8,100 new homes by 2026 ■ Mill Hill East development area – 2,100 new homes by 2026 <p>Core Strategy Policy CS 3 sets out the areas where we expect : In the range of 22,000 new homes to be delivered between 2011/12 and 2021/22 to meet the ten-year housing target in the London Plan In the range of 28,000 new homes to be delivered between 2011/12 and 2025/26 as Barnet's 15 year housing target</p> <p>Core Strategy Policy CS 4 sets out our aim to create successful communities by providing quality homes and housing choice Consolidated growth will be complemented by:</p> <p>Protection of</p> <ul style="list-style-type: none"> ■ Green Belt and Metropolitan Open Land that covers over one third of Barnet ■ Core Strategy Policy CS 5 sets out how we will ensure that development helps to protect and enhance Barnet's heritage and character ■ Core Strategy Policy CS 7 sets out how in order to create a greener Barnet we will enhance and protect our open spaces <p>Enhancement of</p> <ul style="list-style-type: none"> ■ priority town centres (Chipping Barnet, Edgware, Finchley Church End and North Finchley) where we will promote mixed use development in accordance with the place making policies set out within the Core Strategy; ■ the historic suburban environment comprising 16 conservation areas, over 2,200 listed buildings and registered historic parks and gardens ■ Core Strategy Policy CS5 sets out how we will, through Residential Design Guidance SPD, develop a framework to protect and enhance those high quality suburbs not protected by conservation area designation. ■ Core Strategy Policy CS 6 sets out how we will realise development opportunities in town centres in order to promote them as successful and vibrant places ■ Core Strategy Policy CS 8 sets out how in order to provide opportunity for economic advancement we will ensure a strong and prosperous Barnet 	<p>No direct costs for development. Mainly deals with land use issues.</p>
<p>CS2 Brent Cross Cricklewood</p>	<p>Brent Cross – Cricklewood is identified as an Opportunity Area in the London Plan and on Map 5. It will be a major focus for the creation of new jobs and homes, building upon the area's strategic location and</p>	<p>Facilitates high density development in the opportunity areas which</p>

Policy Number	Summary of Requirement	Cost implications
	<p>its key rail facilities.</p> <p>We will seek comprehensive redevelopment of Brent Cross – Cricklewood in accordance with the London Plan, the saved UDP policies (Chapter 12) and the adopted Development Framework. This will provide the key elements of the local planning policy framework for deciding future planning applications unless and until replaced by new DPD or SPD as a result of the Local Plan Monitoring and review process. It is considered likely that comprehensive regeneration will be achieved in accordance with the planning permission. If this proves unlikely then we will consider whether in the circumstances the Local Plan needs to be reviewed.</p> <p>Specific monitoring indicators for Brent Cross – Cricklewood are set out in Appendix B and we will have regard to them in monitoring the progress made in the implementation and delivery of regeneration, including the achievement of important milestones (as set out in Appendix B) towards the initiation of development described in the information box on Brent Cross – Cricklewood.</p> <p>It is anticipated that the BXC Development Partners are committed to progressing the project as quickly as reasonably practicable towards commencement of the development subject to securing the necessary planning approvals, highways orders and site assembly. On the basis of these indicators we expect that comprehensive re-development will commence in relation to Phase 1 at some time between 2015 and 2017.</p> <p>If in the light of progress made in securing pre-commencement approvals and other related procedures as well as actual delivery of the development these milestones are not achieved (or are not likely to be capable of being delivered) we will consider the possible need for a review of the Core Strategy policy on Brent Cross – Cricklewood in the light of progress that is being made in delivering this important strategic project.</p> <p>The key milestone for the regeneration of Brent Cross – Cricklewood is likely to be the Phase 1 Compulsory Purchase Order (CPO). If by the end of 2014 any CPO that is required to deliver Phase 1 and commence the development has not been made and submitted for confirmation we will instigate a review of the policy framework for Brent Cross – Cricklewood. The form of the review will be set out in a revision to the Local Development Scheme. This may involve the review of the Core Strategy and may if necessary or appropriate lead to introduction of new DPD or SPD to further guide and control the comprehensive regeneration of the Brent Cross – Cricklewood area.</p>	<p>will drive higher residual land values.</p>
<p>CS3 Distribution of growth in meeting housing aspirations</p>	<p>On the basis of our Three Strands Approach we expect that in the range of 28,000 new homes will be provided within the lifetime of this Core Strategy 2011/12 to 2025/26.</p> <p>As our focus of growth we will promote opportunities on the west side of the borough in the strategically identified North West London – Luton Coordination Corridor. We will promote the following regeneration and development areas in the Corridor:</p> <ul style="list-style-type: none"> ■ Brent Cross - Cricklewood ■ Colindale ■ Mill Hill East <p>These areas are expected to provide in the range of 16,000 new homes between 2011/12 to 2025/26. An appropriate level of transport provision will be provided as the regeneration schemes roll out.</p> <p>We will, in order to meet the Decent Homes standard, and deliver a greater range and variety of accommodation, also promote the regeneration of priority housing estates at:</p> <ul style="list-style-type: none"> ■ Dollis Valley ■ Stonegrove and Spur Road ■ West Hendon ■ Grahame Park19 ■ Granville Road <p>These areas are expected to provide in the range of 2,200 new homes between 2011/12 to 2025/26. We will also promote the development area of the North London Business Park and Oakleigh Road South in order to develop in the range of 400 new homes by 2020/21 as part of a mixed use development in accordance with the adopted Planning Brief of June 2006. Through the regeneration and development areas, regeneration estates and town centres housing</p>	<p>Land use issue only – directs growth and housing delivery to certain areas. No cost implications for developments.</p>

Policy Number	Summary of Requirement	Cost implications
	<p>will be provided in the following 5 year phases as set out in Table 3. Figures are net additions.</p> <p>2011/12 to 2015/16</p> <ul style="list-style-type: none"> ■ Brent Cross – Cricklewood 410 new homes ■ Colindale 4,500 new homes ■ Mill Hill East 930 new homes ■ North London Business Park 150 new homes ■ Priority Estates of ■ Dollis Valley 150 new homes ■ Granville Road 140 new homes ■ Stonegrove and Spur Road; 100 new homes ■ West Hendon 450 new homes <p>TOTAL 6,830 new homes</p> <p>2016/17 to 2020/21</p> <ul style="list-style-type: none"> ■ Brent Cross - Cricklewood 1,800 new homes ■ Colindale 3,320 new homes ■ Mill Hill East 1,000 new homes ■ North London Business Park 250 new homes ■ Priority Estates of ■ Dollis Valley 30 new homes ■ Stonegrove and Spur Road; 190 new homes ■ West Hendon 450 new homes <p>TOTAL 7,040 new homes</p> <p>2021/22 to 2025/26</p> <ul style="list-style-type: none"> ■ Brent Cross - Cricklewood 3,300 new homes ■ Colindale 300 new homes ■ Mill Hill East 200 new homes ■ Priority Estates of ■ West Hendon 640 new homes <p>TOTAL 4,400 new homes</p> <p>Through a programme of town centre strategies we will develop frameworks for the town centres of Chipping Barnet, Edgware, Finchley Church End and North Finchley. These locations will provide the main focus for enhancement and infill housing development: and will provide for residential uses above ground floor level</p> <p>Our strategic approach on further development opportunity sites will be set within the context of the density matrix in the London Plan. We will seek to optimise rather than simply maximise housing density to reflect local context, public transport accessibility and provision of social infrastructure.</p>	
CS4 Providing quality homes and housing choice in Barnet	<p>We will aim to create successful communities in Barnet by:</p> <ul style="list-style-type: none"> ■ seeking to ensure a mix of housing products in the affordable and market sectors to provide choice for all households and enable Barnet residents to progress on a housing journey that can meet the aspirations of home ownership ■ seeking to ensure that all new homes are built to Lifetime Homes Standards and that through extending the inclusive design principles embedded in Lifetime Homes we can create Lifetime Neighbourhoods that are welcoming, accessible, and inviting for everyone, regardless of age, or health, or disability. ■ seeking a range of dwelling sizes and types of housing including family and lifetime homes that meets our identified housing priorities and does not undermine suburban character or local distinctiveness. Policy CS 5 on Protecting and Enhancing Barnet’s Character to Create High Quality Places sets out how we will secure high quality design. ■ seeking a variety of housing related support options that maximise the independence of vulnerable residents including young people, people with disabilities, older people, homeless people and other vulnerable adults ■ delivering a minimum affordable housing target of 5,500 new affordable homes by 2025/26 and seeking a boroughwide target of 40% affordable homes on sites capable of accommodating ten or more dwellings ■ seeking an appropriate mix of affordable housing of 60% social rented and 40% intermediate for Barnet that will support our 	Affordable housing requirement reflected in appraisals.

Policy Number	Summary of Requirement	Cost implications
	<p>objectives of widening home ownership and providing family homes</p> <ul style="list-style-type: none"> ■ on sites which are suitable for the provision of an element of affordable housing, we may exceptionally accept the provision of off-site housing, or a commuted payment instead of such provision ■ Proposals for sites for Gypsies and Travellers and Travelling Showpeople must have regard to the following criteria: ■ close proximity to a main road and safe access to the site with adequate space on site to allow for the manoeuvring of vehicles ■ reasonable access to local shops and other community facilities in particular, schools and health care ■ the scale of the site is in keeping with local context and character ■ appropriate landscaping and planting to address impact on amenity and enable integration of the site with the surrounding environment ■ any use on the site does not have any unacceptable adverse impacts on neighbouring residents ■ appropriate facilities must be provided on-site including water and waste disposal <p>Within the Site Allocations DPD we will seek to identify land to meet the long term needs of Gypsies and Travellers and Travelling Showpeople based on an evidence base of the range of pitches/plots required in Barnet.</p> <p>We will monitor the delivery of additional housing against our target of 28,000 new homes by 2025/26 and will seek to maintain supply at the rate necessary to meet or exceed the target. In seeking to maintain the housing supply we will adjust the type and mix of housing sought, having regard to the financial viability of development, the housing market and the needs of different groups.</p>	
<p>CS5 Protecting and enhancing Barnet's character to create high quality places</p>	<p>We will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design. Developments should:</p> <ul style="list-style-type: none"> ■ address the principles, aims and objectives set out in the following national design guidance: ■ By Design, Secured by Design, Safer Places, Inclusive Design, Lifetime Homes and Building for Life: ■ be safe, attractive and fully accessible ■ provide vibrant, attractive and accessible public spaces ■ respect and enhance the distinctive natural landscapes of Barnet ■ protect and enhance the gardens of residential properties ■ protect important local views from places within Barnet (as set out in Map 8) ■ enhance the borough's high quality suburbs and historic areas through the provision of buildings of the highest quality that are sustainable and adaptable <p>All development should maximise the opportunity for community diversity, inclusion and cohesion and should contribute to people's sense of place, safety and security.</p> <p>Heritage and Character</p> <p>We will work with partners to proactively protect and enhance Barnet's heritage including conservation areas, listed buildings, locally listed buildings, registered parks and gardens; scheduled monuments, areas of archaeological significance and London's only battlefield site.</p> <p>We will require proposals within or affecting the setting of heritage assets to provide a site assessment which demonstrates how the proposal will respect and enhance the asset. Policy CS 13 addresses the adaptation of heritage assets to reduce carbon emissions and ensure efficient use of natural resources.</p> <p>We will ensure through our programme of Conservation Area Character Appraisals that these areas are protected and enhanced.</p> <p>We will ensure through our Green Infrastructure SPD that the key characteristics of Barnet's landscape (Barnet Plateau and Finchley Ridge) are protected and enhanced</p> <p>We will encourage community involvement in the review of the Local List of important local buildings</p> <p>The Barnet Characterisation Study forms the baseline for the identification of places with a consistent and coherent architectural</p>	<p>Standard design requirements reflected in London Plan.</p> <p>Restrictions on height reflected in development typologies.</p>

Policy Number	Summary of Requirement	Cost implications
	<p>character. Within the typologies identified in the Characterisation Study we will through our Development Management Policies DPD and Residential Design Guidance SPD develop a framework to protect and enhance those high quality suburbs in Barnet not protected by Conservation Area designations.</p> <p>Tall Buildings Tall buildings (8 storeys (or 26 metres) or more) may be appropriate in the following strategic locations: Brent Cross – Cricklewood Regeneration Area Colindale – Colindale Avenue Corridor of Change, Edgware Road Corridor of Change (in accordance with Policy 5.3 Building Heights in the Colindale Area Action Plan, 2010) Grahame Park Estate Stonegrove and Spur Road Estate West Hendon Estate And the Priority Town Centres of Edgware Finchley Church End and North Finchley</p> <ul style="list-style-type: none"> ■ Proposals for tall buildings will be considered in accordance with DM 05 – Tall Buildings, London Plan Policy 7.7 – Location and Design of Tall and Large Buildings and Guidance on Tall Buildings (2007) by English Heritage and CABE ■ Outside of these specific locations, proposals for tall buildings will not be supported 	
CS6 Promoting Barnet's Town Centres	<p>In order to promote competitive town centre environments and provide consumer choice, we will realise development opportunities for the town centres of Edgware, North Finchley, Finchley Church End, and Chipping Barnet. We will pursue the individual planning objectives for each centre as set out in their Town Centre Frameworks and ensure the delivery of environmental, design, transport, car parking and community safety measures. Development in these town centres will reflect the preferred sequential approach in the National Planning Policy Framework (para 24).</p> <ul style="list-style-type: none"> ■ we will promote successful and vibrant centres throughout Barnet to serve the needs of residents, workers and visitors and ensure that new development is of an appropriate scale and character for the centre in which it is located ■ we will promote the distribution of retail growth to meet the capacity for an additional 2,200 m2 (net) of convenience goods floorspace across Barnet by 2021 -2026. The majority of the convenience capacity arises in the East sub-area (centred on the District Centre of North Finchley) and West sub-area (centred on the Major Centre of Edgware) beyond 2016. We will therefore not plan further significant convenience goods provision before 2026 ■ we will promote the distribution of retail growth to meet the capacity for an additional 16,800 m2 (net) of comparison goods floorspace across Barnet by 2021 -2026. The majority of this capacity arises in the East, West and South West sub-areas. On basis of continued expenditure growth we will in addition support comparison goods provision in Edgware, North Finchley and Chipping Barnet ■ we will ensure that food, drink, entertainment uses as part of a healthy evening economy in our town centres do not have a harmful effect on residents and the local area ■ we will ensure the efficient use of land and buildings in all town centres, encouraging a mix of compatible uses including retail, managed affordable and flexible workspace, leisure and residential that add to the vibrancy of the area whilst respecting character ■ we will take a planned approach to manage development opportunities in Golders Green, Whetstone and New Barnet and through our Site Allocations DPD promote development opportunities in our smaller District Centres at Burnt Oak, Colindale – the Hyde and Cricklewood that enhance the overall attractiveness of these centres. ■ We will pursue further opportunities for town centre enhancement at smaller centres that attract private sector investment or have been highlighted for priority action 	Land use issues only

Policy Number	Summary of Requirement	Cost implications
	<ul style="list-style-type: none"> ■ we will, in order for them to compete with other centres and particularly out of centre retail parks and shops, support retail uses in town centres by improvements to the public realm, the public transport network, short-trip parking and accessibility by cyclists and pedestrians. We will promote investment in the historic environment of town centres ■ we will seek to protect and enhance more 'local' neighbourhood centres and parades of shops in terms of their potential contribution to sustainable suburbs and shopping; and ■ we will seek to protect existing markets as part of the retail offer of Burnt Oak, Chipping Barnet and North Finchley town centres and, where appropriate, use S106 contributions to ensure the provision of 'affordable shops' in new retail development. <p>Brent Cross / Cricklewood</p> <ul style="list-style-type: none"> ■ In order to create a distinct and attractive business offer we will promote Brent Cross/Cricklewood as a new metropolitan town centre and an Outer London Development Centre through mixed use regeneration which delivers a net addition of 55,000m² of gross comparison floorspace in town centre north and 370,000 m² of office floorspace as part of a mix of uses that accords with the London Plan and the saved suite of UDP Policies on Brent Cross- Cricklewood. Brent Cross does not currently perform as wide a range of functions as a typical town centre. Any substantial future extension or redevelopment should be linked to an enhanced role for public transport to serve its catchment area and should make a positive contribution to encouraging a modal shift from car use to public transport. We will expect any substantial extension of Brent Cross and redevelopment of its immediate environs to : <ul style="list-style-type: none"> ■ complement the role of Brent Cross as a new metropolitan town centre and an Outer London Development Centre; and ■ to contribute to the balanced regeneration of the Brent Cross / Cricklewood Regeneration Area. 	
CS7 Enhancing and protecting Barnet's open spaces	<p>In order to maximise the benefits that open spaces can deliver and create a greener Barnet we will work with our partners to improve Barnet's Green Infrastructure. We will create a greener Barnet by:</p> <ul style="list-style-type: none"> ■ protecting open spaces, including Green Belt and Metropolitan Open Land ■ enhancing open spaces, ensuring positive management of Green Belt and Metropolitan Open Land to provide improvements in overall quality and accessibility ■ ensuring that the character of green spaces of historic significance is protected ■ meeting increased demand for access to open space and opportunities for physical activity, by tackling deficiencies and under provision through: <ul style="list-style-type: none"> ■ securing additional on-site open space or other open space improvements in the identified growth areas including 8 ha of new provision at Brent Cross – Cricklewood, 5.5 ha of new provision at Mill Hill East and 5 ha at Colindale ■ improving access to open spaces particularly in North and East Finchley and other areas of public open space deficiency identified by Map 10. We will seek to improve provision in these areas of deficiency with the objective of increasing the area of the borough that has access to district and local parks in accordance with the London Plan criteria ■ securing improvements to open spaces including provision for children's play, sports facilities and better access arrangements, where opportunities arise, from all developments that create an additional demand for open space. Standards for new provision are set out in DM 15 – Green Belt and Open Spaces ■ maintaining and improving the greening of the environment through the protection of incidental greenspace, trees, hedgerows and watercourses enabling green corridors to link Barnet's rural, urban fringe and urban green spaces ■ protecting existing Sites of Importance for Nature Conservation and working with our partners including the London Wildlife Trust to improve protection and enhancement of biodiversity in Barnet 	No costs for development beyond CIL contributions. On-site open space allowed for in quantum of development assumed on each development typology.

Policy Number	Summary of Requirement	Cost implications
	<ul style="list-style-type: none"> ■ ensuring that development protects existing site ecology and makes the fullest contributions to enhancing biodiversity, both through on-site measures and by contribution to local biodiversity improvements; and ■ enhancing local food production through the protection of allotments and support for community food growing including the Mayor's Capital Growth Initiative <p>In supporting new Green Infrastructure we will:</p> <ul style="list-style-type: none"> ■ set out an approach to improving the network of green spaces within the Green Infrastructure SPD ■ as part of the All London Green Grid work with neighbouring authorities to establish Area Frameworks as the basis for identification, creation and management of new green spaces as part of: <ul style="list-style-type: none"> ■ Lea Valley and Finchley Ridge Green Grid Area ■ Brent Valley and Barnet Plateau Green Grid Area <p>Reflect the policies and objectives in the Watling Chase Forest Plan when assessing development proposals in the area covered by the Community Forest</p>	
CS8 Promoting a strong and prosperous Barnet	<p>The council and its partners will ensure a strong and prosperous Barnet that provides opportunity for economic advancement. We will support Barnet residents in accessing work by:</p> <ul style="list-style-type: none"> ■ Delivering 1,500 new jobs in our growth areas of Colindale and Mill Hill East by 2021 and a total of 20,000 new jobs in Brent Cross-Cricklewood by 2026 ■ Attracting business growth as part of Brent Cross - Cricklewood with further provision in the other growth areas and town centres to meet the forecast demand for business space of 13.5 ha (161,000m²) by 2026 ■ requiring major developments to provide financial contributions and to deliver employment and training initiatives in consultation with the Skills Development and Employability Group; ■ working in partnership with the Skills Development and Employability Group in delivering the skills agenda required for a growing borough in a successful London suburb <p>We will support businesses by:</p> <ul style="list-style-type: none"> ■ safeguarding existing employment sites that meet the needs of modern business in accordance with Policy DM14 New and Existing Employment Space. ■ encouraging development that improves the quality of existing employment provision ■ encouraging new mixed use commercial floorspace in our priority town centres (Edgware, North Finchley, Finchley Church End and Chipping Barnet) where access to public transport is good ■ in order to support small to medium sized enterprises new employment provision should include a range of unit sizes and types such as affordable and flexible workspaces and home working hubs ■ through the Skills Development and Employability Group building an understanding about the experience of local businesses and their skills needs ■ encouraging partnership working between providers of further and higher education and local business <p>We will support providers of further and higher education by:</p> <ul style="list-style-type: none"> ■ encouraging the provision of new and improved facilities within Barnet and ■ encouraging the provision of further and higher education programmes, skills training and continuing professional development programmes, business support initiatives and applied research 	No cost implications for development; employment and skills requirements can be delivered through on-site apprenticeships and similar initiatives
CS9 Providing safe, effective and efficient travel	<p>We will promote the delivery of appropriate transport infrastructure in order to support growth, relieve pressure on Barnet's transport network and reduce the impact of travel whilst maintaining freedom and ability to move at will.</p> <p>We will ensure that new development funds infrastructure (through Community Infrastructure Levy (CIL), Section 106 and other funding mechanisms) that enables Barnet to keep the existing traffic moving and cope with new movements both by all modes of transport.</p>	Contributions towards public transport infrastructure will in the main be addressed through CIL.

Policy Number	Summary of Requirement	Cost implications
	<p>Ensuring more efficient use of the local road network</p> <ul style="list-style-type: none"> ■ In order to enable traffic to flow more smoothly we will prioritise the reduction of congestion, including through encouraging trips to route according to the road hierarchy, the implementation of development related schemes that also address pinch-points, a review of traffic signals, parking management measures and more efficient freight movements. ■ We will continue to invest in improvements to the condition of roads and footways in the borough to ensure that the local road network operates efficiently and safely, and seek to improve co-ordination of maintenance and utility works ■ We will continue to manage a parking regime which recognises that many Barnet residents will continue to own and travel by car ■ We will work with TfL to review and improve the bus network ■ We will continue to make travel safer and more attractive by improving street lighting, security coverage and accessibility at transport interchanges and around bus stops as well as delivering, where resources permit, targeted local safety schemes. <p>Taking a comprehensive approach to tackling the school run</p> <ul style="list-style-type: none"> ■ We will seek to improve the effectiveness of our School Travel Plans to achieve a greater reduction in car based journeys and increase levels in walking and cycling to and from school ■ We will implement complementary traffic management schemes outside schools, including preventing pupil parking <p>Delivery of high quality transport systems in regeneration areas and town centres</p> <p>We will ensure that development is matched to capacity and promote key transport infrastructure proposals in our town centres and regeneration areas to support Barnet's growth, in particular we will:</p> <ul style="list-style-type: none"> ■ pursue housing and commercial growth in the areas outlined in CS1 (Barnet's Place Shaping Strategy - the Three Strands Approach), CS3 (Distribution of Growth in Meeting Housing Aspirations), and CS 6 (Promoting Barnet's Town Centres). ■ ensure major planning proposals incorporate Transport Assessments, Travel Plans, Delivery and Servicing Plans, mitigation measures and S106 contributions / planning conditions and that adequate capacity and high quality safe transport facilities are delivered in line with demand for schemes that have phased delivery programmes ■ deliver with partners <ul style="list-style-type: none"> ■ high quality public transport improvements along the A5 corridor ■ bus service enhancements as part of regeneration schemes, particularly at BXC and Colindale, including a new state of the art bus station as part of the redevelopment of the Brent Cross Shopping Centre and better bus services connecting these two key areas in Barnet ■ a Rapid Transit Bus Service at BXC - a dedicated bus service system which will link the key interchanges and destinations in the growth area ■ we will promote public transport provision that supports access to health services and is accessible to people with physical or sensory impairment including <ul style="list-style-type: none"> ■ a new step-free rail station at BXC together with improvements to Brent Cross underground and Cricklewood train stations ■ we will promote major improvements to the strategic road network, especially the A406 (North Circular Road) at Staples Corner and the A41 interchanges, and in the long term Golders Green Road and Henly's Corner ■ we will promote through Town Centre Frameworks and other planned approaches town centre development opportunities and enhancement programmes to improve the public realm, public transport services, and interchange, short-trip making by walking, parking and servicing controls and accessibility improvements 	

Policy Number	Summary of Requirement	Cost implications
	<ul style="list-style-type: none"> ■ we strongly support improvements to rail services in the borough including upgrades to the Thameslink and Northern Line routes. ■ More environmentally friendly transport networks ■ We will support the use of low emission vehicles including electric cars through provision of charging points in new developments ■ We will encourage mixed use development that will help to reduce the distances people need to travel to access everyday goods and services ■ We will require the minimisation of road based freight movements associated with the roll-out of our regeneration schemes through, for BXC, the establishment of a (preferably rail based) construction consolidation centre, and for all regeneration schemes, the use of Delivery, Servicing, and Construction Management Plans. ■ Through the development management process and partnership working we will seek further efficiencies and inter-modal transfer through the implementation of the Rail Freight Facility as part of the Brent Cross Cricklewood Proposals, and the promotion of Consolidation Centres and Freight Quality Partnerships. ■ Where appropriate land for transport purposes will be identified and safeguarded in the Site Allocations DPD. ■ We will seek to make cycling and walking more attractive for leisure, health and short trips. 	
CS10 Enabling inclusive integrated community facilities and uses	<p>The council will work with our partners to ensure that community facilities including schools, libraries, leisure centres and pools, places of worship, arts and cultural facilities, community meeting places and facilities for younger and older people, are provided for Barnet's communities.</p> <p>We will:</p> <ul style="list-style-type: none"> ■ ensure that our programmes for capital investment in schools and services for young people address the needs of a growing, more diverse and increasingly younger population ■ promote the role of schools as 'community hubs', providing a wide range of educational, advice, leisure and support services to children, families and the wider community ■ support the enhancement and inclusive design of community facilities ensuring their efficient use, and the provision of multi-purpose community hubs that can provide a range of services to the community at a single accessible location ■ expect development that increases the demand for community facilities and services to make appropriate contributions towards new and accessible facilities, particularly within the regeneration and development areas of the borough or improving existing provision, particularly within town centres ■ work with the Mayor and cemetery providers to establish current supply of burial space, identify barriers to supply and any necessary changes to planning policy. <p>In addressing educational needs within Barnet and responding to the need for parental choice we will support proposals for parent promoted schools or 'Free Schools' that:</p> <ul style="list-style-type: none"> ■ Conform with DfE guidance on becoming a new school and ■ Meet parental demand for school places and ■ Provide educational facilities that conform with basic school requirements as set out in relevant DfE guidance. <p>Through the Site Allocations DPD we will seek to allocate sites for development that are capable of providing new school premises including parent promoted schools that meet DfE requirements</p>	<p>No particular demands upon development other than mitigating their own impact in terms of demands placed upon community facilities. These are likely to be addressed through CIL or site-specific mitigation on large sites.</p>
CS11 Improving health and well-being in Barnet	<p>We will improve health and well-being in Barnet</p> <ul style="list-style-type: none"> ■ supporting the plans of NHS Barnet and from 2013 its successor bodies (including GP Consortiums) to deliver modern primary and community care and to commission other health care services ■ working with partners on projects which enable us to progress better service integration, locating services where access can be improved, particularly for vulnerable groups ■ supporting the plans of the Health and Well Being Board to integrate commissioning of local NHS services, social care and health improvement 	<p>No direct costs for developments.</p>

Policy Number	Summary of Requirement	Cost implications
	<ul style="list-style-type: none"> ■ supporting healthier neighbourhoods through targeting of unhealthy lifestyles such as smoking and those which cause obesity and addressing health inequalities in terms of ill health and access to health facilities as identified in the Joint Strategic Needs Assessment ■ supporting the remodelling of residential care homes to other forms of special accommodation in order to widen housing choice, support healthy and independent lives and to reduce over supply ■ Ensuring that vulnerable residents benefit from housing choice and that additional residential care home provision only supported when evidence of local need can be demonstrated and that the proposal addresses the priorities of NHS Barnet or its successor bodies, and the Council's Adult Social Services ■ Ensuring increased access to Barnet's green spaces and opportunities for higher levels of physical activity through the Green Infrastructure SPD 	
CS12 Making Barnet a safer place	<p>We will aim to make Barnet a safer place. It is important that we ensure through the management of growth that Barnet is a place where people from different communities get on together. We will:</p> <ul style="list-style-type: none"> ■ work with our partners to tackle crime, fear of crime and anti-social behaviour; ■ work with the Metropolitan Police to provide re-modelling of its estate as a basis for an effective and responsive police service in Barnet; ■ work with Her Majesty's Court Service as it reviews its estate to ensure that it best meets needs for modern court facilities; ■ support the work of neighbourhood policing teams to make our neighbourhoods safer places to live in, work in and visit; ■ encourage appropriate security and community safety measures in buildings, spaces and the transport system; ■ require developers to demonstrate that they have incorporated design principles which contribute to community safety and security in all new development; ■ ensure that through the town centre strategy programme we promote safer and more secure town centre environments; and ■ promote safer streets and public areas including open spaces. 	Reflects normal design standards for schemes.
CS13 Ensuring the efficient use of natural resources	<p>We will seek to minimise Barnet's contribution to climate change and ensure that through the efficient use of natural resources the borough develops in a way which respects environmental limits and improves quality of life.</p> <ul style="list-style-type: none"> ■ We will promote the highest environmental standards for development and through our SPDs on Sustainable Design and Construction and Green Infrastructure we will continue working to deliver exemplary levels of sustainability throughout Barnet in order to mitigate and adapt to the effects of a changing climate ■ We will expect all development to be energy-efficient and seek to minimise any wasted heat or power. ■ In line with London Plan Policy 5.2 – Minimising Carbon Dioxide Emissions we will expect major development in accordance with the Mayor's energy hierarchy to reduce carbon dioxide emissions beyond the 2010 Building Regulations. ■ We will maximise opportunities for implementing new district-wide networks supplied by decentralised energy (including renewable generation) in partnership with key stakeholders in areas of major mixed use growth including town centres. Where feasible we will expect all development to contribute to new and existing frameworks ■ We will support solutions that minimise or avoid harm to a heritage asset's significance while delivering improved energy performance or generation. ■ We will make Barnet a water efficient borough and minimise the potential for fluvial and surface flooding by ensuring development does not cause harm to the water environment, water quality and drainage systems. Development should utilise Sustainable Urban Drainage Systems (SUDS) in order to reduce surface water run-off and ensure such run-off is managed as close to its source as possible subject to local geology and ground water levels. 	Additional costs reflected in assessment.

Policy Number	Summary of Requirement	Cost implications
	<ul style="list-style-type: none"> ■ We will improve air and noise quality by requiring Air Quality Assessments and Noise Impact Assessments from development in line with Barnet's SPD on Sustainable Design and Construction 	
CS14 Dealing with our waste	<p>We will encourage sustainable waste management by:</p> <ul style="list-style-type: none"> ■ promoting waste prevention, re-use, recycling, composting and resource efficiency over landfill ■ requiring developments to provide waste and recycling facilities which fit current and future collection practices and targets ■ designating sites through the NLWP to meet an aggregated apportionment target across the seven North London boroughs. These sites will be the principle locations considered suitable for waste facilities ■ safeguarding all existing waste facilities in Barnet including a Waste Management Facility in the Brent Cross - Cricklewood Regeneration Area. 	Requires developments to provide waste and recycling facilities but this is now a standard design feature.
CS15 Delivering the Core Strategy	<p>We will work with the Local Strategic Partnership (One Barnet Partnership Board) and other partners to deliver the vision, objectives and policies of this Core Strategy. We will:</p> <ul style="list-style-type: none"> ■ Utilise the Infrastructure Delivery Plan to improve understanding of current and future assets and their long term investment and management ■ work with relevant providers and developers to ensure that necessary infrastructure is secured and delivered in time to support Barnet's consolidated growth and development and provide the facilities needed for the borough's communities. ■ use planning obligations where appropriate alongside other suitable funding mechanisms to support the delivery of infrastructure, facilities and services to meet needs generated by development and mitigate the impact of development; ■ work with neighbouring boroughs to co-ordinate delivery across boundaries; and ■ monitor the implementation of the Core Strategy and publish the results in our Annual Monitoring Report. 	No cost issues beyond CIL and planning obligations (the latter required to meet the tests set out in CIL Regulation 122)

Policy Number	Summary of Requirement	Cost implications
DM01: Protecting Barnet's character and amenity	<p>a. All development should represent high quality design which demonstrates high levels of environmental awareness and contributes to climate change mitigation and adaptation.</p> <p>b. Development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.</p> <p>c. Development proposals should ensure attractive, safe and, where appropriate, vibrant streets which provide visual interest, particularly at street level and avoid blank walls.</p> <p>d. Development proposals should create safe and secure environments and reduce opportunities for crime and minimise the fear of crime.</p> <p>e. Development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.</p> <p>f. Development proposals for lighting schemes should not have a demonstrably harmful impact on residential amenity or biodiversity.</p> <p>g. Development proposals should retain outdoor amenity space having regard to its character.</p> <p>h. Conversion of dwellings into flats in roads characterised by houses will not normally be appropriate</p> <p>i. Loss of houses in roads characterised by houses will not normally be appropriate</p> <p>j. Development proposals will be required to include hard and soft landscaping that:</p> <p>i. Is well laid out in terms of access, car parking and landscaping</p> <p>ii. Considers the impact of hardstandings on character</p> <p>iii. Achieve a suitable visual setting for the building</p> <p>iv. Provide an appropriate level of new habitat including tree and shrub planting</p> <p>v. Make a positive contribution to the surrounding area</p> <p>vi. Contributes to biodiversity including the retention of existing wildlife habitat and trees</p> <p>vii. Adequately protects existing trees and their root systems</p> <p>k. Trees should be safeguarded. When protected trees are to be felled the council will require replanting with suitable size and species of tree where appropriate.</p>	<p>Standard requirements for well-designed development. Level of professional fees included in appraisals reflects fees for good standard of architectural design.</p> <p>Some policies are land use issues only and will prevent some sites being redeveloped.</p> <p>No cost issues to be considered in appraisals.</p>
DM02: Development standards	<p>Where appropriate, development will be expected to demonstrate compliance with the following national and Londonwide standards supported by the guidance set out in the council's suite of Supplementary Planning Documents:</p> <ol style="list-style-type: none"> 1. By Design, the CABE urban design principles 2. Lifetime homes, the 16 design criteria required by the London Plan policy 3.8 3. Code for Sustainable Homes, the national standard for sustainable homes 4. BREEAM, the environmental assessment method for non-residential development 5. Wheelchair accessibility, the London Plan policy 3.8 6. Minimum floor space, the London Plan policy 3.5 7. Outdoor amenity space, the Sustainable Design and Construction SPD 8. Secured by Design, the national Police initiative 9. Play space, the London Plan policy 3.6 	<p>Draft New London Plan requirements reflected in the appraisals.</p>
DM03: Accessibility and inclusive design	<p>Development proposals should meet the highest standards of accessible and inclusive design by demonstrating that they meet the following principles:</p> <ol style="list-style-type: none"> i. can be used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or economic circumstances ii. are convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment iii. are flexible and responsive taking account of what different people say they need and want, so people can use them in different ways iv. are realistic, offering more than one solution to help balance everyone's needs, recognising that one solution may not work for all. 	<p>Latest accessibility standards reflected in the appraisals.</p>
DM04: Environmental Considerations	<p>a. All major development will be required to demonstrate through an Energy Statement compliance with the Mayor's targets for reductions in carbon dioxide emissions within the framework of the Mayor's</p>	<p>Draft New London Plan requirements reflected in the appraisals.</p>

Policy Number	Summary of Requirement	Cost implications
	<p>energy hierarchy.</p> <p>b. Where Decentralised Energy (DE) is feasible or planned, major development will either provide:</p> <p>i. suitable connection</p> <p>ii. the ability to connect in future</p> <p>iii. a feasibility study</p> <p>iv. a financial contribution to a proposed feasibility study.</p> <p>c. i. Where there is a localised source of air pollution, buildings should be designed and sited to reduce exposure to air pollutants.</p> <p>ii. Development proposals will ensure that development is not contributing to poor air quality and provide air quality assessments where appropriate.</p> <p>d. Proposals to locate development that is likely to generate unacceptable noise levels close to noise sensitive uses will not normally be permitted. Proposals to locate noise sensitive development in areas with existing high levels of noise will not normally be permitted. Mitigation of noise impacts through design, layout, and insulation will be expected where appropriate.</p> <p>e. Proposals on land which may be contaminated should be accompanied by an investigation to establish the level of contamination in the soil and/or groundwater/surface waters and identify appropriate mitigation. Development which could adversely affect the quality of groundwater will not be permitted.</p> <p>f. Proposals for Notifiable Installations or developments near to existing Notifiable Installations will only be permitted provided that:</p> <p>i. There is no unacceptable risk to an individual's health and safety; and</p> <p>ii. There will be no significant threat to environmental quality.</p> <p>g. Development should demonstrate compliance with the London Plan water hierarchy for run off especially in areas identified as prone to flooding from surface water run off. All new development in areas at risk from fluvial flooding must demonstrate application of the sequential approach set out in the NPPF (paragraphs 100 to 104) and provide information on the known flood risk potential of the application site.</p> <p>h. Development proposals will wherever possible be expected to naturalise a water course, ensure an adequate buffer zone is created and enable public accessibility. Where appropriate, contributions towards river restoration and de-culverting will be expected.</p>	
DM05: Tall Buildings	<p>Tall buildings outside the strategic locations identified in the Core Strategy will not be considered acceptable. Proposals for tall buildings will need to demonstrate:</p> <p>i. an active street frontage where appropriate</p> <p>ii. successful integration into the existing urban fabric</p> <p>iii. a regard to topography and no adverse impact on Local Viewing Corridors, local views and the skyline</p> <p>iv. not cause harm to heritage assets and their setting</p> <p>v. that the potential microclimatic effect does not adversely affect existing levels of comfort in the public realm</p> <p>Proposals for redevelopment or refurbishment of existing tall buildings will be required to make a positive contribution to the townscape</p>	Land use issue only – restricts density on some sites
DM06: Barnet's Heritage and Conservation	<p>a. All heritage assets will be protected in line with their significance. All development will have regard to the local historic context.</p> <p>b. Development proposals must preserve or enhance the character and appearance of 16 Conservation Areas in Barnet.</p> <p>c. Proposals involving or affecting Barnet's heritage assets set out in table 5.1 should demonstrate the following:</p> <ul style="list-style-type: none"> • the significance of the heritage asset • the impact of the proposal on the significance of the heritage asset • the impact of the proposal on the setting of the heritage asset • how the significance and/or setting of a heritage asset can be better revealed • the opportunities to mitigate or adapt to climate change • how the benefits outweigh any harm caused to the heritage asset <p>d. There will be a presumption in favour of retaining all 1,600 locally listed buildings in Barnet and any buildings which makes a positive contribution to the character</p>	Land use issue only – will restrict extent of development on some sites but these restrictions should be reflected in site value.

Policy Number	Summary of Requirement	Cost implications
	<p>or appearance of the 16 conservation areas.</p> <p>e. Archaeological remains will be protected in particular in the 19 identified Local Areas of Special Archaeological Significance and elsewhere in Barnet. Any development that may affect archaeological remains will need to demonstrate the likely impact upon the remains and the proposed mitigation to reduce that impact.</p>	
DM07: Protecting housing in Barnet	<p>Loss of residential accommodation will not be permitted unless:</p> <p>a. the proposed use is for a local facility (children’s nursery, educational or health use) provided that it is not detrimental to residential amenity and;</p> <p>b. where need can be demonstrated and;</p> <p>c. the demand for the proposed use cannot adequately be met elsewhere and is in line with other policies or;</p> <p>d. the location is no longer environmentally suitable and viable for residential use or;</p> <p>e. it involves identified regeneration areas with large scale demolition of housing and estates which provides for the net replacement of the total residential units</p>	<p>Land use issue – will prevent some sites coming forward but does not give rise to any additional costs on sites that do come forward</p>
DM08: Ensuring a variety of sizes of new homes to meet housing need	<p>Development should provide where appropriate a mix of dwelling types and sizes in order to provide choice for a growing and diverse population for all households in the borough.</p> <p>Our dwelling size priorities are:</p> <p>i. For social rented housing – homes with 3 bedrooms are the highest priority</p> <p>ii. For intermediate affordable housing – homes with 3/4 bedrooms are the highest priority</p> <p>iii. For market housing – homes with 4 bedrooms are the highest priority, homes with 3 bedroom are a medium priority</p>	<p>Mix reflected in appraisals</p>
DM09: Specialist housing – Houses in Multiple Occupation, student accommodation and housing choice for older people	<p>a: Houses in Multiple Occupation (HMO) The council will seek to retain existing HMO provided that they meet an identified housing need. Proposals for new HMO will be encouraged provided that they meet an identified need, can demonstrate that they will not have a harmful impact on the character and amenities of the surrounding area, are easily accessible by public transport, cycling and walking and meet the relevant housing standards for HMO.</p> <p>b: Student Accommodation The council expects proposals for student accommodation to demonstrate that they support educational establishments within Barnet and meet an identified local need. Provision for students should be located in accessible locations.</p> <p>c: Housing Choice for Older People Housing proposals for older people should:</p> <p>i. help to meet an identified need;</p> <p>ii. demonstrate that they will not have a harmful impact on the character and amenities of the surrounding area; and</p> <p>iii. be within walking distance of local shops and easily accessible by public transport; and</p> <p>iv. provide adequate communal facilities including accommodation for essential staff on site.</p>	<p>No particular cost implications for new developments. Some land use issues if these particular types of development are not permitted. Student Accommodation requirements overtaken to some extent by Draft New London Plan requirements.</p>
DM10 Affordable housing contributions	<p>Having regard to the borough-wide target that 40% of housing provision should be affordable, the maximum reasonable amount of affordable housing will be required on site, subject to viability, from all new sites providing 10 or more units gross or covering an area of 0.4 hectares or more.</p>	<p>Impact of affordable housing requirement tested in study</p>
DM11 Development principles in the town centres	<p>The council will expect a suitable mix of appropriate uses as part of development within the town centres to support their continued vitality and viability.</p> <p>a: Town centre uses</p> <p>i. Significant new retail and other appropriate town centre uses outside the town centres or any expansion of existing out of centre sites will be strongly resisted unless they can meet the sequential approach and tests set out in the NPPF or are identified in an adopted Area Action Plan. Edge of centre proposals will not normally be appropriate and therefore should demonstrate why they are not locating in a town centre site.</p> <p>ii. The town centre boundaries, primary and secondary retail frontages are shown in the maps in Appendix 5.</p>	<p>Land use issue only</p>

Policy Number	Summary of Requirement	Cost implications
	<p>b: Primary and secondary frontages</p> <p>i. A development proposal which reduces the combined proportion of class A1 retail use at ground floor level (including vacant) in the primary frontage below 75% will not be permitted. The proposal should not create an over-concentration of similar uses which detracts from the retail function of the town centre.</p> <p>ii. A development proposal which reduces the combined proportion of class A1 retail use at ground floor level (including vacant) in the secondary frontage below 65% will not be permitted. The proposal should not create an over-concentration of similar uses which detract from the retail function of the town centre.</p> <p>iii. Change from a retail use (Class A1) will be strongly resisted unless it can be demonstrated that there is no viable demand for continued Class A1 use. When it can be demonstrated that the site has been marketed effectively for Class A1 use acceptable alternatives to Class A1 use will be Class A2, A3, A4, A5 or community uses. Conversion of any Class A use to a community use will be expected to present an active frontage at ground floor and be able to demonstrate a similar weekday footfall to a Class A1 use.</p> <p>iv. Any significant new retail development will be expected to provide a mix of unit sizes, avoid an inward looking layout, maintain the street frontage and provide suitable and convenient linkages for shoppers to access other town centre uses.</p> <p>v. Evening economy uses will be expected not to have an adverse effect on the amenity of local residents and be in keeping with the scale and character of the surrounding area.</p> <p>c: Mixed use development</p> <p>i. The protection of employment floorspace should meet the requirements set out in Policy DM14: New and Existing Employment Space unless otherwise indicated in the:</p> <p>a) Site Allocation DPD</p> <p>b) Town Centre Frameworks</p> <p>c) Areas identified as a Locally Significant Industrial Site, Industrial Business Park or Business Locations.</p> <p>ii. Appropriate mixed use re-development will be expected to provide re-provision of employment use, residential and community use.</p> <p>iii. The council will consider the location of new and the relocation of existing community, leisure and cultural uses (including arts) to the town centres only where they maintain active frontages.</p>	
DM12 Maintaining local centres and parades	<p>The council will protect all retail uses (Class A1) in the existing local centres, parades and isolated shops unless it can be demonstrated that:</p> <p>i. there will be no significant reduction of shopping facilities as a result; and</p> <p>ii. that alternative shopping facilities that are similarly accessible by walking, cycling or public transport exist to meet the needs of the area; and</p> <p>iii. the proposed use is within Class A2, A3, A4, A5 or meets an identified local need; and</p> <p>iv. there is no demand for continued Class A1 use, and that the site has been marketed effectively for such use. A proposal that either creates an over concentration of Class A2, A3, A4 and A5 uses or has a significant adverse effect on the amenity of existing residents will be refused. Community uses will be expected to present an active frontage at ground floor and be able to demonstrate a similar weekday footfall to a Class A1 use. Proposals for residential use should not cause a break in a frontage.</p>	Land use issue only
DM13 Community and education uses	<p>a: Loss of community / educational use</p> <p>Loss of community / educational use will only be acceptable in exceptional circumstances where:</p> <p>i. New community or education use of at least equivalent quality or quantity are provided on the site or at a suitable alternative location; or</p> <p>ii. There is no demand for continued community or education use, and that the site has been marketed effectively for such use.</p> <p>b: New community or educational use</p> <p>New community or educational uses should be located where they are accessible by public transport, walking and cycling, preferably in town centres or local centres. New community or educational uses should ensure that there is no significant impact on the free flow of traffic and road safety. New community or educational uses will be</p>	Land use issue only – policy will restrict the ability of landowners of these sites to bring them forward for development

Policy Number	Summary of Requirement	Cost implications
DM14 New and existing employment space	<p>expected to protect the amenity of residential properties.</p> <p>a: Existing employment space</p> <p>i. Proposals which result in a redevelopment or change of use of a Locally Significant Industrial Site, Industrial Business Park or Business Location as shown on the Proposals Map to a non B Class use will not be permitted.</p> <p>ii. Outside these locations loss of a B Class use will only be permitted where it can be demonstrated to the council's satisfaction that a site is no longer suitable and viable for its existing or alternative business use in the short, medium and long term and a suitable period of effective marketing has been undertaken. Where this can be demonstrated the priority for re-use will be a mixture of small business units with residential use.</p> <p>iii. Office space (Class B1) should be retained in town centres and edge of centre locations. Loss of office space (Class B1) will only be permitted in town centres and edge of centre locations where it can be demonstrated to the council's satisfaction that a site is no longer suitable and viable for its existing or alternative business use in the short, medium and long term and a suitable period of active marketing has been undertaken. Where this can be demonstrated the proposal will be expected to provide appropriate mixed use re-development which provides some re-provision of employment use, residential and community use.</p> <p>iv. Proposals to redevelop or reuse an existing employment space which reduces the levels of employment use and impacts negatively on the local economy will be resisted.</p> <p>v. Where appropriate, loss of employment space will be expected to provide mitigation in the form of contributions to employment training.</p> <p>b: New employment space</p> <p>i. All proposals for new office space should follow a sequential approach which considers town centre sites before edge of centre sites.</p> <p>ii. New industrial/warehousing space will be expected to locate in Locally Significant Industrial sites. Warehousing uses or uses which generate high levels of movement should be located in close proximity to tier one and two roads as set out in Policy DM17 Travel Impact and Parking Standards and minimise impact on residential areas.</p> <p>iii. Proposals for new employment space will be expected to provide on site servicing for the intended use and include space for waiting for goods vehicles.</p>	Land use issue only.
DM15 Green belt and open spaces	<p>a: Green Belt / Metropolitan Open Land</p> <p>1. Development proposals in Green Belt are required to comply with the NPPF (paragraphs 79 to 92). In line with the London Plan the same level of protection given to Green Belt land will be given to Metropolitan Open Land (MOL).</p> <p>2. Except in very special circumstances, the council will refuse any development in the Green Belt or MOL which is not compatible with their purposes and objectives and does not maintain their openness.</p> <p>3. The construction of new buildings within the Green Belt or Metropolitan Open Land, unless there are very special circumstances, will be inappropriate, except for the following purposes:</p> <p>i. Agriculture, horticulture and woodland;</p> <p>ii. Nature conservation and wildlife use; or</p> <p>iii. Essential facilities for appropriate uses will only be acceptable where they do not have an adverse impact on the openness of Green Belt or MOL.</p> <p>4. Extensions to buildings in Green Belt or MOL will only be acceptable where they do not result in a disproportionate addition over and above the size of the original building or an over intensification of the use of the site.</p> <p>5. The replacement or re-use of buildings will not be permitted where they would have an adverse impact on the openness of the area or the purposes of including land in Green Belt or MOL.</p> <p>6. Development adjacent to Green Belt/MOL should not have a detrimental impact on visual amenity and respect the character of its surroundings.</p> <p>b: Open Spaces</p> <p>1. Open space will be protected from development. In exceptional</p>	Land use issue only.

Policy Number	Summary of Requirement	Cost implications
	<p>circumstances loss of open space will be permitted where the following can be satisfied:</p> <p>i. The development proposal is a small scale ancillary use which supports the use of the open space or</p> <p>ii. Equivalent or better quality open space provision can be made.</p> <p>Any exception will need to ensure that it does not create further public open space deficiency and has no significant impact on biodiversity.</p> <p>2. In areas which are identified as deficient in public open space, where the development site is appropriate or the opportunity arises the council will expect on site provision in line with the standards set out in the supporting text [para 16.3.6].</p>	
DM16: Biodiversity	<p>a. When considering development proposals the council will seek the retention and enhancement, or the creation of biodiversity.</p> <p>b. Where development will affect a Site of Importance for Nature Conservation and / or species of importance the council will expect the proposal to meet the requirements of London Plan Policy 7.19E.</p> <p>c. Development adjacent to or within areas identified as part of the Green Grid Framework will be required to make a contribution to the enhancement of the Green Grid.</p>	Standard requirement – reflected in development density which allows sufficient space for open space and opportunities for biodiversity.
Policy DM17: Travel impact and parking standards	<p>a: Road Safety The council will ensure that the safety of all road users is taken into account when considering development proposals, and will refuse proposals that unacceptably increase conflicting movements on the road network or increase the risk to vulnerable users.</p> <p>b: Road Hierarchy The council will seek to ensure that roads within the borough are used appropriately according to their status in the defined road hierarchy. In taking into account the function of adjacent roads the council may refuse development proposals which would result in inappropriate road use, or adversely affect the operation of roads in an area</p> <p>c: Development, Location and Accessibility The council will expect major development proposals with the potential for significant trip generation to be in locations which are, or will be made, highly accessible by a range of transport modes.</p> <p>d: Transport Assessment In considering planning applications for new development, the council will require developers to submit a full Transport Assessment (as defined by Department for Transport threshold) where the proposed development is anticipated to have significant transport implications in order to ensure that these impacts are considered. This assessment should include an analysis of accessibility by all modes of transport.</p> <p>e: Travel Planning For significant trip generating developments, (defined by Transport for London thresholds), the council will require the occupier to develop, implement and maintain a satisfactory Travel Plan (or plans) to minimise increases in road traffic and meet mode split targets. In order to ensure that they are delivering this the travel plan will need to contain measurable outputs so that they can be monitored.</p> <p>f: Local Infrastructure Needs</p> <p>i. Developments should be located and designed to make the use of public transport more attractive for all users by providing improved access to existing facilities, and if necessary the development of new routes and services, including improved and fully accessible interchange facilities.</p> <p>ii. The council will expect development to provide safe and suitable access arrangements for all road users to new developments. Where improvements or changes to the road network are necessary by virtue of an approved development, the council will secure a Legal Agreement from the developer.</p> <p>iii. The council will require appropriate measures to control vehicle movements, servicing and delivery arrangements. Where appropriate the council will require Construction Management and/or Delivery and Servicing Plans.</p> <p>iv. Where appropriate, development will be required to improve cycle and pedestrian facilities in the local catchment area by providing facilities on site and/or funding improvements off site</p>	Standard requirements in London context.

Policy Number	Summary of Requirement	Cost implications
	<p>g: Parking management</p> <p>1. The council will expect development to provide parking in accordance with the London Plan standards, except in the case of residential development, where the maximum standards will be:</p> <ul style="list-style-type: none"> i. 2 to 1.5 spaces per unit for detached and semi detached houses and flats (4 or more bedrooms) ii. 1.5 to 1 spaces per unit for terraced houses and flats (2 to 3 bedrooms); and iii. 1 to less than 1 space per unit for development consisting mainly of flats (1 bedroom) <p>2. Residential development may be acceptable:</p> <ul style="list-style-type: none"> i. with limited or no parking outside a Controlled Parking Zone (CPZ) but only where it can be demonstrated through a survey that there is sufficient on street parking capacity. ii. with limited or no parking within a CPZ, where it can be demonstrated that there is insufficient capacity on street the applicant will be required to enter into a legal agreement to restrict future occupiers from obtaining on street parking permits. For proposals in close proximity to the edge of a CPZ a survey will also be required to demonstrate that there is sufficient on street parking capacity on streets outside the CPZ. 	
<p>Policy DM18: Telecommunications</p>	<p>Proposals for the installation of telecommunications equipment will be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none"> i. There is no significant adverse effect on the external appearance of the building on which, or space in which, they are located; ii. The special character and appearance of all heritage assets are preserved or enhanced; iii. The possibility of sharing facilities, such as masts, cabinet boxes and satellite dishes, and erecting antennae on existing buildings or other structures has been fully explored and where practical becomes the preferred location; iv. Technologies to miniaturise and camouflage any telecommunications apparatus have been explored; v. They are appropriately designed, coloured and landscaped to take account of their setting; and vi. There is no significant adverse impact on the visual amenities of neighbouring occupiers. 	<p>May limit opportunities for developers to sell the right to locate telecoms equipment on roofs of their developments.</p>

Appendix 2 - Residential sales values

Details		Location	Postcode	Total Homes	Of which private	Min Epsf	Avg Epsf	Max Epsf	Min £	Ave £	Max £	Final sale
Millbrook Park - 5 - Joseph Homes - No 1 Millbrook	Joseph Homes	Barnet	NW7 1PX	149	123	£440	£635	£820	£474,995	£752,762	£1,224,995	08-Nov-19
Sir Thomas Lipton (Memorial Hospital)	Yogo Group	Barnet	N14 5HE	25	25	£737	£804	£900	£995,000	£1,339,444	£1,800,000	29-Oct-19
The Rushgroves (Homebase NW9)	L&Q	Barnet	NW9 6SS	386	308	£589	£676	£765	£352,500	£467,227	£590,000	14-Oct-19
Oakleigh Grove	Taylor Wimpey North Thames	Barnet	N20 0NX	288	229	£531	£615	£795	£399,995	£687,708	£1,075,000	11-Oct-19
Ridgeway Views (National Institute For Medical Research)	Barratt London	Barnet	NW7 1AA	512	311	£620	£696	£919	£535,000	£785,431	£2,100,000	10-Oct-19
The Westbury (Brookdene)	Mondev Construction	Barnet	N12 7DR	34	34	£672	£741	£781	£400,000	£599,454	£999,000	09-Oct-19
Millbrook Park - 9A/B - Barratt	Barratt London	Barnet	NW7 1NY	355		£674	£698	£721	£377,000	£490,333	£575,000	09-Oct-19
Millbrook Park - 4c - Taylor Wimpey	Taylor Wimpey North Thames	Barnet	NW7 1PX	89	77	£437	£523	£636	£689,950	£794,433	£960,000	09-Oct-19
Colindale Gardens - Phase 1	Redrow London	Barnet	NW9 5JE	2,900	2,320	£424	£598	£743	£360,000	£546,527	£845,000	09-Oct-19
Beaufort Park - F1/2/B/9	St George	Barnet	NW9 5HA	383	383	£708	£752	£802	£402,450	£590,783	£834,950	08-Oct-19
Beaufort Park - C5-C12	St George	Barnet	NW9 5JE	517	424	£665	£709	£748	£164,950	£582,569	£1,850,000	08-Oct-19
Bower & Barnabas (St Barnabas Church)	Cullen & Davis Holdings	Barnet	N12 7DN	30	30	£688	£765	£975	£425,000	£540,000	£625,000	04-Oct-19
Millbrook Park - 4b - The Claves - Eco World London	Eco World London	Barnet	NW7 1NY	188	159	£619	£724	£826	£410,000	£668,000	£1,100,000	01-Oct-19
Whetstone Square	Gold Compass Developments Ltd	Barnet	N20 0QP	56	47	£571	£663	£802	£585,000	£975,217	£1,300,000	26-Sep-19
Oakley Gardens (Church Walk House)	Goldenstone Development	Barnet	NW2 2TJ	35	35	£918	£1,078	£1,258	£595,000	£998,500	£1,760,000	26-Sep-19
706 High Road	Property 4 Investment	Barnet	N12 9QL	21	21	£574	£613	£670	£295,000	£477,727	£600,000	24-Sep-19
The Broadway	Fairview New Homes	Barnet	NW2 2DP	122	101	£597	£685	£812	£360,000	£512,700	£660,000	24-Sep-19
Trinity Square (Barnet and Southgate College)	Barratt London	Barnet	NW9 5RA	396	372	£393	£529	£613	£353,000	£438,417	£560,000	24-Sep-19
21 (Castle House)	Castle Invest Ltd	Barnet	EN5 1PH	40	40	£612	£626	£640	£265,000	£419,752	£585,000	19-Sep-19
Elmbank	Linden Homes Chiltern	Barnet	EN5 3HD	114	90	£518	£581	£634	£360,000	£758,037	£1,600,000	19-Sep-19
Clementine Court (Rear of Winston House)	Cavendish & Gloucester	Barnet	N3 1DH	27	24	£599	£722	£858	£750,000	£1,062,187	£1,325,000	19-Sep-19
Pulse Phase 2 (Montrose Park Sites)	Fairview New Homes	Barnet	NW9 5DZ	240	194	£364	£462	£580	£245,000	£325,125	£399,000	17-Sep-19
Seventeen (Groupama House)	EEH Ventures	Barnet	EN5 1PG	36	36	£556	£611	£692	£325,000	£431,445	£595,000	16-Sep-19
Asprey Park	City & Westminster Developments	Barnet	NW4 1PN	55	55	£532	£621	£710	£325,000	£515,898	£725,000	16-Sep-19
Hendon Waterside - 3B+C	Barratt London	Barnet	NW9 7QJ	298	181	£506	£647	£737	£355,000	£473,569	£630,500	16-Sep-19
Millbrook Park - 4a - Taylor Wimpey	Taylor Wimpey North Thames	Barnet	NW7 1NY	114	100	£373	£530	£641	£415,000	£833,724	£1,395,000	01-Sep-19
The Beaumont	Shree Hari Construction	Barnet	NW11 8LX	25	25	£915	£1,047	£1,351	£1,100,000	£1,505,714	£2,250,000	26-Jun-19
The Arc (Adastra House)	Mizen Homes	Barnet	N3 1LW	34	27	£777	£816	£896	£420,000	£570,714	£820,000	19-Jun-19
Brook Valley Gardens - Phase 2	Countryside	Barnet	EN5 2UJ	163	95	£405	£540	£680	£345,000	£556,104	£780,000	25-Mar-19
Fellows Square (Former Parcellforce Depot)	A2Dominion	Barnet	NW2 6LT	230	169	£497	£604	£799	£315,000	£452,435	£640,000	15-Mar-19
Buxmead (Leo Baeck House)	Harrison Varma Services Limited	Barnet	N2 0BG	20	20	£2,591	£2,728	£2,865	£8,250,000	£8,612,500	£8,975,000	09-Mar-19
Millbrook Park - 1 - The Mount - Countryside	Countryside	Barnet	NW7 1PZ	133	133	£432	£566	£741	£319,995	£669,459	£1,075,000	26-Sep-18
Gateway House	Columbia Group Ltd	Barnet	N3 2TX	77	77	£666	£763	£843	£400,000	£527,854	£825,000	25-Jun-18
Hampstead Reach (Chandos Lawn Tennis Club)	Barratt London	Barnet	NW11 7HP	45	45	£1,055	£1,180	£1,360	£995,000	£1,648,536	£4,800,000	25-Jun-18
Oakwell Grange (Bretheren Meeting Hall)	David Wilson Homes (Southern)	Barnet	N20 9EQ	70	50	£514	£577	£679	£995,000	£1,304,104	£1,800,000	26-Mar-18
Millbrook Park - 3 - Linden	Linden Homes Chiltern	Barnet	NW7 1PZ	138	105	£488	£538	£578	£405,000	£820,775	£1,450,000	26-Mar-18
The Lofts (Trafalgar House)	Trafalgar House LLP	Barnet	NW7 3SA	28	28	£531	£607	£662	£285,000	£560,812	£995,000	26-Mar-18

Appendix 3 - Commercial lettings

Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use
20 Edgwarebury	Edgware	GRND	222	50.00	Asking		11,100.00	Office
20 Edgwarebury	Edgware	GRND	207	49.85	Asking		10,318.95	Office
20 Edgwarebury	Edgware	GRND	130	49.85	Asking		6,480.50	Office
20 Edgwarebury	Edgware	GRND	193	49.74	Asking		9,599.82	Office
137-139 Brent	London	1st	654	48.19	Achieved		31,516.26	Office
1-3 Hale Grove Gdns	London	1st	405	39.50	Effective	FRI	15,996.02	Office
1-3 Totteridge Ln	London	GRND	1,507	36.50	Effective		55,005.11	Office
1A Finchley Rd	London	GRND	250	36.00	Asking		9,000.00	Office
5 Oakleigh Gardens	London	GRND	115	35.48	Asking		4,080.20	Office
The Ridgeway	London	GRND	1,133	35.30	Effective	FRI	39,994.90	Office
5 Oakleigh Gardens	London	GRND	258	34.89	Asking		9,001.62	Office
2c Birkbeck Rd	London	GRND	430	34.88	Asking	FRI	14,998.40	Office
5 Oakleigh Gardens	London	GRND	465	31.61	Achieved	FRI	14,698.65	Office
12-16 Portsdown Mews	London	GRND	621	29.36	Asking	FRI	18,232.56	Office
904-910 High Rd	London	1st	518	28.95	Asking		14,996.10	Office
158b Deans Ln	Edgware	GRND	206	27.60	Asking		5,685.60	Office
158b Deans Ln	Edgware	GRND	155	27.60	Asking		4,278.00	Office
2A Accommodation Rd	London	GRND	650	27.47	Effective		17,854.18	Office
26 North End Rd	London	GRND	694	26.46	Effective		18,363.18	Office
26 North End Rd	London	1-3	1,385	26.46	Effective		36,646.98	Office
300 Ballards Ln	London	GRND	570	26.32	Effective	FRI	15,002.12	Office
592 Finchley Rd	London	GRND	800	26.25	Effective	FRI	20,999.23	Office
Arcadia Ave	London	GRND	965	26.00	Asking	FRI	25,090.00	Office
35-37 Brent St	London	GRND	880	25.57	Asking	FRI	22,501.60	Office
5 Breasy Pl	London	GRND	553	25.32	Asking	FRI	14,001.96	Office
1345 High Rd	London	1st	695	25.18	Asking	FRI	17,500.10	Office
26-28 St Albans Ln	London	GRND,1	7,570	25.00	Asking	FRI	189,250.00	Office
741 High Rd	London	3rd	1,050	25.00	Asking		26,250.00	Office
741 High Rd	London	2nd	494	25.00	Asking		12,350.00	Office
2-4 Woodberry Grove	London	1st	1,218	25.00	Asking		30,450.00	Office
2 Dollis Park	London	GRND	1,013	25.00	Asking	FRI	25,325.00	Office
765 Finchley Rd	London	GRND	4,500	25.00	Asking		112,500.00	Office
154 Brent St	London	GRND,2	3,225	25.00	Effective		80,624.20	Office
234-236 West Hendon Broadway	London	GRND	1,455	24.74	Asking		35,996.70	Office
West Heath Dr	London	GRND	3,253	24.59	Asking	FRI	79,991.27	Office
12-16 Portsdown Mews	London	GRND	613	24.47	Effective	FRI	14,999.96	Office
St Albans Ln	London	1st	221	24.43	Asking		5,399.03	Office
958-964 High Rd	London	2nd	200	24.00	Asking		4,800.00	Office
886-902 High Rd	London	GRND	885	23.82	Effective		21,078.06	Office
304 Regents Park Rd	London	GRND,1-4	24,538	23.63	Effective		579,954.62	Office
1a Budd Close	London	GRND	1,609	23.62	Asking		38,004.58	Office
886-902 High Rd	London	GRND	1,966	23.37	Effective	FRI	45,935.83	Office
886-902 High Rd	London	GRND	814	23.23	Effective	FRI	18,910.84	Office
1 Bridge Ln	London	2nd	1,642	23.23	Effective	FRI	38,142.39	Office

Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use
823-825 High Rd	London	GRND	1,190	23.10	Achieved		27,489.00	Office
131-133 Ballards Ln	London	2nd	1,215	23.05	Asking	FRI	28,005.75	Office
1379 High Rd	London	LL,GRND	4,931	22.50	Asking	FRI	110,947.50	Office
1379 High Rd	London	GRND	3,491	22.50	Asking	FRI	78,547.50	Office
1379 High Rd	London	GRND	1,334	22.50	Asking	FRI	30,015.00	Office
Popes Dr	London	2nd	703	22.48	Effective	FRI	15,803.40	Office
886-902 High Rd	London	GRND	1,476	22.36	Effective	FRI	33,003.09	Office
4 Oakleigh Mews	London	GRND	350	22.29	Achieved	FRI	7,801.50	Office
2-8 Games Rd	Barnet	GRND	981	22.22	Asking	FRI	21,797.82	Office
315 Regents Park Rd	London	1st	725	22.07	Effective	FRI	16,000.75	Office
823-825 High Rd	London	1st	550	21.80	Effective		11,989.84	Office
189-191 High St	Barnet	1-2	1,148	21.78	Effective	FRI	25,003.26	Office
Brent Cross Gdns	London	3rd	1,850	21.62	Asking		39,997.00	Office
2 Dollis Park	London	3rd	3,500	21.50	Asking	FRI	75,250.00	Office
10 North End Rd	London	1st	610	20.08	Asking	FRI	12,248.80	Office
96 Edgware Way	Edgware	GRND	1,300	20.00	Asking	FRI	26,000.00	Office
45 Vivian Ave	London	1st	1,000	20.00	Asking	FRI	20,000.00	Office
3 Brampton	London	2nd	1,860	19.89	Asking	FRI	36,995.40	Office
39 Lodge Ln	London	GRND	730	19.86	Asking	FRI	14,497.80	Office
Popes Dr	London	1st	2,624	19.65	Effective	FRI	51,561.18	Office
2-8 Games Rd	Barnet	2nd	1,153	19.43	Achieved		22,402.79	Office
165 Granville Rd	London	GRND	1,458	19.00	Asking	FRI	27,702.00	Office
165 Granville Rd	London	GRND	1,348	19.00	Asking	FRI	25,612.00	Office
165 Granville Rd	London	GRND	589	19.00	Asking	FRI	11,191.00	Office
165 Granville Rd	London	1st	599	19.00	Asking	FRI	11,381.00	Office
165 Granville Rd	London	2nd	637	19.00	Asking	FRI	12,103.00	Office
165 Greenville Rd	London	GRND	544	19.00	Asking	FRI	10,336.00	Office
165 Greenville Rd	London	2nd	827	19.00	Asking	FRI	15,713.00	Office
165 Greenville Rd	London	1st	811	19.00	Asking	FRI	15,409.00	Office
3 Shakespeare Rd	London	GRND	1,800	18.88	Effective		33,983.67	Office
Station Rd	Barnet	6th	3,523	18.50	Effective	FRI	65,175.50	Office
Bunns Ln	London	GRND	1,945	18.00	Achieved	FRI	35,010.00	Office
Bunns Ln	London	GRND	1,525	18.00	Achieved	FRI	27,450.00	Office
128-136 High St	Edgware	2nd	1,550	18.00	Effective	FRI	27,899.77	Office
Grahame Park Way	London	1st	847	17.71	Effective	FRI	15,000.01	Office
770 High Rd	London	1st	955	17.54	Asking	FRI	16,750.70	Office
Colindeep Ln	London	GRND,1	6,263	17.00	Asking		106,471.00	Office
207 Crescent Rd	Barnet	GRND	720	16.66	Effective	FRI	11,995.12	Office
128-136 High St	Edgware	3rd	1,550	16.50	Asking	FRI	25,575.00	Office
128-136 High St	Edgware	3rd	1,550	16.50	Asking	FRI	25,575.00	Office
The Hyde	London	9th	1,335	16.00	Asking		21,360.00	Office
The Hyde	London	9th	1,285	16.00	Asking		20,560.00	Office
3 Shakespeare Rd	London	2nd	1,574	15.88	Asking	FRI	24,995.12	Office
120 High St	Edgware	2nd	950	15.79	Effective	FRI	15,000.50	Office

Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use
Arcadia Ave	London	1st	1,332	15.77	Asking	FRI	21,005.64	Office
209 Crescent Rd	Barnet	GRND	762	15.74	Effective	FRI	11,993.77	Office
Arcadia Ave	London	1st	1,200	15.42	Effective	FRI	18,503.93	Office
2-8 Games Rd	Barnet	1st	938	15.29	Achieved		14,342.02	Office
70-78 West Hendon Broadway	London	2nd	1,280	15.23	Achieved	FRI	19,494.40	Office
4 Breasy Pl	London	GRND	500	15.19	Effective	FRI	7,595.00	Office
311 Ballards Ln	London	1st	1,550	14.51	Achieved		22,490.50	Office
54-58 High	Edgware	2nd	1,557	13.00	Asking	FRI	20,241.00	Office
115C Brunswick Park Rd	London	GRND	2,195	12.76	Achieved		61,460,000.00	Office
128-136 High St	Edgware	1st	1,600	11.62	Asking	FRI	18,592.00	Office
15-17 Western Parade	Barnet	GRND,1-2	31,560	10.75	Effective		261,794.75	Office
1a Heronsgate	Edgware	GRND	243	9.76	Asking	FRI	2,371.68	Office
1a Heronsgate	Edgware	1st	883	9.76	Asking	FRI	8,618.08	Office
Oakleigh Rd S	London	2nd	43,000	9.37	Effective	FRI	402,910.00	Office
115 Brunswick Park Rd	London	GRND	2,195	6.83	Achieved		14,991.85	Office

Sign Date	Start Date	Address	City	Floor	Total SF Leas	Rent/SF/Yr	Rent Type	Service	Rent PA	Use
10/09/2018	10/10/2018	1322 High Rd	London	GRND,1	2,075	75.90	Asking	FRI	157,500.00	Retail
25/05/2017	25/05/2017	Prince Charles Dr	London	1st	1,051	72.95	Effective	FRI	76,671.12	Retail
01/07/2018	01/09/2018	61 Totteridge Ln	London	GRND	143	69.93	Asking	FRI	10,000.00	Retail
07/08/2017	07/08/2017	741 High Rd	London	3rd	1,000	66.95	Effective	FRI	66,949.71	Retail
23/11/2017	23/11/2017	6 Union St	Barnet	GRND,1	300	66.67	Asking	FRI	20,000.00	Retail
01/06/2019	01/07/2019	Station Rd	Edgware	GRND	1,294	65.69	Asking		85,000.00	Retail
16/11/2018	16/12/2018	133 West Hendon Broadway	London	GRND	691	59.36	Asking	FRI	26,000.00	Retail
03/11/2017	03/11/2017	45 Station Rd	Edgware	GRND	600	55.00	Achieved	FRI	33,000.00	Retail
31/03/2019	31/03/2019	130 Colindale Ave	London	GRND	620	53.23	Effective	FRI	32,999.92	Retail
20/10/2018	09/12/2018	172 High Rd	London	GRND	442	52.04	Asking	FRI	23,000.00	Retail
23/02/2018	23/02/2018	750 Finchley Rd	London	GRND	500	52.00	Effective		25,999.74	Retail
24/09/2018	24/10/2018	345 Ballards Ln	London	GRND	550	50.91	Asking	FRI	28,000.00	Retail
16/05/2017	15/06/2017	Charcoat Rd	London	GRND,1	1,204	49.83	Asking	FRI	60,000.00	Retail
20/07/2017	20/07/2017	174 High Rd	London	GRND	505	49.50	Asking	FRI	25,000.00	Retail
01/09/2017	01/09/2017	1328 High Rd	London	GRND	505	49.50	Effective		24,999.93	Retail
30/09/2017	30/09/2017	29 Temple Fortune Parade	London	GRND	805	49.07	Asking		39,500.00	Retail
01/09/2018	01/10/2018	Station Rd	Edgware	GRND	2,045	48.90	Asking	FRI	100,000.00	Retail
01/09/2017	01/09/2017	3-4 Station Rd	Edgware	GRND	676	48.08	Asking	FRI	32,500.00	Retail
15/06/2017	15/06/2017	131 High St	Barnet	GRND	468	48.08	Asking	FRI	22,500.00	Retail
09/05/2018	09/05/2018	400 Finchley Rd	London	GRND	500	48.00	Asking		24,000.00	Retail
05/02/2019	05/02/2019	1357-1359 High Rd	London	GRND	1,463	47.85	Asking	FRI	70,000.00	Retail
01/07/2018	01/09/2018	58-60 Totteridge Ln	London	GRND	316	47.47	Asking		15,000.00	Retail
17/07/2018	16/08/2018	135 Deans Ln	Edgware	GRND	300	46.67	Asking		14,000.00	Retail
27/04/2017	27/04/2017	18 Station Rd	Barnet	BSMT,GRND	550	45.45	Asking	FRI	25,000.00	Retail
12/12/2017	12/12/2017	784-786 Finchley Rd	London	GRND	830	45.18	Effective	FRI	37,499.64	Retail
10/08/2018	10/09/2018	814 Finchley Rd	London	GRND	645	44.96	Asking	FRI	29,000.00	Retail
15/01/2019	11/04/2019	25 Temple Fortune Parade	London	GRND	900	44.44	Achieved	FRI	40,000.00	Retail
17/05/2018	17/05/2018	Finchley Rd	London	GRND	1,152	43.40	Effective	FRI	49,999.72	Retail
15/04/2017	15/05/2017	26 Cricklewood Ln	London	GRND	1,033	43.08	Effective	FRI	44,506.52	Retail
15/04/2019	15/04/2019	2 East Barnet Rd	Barnet	Unkwn	396	42.93	Achieved	FRI	17,000.00	Retail
10/07/2018	06/08/2018	98 Ballards Ln	London	GRND	700	42.86	Asking	FRI	30,000.00	Retail
02/05/2017	15/05/2017	53 The Broadway	London	GRND	586	42.66	Effective	FRI	24,999.64	Retail
14/09/2017	19/09/2017	14 Temple Fortune Parade	London	GRND	425	42.35	Effective		17,999.72	Retail
03/04/2017	03/04/2017	31 Temple Fortune Parade	London	GRND	1,301	42.28	Asking	FRI	55,000.00	Retail
07/01/2019	24/01/2019	716 High Rd	London	GRND	814	41.77	Achieved	FRI	34,000.00	Retail
26/09/2018	26/10/2018	62-62A Golders Green Rd	London	GRND	360	41.67	Asking		15,000.00	Retail
04/05/2019	04/06/2019	343 Ballards Ln	London	GRND	605	41.32	Effective	FRI	24,999.95	Retail
22/03/2019	22/03/2019	Station Rd	Edgware	GRND,1	2,183	41.23	Asking	FRI	90,000.00	Retail
02/10/2018	08/11/2018	161 Ballards Ln	London	GRND	680	39.71	Asking	FRI	27,000.00	Retail
09/06/2017	09/06/2017	Prince Charles Dr	London	GRND	22,350	39.68	Effective	FRI	886,782.06	Retail
12/11/2016	12/11/2016	731 High Rd	London	GRND	431	39.44	Asking	FRI	17,000.00	Retail
14/09/2017	14/09/2017	91 Ballards Ln	London	GRND	547	39.31	Asking	FRI	21,500.00	Retail
08/05/2017	08/05/2017	87 The Broadway	London	GRND	1,100	39.19	Effective	FRI	28,999.79	Retail
04/05/2018	04/05/2018	184 Cricklewood Broadway	London	GRND	515	38.83	Asking	FRI	20,000.00	Retail

Sign Date	Start Date	Address	City	Floor	Total SF Leas	Rent/SF/Yr	Rent Type	Service	Rent PA	Use
11/01/2019	12/02/2019	1061 Finchley Rd	London	GRND	629	38.16	Achieved	FRI	24,000.00	Retail
17/06/2019	17/06/2019	32 Watling Ave	Edgware	GRND	660	37.88	Asking		25,000.00	Retail
30/01/2017	30/01/2017	40 The Broadway	London	GRND	848	37.74	Effective	FRI	31,999.90	Retail
04/06/2019	04/06/2019	18 Golders Green Rd	London	GRND	1,061	37.29	Effective	FRI	39,561.27	Retail
18/08/2017	18/08/2017	338 Regents Park Rd	London	GRND	671	37.26	Asking	FRI	25,000.00	Retail
23/06/2017	23/06/2017	Geron Way	London	GRND	2,031	37.20	Effective	FRI	75,544.35	Retail
03/07/2018	02/08/2018	400 Finchley Rd	London	GRND	350	37.14	Asking		13,000.00	Retail
15/01/2019	11/04/2019	8 North End Rd	London	GRND	728	37.09	Achieved	FRI	27,000.00	Retail
01/03/2019	01/03/2019	1201 Finchley Rd	London	GRND	1,050	36.53	Effective	FRI	38,353.97	Retail
31/05/2018	13/07/2018	1033 Finchley Rd	London	GRND	616	36.53	Asking	FRI	22,500.00	Retail
25/03/2017	25/03/2017	41 The Broadway	London	GRND	931	36.52	Effective	FRI	33,999.75	Retail
02/12/2017	01/01/2018	Geron Way	London	GRND	1,030	36.50	Asking	FRI	37,600.00	Retail
17/07/2017	17/07/2017	741 High Rd	London	Unkwn	1,000	36.33	Effective	FRI	36,327.65	Retail
15/11/2016	15/11/2016	17 Ballards Ln	London	GRND	895	36.09	Asking	FRI	32,300.00	Retail
16/09/2019	16/10/2019	746 High Rd	London	GRND	975	35.90	Asking	FRI	35,000.00	Retail
15/06/2017	15/06/2017	1386 High Rd	London	GRND	280	35.71	Effective		9,999.90	Retail
01/02/2018	01/02/2018	42 Golders Green Rd	London	GRND	990	35.35	Asking	FRI	35,000.00	Retail
24/03/2017	24/03/2017	32 North End Rd	London	GRND	907	35.28	Achieved	FRI	32,000.00	Retail
01/12/2016	01/12/2016	40 Totteridge Ln	London	GRND	567	35.27	Effective	FRI	20,000.00	Retail
02/12/2017	01/01/2018	778-780 High Rd	London	BSMT,GRND	1,928	35.12	Effective	FRI	67,708.81	Retail
25/01/2017	25/01/2017	48 Cricklewood Ln	London	GRND	457	35.01	Effective		15,999.94	Retail
03/09/2019	03/09/2019	240 Station Rd	Edgware	GRND	870	35.00	Effective		27,999.92	Retail
01/07/2018	01/07/2018	108-114 Golders Green Rd	London	GRND	858	34.97	Achieved		30,000.00	Retail
22/07/2019	22/07/2019	2F Lodge Ln	London	GRND	516	34.88	Asking		18,000.00	Retail
01/12/2017	01/12/2017	1185 Finchley Rd	London	GRND	860	34.88	Asking	FRI	30,000.00	Retail
26/06/2018	08/08/2018	38 Totteridge Ln	London	GRND	696	34.48	Asking	FRI	24,000.00	Retail
22/10/2018	22/10/2018	400 Finchley Rd	London	GRND	350	34.29	Effective	FRI	11,999.79	Retail
28/09/2017	28/09/2017	Geron Way	London	GRND	8,122	34.26	Effective	FRI	278,257.30	Retail
09/06/2017	09/06/2017	12 Station Rd	London	GRND	585	34.19	Effective	FRI	19,999.84	Retail
29/12/2016	29/12/2016	804-806A High Rd	London	BSMT,GRND	2,963	34.12	Effective		101,099.75	Retail
25/02/2018	27/03/2018	Geron Way	London	GRND	3,428	34.00	Effective		116,555.90	Retail
01/01/2018	01/01/2018	6 Union St	Barnet	GRND,1	300	33.33	Asking	FRI	10,000.00	Retail
24/04/2019	24/05/2019	17C Market Pl	London	GRND	556	33.27	Asking		18,500.00	Retail
25/05/2017	25/05/2017	15 Church Hill Rd	Barnet	GRND	470	33.19	Asking	FRI	15,600.00	Retail
01/03/2017	01/03/2017	9 Market Pl	London	GRND	889	33.18	Asking	FRI	29,500.00	Retail
19/09/2018	25/10/2018	349 Ballards Ln	London	GRND	800	33.12	Asking	FRI	26,500.00	Retail
20/12/2017	19/01/2018	Finchley Rd	London	GRND	1,450	33.04	Effective	FRI	47,913.95	Retail
25/06/2018	27/06/2018	10 Great North Rd	Barnet	GRND	543	32.97	Effective		17,999.91	Retail
07/08/2017	07/08/2017	57-57A Brent St	London	GRND	410	32.93	Asking		13,500.00	Retail
09/07/2018	09/07/2018	119 High St	Barnet	GRND	920	32.61	Asking	FRI	30,000.00	Retail
16/01/2018	16/01/2018	35A High St	Barnet	1st	660	32.58	Effective	FRI	21,499.78	Retail
02/09/2019	13/10/2019	783 High Rd	London	GRND	995	32.16	Asking	FRI	32,000.00	Retail
13/02/2018	13/02/2018	2-8 Games Rd	Barnet	GRND	1,160	31.47	Achieved		36,500.00	Retail
03/07/2017	03/07/2017	Geron Way	London	GRND	20,000	31.38	Effective	FRI	627,608.10	Retail

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18/01/2019	18/01/2019	343 Ballards Ln	London	GRND	800	31.25	Asking	FRI	25,000.00	Retail
01/12/2018	01/12/2018	142-144 East End Rd	London	GRND	800	31.25	Effective	FRI	24,999.97	Retail
04/08/2017	03/09/2017	146-150 Golders Green Rd	London	GRND	2,400	31.25	Asking	FRI	75,000.00	Retail
01/12/2016	01/12/2016	24 The Broadway	London	GRND	800	31.25	Effective		25,000.00	Retail
04/06/2019	04/07/2019	45-45A The Broadway	London	GRND	578	31.14	Effective	FRI	17,999.84	Retail
01/04/2019	01/04/2019	69-71 The Broadway	London	Unkwn	517	30.95	Effective	FRI	16,000.00	Retail
07/11/2016	07/11/2016	1 Oakleigh Rd N	London	BSMT,GRND	858	30.30	Asking		26,000.00	Retail
04/06/2018	04/06/2018	130 Colindale Ave	London	GRND	1,566	30.00	Asking	IRO	46,980.00	Retail
12/12/2018	13/01/2019	754 High Rd	London	GRND	1,040	29.81	Effective	FRI	30,999.70	Retail
09/03/2018	09/03/2018	1332 High Rd	London	GRND	755	29.80	Effective	FRI	22,499.82	Retail
01/11/2017	01/12/2017	112 High St	Barnet	GRND	1,846	29.79	Asking	FRI	55,000.00	Retail
19/03/2019	18/04/2019	424 Finchley Rd	London	GRND	1,021	29.38	Achieved	FRI	30,000.00	Retail
01/02/2018	01/02/2018	2 Temple Parade	Barnet	GRND	410	29.27	Effective		12,000.00	Retail
01/02/2018	01/02/2018	2 Netherlands Rd	Barnet	GRND	410	29.27	Asking		12,000.00	Retail
29/03/2019	28/04/2019	9 Central Circus	London	GRND	942	29.19	Asking	FRI	27,500.00	Retail
02/09/2018	07/10/2018	134 High St	Edgware	GRND	620	29.03	Asking	FRI	18,000.00	Retail
25/03/2019	25/03/2019	69-71 The Broadway	London	GRND	517	29.01	Achieved	FRI	15,000.00	Retail
02/02/2019	04/03/2019	127 The Broadway	London	BSMT,GRND	1,903	28.90	Achieved	FRI	55,000.00	Retail
02/03/2017	02/03/2017	Geron Way	London	GRND	26,900	28.70	Effective	FRI	771,968.90	Retail
04/07/2019	03/08/2019	7 Falloden	London	GRND	685	28.47	Asking	FRI	19,500.00	Retail
07/02/2018	07/02/2018	High St	Barnet	GRND,1	2,951	28.36	Effective		83,694.59	Retail
19/12/2017	19/12/2017	70 High St	Edgware	GRND	635	28.35	Asking		18,000.00	Retail
20/04/2018	20/04/2018	2 Watford Way	London	GRND	1,237	28.29	Effective	FRI	34,999.86	Retail
02/07/2018	02/07/2018	Charcot Rd	London	GRND	1,204	28.24	Effective	FRI	33,999.96	Retail
18/05/2017	18/05/2017	429 Oakleigh Rd N	London	GRND	244	28.14	Effective	FRI	6,865.86	Retail
23/03/2018	23/03/2018	1-1B Church Passage	Barnet	GRND	2,150	27.91	Asking	FRI	60,000.00	Retail
16/11/2018	16/12/2018	5 Park Rd	London	GRND	310	27.74	Asking	FRI	8,600.00	Retail
13/09/2018	13/10/2018	335-337 Regents Park Rd	London	BSMT	575	27.45	Asking		15,784.00	Retail
29/01/2017	28/02/2017	103 The Broadway	London	GRND	1,215	27.16	Asking	FRI	33,000.00	Retail
17/07/2017	17/07/2017	20 Temple Fortune Parade	London	GRND	1,210	26.86	Effective	FRI	32,499.78	Retail
29/03/2018	28/04/2018	1 Church Passage	Barnet	GRND	2,150	26.52	Effective		57,014.09	Retail
31/10/2017	31/10/2017	178-180 Long Ln	London	GRND	948	26.37	Asking	FRI	25,000.00	Retail
25/06/2018	25/06/2018	76 Brunswick Park Rd	London	GRND	457	26.26	Asking	FRI	12,000.00	Retail
19/12/2016	18/01/2017	281 Ballards Ln	London	GRND	2,490	26.10	Effective	FRI	64,999.33	Retail
28/06/2018	28/06/2018	30 Watford Way	London	GRND	520	25.96	Effective	FRI	13,499.97	Retail
01/03/2017	01/03/2017	9a-9b Cricklewood Ln	London	GRND	1,936	25.83	Effective	FRI	50,000.00	Retail
03/07/2018	02/08/2018	108 Golders Green Rd	London	GRND	1,180	25.42	Asking	FRI	30,000.00	Retail
29/11/2018	29/11/2018	1361 High Rd	London	GRND	887	25.37	Effective		22,499.30	Retail
01/09/2017	01/10/2017	179 Station Rd	Edgware	GRND	1,442	25.33	Effective	FRI	36,526.74	Retail
12/09/2018	28/11/2018	3 Church Hill Rd	Barnet	GRND	395	25.32	Asking	FRI	10,000.00	Retail
01/04/2019	06/05/2019	118 Brent St	London	GRND	990	25.25	Asking	FRI	25,000.00	Retail
01/12/2016	01/12/2016	20-22 Station Rd	Barnet	GRND	715	25.17	Effective		18,000.00	Retail
08/04/2019	08/04/2019	435-437 Oakleigh Rd N	London	GRND	847	25.12	Effective	FRI	21,273.84	Retail
15/03/2019	17/04/2019	Aerodrome Rd	London	GRND	1,141	25.00	Asking	FRI	28,525.00	Retail

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27/04/2018	27/05/2018	56 Golders Green Rd	London	GRND	1,200	25.00	Effective	FRI	29,999.89	Retail
26/03/2018	26/03/2018	114 Ballards Ln	London	GRND	800	25.00	Effective		19,999.87	Retail
31/01/2018	31/01/2018	48 Glengall Rd	Edgware	GRND	600	25.00	Asking		15,000.00	Retail
06/09/2017	06/09/2017	Aerodrome Rd	London	GRND	1,000	25.00	Asking		25,000.00	Retail
14/08/2017	14/08/2017	2 High St	Edgware	GRND	500	24.96	Effective	FRI	12,477.59	Retail
05/06/2017	05/06/2017	162 High St	Barnet	GRND	425	24.71	Asking		10,500.00	Retail
24/03/2017	24/03/2017	83 Church Rd	London	GRND	648	24.69	Effective	FRI	15,999.92	Retail
23/06/2017	23/06/2017	736 High Rd	London	BSMT,GRND	1,177	24.56	Effective	FRI	28,901.51	Retail
15/04/2019	15/04/2019	756-756A High Rd	London	GRND	1,379	24.55	Effective	FRI	33,853.92	Retail
19/08/2017	18/09/2017	50 Golders Green Rd	London	GRND	1,209	24.18	Effective	FRI	29,239.17	Retail
24/04/2017	24/04/2017	233 Deansbrook Rd	Edgware	GRND	500	24.00	Asking		12,000.00	Retail
07/09/2018	07/09/2018	Station Rd	Edgware	GRND	2,300	23.91	Effective		54,999.63	Retail
01/02/2018	03/03/2018	71 Ballards Ln	London	GRND	1,258	23.85	Asking		30,000.00	Retail
26/02/2019	28/03/2019	14 Heritage Ave	London	GRND	1,197	23.56	Effective	FRI	28,199.84	Retail
29/09/2017	29/09/2017	4 Colin Parade	London	GRND	466	23.50	Effective	FRI	10,949.94	Retail
15/04/2019	15/05/2019	24 Charcot Rd	Collindale	GRND	1,926	23.36	Asking	FRI	45,000.00	Retail
15/01/2019	13/04/2019	756 High Rd	London	GRND	1,115	23.32	Asking	FRI	26,000.00	Retail
07/06/2019	07/06/2019	241 Regents Park Rd	London	GRND	1,122	23.28	Effective	FRI	26,115.86	Retail
25/08/2018	24/09/2018	176 High St	Barnet	GRND	1,285	22.96	Effective	FRI	29,502.52	Retail
06/03/2018	05/04/2018	Aerodrome Rd	London	GRND	1,536	22.79	Effective		34,999.83	Retail
13/04/2018	13/04/2018	219 Regents Park Rd	London	GRND	773	22.78	Effective	FRI	17,606.12	Retail
19/07/2019	18/08/2019	203 Regents Park Rd	London	GRND	4,030	22.33	Asking	FRI	90,000.00	Retail
21/12/2017	21/12/2017	948-956 High Rd	London	GRND	1,235	22.27	Effective	FRI	27,499.82	Retail
14/11/2016	14/11/2016	Pegasus Way	London	GRND	20,410	22.13	Effective		451,595.79	Retail
27/06/2019	27/06/2019	Finchley Rd	London	GRND	5,208	22.08	Effective	FRI	114,999.45	Retail
06/03/2017	06/03/2017	111 Friern Barnet Rd	London	GRND	733	21.83	Asking		16,000.00	Retail
03/10/2019	02/11/2019	Golders Green Rd	London	GRND	925	21.62	Asking		20,000.00	Retail
29/05/2017	29/05/2017	87 High Rd	London	BSMT,GRND	1,800	21.49	Effective	FRI	38,690.12	Retail
14/08/2018	11/09/2018	627 Watford Way	London	GRND	770	21.43	Achieved	FRI	16,500.00	Retail
21/12/2016	21/12/2016	76 East Barnet Rd	Barnet	GRND	550	21.40	Effective	FRI	11,770.04	Retail
06/03/2019	05/05/2019	2 Lambert Way	London	GRND	2,809	21.36	Asking		60,000.00	Retail
19/01/2018	02/02/2018	10B Colin Parade	London	GRND	360	20.83	Effective	FRI	7,499.99	Retail
30/08/2018	30/08/2018	627 Watford Way	London	1st	770	20.73	Effective	FRI	15,959.67	Retail
26/07/2018	25/08/2018	421 Hendon Way	London	GRND	966	20.70	Asking	FRI	20,000.00	Retail
01/03/2017	01/03/2017	820 High Rd	London	GRND	1,212	20.63	Asking		25,000.00	Retail
24/10/2017	24/10/2017	Geron Way	London	GRND,MEZZ	8,000	20.61	Effective	FRI	164,917.78	Retail
01/06/2018	01/07/2018	266 Watford Way	London	GRND	729	20.51	Effective	FRI	14,950.00	Retail
20/04/2019	20/04/2019	35 Market Pl	London	GRND	1,044	20.38	Effective	FRI	21,279.60	Retail
12/06/2018	12/06/2018	638 Finchley Rd	London	BSMT,GRND	1,463	19.83	Effective	FRI	29,009.81	Retail
31/07/2017	31/07/2017	36 Vivian Ave	London	GRND	908	19.82	Effective	FRI	17,999.98	Retail
03/07/2019	02/08/2019	249 East Barnet Rd	Barnet	GRND	936	19.76	Asking	FRI	18,500.00	Retail
21/01/2019	20/02/2019	169 West Hendon Broadway	London	GRND	1,836	19.61	Effective	FRI	35,999.67	Retail
01/06/2017	01/06/2017	93 Watling Ave	Harrow	BSMT,GRND	877	19.38	Asking	FRI	17,000.00	Retail
01/11/2016	01/12/2016	9 Ballards Ln	London	BSMT,GRND	1,145	19.21	Asking	FRI	22,000.00	Retail

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01/03/2018	31/03/2018	563-571 Watford Way	London	GRND	3,534	19.10	Asking	FRI	67,500.00	Retail
22/02/2019	24/03/2019	18 High St	Shepperton	GRND	1,264	18.99	Asking		24,000.00	Retail
07/11/2016	07/11/2016	109 Colindale Ave	London	GRND	431	18.56	Asking	FRI	8,000.00	Retail
03/10/2019	02/11/2019	818-818A High Rd	London	GRND	2,426	18.55	Asking	FRI	45,000.00	Retail
08/10/2018	01/11/2018	23 Bell Ln	London	GRND	546	18.32	Asking	FRI	10,000.00	Retail
25/10/2017	25/10/2017	230 High St	Barnet	GRND,1-2	1,405	17.79	Asking		25,000.00	Retail
14/04/2018	07/12/2018	278 Watford Way	Hendon	Unkwn	3,694	17.60	Achieved		65,000.00	Retail
01/11/2017	01/12/2017	4-6 High St	Edgware	GRND	2,266	17.43	Effective	FRI	39,500.00	Retail
11/07/2018	12/07/2018	354 Cricklewood Ln	London	GRND	775	17.42	Achieved	FRI	13,500.00	Retail
12/01/2017	12/01/2017	The Hyde	London	GRND	8,000	16.88	Effective	FRI	135,040.00	Retail
01/05/2017	01/05/2017	7D High St	Barnet	GRND	1,185	16.03	Asking	FRI	19,000.00	Retail
15/05/2017	15/05/2017	752-752A High Rd	London	BSMT,GRND	2,087	15.96	Effective		33,302.50	Retail
01/04/2017	06/04/2017	749 High Rd	London	BSMT,GRND	9,240	15.61	Effective		144,281.49	Retail
01/02/2018	01/02/2018	762 Finchley Rd	London	GRND	1,769	15.55	Asking	FRI	27,500.00	Retail
13/02/2018	15/03/2018	14 Station Rd	Barnet	BSMT,GRND	1,070	15.42	Effective	FRI	16,499.83	Retail
10/01/2018	09/02/2018	31 Watford Way	London	GRND	1,080	14.78	Effective	FRI	15,959.67	Retail
01/03/2017	01/03/2017	74 High St	Barnet	BSMT,GRND	2,060	14.56	Asking		30,000.00	Retail
11/07/2017	10/08/2017	59 Ballards Ln	London	GRND,1	2,434	14.38	Asking		35,000.00	Retail
22/02/2017	22/02/2017	Station Rd	Edgware	GRND,1	10,629	14.11	Effective		149,998.42	Retail
26/05/2017	26/05/2017	3 Pennine Dr	London	GRND	775	14.04	Effective	FRI	10,881.61	Retail
01/12/2016	01/12/2016	Pennine Dr	London	GRND,MEZZ	646	13.77	Effective	FRI	8,950.00	Retail
28/02/2019	12/10/2019	38 Vivian Ave	London	GRND	1,650	13.33	Effective	FRI	21,999.79	Retail
31/08/2017	31/08/2017	38 Vivian Ave	London	GRND	1,650	13.33	Effective	FRI	21,999.97	Retail
01/06/2018	17/10/2018	183-191 Ballards Ln	London	GRND	4,552	13.18	Achieved	FRI	60,000.00	Retail
17/08/2017	17/08/2017	144 Gallants Farm Rd	Barnet	GRND	610	13.11	Effective		7,999.84	Retail
15/03/2019	15/03/2019	203 Regents Park Rd	London	GRND	900	12.65	Effective	FRI	11,380.80	Retail
18/06/2018	02/07/2018	17-19 Hendon Ln	London	BSMT,GRND	1,801	12.22	Achieved	FRI	22,000.00	Retail
10/07/2017	10/07/2017	14 Pennine Parade	London	GRND	936	11.22	Effective	FRI	10,499.91	Retail
18/12/2018	18/03/2019	Edgware Rd	London	GRND	13,500	11.11	Effective	FRI	149,994.98	Retail
17/10/2017	16/11/2017	3-5 Pennine Dr	London	GRND	1,076	10.46	Asking	FRI	11,250.00	Retail
03/01/2017	02/02/2017	4 Pennine Dr	London	GRND	1,076	10.46	Asking	FRI	11,250.00	Retail
31/01/2018	02/03/2018	383 Long Ln	London	BSMT	2,500	10.00	Asking		25,000.00	Retail
15/08/2017	15/08/2017	7 East Barnet Rd	Barnet	GRND	1,358	9.57	Asking		13,000.00	Retail
24/01/2018	24/01/2018	112-132 Brent St	London	GRND	1,900	9.47	Effective		17,999.92	Retail
11/10/2019	11/10/2019	704-708 High Rd	London	BSMT,GRND	12,065	8.29	Achieved	FRI	100,000.00	Retail
24/08/2018	24/11/2018	Aerodrome Rd	London	GRND	5,947	4.29	Achieved	FRI	25,500.00	Retail
05/05/2017	05/05/2017	Prince Charles Dr	London	1st	1,960	0.10	Effective	FRI	204.08	Retail
01/03/2017	01/03/2017	Prince Charles Dr	London	1st	3,737	0.05	Effective	FRI	181.37	Retail
22/10/2019	22/10/2019	218 Woodhouse Rd	London	GRND	610	0.04	Achieved	FRI	23.44	Retail
29/05/2018	29/05/2018	Prince Charles Dr	London	1st	2,700	0.02	Effective	FRI	58.53	Retail

Sign Date	Start Date	Address	City	Floor	Total SF Leas	Rent/SF/Yr	Rent Type	Service	Rent PA	Use
01/06/2019	02/07/2019	2A Bedford Rd	London	1st	745	22.14	Asking		16,494.30	Industrial
28/02/2018	30/03/2018	Aerodrome Rd	London	GRND	1,092	20.00	Asking	FRI	21,840.00	Industrial
08/11/2017	08/11/2017	Temple Close	London	GRND	312	19.23	Effective		5,999.33	Industrial
30/04/2019	22/07/2019	Grahame Park	London	1st	847	15.94	Effective	FRI	13,500.94	Industrial
01/04/2019	31/05/2019	346-348 Burn	Edgware	GRND	9,238	15.70	Effective	FRI	145,036.37	Industrial
01/02/2018	01/02/2018	Irving Way	London	GRND,1	12,611	14.21	Effective	FRI	168,754.06	Industrial
31/03/2017	31/03/2017	Garrick Rd	London	GRND	6,340	14.04	Effective		88,990.80	Industrial
01/12/2017	01/12/2017	116 Victoria R	Barnet	GRND	650	13.85	Asking	FRI	9,002.50	Industrial
31/08/2018	31/08/2018	Flower Ln	London	GRND	2,368	13.72	Effective	FRI	32,488.92	Industrial
02/01/2019	02/01/2019	100 West Her	London	GRND,1	27,717	13.53	Effective		375,010.75	Industrial
22/09/2017	22/09/2017	Flower Ln	London	GRND,1	7,744	12.91	Asking	FRI	99,975.04	Industrial
25/03/2019	24/05/2019	70 Colindeep	London	GRND	7,000	12.85	Asking	FRI	89,950.00	Industrial
15/08/2018	07/09/2018	North Circular	London	GRND,1,MEZ	17,800	12.50	Asking	FRI	222,500.00	Industrial
01/05/2017	01/05/2017	Brunswick Wa	London	GRND,1	12,626	11.30	Effective	FRI	144,095.24	Industrial
01/09/2017	04/09/2017	19 Colindale A	London	GRND	8,900	10.67	Effective	FRI	94,962.77	Industrial
12/05/2017	12/05/2017	Brunswick Wa	London	GRND	9,074	10.01	Effective	FRI	90,813.07	Industrial
30/09/2017	30/09/2017	1A Cecil Rd	London	GRND,1	8,992	10.00	Asking		89,920.00	Industrial
04/07/2018	02/10/2018	17 Colindale A	London	GRND	15,000	9.50	Asking	FRI	142,500.00	Industrial
21/03/2017	21/03/2017	Brunswick Wa	London	GRND,MEZZ,	17,609	8.67	Effective	FRI	152,649.69	Industrial
27/05/2019	02/08/2019	269 Ballards L	London	GRND,1	9,633	7.89	Asking	FRI	76,004.37	Industrial
02/01/2017	02/01/2017	Brunswick Wa	London	GRND,1	8,117	7.50	Effective	FRI	60,846.71	Industrial
08/07/2019	08/07/2019	63 Lancaster	Barnet	GRND,1	7,860	7.19	Achieved	FRI	56,513.40	Industrial
06/06/2018	07/07/2018	164 High	Barnet	GRND	3,000	4.30	Effective		12,899.59	Industrial
14/05/2018	01/06/2018	164 High St	Barnet	GRND	3,961	4.30	Effective		17,032.30	Industrial

Appendix 4 - Appraisal results with growth

Maximum CIL rates (before buffer) with growth, 40% affordable housing – BLV of £12.3 million

Appraisal results - max CIL rates - BLV1				Zone A								Zone B	
				Units	Site area	EUV per ha	€12,300,000	€12,300,000	€12,300,000	€12,300,000	€12,300,000	€12,300,000	€12,300,000
			GIA sqm	€6,500 per sqm	€6,750 per sqm	€7,000 per sqm	€7,250 per sqm	€7,500 per sqm	€7,750 per sqm	€8,000 per sqm	€11,500 per sqm	€12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	€ 1,348	€ 1,542	€ 1,737	€ 1,931	€ 2,126	€ 2,320	€ 2,515	€ 5,236	€ 5,625
2	Very small residential (houses) 5 units	5	0.04	478	€ 1,549	€ 1,744	€ 1,938	€ 2,132	€ 2,327	€ 2,521	€ 2,716	€ 5,438	€ 5,826
3	Very small residential (houses) 6 units	6	0.05	585	€ 1,550	€ 1,745	€ 1,939	€ 2,134	€ 2,328	€ 2,523	€ 2,717	€ 5,439	€ 5,828
4	Very small residential (flats) 6 units	6	0.03	450	€ 744	€ 904	€ 1,064	€ 1,225	€ 1,385	€ 1,546	€ 1,706	€ 3,952	€ 4,273
5	Small residential development (flats) 10 units	10	0.05	815	€ -	€ -	€ 72	€ 233	€ 393	€ 554	€ 714	€ 2,960	€ 3,281
6	Small residential development (houses) 10 units	10	0.07	975	€ 1,007	€ 1,202	€ 1,396	€ 1,591	€ 1,785	€ 1,980	€ 2,174	€ 4,896	€ 5,285
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 286	€ 447	€ 607	€ 768	€ 928	€ 1,088	€ 1,249	€ 3,495	€ 3,815
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 1,530	€ 1,725	€ 1,919	€ 2,114	€ 2,308	€ 2,503	€ 2,697	€ 5,419	€ 5,808
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 685	€ 850	€ 1,015	€ 1,180	€ 1,344	€ 1,508	€ 1,671	€ 3,962	€ 4,289
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 299	€ 456	€ 613	€ 769	€ 926	€ 1,082	€ 1,239	€ 3,432	€ 3,745
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ -	€ -	€ 54	€ 206	€ 359	€ 512	€ 664	€ 2,792	€ 3,095
12	Large residential (flats) 100 units	100	0.13	8,400	€ -	€ -	€ -	€ -	€ -	€ 86	€ 233	€ 2,281	€ 2,571
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ -	€ -	€ -	€ -	€ 78	€ 225	€ 371	€ 2,399	€ 2,687
14	Large residential (flats) 150 units	150	0.14	12,275	€ -	€ -	€ -	€ 3	€ 152	€ 301	€ 450	€ 2,507	€ 2,798
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ -	€ -	€ -	€ 33	€ 175	€ 318	€ 460	€ 2,426	€ 2,705
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 1,723	€ 1,977
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ -	€ -	€ -	€ -	€ -	€ 124	€ 1,942	€ 2,198
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ -	€ -	€ -	€ -	€ 31	€ 1,713	€ 1,949
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ -	€ -	€ -	€ -	€ -	€ 97	€ 222	€ 1,901	€ 2,135
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ -	€ -	€ -	€ -	€ -	€ 96	€ 215	€ 1,795	€ 2,015
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ -	€ -	€ -	€ -	€ 43	€ 159	€ 272	€ 1,753	€ 1,959
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ -	€ -	€ -	€ -	€ 46	€ 153	€ 1,512	€ 1,700
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ -	€ -	€ 118	€ 274	€ 431	€ 588	€ 744	€ 2,937	€ 3,250
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ -	€ -	€ -	€ -	€ -	€ 140	€ 283	€ 2,273	€ 2,555
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ -	€ -	€ -	€ -	€ -	€ 89	€ 217	€ 2,005	€ 2,259
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 1,456	€ 1,710
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 1,070	€ 1,321

Maximum CIL rates (before buffer) with growth, 40% affordable housing – BLV of £5.40 million

Appraisal results - max CIL rates - BLV2				Zone A								Zone B	
				EUV per ha		£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm
Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm		
1	Very small residential (house) 1 unit	1	0.01	108	£ 2,038	£ 2,232	£ 2,427	£ 2,621	£ 2,815	£ 3,010	£ 3,204	£ 5,926	£ 6,315
2	Very small residential (houses) 5 units	5	0.04	478	£ 2,124	£ 2,319	£ 2,513	£ 2,708	£ 2,902	£ 3,096	£ 3,291	£ 6,013	£ 6,402
3	Very small residential (houses) 6 units	6	0.05	585	£ 2,125	£ 2,320	£ 2,514	£ 2,708	£ 2,903	£ 3,097	£ 3,292	£ 6,014	£ 6,403
4	Very small residential (flats) 6 units	6	0.03	450	£ 1,127	£ 1,287	£ 1,448	£ 1,608	£ 1,769	£ 1,929	£ 2,089	£ 4,335	£ 4,656
5	Small residential development (flats) 10 units	10	0.05	815	£ 390	£ 551	£ 711	£ 872	£ 1,032	£ 1,193	£ 1,353	£ 3,599	£ 3,920
6	Small residential development (houses) 10 units	10	0.07	975	£ 1,829	£ 2,023	£ 2,218	£ 2,412	£ 2,607	£ 2,801	£ 2,995	£ 5,717	£ 6,106
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 646	£ 806	£ 967	£ 1,127	£ 1,287	£ 1,448	£ 1,608	£ 3,854	£ 4,175
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,078	£ 2,272	£ 2,467	£ 2,661	£ 2,856	£ 3,050	£ 3,245	£ 5,966	£ 6,355
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 972	£ 1,137	£ 1,302	£ 1,467	£ 1,632	£ 1,795	£ 1,959	£ 4,249	£ 4,577
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 619	£ 775	£ 932	£ 1,089	£ 1,245	£ 1,402	£ 1,558	£ 3,751	£ 4,064
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ -	£ 141	£ 293	£ 446	£ 599	£ 751	£ 904	£ 3,032	£ 3,334
12	Large residential (flats) 100 units	100	0.13	8,400	£ -	£ -	£ -	£ -	£ 119	£ 266	£ 412	£ 2,461	£ 2,751
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ -	£ -	£ 72	£ 219	£ 366	£ 513	£ 658	£ 2,687	£ 2,975
14	Large residential (flats) 150 units	150	0.14	12,275	£ -	£ -	£ -	£ 131	£ 280	£ 429	£ 577	£ 2,634	£ 2,926
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ -	£ -	£ 130	£ 272	£ 415	£ 557	£ 699	£ 2,665	£ 2,944
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,787	£ 2,041
17	Large residential (flats) 500 units	500	0.65	41,500	£ -	£ -	£ -	£ -	£ 37	£ 170	£ 303	£ 2,122	£ 2,377
18	Large residential (flats) 750 units	750	0.33	62,375	£ -	£ -	£ -	£ -	£ -	£ -	£ 92	£ 1,774	£ 2,010
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ -	£ -	£ -	£ -	£ 100	£ 225	£ 350	£ 2,029	£ 2,263
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ -	£ -	£ -	£ -	£ 104	£ 224	£ 343	£ 1,923	£ 2,142
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ -	£ -	£ -	£ 22	£ 139	£ 254	£ 368	£ 1,849	£ 2,054
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£ -	£ -	£ -	£ -	£ 23	£ 132	£ 238	£ 1,597	£ 1,786
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 394	£ 551	£ 708	£ 864	£ 1,021	£ 1,177	£ 1,334	£ 3,527	£ 3,840
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ -	£ -	£ -	£ 126	£ 270	£ 414	£ 557	£ 2,547	£ 2,829
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£ -	£ -	£ -	£ 89	£ 217	£ 344	£ 472	£ 2,260	£ 2,514
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	£ -	£ -	£ -	£ -	£ -	£ 87	£ 215	£ 2,004	£ 2,257
27	Older person's housing scheme (75 flats)	75	0.10	5,375	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,283	£ 1,534

Maximum CIL rates (before buffer) with growth, 40% affordable housing – BLV of £1.20 million

Appraisal results - max CIL rates - BLV3				Zone A								Zone B	
				EUV per ha		1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
	Units	Site area	GIA sqm	€6,500 per sqm	€6,750 per sqm	€7,000 per sqm	€7,250 per sqm	€7,500 per sqm	€7,750 per sqm	€8,000 per sqm	€11,500 per sqm	€12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	€ 2,458	€ 2,652	€ 2,847	€ 3,041	€ 3,235	€ 3,430	€ 3,624	€ 6,286	€ 6,675
2	Very small residential (houses) 5 units	5	0.04	478	€ 2,474	€ 2,669	€ 2,863	€ 3,058	€ 3,252	€ 3,446	€ 3,641	€ 6,313	€ 6,702
3	Very small residential (houses) 6 units	6	0.05	585	€ 2,475	€ 2,669	€ 2,864	€ 3,058	€ 3,253	€ 3,447	€ 3,642	€ 6,314	€ 6,702
4	Very small residential (flats) 6 units	6	0.03	450	€ 1,360	€ 1,521	€ 1,681	€ 1,842	€ 2,002	€ 2,162	€ 2,323	€ 4,535	€ 4,856
5	Small residential development (flats) 10 units	10	0.05	815	€ 779	€ 940	€ 1,100	€ 1,261	€ 1,421	€ 1,581	€ 1,742	€ 3,932	€ 4,253
6	Small residential development (houses) 10 units	10	0.07	975	€ 2,329	€ 2,523	€ 2,718	€ 2,912	€ 3,107	€ 3,301	€ 3,495	€ 6,146	€ 6,535
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 864	€ 1,025	€ 1,185	€ 1,346	€ 1,506	€ 1,666	€ 1,827	€ 4,041	€ 4,362
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 2,411	€ 2,606	€ 2,800	€ 2,995	€ 3,189	€ 3,383	€ 3,578	€ 6,252	€ 6,641
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 1,147	€ 1,312	€ 1,477	€ 1,642	€ 1,807	€ 1,970	€ 2,134	€ 4,399	€ 4,727
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 813	€ 970	€ 1,126	€ 1,283	€ 1,440	€ 1,596	€ 1,753	€ 3,918	€ 4,231
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ 133	€ 286	€ 439	€ 592	€ 744	€ 897	€ 1,050	€ 3,157	€ 3,459
12	Large residential (flats) 100 units	100	0.13	8,400	€ -	€ -	€ -	€ 80	€ 229	€ 375	€ 522	€ 2,554	€ 2,845
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ -	€ 100	€ 247	€ 394	€ 541	€ 688	€ 833	€ 2,837	€ 3,125
14	Large residential (flats) 150 units	150	0.14	12,275	€ -	€ -	€ 60	€ 209	€ 358	€ 506	€ 655	€ 2,701	€ 2,993
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ -	€ 133	€ 276	€ 418	€ 561	€ 703	€ 845	€ 2,790	€ 3,089
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ -	€ -	€ -	€ 35	€ 1,821	€ 2,074
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ -	€ -	€ 12	€ 146	€ 279	€ 413	€ 2,215	€ 2,471
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ -	€ -	€ -	€ 5	€ 129	€ 1,806	€ 2,042
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ -	€ -	€ -	€ 51	€ 177	€ 302	€ 427	€ 2,096	€ 2,329
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ -	€ -	€ -	€ 60	€ 181	€ 302	€ 421	€ 1,990	€ 2,209
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ -	€ -	€ -	€ 81	€ 197	€ 313	€ 426	€ 1,899	€ 2,104
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ -	€ -	€ -	€ 75	€ 184	€ 290	€ 1,642	€ 1,830
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 753	€ 910	€ 1,067	€ 1,223	€ 1,380	€ 1,536	€ 1,693	€ 3,834	€ 4,147
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ -	€ 2	€ 147	€ 292	€ 437	€ 580	€ 724	€ 2,690	€ 2,972
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ -	€ -	€ 115	€ 244	€ 372	€ 500	€ 628	€ 2,394	€ 2,647
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ -	€ -	€ 36	€ 165	€ 293	€ 421	€ 549	€ 2,289	€ 2,543
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 1,394	€ 1,645

Maximum CIL rates (before buffer) with growth, 35% affordable housing – BLV of £12.30 million

Appraisal results - max CIL rates - BLV1				Zone A								Zone B	
				Units	Site area	EUV per ha	€12,300,000	€12,300,000	€12,300,000	€12,300,000	€12,300,000	€12,300,000	€12,300,000
			GIA sqm	€6,500 per sqm	€6,750 per sqm	€7,000 per sqm	€7,250 per sqm	€7,500 per sqm	€7,750 per sqm	€8,000 per sqm	€11,500 per sqm	€12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	€ 1,348	€ 1,542	€ 1,737	€ 1,931	€ 2,126	€ 2,320	€ 2,515	€ 5,236	€ 5,625
2	Very small residential (houses) 5 units	5	0.04	478	€ 1,549	€ 1,744	€ 1,938	€ 2,132	€ 2,327	€ 2,521	€ 2,716	€ 5,438	€ 5,826
3	Very small residential (houses) 6 units	6	0.05	585	€ 1,550	€ 1,745	€ 1,939	€ 2,134	€ 2,328	€ 2,523	€ 2,717	€ 5,439	€ 5,828
4	Very small residential (flats) 6 units	6	0.03	450	€ 744	€ 904	€ 1,064	€ 1,225	€ 1,385	€ 1,546	€ 1,706	€ 3,952	€ 4,273
5	Small residential development (flats) 10 units	10	0.05	815	€ -	€ 101	€ 261	€ 422	€ 582	€ 743	€ 903	€ 3,149	€ 3,470
6	Small residential development (houses) 10 units	10	0.07	975	€ 1,140	€ 1,334	€ 1,529	€ 1,723	€ 1,918	€ 2,112	€ 2,306	€ 5,028	€ 5,417
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 434	€ 595	€ 755	€ 915	€ 1,076	€ 1,236	€ 1,397	€ 3,642	€ 3,963
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 1,623	€ 1,817	€ 2,012	€ 2,206	€ 2,400	€ 2,595	€ 2,789	€ 5,511	€ 5,900
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 806	€ 971	€ 1,136	€ 1,301	€ 1,465	€ 1,628	€ 1,792	€ 4,083	€ 4,410
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 441	€ 598	€ 754	€ 911	€ 1,067	€ 1,224	€ 1,381	€ 3,573	€ 3,885
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ -	€ 78	€ 230	€ 383	€ 535	€ 688	€ 841	€ 2,967	€ 3,270
12	Large residential (flats) 100 units	100	0.13	8,400	€ -	€ -	€ -	€ -	€ 140	€ 286	€ 433	€ 2,479	€ 2,769
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ -	€ -	€ -	€ 120	€ 267	€ 412	€ 557	€ 2,584	€ 2,872
14	Large residential (flats) 150 units	150	0.14	12,275	€ -	€ -	€ 40	€ 188	€ 337	€ 486	€ 634	€ 2,687	€ 2,979
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ -	€ -	€ 62	€ 204	€ 346	€ 489	€ 630	€ 2,593	€ 2,873
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ -	€ -	€ -	€ 126	€ 1,912	€ 2,165
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ -	€ -	€ -	€ 44	€ 176	€ 308	€ 2,120	€ 2,376
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ -	€ -	€ -	€ 86	€ 209	€ 1,883	€ 2,117
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ -	€ -	€ -	€ 14	€ 139	€ 264	€ 387	€ 2,056	€ 2,288
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ -	€ -	€ -	€ 17	€ 137	€ 256	€ 375	€ 1,941	€ 2,159
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ -	€ -	€ -	€ 78	€ 193	€ 306	€ 417	€ 1,885	€ 2,090
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ -	€ -	€ -	€ 87	€ 192	€ 294	€ 1,641	€ 1,828
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ -	€ 141	€ 297	€ 454	€ 611	€ 767	€ 924	€ 3,116	€ 3,429
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ -	€ -	€ -	€ 49	€ 192	€ 335	€ 479	€ 2,465	€ 2,748
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ -	€ -	€ -	€ 8	€ 136	€ 264	€ 392	€ 2,178	€ 2,432
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 1,672	€ 1,926
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 1,311	€ 1,563

Maximum CIL rates (before buffer) with growth, 35% affordable housing – BLV of £5.40 million

Appraisal results - max CIL rates - BLV2				Zone A								Zone B	
				EUV per ha				£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm
	Units	Site area	GIA sqm										
1	Very small residential (house) 1 unit	1	0.01	108	£2,037.80	£2,232.23	£2,426.65	£2,621.07	£2,815.50	£3,009.92	£3,204.34	£5,926.26	£6,315.11
2	Very small residential (houses) 5 units	5	0.04	478	£2,124.30	£2,318.73	£2,513.15	£2,707.57	£2,902.00	£3,096.42	£3,290.84	£6,012.76	£6,401.61
3	Very small residential (houses) 6 units	6	0.05	585	£2,125.21	£2,319.63	£2,514.06	£2,708.48	£2,902.90	£3,097.33	£3,291.75	£6,013.67	£6,402.52
4	Very small residential (flats) 6 units	6	0.03	450	£1,126.92	£1,287.33	£1,447.75	£1,608.16	£1,768.57	£1,928.98	£2,089.39	£4,335.14	£4,655.96
5	Small residential development (flats) 10 units	10	0.05	815	£530.42	£690.83	£851.24	£1,011.65	£1,172.06	£1,332.47	£1,492.89	£3,738.64	£4,059.46
6	Small residential development (houses) 10 units	10	0.07	975	£1,898.15	£2,092.57	£2,287.00	£2,481.42	£2,675.84	£2,870.26	£3,064.69	£5,786.61	£6,175.46
7	Small residential development (flats) 15 units	15	0.05	1,675	£765.90	£926.31	£1,086.72	£1,247.13	£1,407.54	£1,567.95	£1,728.36	£3,974.12	£4,294.94
8	Small residential development (houses) 15 units	15	0.07	1,413	£2,128.20	£2,322.62	£2,517.04	£2,711.47	£2,905.89	£3,100.31	£3,294.73	£6,016.66	£6,405.50
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£1,071.41	£1,236.45	£1,401.49	£1,566.42	£1,730.04	£1,893.66	£2,057.28	£4,347.94	£4,675.17
10	Medium residential development (flats) 50 units	50	0.12	4,150	£735.81	£892.42	£1,049.02	£1,205.63	£1,362.24	£1,518.85	£1,675.45	£3,867.95	£4,180.34
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£146.12	£298.74	£451.37	£604.00	£756.63	£909.26	£1,061.89	£3,188.12	£3,490.74
12	Large residential (flats) 100 units	100	0.13	8,400	£0.00	£0.00	£11.36	£159.46	£305.87	£452.29	£598.71	£2,644.77	£2,935.08
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£0.00	£91.33	£238.36	£385.39	£532.14	£677.48	£822.82	£2,849.41	£3,137.58
14	Large residential (flats) 150 units	150	0.14	12,275	£0.00	£8.84	£157.63	£306.41	£455.19	£603.97	£751.86	£2,805.35	£3,096.94
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£0.00	£140.54	£282.89	£425.25	£567.61	£709.96	£851.55	£2,814.55	£3,093.74
16	Large residential (flats) 250 units	250	0.11	19,865	£0.00	£0.00	£0.00	£0.00	£0.00	£54.76	£184.72	£1,970.74	£2,224.26
17	Large residential (flats) 500 units	500	0.65	41,500	£0.00	£0.00	£0.00	£75.97	£209.38	£342.11	£473.87	£2,286.10	£2,541.81
18	Large residential (flats) 750 units	750	0.33	62,375	£0.00	£0.00	£0.00	£0.00	£19.07	£142.77	£265.49	£1,939.64	£2,173.85
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£0.00	£0.00	£5.78	£132.24	£257.19	£381.80	£505.23	£2,174.31	£2,406.34
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£0.00	£0.00	£13.29	£134.67	£254.81	£373.88	£492.47	£2,059.09	£2,277.23
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£0.00	£0.00	£49.73	£166.17	£281.45	£394.37	£505.13	£1,973.74	£2,178.93
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£0.00	£0.00	£56.86	£165.27	£270.36	£372.87	£471.15	£1,719.15	£1,906.78
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£528.59	£685.20	£841.81	£998.41	£1,155.02	£1,311.63	£1,468.23	£3,660.74	£3,973.29
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£0.00	£12.07	£157.02	£301.40	£444.79	£588.17	£731.56	£2,717.94	£3,000.37
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£0.00	£0.00	£116.22	£244.21	£372.20	£500.19	£628.17	£2,414.25	£2,668.01
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	£0.00	£0.00	£0.00	£6.93	£134.91	£262.90	£390.89	£2,177.33	£2,431.09
27	Older person's housing scheme (75 flats)	75	0.10	5,375	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£1,507.96	£1,759.50

Maximum CIL rates (before buffer) with growth, 35% affordable housing – BLV of £1.20 million

Appraisal results - max CIL rates - BLV3				Zone A								Zone B	
				EUV per ha				1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
	Units	Site area	GIA sqm	€6,500 per sqm	€6,750 per sqm	€7,000 per sqm	€7,250 per sqm	€7,500 per sqm	€7,750 per sqm	€8,000 per sqm	€11,500 per sqm	€12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	€ 2,458	€ 2,652	€ 2,847	€ 3,041	€ 3,235	€ 3,430	€ 3,624	€ 6,286	€ 6,675
2	Very small residential (houses) 5 units	5	0.04	478	€ 2,474	€ 2,669	€ 2,863	€ 3,058	€ 3,252	€ 3,446	€ 3,641	€ 6,313	€ 6,702
3	Very small residential (houses) 6 units	6	0.05	585	€ 2,475	€ 2,669	€ 2,864	€ 3,058	€ 3,253	€ 3,447	€ 3,642	€ 6,314	€ 6,702
4	Very small residential (flats) 6 units	6	0.03	450	€ 1,360	€ 1,521	€ 1,681	€ 1,842	€ 2,002	€ 2,162	€ 2,323	€ 4,535	€ 4,856
5	Small residential development (flats) 10 units	10	0.05	815	€ 889	€ 1,050	€ 1,210	€ 1,371	€ 1,531	€ 1,691	€ 1,852	€ 4,046	€ 4,367
6	Small residential development (houses) 10 units	10	0.07	975	€ 2,360	€ 2,554	€ 2,749	€ 2,943	€ 3,137	€ 3,332	€ 3,526	€ 6,182	€ 6,571
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 968	€ 1,128	€ 1,289	€ 1,449	€ 1,609	€ 1,770	€ 1,930	€ 4,147	€ 4,468
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 2,436	€ 2,630	€ 2,825	€ 3,019	€ 3,214	€ 3,408	€ 3,602	€ 6,280	€ 6,669
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 1,233	€ 1,398	€ 1,563	€ 1,728	€ 1,892	€ 2,055	€ 2,219	€ 4,486	€ 4,814
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 915	€ 1,072	€ 1,229	€ 1,385	€ 1,542	€ 1,698	€ 1,855	€ 4,022	€ 4,334
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ 281	€ 433	€ 586	€ 739	€ 891	€ 1,044	€ 1,196	€ 3,304	€ 3,606
12	Large residential (flats) 100 units	100	0.13	8,400	€ -	€ -	€ 112	€ 260	€ 407	€ 553	€ 700	€ 2,731	€ 3,022
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ 106	€ 253	€ 400	€ 547	€ 694	€ 839	€ 984	€ 2,988	€ 3,276
14	Large residential (flats) 150 units	150	0.14	12,275	€ -	€ 81	€ 229	€ 378	€ 527	€ 676	€ 824	€ 2,867	€ 3,158
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ 132	€ 275	€ 418	€ 560	€ 702	€ 845	€ 986	€ 2,930	€ 3,209
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ -	€ 91	€ 221	€ 2,002	€ 2,255	€ 2,255
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ -	€ 44	€ 177	€ 310	€ 443	€ 575	€ 2,373	€ 2,628
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ -	€ -	€ 53	€ 177	€ 300	€ 1,969	€ 2,203
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ -	€ -	€ 78	€ 204	€ 329	€ 454	€ 577	€ 2,236	€ 2,468
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ -	€ -	€ 85	€ 206	€ 327	€ 446	€ 564	€ 2,121	€ 2,339
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ -	€ -	€ 104	€ 220	€ 335	€ 448	€ 559	€ 2,020	€ 2,225
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ -	€ -	€ 105	€ 213	€ 318	€ 421	€ 1,760	€ 1,948
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 860	€ 1,017	€ 1,173	€ 1,330	€ 1,486	€ 1,643	€ 1,800	€ 3,945	€ 4,257
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ 21	€ 166	€ 311	€ 455	€ 599	€ 742	€ 885	€ 2,850	€ 3,132
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ 2	€ 131	€ 260	€ 388	€ 516	€ 644	€ 772	€ 2,537	€ 2,791
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ -	€ 58	€ 187	€ 315	€ 443	€ 571	€ 699	€ 2,441	€ 2,695
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 1,611	€ 1,862

Maximum CIL rates (before buffer) with growth, 30% affordable housing – BLV of £12.30 million

Appraisal results - max CIL rates - BLV1				Zone A								Zone B	
				EUV per ha		£12,300,000	£12,300,000	£12,300,000	£12,300,000	£12,300,000	£12,300,000	£12,300,000	£12,300,000
Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm		
1	Very small residential (house) 1 unit	1	0.01	108	€ 1,348	€ 1,542	€ 1,737	€ 1,931	€ 2,126	€ 2,320	€ 2,515	€ 2,710	€ 2,905
2	Very small residential (houses) 5 units	5	0.04	478	€ 1,549	€ 1,744	€ 1,938	€ 2,132	€ 2,327	€ 2,521	€ 2,716	€ 2,911	€ 3,106
3	Very small residential (houses) 6 units	6	0.05	585	€ 1,550	€ 1,745	€ 1,939	€ 2,134	€ 2,328	€ 2,523	€ 2,717	€ 2,912	€ 3,107
4	Very small residential (flats) 6 units	6	0.03	450	€ 744	€ 904	€ 1,064	€ 1,225	€ 1,385	€ 1,546	€ 1,706	€ 1,867	€ 2,027
5	Small residential development (flats) 10 units	10	0.05	815	€ 103	€ 263	€ 424	€ 584	€ 744	€ 905	€ 1,065	€ 1,225	€ 1,385
6	Small residential development (houses) 10 units	10	0.07	975	€ 1,253	€ 1,448	€ 1,642	€ 1,837	€ 2,031	€ 2,226	€ 2,420	€ 2,615	€ 2,810
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 561	€ 721	€ 882	€ 1,042	€ 1,203	€ 1,363	€ 1,523	€ 1,684	€ 1,844
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 1,702	€ 1,896	€ 2,091	€ 2,285	€ 2,480	€ 2,674	€ 2,868	€ 3,063	€ 3,257
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 910	€ 1,075	€ 1,240	€ 1,404	€ 1,568	€ 1,732	€ 1,895	€ 2,059	€ 2,223
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 562	€ 719	€ 876	€ 1,032	€ 1,189	€ 1,345	€ 1,502	€ 1,659	€ 1,816
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ 76	€ 229	€ 382	€ 534	€ 687	€ 839	€ 992	€ 1,145	€ 1,298
12	Large residential (flats) 100 units	100	0.13	8,400	€ -	€ -	€ 19	€ 165	€ 312	€ 458	€ 604	€ 750	€ 896
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ -	€ -	€ 135	€ 281	€ 427	€ 572	€ 717	€ 863	€ 1,008
14	Large residential (flats) 150 units	150	0.14	12,275	€ -	€ 50	€ 198	€ 347	€ 496	€ 644	€ 791	€ 939	€ 1,087
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ -	€ 66	€ 209	€ 351	€ 493	€ 635	€ 776	€ 918	€ 1,060
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ -	€ 31	€ 161	€ 290	€ 419	€ 548
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ -	€ -	€ 70	€ 203	€ 334	€ 466	€ 598	€ 730
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ -	€ -	€ 116	€ 239	€ 361	€ 483	€ 605
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ -	€ -	€ 33	€ 158	€ 282	€ 406	€ 529	€ 653	€ 776
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ -	€ -	€ 35	€ 155	€ 274	€ 392	€ 509	€ 627	€ 745
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ -	€ -	€ 91	€ 206	€ 319	€ 429	€ 538	€ 647	€ 756
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ -	€ -	€ 106	€ 210	€ 313	€ 413	€ 513	€ 613
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 138	€ 295	€ 451	€ 608	€ 765	€ 921	€ 1,078	€ 1,235	€ 1,392
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ -	€ -	€ 73	€ 216	€ 360	€ 503	€ 646	€ 789	€ 932
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ -	€ -	€ 31	€ 159	€ 287	€ 415	€ 543	€ 671	€ 799
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ -	€ -	€ -	€ -	€ -	€ -	€ 72	€ 1,857	€ 2,111
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 1,518	€ 1,770

Maximum CIL rates (before buffer) with growth, 30% affordable housing – BLV of £5.40 million

Appraisal results - max CIL rates - BLV2				Zone A								Zone B	
				EUV per ha			£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm
	Units	Site area	GIA sqm										
1	Very small residential (house) 1 unit	1	0.01	108	£ 2,038	£ 2,232	£ 2,427	£ 2,621	£ 2,815	£ 3,010	£ 3,204	£ 5,926	£ 6,315
2	Very small residential (houses) 5 units	5	0.04	478	£ 2,124	£ 2,319	£ 2,513	£ 2,708	£ 2,902	£ 3,096	£ 3,291	£ 6,013	£ 6,402
3	Very small residential (houses) 6 units	6	0.05	585	£ 2,125	£ 2,320	£ 2,514	£ 2,708	£ 2,903	£ 3,097	£ 3,292	£ 6,014	£ 6,403
4	Very small residential (flats) 6 units	6	0.03	450	£ 1,127	£ 1,287	£ 1,448	£ 1,608	£ 1,769	£ 1,929	£ 2,089	£ 4,335	£ 4,656
5	Small residential development (flats) 10 units	10	0.05	815	£ 650	£ 811	£ 971	£ 1,132	£ 1,292	£ 1,452	£ 1,613	£ 3,859	£ 4,179
6	Small residential development (houses) 10 units	10	0.07	975	£ 1,958	£ 2,152	£ 2,346	£ 2,541	£ 2,735	£ 2,930	£ 3,124	£ 5,846	£ 6,235
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 869	£ 1,029	£ 1,190	£ 1,350	£ 1,511	£ 1,671	£ 1,831	£ 4,077	£ 4,398
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,171	£ 2,366	£ 2,560	£ 2,754	£ 2,949	£ 3,143	£ 3,338	£ 6,060	£ 6,449
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,157	£ 1,322	£ 1,487	£ 1,651	£ 1,814	£ 1,978	£ 2,142	£ 4,432	£ 4,760
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 836	£ 993	£ 1,149	£ 1,306	£ 1,463	£ 1,619	£ 1,776	£ 3,968	£ 4,280
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 282	£ 434	£ 587	£ 740	£ 892	£ 1,045	£ 1,197	£ 3,322	£ 3,625
12	Large residential (flats) 100 units	100	0.13	8,400	£ -	£ 25	£ 173	£ 319	£ 466	£ 612	£ 758	£ 2,803	£ 3,093
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 87	£ 234	£ 381	£ 528	£ 673	£ 819	£ 964	£ 2,989	£ 3,277
14	Large residential (flats) 150 units	150	0.14	12,275	£ 10	£ 159	£ 308	£ 457	£ 605	£ 753	£ 900	£ 2,952	£ 3,244
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 129	£ 272	£ 414	£ 556	£ 699	£ 840	£ 981	£ 2,943	£ 3,222
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ -	£ -	£ -	£ 86	£ 216	£ 344	£ 2,128	£ 2,379
17	Large residential (flats) 500 units	500	0.65	41,500	£ -	£ -	£ 91	£ 224	£ 357	£ 488	£ 620	£ 2,427	£ 2,683
18	Large residential (flats) 750 units	750	0.33	62,375	£ -	£ -	£ -	£ 45	£ 169	£ 291	£ 413	£ 2,080	£ 2,314
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ -	£ 16	£ 142	£ 267	£ 392	£ 515	£ 638	£ 2,298	£ 2,530
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ -	£ 23	£ 144	£ 264	£ 383	£ 502	£ 618	£ 2,175	£ 2,393
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ -	£ 57	£ 173	£ 288	£ 401	£ 511	£ 620	£ 2,081	£ 2,285
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£ -	£ -	£ 71	£ 179	£ 283	£ 386	£ 486	£ 1,823	£ 2,010
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 644	£ 800	£ 957	£ 1,113	£ 1,270	£ 1,427	£ 1,583	£ 3,776	£ 4,087
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ 18	£ 163	£ 308	£ 451	£ 594	£ 738	£ 881	£ 2,865	£ 3,147
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£ -	£ 122	£ 250	£ 378	£ 506	£ 634	£ 762	£ 2,546	£ 2,800
26	Older person's housing scheme (25 houses, 25 flats)	50	0.18	3,750	£ -	£ -	£ 29	£ 157	£ 285	£ 413	£ 541	£ 2,326	£ 2,580
27	Older person's housing scheme (75 flats)	75	0.10	5,375	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,701	£ 1,953

Maximum CIL rates (before buffer) with growth, 30% affordable housing – BLV of £1.20 million

Appraisal results - max CIL rates - BLV3				Zone A								Zone B	
				EUV per ha			1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
	Units	Site area	GIA sqm	€6,500 per sqm	€6,750 per sqm	€7,000 per sqm	€7,250 per sqm	€7,500 per sqm	€7,750 per sqm	€8,000 per sqm	€11,500 per sqm	€12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	€ 2,458	€ 2,652	€ 2,847	€ 3,041	€ 3,235	€ 3,430	€ 3,624	€ 6,286	€ 6,675
2	Very small residential (houses) 5 units	5	0.04	478	€ 2,474	€ 2,669	€ 2,863	€ 3,058	€ 3,252	€ 3,446	€ 3,641	€ 6,313	€ 6,702
3	Very small residential (houses) 6 units	6	0.05	585	€ 2,475	€ 2,669	€ 2,864	€ 3,058	€ 3,253	€ 3,447	€ 3,642	€ 6,314	€ 6,702
4	Very small residential (flats) 6 units	6	0.03	450	€ 1,360	€ 1,521	€ 1,681	€ 1,842	€ 2,002	€ 2,162	€ 2,323	€ 4,535	€ 4,856
5	Small residential development (flats) 10 units	10	0.05	815	€ 984	€ 1,144	€ 1,305	€ 1,465	€ 1,625	€ 1,786	€ 1,946	€ 4,144	€ 4,465
6	Small residential development (houses) 10 units	10	0.07	975	€ 2,386	€ 2,581	€ 2,775	€ 2,969	€ 3,164	€ 3,358	€ 3,553	€ 6,213	€ 6,602
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 1,056	€ 1,217	€ 1,377	€ 1,538	€ 1,698	€ 1,858	€ 2,019	€ 4,238	€ 4,559
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 2,457	€ 2,651	€ 2,846	€ 3,040	€ 3,235	€ 3,429	€ 3,623	€ 6,305	€ 6,693
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 1,307	€ 1,472	€ 1,637	€ 1,801	€ 1,964	€ 2,128	€ 2,292	€ 4,561	€ 4,888
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 1,003	€ 1,159	€ 1,316	€ 1,473	€ 1,629	€ 1,786	€ 1,942	€ 4,111	€ 4,422
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ 407	€ 559	€ 712	€ 865	€ 1,017	€ 1,170	€ 1,322	€ 3,429	€ 3,732
12	Large residential (flats) 100 units	100	0.13	8,400	€ -	€ 119	€ 267	€ 413	€ 559	€ 706	€ 852	€ 2,883	€ 3,173
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ 237	€ 384	€ 531	€ 678	€ 823	€ 969	€ 1,114	€ 3,117	€ 3,406
14	Large residential (flats) 150 units	150	0.14	12,275	€ 77	€ 226	€ 375	€ 523	€ 672	€ 820	€ 967	€ 3,009	€ 3,301
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ 254	€ 397	€ 539	€ 681	€ 824	€ 965	€ 1,106	€ 3,050	€ 3,329
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ -	€ 119	€ 249	€ 378	€ 2,156	€ 2,408
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ 51	€ 184	€ 318	€ 450	€ 582	€ 714	€ 2,507	€ 2,763
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ -	€ 77	€ 201	€ 323	€ 445	€ 2,107	€ 2,341
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ -	€ 83	€ 209	€ 334	€ 458	€ 582	€ 705	€ 2,355	€ 2,587
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ -	€ 89	€ 211	€ 331	€ 450	€ 568	€ 685	€ 2,232	€ 2,450
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ -	€ 107	€ 223	€ 338	€ 451	€ 561	€ 670	€ 2,123	€ 2,328
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ 5	€ 115	€ 223	€ 328	€ 430	€ 530	€ 1,861	€ 2,048
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 951	€ 1,108	€ 1,265	€ 1,421	€ 1,578	€ 1,734	€ 1,891	€ 4,039	€ 4,351
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ 161	€ 306	€ 450	€ 594	€ 737	€ 881	€ 1,024	€ 2,987	€ 3,270
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ 126	€ 255	€ 383	€ 511	€ 639	€ 767	€ 895	€ 2,660	€ 2,914
26	Older person's housing scheme (25 houses, 25 flats)	50	0.18	3,750	€ 58	€ 187	€ 315	€ 443	€ 571	€ 699	€ 827	€ 2,571	€ 2,825
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ 38	€ 1,796	€ 2,048

Maximum CIL rates (before buffer) with growth, 25% affordable housing – BLV of £12.30 million

Appraisal results - max CIL rates - BLV1				Zone A								Zone B	
				Units	Site area	EUV per ha	€12,300,000	€12,300,000	€12,300,000	€12,300,000	€12,300,000	€12,300,000	€12,300,000
			GIA sqm	€6,500 per sqm	€6,750 per sqm	€7,000 per sqm	€7,250 per sqm	€7,500 per sqm	€7,750 per sqm	€8,000 per sqm	€11,500 per sqm	€12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	€ 1,348	€ 1,542	€ 1,737	€ 1,931	€ 2,126	€ 2,320	€ 2,515	€ 5,236	€ 5,625
2	Very small residential (houses) 5 units	5	0.04	478	€ 1,549	€ 1,744	€ 1,938	€ 2,132	€ 2,327	€ 2,521	€ 2,716	€ 5,438	€ 5,826
3	Very small residential (houses) 6 units	6	0.05	585	€ 1,550	€ 1,745	€ 1,939	€ 2,134	€ 2,328	€ 2,523	€ 2,717	€ 5,439	€ 5,828
4	Very small residential (flats) 6 units	6	0.03	450	€ 744	€ 904	€ 1,064	€ 1,225	€ 1,385	€ 1,546	€ 1,706	€ 3,952	€ 4,273
5	Small residential development (flats) 10 units	10	0.05	815	€ 243	€ 404	€ 564	€ 724	€ 885	€ 1,045	€ 1,206	€ 3,451	€ 3,772
6	Small residential development (houses) 10 units	10	0.07	975	€ 1,352	€ 1,546	€ 1,741	€ 1,935	€ 2,130	€ 2,324	€ 2,518	€ 5,240	€ 5,629
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 671	€ 831	€ 992	€ 1,152	€ 1,312	€ 1,473	€ 1,633	€ 3,879	€ 4,200
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 1,770	€ 1,965	€ 2,159	€ 2,354	€ 2,548	€ 2,743	€ 2,937	€ 5,659	€ 6,048
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 1,000	€ 1,165	€ 1,330	€ 1,494	€ 1,658	€ 1,821	€ 1,985	€ 4,275	€ 4,603
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 667	€ 824	€ 981	€ 1,137	€ 1,294	€ 1,450	€ 1,607	€ 3,799	€ 4,110
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ 207	€ 360	€ 513	€ 665	€ 818	€ 971	€ 1,123	€ 3,247	€ 3,549
12	Large residential (flats) 100 units	100	0.13	8,400	€ -	€ 21	€ 167	€ 314	€ 460	€ 607	€ 753	€ 2,796	€ 3,086
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ -	€ 128	€ 275	€ 420	€ 565	€ 711	€ 856	€ 2,880	€ 3,168
14	Large residential (flats) 150 units	150	0.14	12,275	€ 38	€ 187	€ 336	€ 485	€ 633	€ 780	€ 927	€ 2,977	€ 3,268
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ 51	€ 193	€ 336	€ 478	€ 620	€ 761	€ 902	€ 2,862	€ 3,141
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ 45	€ 175	€ 303	€ 431	€ 2,211	€ 2,463
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ -	€ 75	€ 208	€ 340	€ 471	€ 602	€ 2,406	€ 2,660
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ 2	€ 126	€ 248	€ 370	€ 492	€ 2,152	€ 2,385
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ -	€ 32	€ 157	€ 282	€ 405	€ 528	€ 650	€ 2,302	€ 2,534
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ -	€ 34	€ 154	€ 273	€ 392	€ 508	€ 624	€ 2,173	€ 2,390
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ -	€ 87	€ 202	€ 315	€ 426	€ 534	€ 642	€ 2,096	€ 2,301
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ -	€ 108	€ 213	€ 315	€ 415	€ 514	€ 1,845	€ 2,032
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 272	€ 428	€ 585	€ 741	€ 898	€ 1,055	€ 1,211	€ 3,403	€ 3,714
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ -	€ 75	€ 218	€ 361	€ 505	€ 648	€ 790	€ 2,773	€ 3,055
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ -	€ 33	€ 161	€ 289	€ 417	€ 545	€ 673	€ 2,456	€ 2,710
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ -	€ -	€ -	€ -	€ -	€ 106	€ 234	€ 2,017	€ 2,271
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ 1,698	€ 1,949

Maximum CIL rates (before buffer) with growth, 25% affordable housing – BLV of £5.40 million

Appraisal results - max CIL rates - BLV2				Zone A								Zone B	
				EUV per ha			5,400,000	5,400,000	5,400,000	5,400,000	5,400,000	5,400,000	5,400,000
	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	£ 2,038	£ 2,232	£ 2,427	£ 2,621	£ 2,815	£ 3,010	£ 3,204	£ 5,926	£ 6,315
2	Very small residential (houses) 5 units	5	0.04	478	£ 2,124	£ 2,319	£ 2,513	£ 2,708	£ 2,902	£ 3,096	£ 3,291	£ 6,013	£ 6,402
3	Very small residential (houses) 6 units	6	0.05	585	£ 2,125	£ 2,320	£ 2,514	£ 2,708	£ 2,903	£ 3,097	£ 3,292	£ 6,014	£ 6,403
4	Very small residential (flats) 6 units	6	0.03	450	£ 1,127	£ 1,287	£ 1,448	£ 1,608	£ 1,769	£ 1,929	£ 2,089	£ 4,335	£ 4,656
5	Small residential development (flats) 10 units	10	0.05	815	£ 754	£ 915	£ 1,075	£ 1,236	£ 1,396	£ 1,556	£ 1,717	£ 3,963	£ 4,283
6	Small residential development (houses) 10 units	10	0.07	975	£ 2,009	£ 2,203	£ 2,398	£ 2,592	£ 2,787	£ 2,981	£ 3,176	£ 5,898	£ 6,286
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 958	£ 1,119	£ 1,279	£ 1,439	£ 1,600	£ 1,760	£ 1,921	£ 4,166	£ 4,487
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,208	£ 2,403	£ 2,597	£ 2,792	£ 2,986	£ 3,181	£ 3,375	£ 6,097	£ 6,486
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,230	£ 1,395	£ 1,560	£ 1,724	£ 1,888	£ 2,051	£ 2,215	£ 4,505	£ 4,833
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 923	£ 1,080	£ 1,236	£ 1,393	£ 1,549	£ 1,706	£ 1,863	£ 4,054	£ 4,386
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 399	£ 552	£ 704	£ 857	£ 1,010	£ 1,162	£ 1,315	£ 3,438	£ 3,741
12	Large residential (flats) 100 units	100	0.13	8,400	£ 17	£ 165	£ 311	£ 458	£ 604	£ 751	£ 897	£ 2,939	£ 3,230
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 211	£ 358	£ 505	£ 650	£ 795	£ 941	£ 1,086	£ 3,110	£ 3,398
14	Large residential (flats) 150 units	150	0.14	12,275	£ 141	£ 289	£ 438	£ 587	£ 735	£ 882	£ 1,029	£ 3,079	£ 3,371
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 243	£ 385	£ 527	£ 670	£ 812	£ 952	£ 1,093	£ 3,054	£ 3,333
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ -	£ -	£ 96	£ 226	£ 354	£ 482	£ 2,262	£ 2,514
17	Large residential (flats) 500 units	500	0.65	41,500	£ -	£ 85	£ 219	£ 352	£ 483	£ 615	£ 746	£ 2,549	£ 2,803
18	Large residential (flats) 750 units	750	0.33	62,375	£ -	£ -	£ 51	£ 175	£ 297	£ 419	£ 541	£ 2,201	£ 2,434
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ 8	£ 134	£ 259	£ 384	£ 507	£ 630	£ 752	£ 2,404	£ 2,636
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ 15	£ 136	£ 256	£ 376	£ 494	£ 611	£ 726	£ 2,275	£ 2,492
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ 47	£ 164	£ 279	£ 392	£ 502	£ 611	£ 719	£ 2,173	£ 2,378
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£ -	£ 68	£ 176	£ 281	£ 383	£ 483	£ 582	£ 1,913	£ 2,100
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 743	£ 900	£ 1,057	£ 1,213	£ 1,370	£ 1,526	£ 1,683	£ 3,875	£ 4,186
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ 149	£ 294	£ 437	£ 580	£ 724	£ 867	£ 1,009	£ 2,992	£ 3,274
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£ 109	£ 237	£ 365	£ 493	£ 621	£ 749	£ 877	£ 2,660	£ 2,914
26	Older person's housing scheme (25 houses, 25 flats)	50	0.18	3,750	£ -	£ 32	£ 160	£ 288	£ 416	£ 544	£ 672	£ 2,455	£ 2,709
27	Older person's housing scheme (75 flats)	75	0.10	5,375	£ -	£ -	£ -	£ -	£ -	£ -	£ 96	£ 1,868	£ 2,120

Maximum CIL rates (before buffer) with growth, 25% affordable housing – BLV of £1.20 million

Appraisal results - max CIL rates - BLV3				Zone A								Zone B	
				EUV per ha				1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
	Units	Site area	GIA sqm	€6,500 per sqm	€6,750 per sqm	€7,000 per sqm	€7,250 per sqm	€7,500 per sqm	€7,750 per sqm	€8,000 per sqm	€11,500 per sqm	€12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	€ 2,458	€ 2,652	€ 2,847	€ 3,041	€ 3,235	€ 3,430	€ 3,624	€ 6,286	€ 6,675
2	Very small residential (houses) 5 units	5	0.04	478	€ 2,474	€ 2,669	€ 2,863	€ 3,058	€ 3,252	€ 3,446	€ 3,641	€ 6,313	€ 6,702
3	Very small residential (houses) 6 units	6	0.05	585	€ 2,475	€ 2,669	€ 2,864	€ 3,058	€ 3,253	€ 3,447	€ 3,642	€ 6,314	€ 6,702
4	Very small residential (flats) 6 units	6	0.03	450	€ 1,360	€ 1,521	€ 1,681	€ 1,842	€ 2,002	€ 2,162	€ 2,323	€ 4,535	€ 4,856
5	Small residential development (flats) 10 units	10	0.05	815	€ 1,065	€ 1,226	€ 1,386	€ 1,547	€ 1,707	€ 1,867	€ 2,028	€ 4,229	€ 4,550
6	Small residential development (houses) 10 units	10	0.07	975	€ 2,409	€ 2,603	€ 2,798	€ 2,992	€ 3,187	€ 3,381	€ 3,576	€ 6,240	€ 6,629
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 1,133	€ 1,294	€ 1,454	€ 1,614	€ 1,775	€ 1,935	€ 2,096	€ 4,316	€ 4,637
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 2,475	€ 2,670	€ 2,864	€ 3,058	€ 3,253	€ 3,447	€ 3,642	€ 6,325	€ 6,714
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 1,370	€ 1,535	€ 1,700	€ 1,864	€ 2,028	€ 2,191	€ 2,355	€ 4,625	€ 4,953
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 1,079	€ 1,235	€ 1,392	€ 1,548	€ 1,705	€ 1,862	€ 2,018	€ 4,188	€ 4,499
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ 516	€ 668	€ 821	€ 974	€ 1,126	€ 1,279	€ 1,432	€ 3,538	€ 3,841
12	Large residential (flats) 100 units	100	0.13	8,400	€ 104	€ 252	€ 399	€ 545	€ 692	€ 838	€ 984	€ 3,014	€ 3,305
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ 351	€ 498	€ 645	€ 790	€ 935	€ 1,081	€ 1,226	€ 3,230	€ 3,518
14	Large residential (flats) 150 units	150	0.14	12,275	€ 203	€ 352	€ 500	€ 649	€ 797	€ 944	€ 1,091	€ 3,132	€ 3,424
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ 359	€ 502	€ 644	€ 786	€ 928	€ 1,069	€ 1,210	€ 3,154	€ 3,433
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ -	€ 127	€ 257	€ 385	€ 514	€ 2,289	€ 2,541
17	Large residential (flats) 500 units	500	0.65	41,500	€ 39	€ 173	€ 306	€ 439	€ 571	€ 703	€ 834	€ 2,624	€ 2,878
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ 81	€ 205	€ 327	€ 449	€ 570	€ 2,227	€ 2,459
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ 70	€ 197	€ 321	€ 446	€ 569	€ 693	€ 815	€ 2,458	€ 2,689
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ 77	€ 199	€ 319	€ 438	€ 556	€ 673	€ 788	€ 2,328	€ 2,546
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ 94	€ 210	€ 325	€ 438	€ 549	€ 658	€ 765	€ 2,213	€ 2,418
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ 109	€ 218	€ 322	€ 425	€ 525	€ 624	€ 1,948	€ 2,135
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 1,030	€ 1,187	€ 1,344	€ 1,500	€ 1,657	€ 1,814	€ 1,970	€ 4,121	€ 4,432
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ 282	€ 427	€ 570	€ 714	€ 857	€ 1,001	€ 1,143	€ 3,106	€ 3,389
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ 234	€ 362	€ 490	€ 618	€ 746	€ 874	€ 1,002	€ 2,767	€ 3,021
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ 170	€ 298	€ 426	€ 554	€ 682	€ 810	€ 938	€ 2,684	€ 2,937
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ 73	€ 200	€ 1,957	€ 2,209

Maximum CIL rates (before buffer) with growth, 20% affordable housing – BLV of £12.30 million

Appraisal results - max CIL rates - BLV1				Zone A								Zone B	
				Units	Site area	EUV per ha	€12,300,000	€12,300,000	€12,300,000	€12,300,000	€12,300,000	€12,300,000	€12,300,000
			GIA sqm	€6,500 per sqm	€6,750 per sqm	€7,000 per sqm	€7,250 per sqm	€7,500 per sqm	€7,750 per sqm	€8,000 per sqm	€11,500 per sqm	€12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	€ 1,348	€ 1,542	€ 1,737	€ 1,931	€ 2,126	€ 2,320	€ 2,515	€ 5,236	€ 5,625
2	Very small residential (houses) 5 units	5	0.04	478	€ 1,549	€ 1,744	€ 1,938	€ 2,132	€ 2,327	€ 2,521	€ 2,716	€ 5,438	€ 5,826
3	Very small residential (houses) 6 units	6	0.05	585	€ 1,550	€ 1,745	€ 1,939	€ 2,134	€ 2,328	€ 2,523	€ 2,717	€ 5,439	€ 5,828
4	Very small residential (flats) 6 units	6	0.03	450	€ 744	€ 904	€ 1,064	€ 1,225	€ 1,385	€ 1,546	€ 1,706	€ 3,952	€ 4,273
5	Small residential development (flats) 10 units	10	0.05	815	€ 366	€ 527	€ 687	€ 847	€ 1,008	€ 1,168	€ 1,329	€ 3,574	€ 3,895
6	Small residential development (houses) 10 units	10	0.07	975	€ 1,438	€ 1,632	€ 1,827	€ 2,021	€ 2,216	€ 2,410	€ 2,605	€ 5,326	€ 5,715
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 767	€ 927	€ 1,088	€ 1,248	€ 1,408	€ 1,569	€ 1,729	€ 3,975	€ 4,296
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 1,830	€ 2,025	€ 2,219	€ 2,414	€ 2,608	€ 2,803	€ 2,997	€ 5,719	€ 6,108
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 1,079	€ 1,244	€ 1,409	€ 1,572	€ 1,736	€ 1,900	€ 2,063	€ 4,354	€ 4,681
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 759	€ 916	€ 1,073	€ 1,229	€ 1,386	€ 1,542	€ 1,699	€ 3,890	€ 4,201
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ 322	€ 475	€ 627	€ 780	€ 933	€ 1,085	€ 1,238	€ 3,360	€ 3,663
12	Large residential (flats) 100 units	100	0.13	8,400	€ 4	€ 151	€ 298	€ 444	€ 590	€ 737	€ 883	€ 2,924	€ 3,215
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ 103	€ 250	€ 396	€ 541	€ 687	€ 832	€ 977	€ 3,000	€ 3,288
14	Large residential (flats) 150 units	150	0.14	12,275	€ 159	€ 308	€ 456	€ 604	€ 752	€ 899	€ 1,046	€ 3,094	€ 3,386
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ 162	€ 305	€ 447	€ 589	€ 730	€ 871	€ 1,012	€ 2,971	€ 3,250
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ 40	€ 170	€ 299	€ 427	€ 555	€ 2,332	€ 2,584
17	Large residential (flats) 500 units	500	0.65	41,500	€ -	€ 63	€ 196	€ 328	€ 459	€ 591	€ 721	€ 2,520	€ 2,774
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ -	€ 119	€ 241	€ 363	€ 485	€ 605	€ 2,261	€ 2,493
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ 16	€ 141	€ 266	€ 389	€ 512	€ 634	€ 756	€ 2,402	€ 2,633
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ 19	€ 139	€ 258	€ 377	€ 494	€ 609	€ 723	€ 2,267	€ 2,484
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ 69	€ 184	€ 298	€ 409	€ 518	€ 625	€ 732	€ 2,182	€ 2,386
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ -	€ 97	€ 202	€ 304	€ 405	€ 504	€ 602	€ 1,927	€ 2,114
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 388	€ 545	€ 701	€ 858	€ 1,015	€ 1,171	€ 1,328	€ 3,519	€ 3,830
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ 58	€ 202	€ 345	€ 489	€ 632	€ 774	€ 916	€ 2,898	€ 3,180
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ 19	€ 147	€ 275	€ 403	€ 531	€ 659	€ 787	€ 2,569	€ 2,823
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ -	€ -	€ -	€ -	€ 119	€ 247	€ 375	€ 2,157	€ 2,411
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ -	€ -	€ 85	€ 1,855	€ 2,106

Maximum CIL rates (before buffer) with growth, 20% affordable housing – BLV of £5.40 million

Appraisal results - max CIL rates - BLV2				Zone A								Zone B	
				EUV per ha				£5,400,000	£5,400,000	£5,400,000	£5,400,000	£5,400,000	£5,400,000
	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	£ 2,038	£ 2,232	£ 2,427	£ 2,621	£ 2,815	£ 3,010	£ 3,204	£ 5,926	£ 6,315
2	Very small residential (houses) 5 units	5	0.04	478	£ 2,124	£ 2,319	£ 2,513	£ 2,708	£ 2,902	£ 3,096	£ 3,291	£ 6,013	£ 6,402
3	Very small residential (houses) 6 units	6	0.05	585	£ 2,125	£ 2,320	£ 2,514	£ 2,708	£ 2,903	£ 3,097	£ 3,292	£ 6,014	£ 6,403
4	Very small residential (flats) 6 units	6	0.03	450	£ 1,127	£ 1,287	£ 1,448	£ 1,608	£ 1,769	£ 1,929	£ 2,089	£ 4,335	£ 4,656
5	Small residential development (flats) 10 units	10	0.05	815	£ 845	£ 1,006	£ 1,166	£ 1,327	£ 1,487	£ 1,647	£ 1,808	£ 4,053	£ 4,374
6	Small residential development (houses) 10 units	10	0.07	975	£ 2,054	£ 2,249	£ 2,443	£ 2,637	£ 2,832	£ 3,026	£ 3,221	£ 5,943	£ 6,331
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 1,036	£ 1,197	£ 1,357	£ 1,518	£ 1,678	£ 1,838	£ 1,999	£ 4,245	£ 4,565
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,241	£ 2,436	£ 2,630	£ 2,824	£ 3,019	£ 3,213	£ 3,408	£ 6,130	£ 6,518
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,295	£ 1,460	£ 1,624	£ 1,788	£ 1,952	£ 2,115	£ 2,279	£ 4,569	£ 4,897
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 999	£ 1,156	£ 1,312	£ 1,469	£ 1,625	£ 1,782	£ 1,939	£ 4,130	£ 4,441
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 502	£ 655	£ 807	£ 960	£ 1,112	£ 1,265	£ 1,418	£ 3,540	£ 3,842
12	Large residential (flats) 100 units	100	0.13	8,400	£ 139	£ 286	£ 432	£ 579	£ 725	£ 872	£ 1,018	£ 3,059	£ 3,349
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 319	£ 466	£ 612	£ 757	£ 902	£ 1,048	£ 1,193	£ 3,215	£ 3,504
14	Large residential (flats) 150 units	150	0.14	12,275	£ 255	£ 403	£ 552	£ 700	£ 847	£ 994	£ 1,142	£ 3,190	£ 3,482
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 342	£ 484	£ 627	£ 769	£ 910	£ 1,051	£ 1,192	£ 3,151	£ 3,429
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ -	£ 88	£ 218	£ 347	£ 475	£ 603	£ 2,380	£ 2,632
17	Large residential (flats) 500 units	500	0.65	41,500	£ 64	£ 198	£ 331	£ 462	£ 594	£ 725	£ 856	£ 2,655	£ 2,909
18	Large residential (flats) 750 units	750	0.33	62,375	£ -	£ 41	£ 165	£ 287	£ 409	£ 531	£ 651	£ 2,306	£ 2,539
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ 111	£ 237	£ 361	£ 485	£ 608	£ 730	£ 852	£ 2,498	£ 2,728
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ 114	£ 235	£ 354	£ 473	£ 589	£ 705	£ 819	£ 2,362	£ 2,579
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ 141	£ 256	£ 370	£ 481	£ 590	£ 697	£ 804	£ 2,254	£ 2,458
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£ 52	£ 161	£ 266	£ 368	£ 469	£ 568	£ 665	£ 1,991	£ 2,178
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 831	£ 987	£ 1,144	£ 1,300	£ 1,457	£ 1,614	£ 1,770	£ 3,961	£ 4,273
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ 264	£ 407	£ 550	£ 694	£ 837	£ 980	£ 1,122	£ 3,103	£ 3,386
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£ 211	£ 339	£ 467	£ 595	£ 722	£ 850	£ 978	£ 2,761	£ 3,014
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	£ 18	£ 146	£ 274	£ 402	£ 530	£ 658	£ 786	£ 2,568	£ 2,822
27	Older person's housing scheme (75 flats)	75	0.10	5,375	£ -	£ -	£ -	£ -	£ -	£ 118	£ 245	£ 2,015	£ 2,266

Maximum CIL rates (before buffer) with growth, 20% affordable housing – BLV of £1.20 million

Appraisal results - max CIL rates - BLV3				Zone A								Zone B	
				EUV per ha				1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
	Units	Site area	GIA sqm	€6,500 per sqm	€6,750 per sqm	€7,000 per sqm	€7,250 per sqm	€7,500 per sqm	€7,750 per sqm	€8,000 per sqm	€11,500 per sqm	€12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	€ 2,458	€ 2,652	€ 2,847	€ 3,041	€ 3,235	€ 3,430	€ 3,624	€ 6,286	€ 6,675
2	Very small residential (houses) 5 units	5	0.04	478	€ 2,474	€ 2,669	€ 2,863	€ 3,058	€ 3,252	€ 3,446	€ 3,641	€ 6,313	€ 6,702
3	Very small residential (houses) 6 units	6	0.05	585	€ 2,475	€ 2,669	€ 2,864	€ 3,058	€ 3,253	€ 3,447	€ 3,642	€ 6,314	€ 6,702
4	Very small residential (flats) 6 units	6	0.03	450	€ 1,360	€ 1,521	€ 1,681	€ 1,842	€ 2,002	€ 2,162	€ 2,323	€ 4,535	€ 4,856
5	Small residential development (flats) 10 units	10	0.05	815	€ 1,137	€ 1,297	€ 1,458	€ 1,618	€ 1,779	€ 1,939	€ 2,099	€ 4,304	€ 4,624
6	Small residential development (houses) 10 units	10	0.07	975	€ 2,429	€ 2,624	€ 2,818	€ 3,012	€ 3,207	€ 3,401	€ 3,596	€ 6,264	€ 6,653
7	Small residential development (flats) 15 units	15	0.05	1,675	€ 1,200	€ 1,361	€ 1,521	€ 1,682	€ 1,842	€ 2,002	€ 2,163	€ 4,385	€ 4,706
8	Small residential development (houses) 15 units	15	0.07	1,413	€ 2,491	€ 2,686	€ 2,880	€ 3,074	€ 3,269	€ 3,463	€ 3,658	€ 6,344	€ 6,733
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	€ 1,426	€ 1,591	€ 1,756	€ 1,919	€ 2,083	€ 2,246	€ 2,410	€ 4,682	€ 5,009
10	Medium residential development (flats) 50 units	50	0.12	4,150	€ 1,145	€ 1,301	€ 1,458	€ 1,615	€ 1,771	€ 1,928	€ 2,085	€ 4,255	€ 4,566
11	Large residential (flats and houses) 100 units	100	0.17	8,400	€ 611	€ 764	€ 917	€ 1,069	€ 1,222	€ 1,374	€ 1,527	€ 3,634	€ 3,936
12	Large residential (flats) 100 units	100	0.13	8,400	€ 221	€ 368	€ 514	€ 661	€ 807	€ 954	€ 1,100	€ 3,129	€ 3,420
13	Large residential (flats and houses) 150 units	150	0.32	12,725	€ 450	€ 597	€ 743	€ 888	€ 1,034	€ 1,179	€ 1,324	€ 3,328	€ 3,616
14	Large residential (flats) 150 units	150	0.14	12,275	€ 313	€ 462	€ 610	€ 759	€ 906	€ 1,053	€ 1,200	€ 3,240	€ 3,532
15	Large residential (flats and houses) 250 units	250	0.43	20,875	€ 451	€ 594	€ 736	€ 878	€ 1,019	€ 1,160	€ 1,301	€ 3,244	€ 3,523
16	Large residential (flats) 250 units	250	0.11	19,865	€ -	€ -	€ 118	€ 248	€ 376	€ 504	€ 632	€ 2,405	€ 2,657
17	Large residential (flats) 500 units	500	0.65	41,500	€ 146	€ 280	€ 413	€ 544	€ 676	€ 807	€ 938	€ 2,725	€ 2,979
18	Large residential (flats) 750 units	750	0.33	62,375	€ -	€ 69	€ 192	€ 315	€ 437	€ 559	€ 679	€ 2,330	€ 2,563
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	€ 170	€ 295	€ 420	€ 543	€ 666	€ 788	€ 910	€ 2,548	€ 2,778
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	€ 173	€ 293	€ 412	€ 531	€ 648	€ 763	€ 877	€ 2,412	€ 2,629
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	€ 185	€ 300	€ 413	€ 524	€ 633	€ 741	€ 848	€ 2,291	€ 2,495
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	€ 91	€ 199	€ 305	€ 407	€ 507	€ 606	€ 704	€ 2,025	€ 2,211
23	Estate regeneration (small) 50 houses	50	0.26	4,975	€ 1,100	€ 1,256	€ 1,413	€ 1,570	€ 1,726	€ 1,883	€ 2,039	€ 4,192	€ 4,503
24	Estate regeneration (large) 250 flats	250	0.44	18,315	€ 389	€ 532	€ 675	€ 819	€ 962	€ 1,105	€ 1,247	€ 3,210	€ 3,493
25	Older person's housing scheme (50 flats)	50	0.08	3,750	€ 327	€ 455	€ 583	€ 711	€ 839	€ 967	€ 1,095	€ 2,861	€ 3,114
26	Older person's housing schme (25 houses, 25 flats)	50	0.18	3,750	€ 268	€ 396	€ 524	€ 652	€ 780	€ 908	€ 1,036	€ 2,782	€ 3,036
27	Older person's housing scheme (75 flats)	75	0.10	5,375	€ -	€ -	€ -	€ -	€ 88	€ 215	€ 342	€ 2,098	€ 2,349

Appendix 5 - Sites details

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
LONDON BOROUGH OF BARNET						Years 1 - 5		Years 6 - 10		Years 11 - 15					
Site ref	SITE NAME	Gross Site area	Net site area	Site coverage	Heights	No of Houses	No of Flats	No of Houses	No of Flats	No of Houses	No of Flats	Resi costs Houses	Resi costs Flats	GIA Houses	GIA flats
1	Very small residential (house) 1 unit	0.01	0.01	50%	2	1						1,652	1,883	108	-
2	Very small residential (houses) 5 units	0.04	0.04	60%	2	5						1,652	1,883	478	-
3	Very small residential (houses) 6 units	0.05	0.05	60%	2	6						1,652	1,883	585	-
4	Very small residential (flats) 6 units	0.03	0.03	60%	3		6					1,652	1,883	-	450
5	Small residential development (flats) 10 units	0.05	0.05	60%	3		10					1,652	1,883	-	815
6	Small residential development (houses) 10 units	0.07	0.07	70%	2	10						1,652	1,883	975	-
7	Small residential development (flats) 15 units	0.05	0.05	80%	4		15					1,652	1,883	-	1,675
8	Small residential development (houses) 15 units	0.07	0.07	70%	3	15						1,652	1,883	1,413	-
9	Medium residential dev (flats and houses) 50 units	0.10	0.10	80%	5	10	40					1,652	1,883	828	3,312
10	Medium residential development (flats) 50 units	0.12	0.12	80%	5		50					1,652	1,883	-	4,150
11	Large residential (flats and houses) 100 units	0.17	0.17	80%	6	20	80					1,652	2,314	1,680	6,720
12	Large residential (flats) 100 units	0.13	0.13	80%	8		100					1,652	2,314	-	8,400
13	Large residential (flats and houses) 150 units	0.32	0.32	80%	5	30	120					1,652	2,314	2,545	10,180
14	Large residential (flats) 150 units	0.14	0.14	90%	10		150					1,652	2,314	-	12,275
15	Large residential (flats and houses) 250 units	0.43	0.43	80%	6	50	200					1,652	2,314	4,175	16,700
16	Large residential (flats) 250 units	0.11	0.11	90%	20		250					1,652	2,314	-	19,865
17	Large residential (flats) 500 units	0.65	0.65	80%	8		500					1,652	2,314	-	41,500
18	Large residential (flats) 750 units	0.33	0.33	80%	24		750					1,652	2,314	-	62,375
19	Large residential (flats) 1,000 units	0.93	0.93	75%	12		1,000					1,652	2,314	-	84,000
20	Large residential (flats) 1,500 units	1.40	1.40	90%	10		1,500					1,652	2,314	-	126,000
21	Large residential (flats) 2,000 units	1.38	1.38	80%	15		2,000					1,652	2,314	-	165,500
22	Large residential (flats) 2,500 units	1.51	1.51	75%	18		2,500					1,652	2,314	-	203,750
23	Estate regeneration (small) 50 houses	0.26	0.26	65%	3		50					1,652	1,883	-	4,975
24	Estate regeneration (large) 250 flats	0.44	0.44	70%	6		250					1,652	2,314	-	18,315
25	Older person's housing scheme (50 flats)	0.08	0.08	90%	5		50					1,652	1,883	-	3,750
26	Older person's housing scheme (25 houses, 25 flats)	0.18	0.18	70%	3		50					1,652	1,883	-	3,750
27	Older person's housing scheme (75 flats)	0.10	0.10	90%	6		75					1,652	2,314	-	5,375
28	Offices	0.10	0.10	80%	5							1,652	1,883	-	-
29	Offices	0.12	0.12	80%	8							1,652	1,883	-	-
30	Industrial	1.00	1.00	50%	1							1,652	1,883	-	-
31	Industrial	1.00	1.00	50%	1							1,652	1,883	-	-
32	Storage	1.00	1.00	50%	1							1,652	1,883	-	-
33	Storage	1.00	1.00	50%	1							1,652	1,883	-	-
34	Leisure	0.29	0.29	70%	2							1,652	1,883	-	-
35	Leisure	0.29	0.29	70%	3							1,652	1,883	-	-
36	Retail (small scale comparison)	0.01	0.01	95%	1							1,652	1,883	-	-
37	Retail (small scale comparison)	0.02	0.02	95%	1							1,652	1,883	-	-
38	Retail (medium scale comparison)	0.09	0.09	80%	1							1,652	1,883	-	-
39	Retail (medium scale comparison)	0.06	0.06	80%	1							1,652	1,883	-	-
40	Retail (large scale comparison)	0.07	0.07	70%	2							1,652	1,883	-	-
41	Retail (large scale comparison)	0.18	0.18	70%	2							1,652	1,883	-	-
42	Retail (large scale comparison)	0.31	0.31	65%	2							1,652	1,883	-	-
43	Retail (convenience)	0.43	0.43	70%	1							1,652	1,883	-	-
44	Retail (convenience)	0.20	0.20	75%	1							1,652	1,883	-	-
45	Retail (convenience)	0.03	0.03	95%	1							1,652	1,883	-	-
46	Hotel	0.11	0.11	70%	4							1,652	1,883	-	-
47	Hotel	0.16	0.16	75%	6							1,652	1,883	-	-
48	Hotel -budget	0.08	0.08	95%	5							1,652	1,883	-	-
49	Student	0.12	0.12	80%	5							1,652	1,883	-	-
50	Student	0.18	0.18	80%	6							1,652	1,883	-	-

1	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38
LONDON IFloor areas - proposed (sqm)												CIL (rate per sqm) - INCL MAYORAL CIL									
Site ref	Retail A1-A5	Retail S'Mark	Note: B1 office includes B1(b)			C1 Hotel	C2 resi inst	D1	D2	Total resi units	Total resi FS	Retail A1-A5	Retail S'Mark	B1 office	B2 industria	B8 storage	C1 Hotel	C2 resi inst	D1	D2	Resi
			B1 office	B2 industria	B8 storage																
1	-	-	-	-	-	-	-	-	-	1	108	60	60	60	60	60	60	60	£60	£60	60
2	-	-	-	-	-	-	-	-	-	5	478	60	60	60	60	60	60	60	£60	£60	60
3	-	-	-	-	-	-	-	-	-	6	585	60	60	60	60	60	60	60	£60	£60	60
4	-	-	-	-	-	-	-	-	-	6	450	60	60	60	60	60	60	60	£60	£60	60
5	-	-	-	-	-	-	-	-	-	10	815	60	60	60	60	60	60	60	£60	£60	60
6	-	-	-	-	-	-	-	-	-	10	975	60	60	60	60	60	60	60	£60	£60	60
7	-	-	-	-	-	-	-	-	-	15	1,675	60	60	60	60	60	60	60	£60	£60	60
8	-	-	-	-	-	-	-	-	-	15	1,413	60	60	60	60	60	60	60	£60	£60	60
9	-	-	-	-	-	-	-	-	-	50	4,140	60	60	60	60	60	60	60	£60	£60	60
10	-	-	-	-	-	-	-	-	-	50	4,150	60	60	60	60	60	60	60	£60	£60	60
11	-	-	-	-	-	-	-	-	-	100	8,400	60	60	60	60	60	60	60	£60	£60	60
12	-	-	-	-	-	-	-	-	-	100	8,400	60	60	60	60	60	60	60	£60	£60	60
13	-	-	-	-	-	-	-	-	-	150	12,725	60	60	60	60	60	60	60	£60	£60	60
14	-	-	-	-	-	-	-	-	-	150	12,275	60	60	60	60	60	60	60	£60	£60	60
15	-	-	-	-	-	-	-	-	-	250	20,875	60	60	60	60	60	60	60	£60	£60	60
16	-	-	-	-	-	-	-	-	-	250	19,865	60	60	60	60	60	60	60	£60	£60	60
17	-	-	-	-	-	-	-	-	-	500	41,500	60	60	60	60	60	60	60	£60	£60	60
18	-	-	-	-	-	-	-	-	-	750	62,375	60	60	60	60	60	60	60	£60	£60	60
19	-	-	-	-	-	-	-	-	-	1,000	84,000	60	60	60	60	60	60	60	£60	£60	60
20	-	-	-	-	-	-	-	-	-	1,500	126,000	60	60	60	60	60	60	60	£60	£60	60
21	-	-	-	-	-	-	-	-	-	2,000	165,500	60	60	60	60	60	60	60	£60	£60	60
22	-	-	-	-	-	-	-	-	-	2,500	203,750	60	60	60	60	60	60	60	£60	£60	60
23	-	-	-	-	-	-	-	-	-	50	4,975	60	60	60	60	60	60	60	£60	£60	60
24	-	-	-	-	-	-	-	-	-	250	18,315	60	60	60	60	60	60	60	£60	£60	60
25	-	-	-	-	-	-	-	-	-	50	3,750	60	60	60	60	60	60	60	£60	£60	60
26	-	-	-	-	-	-	-	-	-	50	3,750	60	60	60	60	60	60	60	£60	£60	60
27	-	-	-	-	-	-	-	-	-	75	5,375	60	60	60	60	60	60	60	£60	£60	60
28	-	-	4,000	-	-	-	-	-	-	-	-	60	60	60	60	60	60	60	£60	£60	60
29	-	-	8,000	-	-	-	-	-	-	-	-	60	60	60	60	60	60	60	£60	£60	60
30	-	-	-	5,000	-	-	-	-	-	-	-	60	60	60	60	60	60	60	£60	£60	60
31	-	-	-	5,000	-	-	-	-	-	-	-	60	60	60	60	60	60	60	£60	£60	60
32	-	-	-	-	5,000	-	-	-	-	-	-	60	60	60	60	60	60	60	£60	£60	60
33	-	-	-	-	5,000	-	-	-	-	-	-	60	60	60	60	60	60	60	£60	£60	60
34	-	-	-	-	-	-	-	4,000	-	-	-	60	60	60	60	60	60	60	£60	£60	60
35	-	-	-	-	-	-	-	6,000	-	-	-	60	60	60	60	60	60	60	£60	£60	60
36	100	-	-	-	-	-	-	-	-	-	-	60	60	60	60	60	60	60	£60	£60	60
37	200	-	-	-	-	-	-	-	-	-	-	60	60	60	60	60	60	60	£60	£60	60
38	750	-	-	-	-	-	-	-	-	-	-	60	60	60	60	60	60	60	£60	£60	60
39	750	-	-	-	-	-	-	-	-	-	-	60	60	60	60	60	60	60	£60	£60	60
40	1,000	-	-	-	-	-	-	-	-	-	-	60	60	60	60	60	60	60	£60	£60	60
41	2,500	-	-	-	-	-	-	-	-	-	-	60	60	60	60	60	60	60	£60	£60	60
42	4,000	-	-	-	-	-	-	-	-	-	-	60	60	60	60	60	60	60	£60	£60	60
43	-	3,000	-	-	-	-	-	-	-	-	-	60	60	60	60	60	60	60	£60	£60	60
44	-	1,500	-	-	-	-	-	-	-	-	-	60	60	60	60	60	60	60	£60	£60	60
45	-	250	-	-	-	-	-	-	-	-	-	60	60	60	60	60	60	60	£60	£60	60
46	-	-	-	-	-	3,000	-	-	-	-	-	60	60	60	60	60	60	60	£60	£60	60
47	-	-	-	-	-	7,000	-	-	-	-	-	60	60	60	60	60	60	60	£60	£60	60
48	-	-	-	-	-	3,750	-	-	-	-	-	60	60	60	60	60	60	60	£60	£60	60
49	-	-	-	-	-	-	5,000	-	-	-	-	60	60	60	60	60	60	60	£60	£60	60
50	-	-	-	-	-	-	8,750	-	-	-	-	60	60	60	60	60	60	60	£60	£60	60

1	89	90	91	92	93	94	95	96	97	98	120	121	122	123	124	125	126	127	128	129	130	131
LONDON INet to gross													Build start (QUARTERS)									
Site ref	Retail A1-A5	Retail S'Ma	B1 office	B2 industrial	B8 storage	C1 Hotel	C2 resi inst	D1	D2	Resi	Total new floorspace	Highways/S278	Retail A1-A5	Retail S'Ma	B1 office	B2 industrial	B8 storage	C1 Hotel	C2 resi inst	D1	D2	Resi
1	85%	88%	85%	90%	90%	85%	85%	85%	85%	100%	108	1,000	2	2	2	2	2	2	2	2	2	2
2	85%	88%	85%	90%	90%	85%	85%	85%	85%	100%	478	5,000	2	2	2	2	2	2	2	2	2	2
3	85%	88%	85%	90%	90%	85%	85%	85%	85%	100%	585	6,000	2	2	2	2	2	2	2	2	2	2
4	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	450	-	2	2	2	2	2	2	2	2	2	2
5	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	815	10,000	2	2	2	2	2	2	2	2	2	2
6	85%	88%	85%	90%	90%	85%	85%	85%	85%	100%	975	10,000	2	2	2	2	2	2	2	2	2	2
7	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	1,675	15,000	2	2	2	2	2	2	2	2	2	2
8	85%	88%	85%	90%	90%	85%	85%	85%	85%	100%	1,413	15,000	2	2	2	2	2	2	2	2	2	2
9	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	4,140	50,000	2	2	2	2	2	2	2	2	2	2
10	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	4,150	50,000	2	2	2	2	2	2	2	2	2	2
11	85%	88%	85%	90%	90%	85%	85%	85%	85%	83%	8,400	100,000	2	2	2	2	2	2	2	2	2	2
12	85%	88%	85%	90%	90%	85%	85%	85%	85%	83%	8,400	100,000	2	2	2	2	2	2	2	2	2	2
13	85%	88%	85%	90%	90%	85%	85%	85%	85%	80%	12,725	150,000	2	2	2	2	2	2	2	2	2	2
14	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	12,275	150,000	2	2	2	2	2	2	2	2	2	2
15	85%	88%	85%	90%	90%	85%	85%	85%	85%	83%	20,875	250,000	2	2	2	2	2	2	2	2	2	2
16	85%	88%	85%	90%	90%	85%	85%	85%	85%	78%	19,865	250,000	2	2	2	2	2	2	2	2	2	2
17	85%	88%	85%	90%	90%	85%	85%	85%	85%	83%	41,500	500,000	2	2	2	2	2	2	2	2	2	2
18	85%	88%	85%	90%	90%	85%	85%	85%	85%	78%	62,375	750,000	2	2	2	2	2	2	2	2	2	2
19	85%	88%	85%	90%	90%	85%	85%	85%	85%	83%	84,000	1,000,000	2	2	2	2	2	2	2	2	2	2
20	85%	88%	85%	90%	90%	85%	85%	85%	85%	83%	126,000	1,500,000	2	2	2	2	2	2	2	2	2	2
21	85%	88%	85%	90%	90%	85%	85%	85%	85%	83%	165,500	2,000,000	2	2	2	2	2	2	2	2	2	2
22	85%	88%	85%	90%	90%	85%	85%	85%	85%	80%	203,750	2,500,000	2	2	2	2	2	2	2	2	2	2
23	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	4,975	50,000	2	2	2	2	2	2	2	2	2	2
24	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	18,315	250,000	2	2	2	2	2	2	2	2	2	2
25	85%	88%	85%	90%	90%	85%	85%	85%	85%	70%	3,750	50,000	2	2	2	2	2	2	2	2	2	2
26	85%	88%	85%	90%	90%	85%	85%	85%	85%	70%	3,750	50,000	2	2	2	2	2	2	2	2	2	2
27	85%	88%	85%	90%	90%	85%	85%	85%	85%	70%	5,375	75,000	2	2	2	2	2	2	2	2	2	2
28	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	4,000	60,000	2	2	2	2	2	2	2	2	2	2
29	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	8,000	120,000	2	2	2	2	2	2	2	2	2	2
30	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	5,000	75,000	2	2	2	2	2	2	2	2	2	2
31	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	5,000	75,000	2	2	2	2	2	2	2	2	2	2
32	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	5,000	75,000	2	2	2	2	2	2	2	2	2	2
33	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	5,000	75,000	2	2	2	2	2	2	2	2	2	2
34	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	4,000	60,000	2	2	2	2	2	2	2	2	2	2
35	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	6,000	90,000	2	2	2	2	2	2	2	2	2	2
36	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	100	1,500	2	2	2	2	2	2	2	2	2	2
37	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	200	3,000	2	2	2	2	2	2	2	2	2	2
38	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	750	11,250	2	2	2	2	2	2	2	2	2	2
39	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	750	11,250	2	2	2	2	2	2	2	2	2	2
40	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	1,000	15,000	2	2	2	2	2	2	2	2	2	2
41	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	2,500	37,500	2	2	2	2	2	2	2	2	2	2
42	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	4,000	60,000	2	2	2	2	2	2	2	2	2	2
43	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	3,000	45,000	2	2	2	2	2	2	2	2	2	2
44	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	1,500	22,500	2	2	2	2	2	2	2	2	2	2
45	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	250	3,750	2	2	2	2	2	2	2	2	2	2
46	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	3,000	145,000	2	2	2	2	2	2	2	2	2	2
47	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	7,000	305,000	2	2	2	2	2	2	2	2	2	2
48	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	3,750	206,250	2	2	2	2	2	2	2	2	2	2
49	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	5,000	275,000	2	2	2	2	2	2	2	2	2	2
50	85%	88%	85%	90%	90%	85%	85%	85%	85%	85%	8,750	481,250	2	2	2	2	2	2	2	2	2	2

1	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	
LONDON (Build period (QUARTERS))											Investment sale (QUARTERS)										Resi sales period (qtrs)		Sales period start
Site ref	Retail A1-A	Retail S/M	B1 office	B2 industri	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S/M	B1 office	B2 industri	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi	
1	4	4	4	4	4	4	4	4	4	4	6	6	6	6	6	6	6	6	6	6	6	1	6
2	4	4	4	4	4	4	4	4	4	4	6	6	6	6	6	6	6	6	6	6	6	1	6
3	4	4	4	4	4	4	4	4	4	4	6	6	6	6	6	6	6	6	6	6	6	1	6
4	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	1	8
5	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	1	8
6	4	4	4	4	4	4	4	4	4	4	6	6	6	6	6	6	6	6	6	6	6	1	6
7	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	1	8
8	4	4	4	4	4	4	4	4	4	4	6	6	6	6	6	6	6	6	6	6	6	1	6
9	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	2	8
10	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	3	8
11	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	10	10	4	10
12	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	10	10	4	10
13	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	10	10	6	10
14	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	10	10	6	10
15	10	10	10	10	10	10	10	10	10	10	12	12	12	12	12	12	12	12	12	12	12	8	12
16	10	10	10	10	10	10	10	10	10	10	12	12	12	12	12	12	12	12	12	12	12	8	12
17	14	14	14	14	14	14	14	14	14	14	16	16	16	16	16	16	16	16	16	16	16	14	10
18	16	16	16	16	16	16	16	16	16	16	18	18	18	18	18	18	18	18	18	18	18	16	10
19	20	20	20	20	20	20	20	20	20	20	22	22	22	22	22	22	22	22	22	22	22	20	10
20	24	24	24	24	24	24	24	24	24	24	26	26	26	26	26	26	26	26	26	26	26	24	10
21	28	28	28	28	28	28	28	28	28	28	30	30	30	30	30	30	30	30	30	30	30	28	10
22	32	32	32	32	32	32	32	32	32	32	34	34	34	34	34	34	34	34	34	34	34	32	10
23	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	3	8
24	15	15	15	15	15	15	15	15	15	15	17	17	17	17	17	17	17	17	17	17	17	8	10
25	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	4	8
26	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	4	8
27	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	5	8
28	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	4	8
29	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	10	10	4	10
30	4	4	4	4	4	4	4	4	4	4	6	6	6	6	6	6	6	6	6	6	6	4	6
31	4	4	4	4	4	4	4	4	4	4	6	6	6	6	6	6	6	6	6	6	6	4	6
32	4	4	4	4	4	4	4	4	4	4	6	6	6	6	6	6	6	6	6	6	6	4	6
33	4	4	4	4	4	4	4	4	4	4	6	6	6	6	6	6	6	6	6	6	6	4	6
34	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	4	8
35	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	4	8
36	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	4	8
37	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	4	8
38	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	4	8
39	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	4	8
40	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	4	8
41	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	4	8
42	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	4	8
43	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	4	8
44	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	4	8
45	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	4	8
46	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	4	8
47	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	4	8
48	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	4	8
49	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	4	8
50	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	4	8

Appendix 6 - Sample appraisal

LOCAL PLAN AND CIL VIABILITY MODEL

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

Local Authority	LONDON BOROUGH OF BARNET
Area(s)	
Author	
Date	20 November 2019
Reference	

Site	10	DO NOT CHANGE SITE USING THIS CELL - USE M3 IN "RESULTS" PAGE
		0.115272253

Values: - NOT USED
Sales values H

Affordable housing percentage	40%
of which social rented	70%
of which intermediate	30%

Sustainability	
Cost allowance - all tenures (% of base costs)	7.4%
Cost uplift on commercial	2%
Green roofs	

Grant available check box

Residual Land Values	Total units	Total floor area GIA	Private floor area	Ave unit size	CIL as % of dev costs
£8,888,626	50	4,150	2,490	83	2.8%

Site area	0.115272253
Scheme above AH threshold	y

	GIA per unit	Units years 1 - 5	Units years 6 - 10	Units years 11 - 15	GIA years 1 - 5	GIA years 6 - 10	GIA years 11 - 15	G to N flats	NIAs years 1 - 5	NIAs years 1 - 6	NIAs years 1 - 7	Totals
Houses	83	-	-	-	-	-	-	100%	-	-	-	-
Flats	83	50	-	-	4,150	-	-	85%	3,528	-	-	3,528
Totals		50	-	-	4,150	-	-		3,528	-	-	3,528

Private NIAs	2,117	-	-	2,117
PRS units	-	-	-	-
Affordable NIAs	1,411	-	-	1,411

Revenue		Years 1 - 5	Years 6 - 10	Years 11 - 15
Value perm	12000	12000	12,000	12,000
Private GDV		25,398,000	-	-

PRS units to be sold at 85% of MV

Base costs		Per sqm	Years 1 - 5	Years 6 - 10	Years 11 - 15
Houses	1,652	1,652	1,652	1,652	
Houses externals	15%	248	248	248	
Flats	1,883	1,883	1,883	1,883	
Flats externals	15%	282	282	282	
Costs + externals		8,986,618	-	-	

Growth/inflation		Year 1-5	Year 6 - 10	Year 11 - 15
Sales		0.00%	0.00%	0.00%
Build		0.00%	0.00%	0.00%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF BARNET
Area(s)	0
Author	0
Date	20 November 2019
Reference	0

BUILD COSTS

TIMINGS *for cash flow*

PLANNING OBLIGATIONS / CIL

Typology	Build costs per gross sqm - HOUSES	Build costs per gross sq m - FLATS	External works and other costs	Gross to net adjustment for flats	Build start	Build period	Sales period	Sales period start	S106 payments		CIL Charges (incl Mayoral CIL)			Fees	
					Quarters	Quarters	Quarters	Quarters from start on site	£s per sqm all tenures	Quarter paid	£s p sq m private sales only	Instal-ment 1 - Qtr paid	Instal-ment 2 - Qtr paid	Instal-ment 3 - Qtr paid	% of build cost
Residential	£1,652	£1,883	£282	85.0%	2	6	3	8	£1,500	3	£262	1	2	3	10%

NB externals included in base costs in 'sites page'

OTHER COSTS

Developer return % GDV	Private	18.00%
	Affordable	6.00%
Zero carbon	All tenures	7.4%
Contingency		5%
Marketing costs % of sales values		3.00%
Legal Fees % of GDV		0.25%
Site acquisition costs % land value		6.80%
Development Finance		6.00%

Highways/S278	£50,000	(Total for scheme)
---------------	---------	--------------------

Employment & training	£0
-----------------------	----

Cat 2 accessibility:	Applies to all dwellings	Nos of units:
Houses	£521	-
Flats	£924	50

Cat 3 accessibility	Applies to 5% of affordable dwellings	
Houses	£22,694	-
Flats	£7,906	1

COMMERCIAL INPUTS

	Site 10								
Value	Retail A1-A5	Retail S'Market	B1 office	B2 industrial	B8 storage	C1 Hotel	C2 resi institutio	D1	D2
Rent per sq m	£503.97	£325.00	£365.98	£170.00	£170.00	£425.00	£390.45	£250.00	£250.00
Yield	6.25%	4.50%	6.50%	5.00%	5.00%	5.50%	5.75%	7.00%	7.00%
Rent free/void period (years)	1.0	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Net floor area (sq m)	-	-	-	-	-	-	-	-	-
Purchaser's costs	6.80%	6.80%	6.80%	6.80%	6.80%	6.80%	6.80%	6.80%	6.80%
Disposal Costs									
Letting Agent's fee (% of rent)	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
Agent's fees (on capital value)	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Legal fees (% of capital value)	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%
Costs									
Demolition costs	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm
Demolition area (sq m)									
Building costs	£1900 psm	£2043 psm	£2391 psm	£1354 psm	£1280 psm	£2637 psm	£2430 psm	£1772 psm	£1772 psm
Net to gross floor area	85.00%	87.50%	85.00%	90.00%	90.00%	85.00%	85.00%	85.00%	85.00%
External works	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
CIL (incl Mayoral)	£262	£262	£60	£60	£60	£262	£262	£60	£60
Crossrail S106	£0	£0	£0	£0	£0	£0	£0	£0	£0
S106 (per net sq m)	£20 psm	£20 psm	£20 psm	£20 psm	£20 psm	£20 psm	£20 psm	£20 psm	£20 psm
Cashflow timing									
	Quarters								
Build start	2	2	2	2	2	2	2	2	2
Build period	6	6	6	6	6	6	6	6	6
Investment sale (quarters from start on site)	8	8	8	8	8	8	8	8	8

Note: demolition of existing floorspace is loaded as a single amount on Retail A1-A5

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority LONDON BOROUGH OF BARNET
Area(s)
Proxy number 15
Date 20 November 2015
Reference 0115072283

DEVELOPMENT PERIOD CASHFLOW

Dev hectare	Dev acreage
Revenue	£ 25,398,000
Investment value of ground rents	£ 0
GDV before costs of sale	Sub Total
£ 25,398,000	£ 25,398,000
Costs of Sale	
Marketing costs	£ 3,000
Legal fees	£ 2,950
Sub Total	£ 5,950
Net commercial investment value	£ 19,448,050
Retail ATAG	£ -
Retail S/Wares	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Sub Total	£ 0
Total commercial value	£ 19,448,050
Speculative NDV	£ 24,372,505
Affordable Housing Revenue	
No fees on sale	£ 3,871,895
NDV	£ 28,444,458
Standard Costs	
Residential	£ 9,651,627
GF infrastructure costs	£ -
Retail ATAG	£ -
Retail S/Wares	£ -
B1 office	£ -
B2 industrial	£ -
B8 storage	£ -
C1 Hotel	£ -
C2 res institution	£ -
D1	£ -
D2	£ -
Contingency	£ 482,581
Sub Total	£ 10,134,209
Other Costs	
Professional fees	£ 1,013,421
Sub Total	£ 1,013,421
CIL	
Total	£ 652,112
Resi CIL	£ 217,371
£ 217,371	£ 217,371
Sub Total	£ 652,112
Resi Section 106 Costs	£ 75,000
Accessibility standards	£ 64,108
Green roofs	£ 138,327
Employment & Training Levy (Highways/25%)	£ 50,000
Sub Total	£ 317,433
Total Other Costs	£ 969,545
Total Costs	£ 12,117,174
Developer's profit on GDV	£ 4,571,640
% of GDV private	18.00%
% of GDV commercial	18.00%
% of GDV affordable	6%
Residual Sum before interest	£ 11,523,330
Residual Sum before interest calculation	£ 11,523,330
Interest	£ 456,075
Residual Sum for quarter after interest	£ 11,067,255

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
Year 1	Year 1	Year 1	Year 1	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6				
Revenue	0	0	0	0	0	0	0	0	8,466,000	8,466,000	8,466,000	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	£ 25,398,000	0	0	0	0	0	0	0	8,466,000	8,466,000	8,466,000	0										
Costs of Sale																						
Marketing costs	£ 3,000	0	0	0	0	0	0	0	253,980	253,980	253,980	0	0	0	0	0	0	0	0	0	0	0
Legal fees	£ 2,950	0	0	0	0	0	0	0	211,650	211,650	211,650	0	0	0	0	0	0	0	0	0	0	0
Sub Total	£ 5,950	0	0	0	0	0	0	0	465,630	465,630	465,630	0										
Net commercial investment value	£ 19,448,050	0	0	0	0	0	0	0	8,000,370	8,000,370	8,000,370	0										
Retail ATAG	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Wares	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D2	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	£ 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value	£ 19,448,050	0	0	0	0	0	0	0	8,000,370	8,000,370	8,000,370	0										
Speculative NDV	£ 24,372,505	0	0	0	0	0	0	0	8,190,855	8,190,855	8,190,855	0										
Affordable Housing Revenue																						
No fees on sale	£ 3,871,895	0	645,315	645,315	645,315	645,315	645,315	645,315	645,315	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV	£ 28,444,458	0	645,315	645,315	645,315	645,315	645,315	645,315	8,190,855	8,190,855	8,190,855	0										
Standard Costs																						
Residential	£ 9,651,627	0	1,608,605	1,608,605	1,608,605	1,608,605	1,608,605	1,608,605	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GF infrastructure costs	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail ATAG	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S/Wares	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 res institution	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D2	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	£ 482,581	0	80,430	80,430	80,430	80,430	80,430	80,430	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	£ 10,134,209	0	1,689,035	1,689,035	1,689,035	1,689,035	1,689,035	1,689,035	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs																						
Professional fees	£ 1,013,421	0	168,903	168,903	168,903	168,903	168,903	168,903	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	£ 1,013,421	0	168,903	168,903	168,903	168,903	168,903	168,903	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL																						
Total	£ 652,112	0	217,371	217,371	217,371	217,371	217,371	217,371	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Resi CIL	£ 217,371	0	217,371	217,371	217,371	217,371	217,371	217,371	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 217,371	0	217,371	217,371	217,371	217,371	217,371	217,371	217,371	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	£ 652,112	0	217,371	217,371	217,371	217,371	217,371	217,371	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Resi Section 106 Costs	£ 75,000	0	0	75,000	0	0	0	0	0	0	0	0	0	0	0	0						
Accessibility standards	£ 64,108	0	0	64,108	0	0	0	0	0													

Appendix 7 - Development appraisals

LB Barnet - CIL viability review

Very small residential (houses) 5 units	0.04 ha
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Development mix (square metres GIA)

Residential	478
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£5,543,775
Affordable housing value	£0
Commercial value	£0
Build costs	£1,022,998
Fees	£102,300
CIL	£195,775
Resi S106	£7,500
Accessibility standards	£2,605
Green roofs	£35,820
Employment & Training levy	£0
Highways/S278	£5,000
Developer's profit	£1,031,400
Interest	£317,567
Gross Residual Land Value	£2,822,810
<i>Stamp duty, agents and legal fees</i>	£191,951
NET RESIDUAL LAND VALUE	£2,630,859

Benchmark land value	£407,951
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Very small residential (house) 1 unit	0.01 ha
--	---------

Development mix (square metres GIA)

Residential	108
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£1,248,075
Affordable housing value	£0
Commercial value	£0
Build costs	£230,308
Fees	£23,031
CIL	£44,075
Resi S106	£1,500
Accessibility standards	£521
Green roofs	£8,060
Employment & Training levy	£0
Highways/S278	£1,000
Developer's profit	£232,200
Interest	£71,508
Gross Residual Land Value	£635,871
<i>Stamp duty, agents and legal fees</i>	£43,239
NET RESIDUAL LAND VALUE	£592,632

Benchmark land value	£110,159
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Viable or unviable	Viable
---------------------------	---------------

LB Barnet - CIL viability review

Very small residential (houses) 6 units	0.05 ha
--	---------

Development mix (square metres GIA)

Residential	585
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£6,791,850
Affordable housing value	£0
Commercial value	£0
Build costs	£1,253,307
Fees	£125,331
CIL	£239,850
Resi S106	£9,000
Accessibility standards	£3,126
Green roofs	£43,858
Employment & Training levy	£0
Highways/S278	£6,000
Developer's profit	£1,263,600
Interest	£389,077
Gross Residual Land Value	£3,458,702
<i>Stamp duty, agents and legal fees</i>	£235,192
NET RESIDUAL LAND VALUE	£3,223,510

Benchmark land value	£499,490
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Very small residential (flats) 6 units	0.03 ha
---	---------

Development mix (square metres GIA)

Residential	450
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£4,440,825
Affordable housing value	£0
Commercial value	£0
Build costs	£1,098,890
Fees	£109,889
CIL	£184,500
Resi S106	£9,000
Accessibility standards	£5,544
Green roofs	£22,503
Employment & Training levy	£0
Highways/S278	£0
Developer's profit	£826,200
Interest	£316,062
Gross Residual Land Value	£1,868,237
<i>Stamp duty, agents and legal fees</i>	£127,040
NET RESIDUAL LAND VALUE	£1,741,197

Benchmark land value	£256,282
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Small residential development (flats) 10 units	0.05 ha
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Development mix (square metres GIA)

Residential	815
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£4,825,697
Affordable housing value	£760,384
Commercial value	£0
Build costs	£1,990,212
Fees	£199,021
CIL	£200,490
Resi S106	£15,000
Accessibility standards	£10,821
Green roofs	£40,750
Employment & Training levy	£0
Highways/S278	£10,000
Developer's profit	£943,427
Interest	£328,795
Gross Residual Land Value	£1,847,564
<i>Stamp duty, agents and legal fees</i>	£125,634
NET RESIDUAL LAND VALUE	£1,721,930

Benchmark land value	£464,101
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Small residential development (houses) 10 units	0.07 ha
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Development mix (square metres GIA)

Residential	975
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£6,791,850
Affordable housing value	£1,070,190
Commercial value	£0
Build costs	£2,088,844
Fees	£208,884
CIL	£239,850
Resi S106	£15,000
Accessibility standards	£9,749
Green roofs	£73,126
Employment & Training levy	£0
Highways/S278	£10,000
Developer's profit	£1,327,811
Interest	£389,345
Gross Residual Land Value	£3,499,430
<i>Stamp duty, agents and legal fees</i>	£237,961
NET RESIDUAL LAND VALUE	£3,261,469

Benchmark land value	£713,847
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Small residential development (flats) 15 units	0.05 ha
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Development mix (square metres GIA)

Residential	1,675
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£9,917,843
Affordable housing value	£1,562,752
Commercial value	£0
Build costs	£4,090,313
Fees	£409,031
CIL	£412,050
Resi S106	£22,500
Accessibility standards	£16,232
Green roofs	£62,812
Employment & Training levy	£0
Highways/S278	£15,000
Developer's profit	£1,938,945
Interest	£677,950
Gross Residual Land Value	£3,835,761
<i>Stamp duty, agents and legal fees</i>	£260,832
NET RESIDUAL LAND VALUE	£3,574,929

Benchmark land value	£536,520
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Small residential development (houses) 15 units	0.07 ha
--	---------

Development mix (square metres GIA)

Residential	1,413
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£9,839,475
Affordable housing value	£1,550,404
Commercial value	£0
Build costs	£3,026,146
Fees	£302,615
CIL	£347,475
Resi S106	£22,500
Accessibility standards	£14,623
Green roofs	£70,618
Employment & Training levy	£0
Highways/S278	£15,000
Developer's profit	£1,923,624
Interest	£565,843
Gross Residual Land Value	£5,101,434
<i>Stamp duty, agents and legal fees</i>	£346,898
NET RESIDUAL LAND VALUE	£4,754,536

Benchmark land value	£689,368
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Medium residential dev (flats and houses) 50 units	0.10 ha
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Development mix (square metres GIA)

Residential	4,140
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£25,378,531
Affordable housing value	£3,998,889
Commercial value	£0
Build costs	£9,861,742
Fees	£986,174
CIL	£1,018,440
Resi S106	£75,000
Accessibility standards	£53,034
Green roofs	£124,200
Employment & Training levy	£0
Highways/S278	£50,000
Developer's profit	£4,961,521
Interest	£1,936,281
Gross Residual Land Value	£10,311,029
<i>Stamp duty, agents and legal fees</i>	£701,150
NET RESIDUAL LAND VALUE	£9,609,879

Benchmark land value	£1,060,875
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Medium residential development (flats) 50 units	0.12 ha
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Development mix (square metres GIA)

Residential	4,150
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£24,572,565
Affordable housing value	£3,871,893
Commercial value	£0
Build costs	£10,134,209
Fees	£1,013,421
CIL	£1,020,900
Resi S106	£75,000
Accessibility standards	£54,106
Green roofs	£138,327
Employment & Training levy	£0
Highways/S278	£50,000
Developer's profit	£4,803,954
Interest	£1,968,031
Gross Residual Land Value	£9,186,511
<i>Stamp duty, agents and legal fees</i>	£624,683
NET RESIDUAL LAND VALUE	£8,561,828

Benchmark land value	£1,181,541
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Large residential (flats and houses) 100 units	0.17 ha
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Development mix (square metres GIA)

Residential	8,400
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£50,322,384
Affordable housing value	£7,929,285
Commercial value	£0
Build costs	£23,765,438
Fees	£2,376,544
CIL	£2,066,400
Resi S106	£150,000
Accessibility standards	£106,067
Green roofs	£209,994
Employment & Training levy	£0
Highways/S278	£100,000
Developer's profit	£9,838,061
Interest	£4,804,750
Gross Residual Land Value	£14,834,415
<i>Stamp duty, agents and legal fees</i>	£1,008,740
NET RESIDUAL LAND VALUE	£13,825,675

Benchmark land value	£1,793,697
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Large residential (flats) 100 units	0.13 ha
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Development mix (square metres GIA)

Residential	8,400
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£48,274,380
Affordable housing value	£7,606,582
Commercial value	£0
Build costs	£25,207,749
Fees	£2,520,775
CIL	£2,066,400
Resi S106	£150,000
Accessibility standards	£108,212
Green roofs	£157,515
Employment & Training levy	£0
Highways/S278	£100,000
Developer's profit	£9,437,675
Interest	£4,321,885
Gross Residual Land Value	£11,810,751
<i>Stamp duty, agents and legal fees</i>	£803,131
NET RESIDUAL LAND VALUE	£11,007,620

Benchmark land value	£1,345,442
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Large residential (flats and houses) 150 units	0.32 ha
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Development mix (square metres GIA)

Residential	12,725
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£74,459,574
Affordable housing value	£11,732,576
Commercial value	£0
Build costs	£36,001,810
Fees	£3,600,181
CIL	£3,130,350
Resi S106	£225,000
Accessibility standards	£159,101
Green roofs	£381,752
Employment & Training levy	£0
Highways/S278	£150,000
Developer's profit	£14,556,899
Interest	£7,791,529
Gross Residual Land Value	£20,195,529
<i>Stamp duty, agents and legal fees</i>	<i>£1,373,296</i>
NET RESIDUAL LAND VALUE	£18,822,233

Benchmark land value	£3,260,801
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Large residential (flats) 150 units	0.14 ha
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Development mix (square metres GIA)

Residential	12,275
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£72,681,503
Affordable housing value	£11,452,406
Commercial value	£0
Build costs	£36,836,323
Fees	£3,683,632
CIL	£3,019,650
Resi S106	£225,000
Accessibility standards	£162,318
Green roofs	£184,127
Employment & Training levy	£0
Highways/S278	£150,000
Developer's profit	£14,209,284
Interest	£7,400,568
Gross Residual Land Value	£18,263,005
<i>Stamp duty, agents and legal fees</i>	<i>£1,241,884</i>
NET RESIDUAL LAND VALUE	£17,021,121

Benchmark land value	£1,398,001
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Large residential (flats and houses) 250 units	0.43 ha
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Development mix (square metres GIA)

Residential	20,875
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£125,057,115
Affordable housing value	£19,705,218
Commercial value	£0
Build costs	£59,059,944
Fees	£5,905,994
CIL	£5,135,250
Resi S106	£375,000
Accessibility standards	£265,168
Green roofs	£521,866
Employment & Training levy	£0
Highways/S278	£250,000
Developer's profit	£24,448,753
Interest	£16,328,644
Gross Residual Land Value	£32,471,715
<i>Stamp duty, agents and legal fees</i>	£2,208,077
NET RESIDUAL LAND VALUE	£30,263,638

Benchmark land value	£4,457,601
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Large residential (flats) 250 units	0.11 ha
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Development mix (square metres GIA)

Residential	19,865
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£107,244,182
Affordable housing value	£16,898,439
Commercial value	£0
Build costs	£59,613,325
Fees	£5,961,332
CIL	£4,886,790
Resi S106	£375,000
Accessibility standards	£270,530
Green roofs	£148,990
Employment & Training levy	£0
Highways/S278	£250,000
Developer's profit	£20,966,312
Interest	£12,585,040
Gross Residual Land Value	£19,085,302
<i>Stamp duty, agents and legal fees</i>	<i>£1,297,801</i>
NET RESIDUAL LAND VALUE	£17,787,501

Benchmark land value	£1,131,219
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Large residential (flats) 500 units	0.65 ha
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Development mix (square metres GIA)

Residential	41,500
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£238,498,425
Affordable housing value	£37,580,137
Commercial value	£0
Build costs	£124,538,283
Fees	£12,453,828
CIL	£10,209,000
Resi S106	£750,000
Accessibility standards	£541,060
Green roofs	£778,124
Employment & Training levy	£0
Highways/S278	£500,000
Developer's profit	£46,626,608
Interest	£29,317,866
Gross Residual Land Value	£50,363,793
<i>Stamp duty, agents and legal fees</i>	£3,424,738
NET RESIDUAL LAND VALUE	£46,939,055

Benchmark land value	£6,646,478
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Large residential (flats) 750 units	0.33 ha
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Development mix (square metres GIA)

Residential	62,375
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£336,740,794
Affordable housing value	£53,060,163
Commercial value	£0
Build costs	£187,182,539
Fees	£18,718,254
CIL	£15,344,250
Resi S106	£1,125,000
Accessibility standards	£811,590
Green roofs	£397,721
Employment & Training levy	£0
Highways/S278	£750,000
Developer's profit	£65,833,060
Interest	£40,096,467
Gross Residual Land Value	£59,542,076
<i>Stamp duty, agents and legal fees</i>	<i>£4,048,861</i>
NET RESIDUAL LAND VALUE	£55,493,215

Benchmark land value	£3,397,197
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Large residential (flats) 1,000 units	0.93 ha
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Development mix (square metres GIA)

Residential	84,000
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£482,743,800
Affordable housing value	£76,065,820
Commercial value	£0
Build costs	£252,077,487
Fees	£25,207,749
CIL	£20,664,000
Resi S106	£1,500,000
Accessibility standards	£1,082,120
Green roofs	£1,050,000
Employment & Training levy	£0
Highways/S278	£1,000,000
Developer's profit	£94,376,749
Interest	£66,029,498
Gross Residual Land Value	£95,822,017
<i>Stamp duty, agents and legal fees</i>	£6,515,897
NET RESIDUAL LAND VALUE	£89,306,120

Benchmark land value	£9,566,663
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Large residential (flats) 1,500 units	1.40 ha
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Development mix (square metres GIA)

Residential	126,000
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£724,115,700
Affordable housing value	£114,098,730
Commercial value	£0
Build costs	£378,116,231
Fees	£37,811,623
CIL	£30,996,000
Resi S106	£2,250,000
Accessibility standards	£1,623,180
Green roofs	£1,889,996
Employment & Training levy	£0
Highways/S278	£1,500,000
Developer's profit	£141,565,124
Interest	£105,994,304
Gross Residual Land Value	£136,467,972
<i>Stamp duty, agents and legal fees</i>	£9,279,822
NET RESIDUAL LAND VALUE	£127,188,150

Benchmark land value	£14,349,966
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Large residential (flats) 2,000 units	1.38 ha
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Development mix (square metres GIA)

Residential	165,500
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£951,120,225
Affordable housing value	£149,867,776
Commercial value	£0
Build costs	£496,652,669
Fees	£49,665,267
CIL	£40,713,000
Resi S106	£3,000,000
Accessibility standards	£2,164,240
Green roofs	£1,655,000
Employment & Training levy	£0
Highways/S278	£2,000,000
Developer's profit	£185,944,667
Interest	£148,819,895
Gross Residual Land Value	£170,373,264
<i>Stamp duty, agents and legal fees</i>	<i>£11,585,382</i>
NET RESIDUAL LAND VALUE	£158,787,882

Benchmark land value	£14,136,454
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Large residential (flats) 2,500 units	1.51 ha
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Development mix (square metres GIA)

Residential	203,750
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£1,135,458,000
Affordable housing value	£178,913,833
Commercial value	£0
Build costs	£611,437,953
Fees	£61,143,795
CIL	£50,122,500
Resi S106	£3,750,000
Accessibility standards	£2,705,300
Green roofs	£1,697,904
Employment & Training levy	£0
Highways/S278	£2,500,000
Developer's profit	£221,982,830
Interest	£179,652,522
Gross Residual Land Value	£179,379,029
<i>Stamp duty, agents and legal fees</i>	£12,197,774
NET RESIDUAL LAND VALUE	£167,181,255

Benchmark land value	£15,469,795
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Estate regeneration (small) 50 houses	0.26 ha
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Development mix (square metres GIA)

Residential	4,975
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£29,457,473
Affordable housing value	£4,641,607
Commercial value	£0
Build costs	£12,148,840
Fees	£1,214,884
CIL	£1,223,850
Resi S106	£75,000
Accessibility standards	£54,106
Green roofs	£248,741
Employment & Training levy	£0
Highways/S278	£50,000
Developer's profit	£5,758,956
Interest	£2,354,443
Gross Residual Land Value	£10,970,258
<i>Stamp duty, agents and legal fees</i>	£745,978
NET RESIDUAL LAND VALUE	£10,224,280

Benchmark land value	£2,614,973
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Estate regeneration (large) 250 flats	0.44 ha
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Development mix (square metres GIA)

Residential	18,315
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£108,444,947
Affordable housing value	£17,087,643
Commercial value	£0
Build costs	£54,961,895
Fees	£5,496,190
CIL	£4,505,490
Resi S106	£375,000
Accessibility standards	£270,530
Green roofs	£457,833
Employment & Training levy	£0
Highways/S278	£250,000
Developer's profit	£21,201,063
Interest	£10,522,441
Gross Residual Land Value	£27,492,149
<i>Stamp duty, agents and legal fees</i>	<i>£1,869,466</i>
NET RESIDUAL LAND VALUE	£25,622,683

Benchmark land value	£4,469,318
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Older person's housing scheme (50 flats)	0.08 ha
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Development mix (square metres GIA)

Residential	3,750
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£18,285,750
Affordable housing value	£2,881,281
Commercial value	£0
Build costs	£9,157,417
Fees	£915,742
CIL	£922,500
Resi S106	£75,000
Accessibility standards	£54,106
Green roofs	£112,508
Employment & Training levy	£0
Highways/S278	£50,000
Developer's profit	£3,574,877
Interest	£1,399,904
Gross Residual Land Value	£4,904,978
<i>Stamp duty, agents and legal fees</i>	£333,538
NET RESIDUAL LAND VALUE	£4,571,440

Benchmark land value	£854,224
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Older person's housing schme (25 houses, 25 flats)	0.18 ha
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Development mix (square metres GIA)

Residential	3,750
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£18,285,750
Affordable housing value	£2,881,281
Commercial value	£0
Build costs	£9,157,417
Fees	£915,742
CIL	£922,500
Resi S106	£75,000
Accessibility standards	£54,106
Green roofs	£187,501
Employment & Training levy	£0
Highways/S278	£50,000
Developer's profit	£3,574,877
Interest	£1,392,750
Gross Residual Land Value	£4,837,138
<i>Stamp duty, agents and legal fees</i>	£328,925
NET RESIDUAL LAND VALUE	£4,508,213

Benchmark land value	£1,830,366
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Older person's housing scheme (75 flats)	0.10 ha
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Development mix (square metres GIA)

Residential	5,375
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£26,209,575
Affordable housing value	£4,129,836
Commercial value	£0
Build costs	£16,129,958
Fees	£1,612,996
CIL	£1,322,250
Resi S106	£112,500
Accessibility standards	£81,159
Green roofs	£134,376
Employment & Training levy	£0
Highways/S278	£75,000
Developer's profit	£5,123,990
Interest	£1,845,734
Gross Residual Land Value	£3,901,448
<i>Stamp duty, agents and legal fees</i>	£265,298
NET RESIDUAL LAND VALUE	£3,636,150

Benchmark land value	£1,020,266
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Offices	0.10 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	4,000
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£16,313,693
Build costs	£11,495,266
Fees	£1,149,527
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£120,008
Employment & Training levy	£0
Highways/S278	£60,000
Developer's profit	£0
Interest	£697,145
Gross Residual Land Value	£2,791,747
<i>Stamp duty, agents and legal fees</i>	£23,439
NET RESIDUAL LAND VALUE	£321,254

Benchmark land value	£1,025,070
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Viable or unviable	Unviable
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LB Barnet - CIL viability review

Offices	0.12 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	8,000
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£32,627,386
Build costs	£22,990,531
Fees	£2,299,053
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£149,992
Employment & Training levy	£0
Highways/S278	£120,000
Developer's profit	£0
Interest	£1,757,594
Gross Residual Land Value	£5,310,215
<i>Stamp duty, agents and legal fees</i>	£28,295
NET RESIDUAL LAND VALUE	£387,812

Benchmark land value	£1,025,070
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Viable or unviable	Unviable
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LB Barnet - CIL viability review

Industrial	1.0 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	5,000
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£13,249,071
Build costs	£8,383,694
Fees	£838,369
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£750,000
Employment & Training levy	£0
Highways/S278	£75,000
Developer's profit	£0
Interest	£436,029
Gross Residual Land Value	£2,765,980
<i>Stamp duty, agents and legal fees</i>	£52,946
NET RESIDUAL LAND VALUE	£725,673

Benchmark land value	£1,025,070
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Viable or unviable	Unviable
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LB Barnet - CIL viability review

Industrial	1.0 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	5,000
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£13,249,071
Build costs	£8,383,694
Fees	£838,369
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£750,000
Employment & Training levy	£0
Highways/S278	£75,000
Developer's profit	£0
Interest	£436,029
Gross Residual Land Value	£2,765,980
<i>Stamp duty, agents and legal fees</i>	£52,946
NET RESIDUAL LAND VALUE	£725,673

Benchmark land value	£1,025,070
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Viable or unviable	Unviable
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LB Barnet - CIL viability review

Storage	1.0 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	5,000
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£13,249,071
Build costs	£7,959,578
Fees	£795,958
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£0
Employment & Training levy	£0
Highways/S278	£75,000
Developer's profit	£0
Interest	£500,070
Gross Residual Land Value	£3,918,466
<i>Stamp duty, agents and legal fees</i>	£131,315
NET RESIDUAL LAND VALUE	£1,799,791

Benchmark land value	£1,025,070
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Storage	1.0 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	5,000
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£13,249,071
Build costs	£7,959,578
Fees	£795,958
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£750,000
Employment & Training levy	£0
Highways/S278	£75,000
Developer's profit	£0
Interest	£460,588
Gross Residual Land Value	£3,207,948
<i>Stamp duty, agents and legal fees</i>	£83,000
NET RESIDUAL LAND VALUE	£1,137,588

Benchmark land value	£1,025,070
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Leisure	0.29 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	4,000
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£10,293,171
Build costs	£8,508,839
Fees	£850,884
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£299,991
Employment & Training levy	£0
Highways/S278	£60,000
Developer's profit	£0
Interest	£349,817
Gross Residual Land Value	£223,640
<i>Stamp duty, agents and legal fees</i>	-£89,783
NET RESIDUAL LAND VALUE	-£1,230,553

Benchmark land value	£1,025,070
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Viable or unviable	Unviable
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LB Barnet - CIL viability review

Leisure	0.29 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	6,000
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£15,439,756
Build costs	£12,763,258
Fees	£1,276,326
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£299,991
Employment & Training levy	£0
Highways/S278	£90,000
Developer's profit	£0
Interest	£532,836
Gross Residual Land Value	£477,345
<i>Stamp duty, agents and legal fees</i>	<i>-£125,026</i>
NET RESIDUAL LAND VALUE	-£1,713,592

Benchmark land value	£1,025,070
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Viable or unviable	Unviable
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LB Barnet - CIL viability review

Retail (small scale comparison)	0.01 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	100
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£585,644
Build costs	£259,065
Fees	£25,907
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£15,009
Employment & Training levy	£0
Highways/S278	£1,500
Developer's profit	£0
Interest	£35,686
Gross Residual Land Value	£248,476
<i>Stamp duty, agents and legal fees</i>	£10,923
NET RESIDUAL LAND VALUE	£149,707

Benchmark land value	£1,025,070
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Viable or unviable	Unviable
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LB Barnet - CIL viability review

Retail (small scale comparison)	0.02 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	200
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£1,171,288
Build costs	£518,130
Fees	£51,813
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£29,994
Employment & Training levy	£0
Highways/S278	£3,000
Developer's profit	£0
Interest	£71,375
Gross Residual Land Value	£496,976
<i>Stamp duty, agents and legal fees</i>	£21,847
NET RESIDUAL LAND VALUE	£299,436

Benchmark land value	£1,025,070
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Viable or unviable	Unviable
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LB Barnet - CIL viability review

Retail (medium scale comparison)	0.09 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	750
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£4,392,330
Build costs	£1,942,988
Fees	£194,299
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£112,468
Employment & Training levy	£0
Highways/S278	£11,250
Developer's profit	£0
Interest	£267,656
Gross Residual Land Value	£1,863,669
<i>Stamp duty, agents and legal fees</i>	£81,928
NET RESIDUAL LAND VALUE	£1,122,892

Benchmark land value	£1,025,070
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Retail (medium scale comparison)	0.06 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	750
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£4,392,330
Build costs	£1,942,988
Fees	£194,299
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£75,016
Employment & Training levy	£0
Highways/S278	£11,250
Developer's profit	£0
Interest	£270,175
Gross Residual Land Value	£1,898,602
<i>Stamp duty, agents and legal fees</i>	£84,303
NET RESIDUAL LAND VALUE	£1,155,450

Benchmark land value	£1,025,070
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Retail (large scale comparison)	0.07 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	1,000
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£5,856,439
Build costs	£2,590,650
Fees	£259,065
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£75,001
Employment & Training levy	£0
Highways/S278	£15,000
Developer's profit	£0
Interest	£361,917
Gross Residual Land Value	£2,554,806
<i>Stamp duty, agents and legal fees</i>	£113,991
NET RESIDUAL LAND VALUE	£1,562,350

Benchmark land value	£1,025,070
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Retail (large scale comparison)	0.18 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	2,500
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£14,641,098
Build costs	£6,476,626
Fees	£647,663
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£0
Employment & Training levy	£0
Highways/S278	£37,500
Developer's profit	£0
Interest	£917,405
Gross Residual Land Value	£6,561,905
<i>Stamp duty, agents and legal fees</i>	£296,870
NET RESIDUAL LAND VALUE	£4,068,871

Benchmark land value	£1,025,070
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Retail (large scale comparison)	0.31 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	4,000
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£23,425,757
Build costs	£10,362,601
Fees	£1,036,260
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£0
Employment & Training levy	£0
Highways/S278	£60,000
Developer's profit	£0
Interest	£1,467,847
Gross Residual Land Value	£10,499,049
<i>Stamp duty, agents and legal fees</i>	£474,993
NET RESIDUAL LAND VALUE	£6,510,192

Benchmark land value	£1,025,070
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Retail (convenience)	0.43 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	-
Retail (supermarket)	3,000
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£16,874,682
Build costs	£8,268,328
Fees	£826,833
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£0
Employment & Training levy	£0
Highways/S278	£45,000
Developer's profit	£0
Interest	£997,855
Gross Residual Land Value	£6,736,667
<i>Stamp duty, agents and legal fees</i>	£285,972
NET RESIDUAL LAND VALUE	£3,919,492

Benchmark land value	£1,025,070
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Retail (convenience)	0.20 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	-
Retail (supermarket)	1,500
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£8,437,341
Build costs	£4,134,164
Fees	£413,416
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£0
Employment & Training levy	£0
Highways/S278	£22,500
Developer's profit	£0
Interest	£498,928
Gross Residual Land Value	£3,368,333
<i>Stamp duty, agents and legal fees</i>	£142,986
NET RESIDUAL LAND VALUE	£1,959,746

Benchmark land value	£1,025,070
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Retail (convenience)	0.03 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	-
Retail (supermarket)	250
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£1,406,224
Build costs	£689,027
Fees	£68,903
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£0
Employment & Training levy	£0
Highways/S278	£3,750
Developer's profit	£0
Interest	£83,155
Gross Residual Land Value	£561,389
<i>Stamp duty, agents and legal fees</i>	£23,831
NET RESIDUAL LAND VALUE	£326,624

Benchmark land value	£1,025,070
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Viable or unviable	Unviable
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LB Barnet - CIL viability review

Hotel	0.11 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	3,000
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£16,972,011
Build costs	£10,323,716
Fees	£1,032,372
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£0
Employment & Training levy	£0
Highways/S278	£145,000
Developer's profit	£0
Interest	£852,998
Gross Residual Land Value	£4,617,925
<i>Stamp duty, agents and legal fees</i>	£140,904
NET RESIDUAL LAND VALUE	£1,931,220

Benchmark land value	£1,025,070
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Hotel	0.16 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	7,000
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£39,601,358
Build costs	£24,088,670
Fees	£2,408,867
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£0
Employment & Training levy	£0
Highways/S278	£305,000
Developer's profit	£0
Interest	£1,991,013
Gross Residual Land Value	£10,807,808
<i>Stamp duty, agents and legal fees</i>	£330,997
NET RESIDUAL LAND VALUE	£4,536,607

Benchmark land value	£1,025,070
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Hotel -budget	0.08 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	3,750
D1	-
D2	-
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£21,215,013
Build costs	£12,904,644
Fees	£1,290,464
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£0
Employment & Training levy	£0
Highways/S278	£206,250
Developer's profit	£0
Interest	£1,065,734
Gross Residual Land Value	£5,747,920
<i>Stamp duty, agents and legal fees</i>	£174,465
NET RESIDUAL LAND VALUE	£2,391,203

Benchmark land value	£1,025,070
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Student	0.12 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	5,000
D2	-
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£24,790,712
Build costs	£16,272,921
Fees	£1,627,292
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£0
Employment & Training levy	£0
Highways/S278	£275,000
Developer's profit	£0
Interest	£1,156,364
Gross Residual Land Value	£5,459,135
<i>Stamp duty, agents and legal fees</i>	£118,356
NET RESIDUAL LAND VALUE	£1,622,172

Benchmark land value	£1,025,070
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Viable or unviable	Viable
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LB Barnet - CIL viability review

Student	0.18 ha
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Development mix (square metres GIA)

Residential	-
Retail (comparison and A3)	-
Retail (supermarket)	-
B1 office	-
B8 storage	-
C1 Hotel	-
C2 residential	-
D1	8,750
D2	-
Affordable housing	40%

Summary viability

Private housing value	£0
Affordable housing value	£0
Commercial value	£43,383,746
Build costs	£28,477,612
Fees	£2,847,761
CIL	£0
Resi S106	£0
Accessibility standards	£0
Green roofs	£0
Employment & Training levy	£0
Highways/S278	£481,250
Developer's profit	£0
Interest	£2,023,637
Gross Residual Land Value	£9,553,487
<i>Stamp duty, agents and legal fees</i>	£207,123
NET RESIDUAL LAND VALUE	£2,838,802

Benchmark land value	£1,025,070
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Viable or unviable	Viable
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**LONDON BOROUGH OF BARNET
CIL VIABILITY REVIEW – UPDATE JANUARY 2021****1. Introduction**

- 1.1. In December 2019, BNP Paribas Real Estate undertook a review of development viability in the London Borough of Barnet to inform the potential for revisions to the Council's Community Infrastructure Levy ('CIL') Charging Schedule. The Council's CIL Charging Schedule came into effect on 1 May 2013 and there have been significant changes in market conditions over the intervening period up to the date of drafting our December 2019 report.
- 1.2. Shortly after our report had been finalised, in March 2020 the World Health Organisation declared coronavirus as a global pandemic. The UK government introduced a series of measures to combat the spread of coronavirus, including varying degrees of 'lockdown' measures which had a significant impact on economic activity. During the first period of lockdown, housing market construction and transactions were halted. However, during subsequent 'tier' restrictions and full lockdowns, both construction and transactions have been allowed to continue.
- 1.3. However, the hospitality, retail and hotel sectors have been adversely affected by the restrictions both on domestic expenditure, but also by restrictions on tourism, with overseas visitors effectively banned for much of 2020 and into 2021.
- 1.4. This note reviews the recommendations in our December 2019 report in the light of evidence that has become available over 2020. It should be read in conjunction with our December 2019 report.

2. Residential markets

- 2.1. During the first lockdown of 2020, transactions of residential properties all but ceased, resulting in significant uncertainty as to the impact of the restrictions on pricing. Since the first lockdown ended, there has been a significant recovery in the volume of sales, partly prompted by pent-up demand; a desire among some households for more space; and by the Stamp Duty Land Tax ('SDLT') holiday which discounts the amounts payable for most London properties. The impact of the SDLT holiday on demand is unlikely to be as significant in London as elsewhere in England as many properties are transacting above the £500,000 threshold, below which a nil rate currently applies.
- 2.2. In Barnet, Land Registry data between November 2019 (the base date for our December 2019 report) and November 2020 (the latest data available) indicates that average prices in the Borough increased from £522,552 to £526,127, or 0.68%. Prices were flat between December 2019 and March 2020 and the increase occurred after the lockdown.
- 2.3. Looking ahead, Savills' December 2020 '*UK Housing Market Update*' forecasts that house prices in London will remain unchanged over 2021, but increase by 1% in 2022, 4% in 2023 and 2% in 2024. Over the five years to 2024, Savills forecast that prices will grow by a cumulative 12.7% (against 20.4% growth across the UK as a whole).
- 2.4. We have therefore increased the values in our appraisals (see Figure 2.15.1 and paragraph 4.2 in our December 2019 report) by 0.68% to reflect the current position as at January 2021.

3. Commercial markets

- 3.1. In our December 2019 report, we adopted upper quartile rents for new build commercial floorspace, as noted at paragraph 4.11.

- 3.2. We have reviewed lettings of office, retail and industrial floorspace between December 2019 and January 2021 (attached as Appendix 1). Upper quartile rents over the period after December 2019 have not decreased, as summarised in Table 3.1.1.

Table 3.1.1: Commercial rents (lettings completed between December 2019 and January 2021)

Type	Upper quartile rent (December 2019)	Upper quartile rent (January 2021)
Offices	£38.57	£34.00
Retail	£46.94	£46.82
Industrial	£20.97	£15.79

- 3.3. Although rents have remained broadly unchanged to date, there are significant headwinds facing the retail sector in particular and, to a lesser extent, the office market. Retail has been badly affected by the lockdown measures introduced by the government and this has resulted in a number of national multiples collapsing into administration. This includes retailers who are 'anchors' in shopping centres, including Debenhams and Top Shop brands. The last twelve months has seen an acceleration of pre-existing trends towards on-line shopping, resulting in accelerating store closures and increased vacancies in the physical retailing space.
- 3.4. The future of offices is widely regarded as more secure, as most companies value having their staff physically together for at least part of the week. Most commentators do not consider that companies will seek to significantly reduce the amount of space they occupy, but there is clearly a degree of uncertainty as to future office utilisation once the population is vaccinated and lockdown measures finally end.
- 3.5. These factors are weighing on investment yields as investors either sit and wait, or those who are investing are adjusting their pricing to account for additional risk. Knight Frank's December 2020 yield guide suggests that between December 2019 and December 2020, yields on retail and offices have increased. This is echoed by CBRE's "UK Investment Yields" (January 2021) which indicates that between March 2020 and January 2021, investment yields for high street shops, shopping centres, leisure park and offices have also weakened. They report that yields for supermarkets, west end and city offices and industrial floorspace have strengthened.
- 3.6. Although Knight Frank's yield guide indicates that yields for hotels have remained unchanged at 3.5% to 4%, they note that market sentiment is negative. However, Oxford Economics forecasts that London visitor numbers will increase from their depressed levels in 2020/21 to 2019 levels in 2022. STR's 'Global London Hostels Forecast' May 2020 predicts a strong recovery in occupancy from 2022 onwards.
- 3.7. Table 3.7.1 summarises the yields applied in our December 2019 report (see paragraph 4.11) and our revised yields as at January 2021.

Table 3.7.1: Investment yields

Type	Investment yields December 2019	Investment yields January 2021
Retail	6.25%	7.50%
Retail supermarket	4.50%	4.25%
Offices	6.50%	6.75%

Type	Investment yields December 2019	Investment yields January 2021
Industrial and warehousing	5.00%	4.75%
Hotels	5.50%	5.50%
D1/D2	7.00%	7.00%

4. Build costs

- 4.1. The build costs in our December 2019 report were informed by the RICS 'Building Cost Information Service' as noted in paragraph 4.12.
- 4.2. Over the intervening period, the BCIS All-In Tender Price Index indicates that costs have fallen by 1.5%.
- 4.3. We have applied the updated BCIS costs (adjusted for Barnet) in our appraisals, as summarised in Table 4.3.1 and Appendix 2. These show the base costs only, to which additional allowances are applied for external work and sustainability uplifts as noted at paragraphs 4.12, 4.14 and 4.15 of our December 2019 report.

Table 4.3.1: Updated BCIS costs (base costs only)

Development type	BCIS cost code	Base cost per sq metre – December 2019	Base cost per sq metre – January 2021
Residential – houses	810.13 Estate housing terraced	£1,652	£1,592
Residential – flats (5 or fewer storeys)	816. Flats – generally	£1,883	£1,822
Residential (6 or more storeys)	816. Flats – 6 storey or above	£2,314	£2,193
Offices	320. Offices – generally	£2,344	£2,303
Industrial	282. Factories – Generally	£1,327	£1,310
Warehousing	284.2 Purpose built warehouses /stores	£1,255	£1,207
Hotels	852. Hotels	£2,585	£2,538
Student housing	856.2 Students' residences	£2,382	£2,345
Retail	345. Shops – Generally	£1,863	£1,818
Retail supermarkets	344. Hypermarkets, supermarkets	£2,003	£1,892
D1/D2 leisure	562.2 Gyms, fitness centres	£1,737	£2,474

5. Benchmark land values

- 5.1. We have also adjusted our benchmark land values to reflect the changes in yields outlined in paragraph 3.7. As noted in paragraphs 4.34 and 4.36 of our December 2019 report, two of the three benchmark land values are based on secondary office floorspace and secondary industrial floorspace. Yields for both of these uses have changed, as noted in Table 3.7.1 above. Secondary office benchmarks have reduced from £10.25 million (including 20% premium) to £9.6 million per hectare (including 20% premium), while the industrial floorspace

benchmark has increased from £4.55 million to £4.73 million per hectare (including 20% premium). The community land/greenfield benchmark land value of £1 million per hectare remains unchanged.

6. Revised appraisals

- 6.1. We have re-run our appraisals to reflect the changes outlined above (namely a marginal increase in residential sales values; a reduction in costs to reflect changes in BCIS data; and adjustments to commercial investment yields).
- 6.2. The outputs of our appraisals for residential development are attached as Appendix 3. These outputs adopt a consistent format with those included in our December 2019 report to facilitate comparison.
- 6.3. The outputs of our appraisals for non-residential development are summarised in Table 6.3.1 and shown next to the results from our December 2019 appraisals.

Table 6.3.1: Non-residential results (maximum CIL rates per square metre)

No	Description	Site area	GIA sqm	Secondary office BLV		Secondary Industrial BLV		Community/greenfield BLV	
				2019	2021	2019	2021	2019	2021
28	Offices	0.01	108	-	-	-	-	£63	£6
29	Offices	0.04	478	-	-	-	-	£45	-
30	Industrial	0.05	585	-	-	-	-	-	£2
31	Industrial	0.03	450	-	-	-	-	-	£2
32	Storage	0.05	815	-	-	-	-	£80	£252
33	Storage	0.07	975	-	-	-	-	-	£120
34	Leisure	0.05	1,675	-	-	-	-	-	-
35	Leisure	0.07	1,413	-	-	-	-	-	-
36	Retail (small scale comparison)	0.10	4,140	£493	£106	£617	£1,098	£1,414	£959
37	Retail (small scale comparison)	0.12	4,150	£494	£107	£618	£1,099	£1,415	£960
38	Retail (medium scale comparison)	0.17	8,400	£292	-	£524	£1,010	£1,385	£930
39	Retail (medium scale comparison)	0.13	8,400	£762	£361	£765	£1,241	£1,491	£1,036
40	Retail (large scale comparison)	0.32	12,725	£906	£497	£843	£1,316	£1,531	£1,075
41	Retail (large scale comparison)	0.14	12,275	£971	£562	£909	£1,381	£1,596	£1,141
42	Retail (large scale comparison)	0.43	20,875	£915	£510	£883	£1,357	£1,588	£1,132
43	Retail (convenience)	0.11	19,865	-	£599	£1,293	£738	£1,167	£1,757
44	Retail (convenience)	0.65	41,500	£15	£691	£1,338	£782	£1,182	£1,772
45	Retail (convenience)	0.33	62,375	£302	£960	£1,471	£908	£1,224	£1,814
46	Hotel	0.93	84,000	£353	£655	£828	£558	£665	£944

No	Description	Site area	GIA sqm	Secondary office BLV		Secondary Industrial BLV		Community/ greenfield BLV	
47	Hotel	1.40	126,000	£496	£789	£897	£623	£690	£969
48	Hotel -budget	1.38	165,500	£497	£790	£892	£618	£681	£960
49	Student	1.51	203,750	£194	£478	£599	£337	£412	£680
50	Student	0.26	4,975	£236	£518	£619	£356	£419	£686

7. Conclusions drawn from updated appraisals

7.1. In our December 2019 report (paragraph 7.4, we identified the following proposed rates:

Table 7.1.1: Proposed CIL rates (December 2019 report)

Development type	Zone	Adopted rate	Indexed rate	Proposed rate
Residential including C2, C3 and C4 use classes and sui generis HMOs	Zone A	£135	£202	£300
	Zone B ¹	£135	£202	£350
Hotels, student housing	Whole borough	£135	£202	£300
Retail	Whole borough	£135	£202	£202
Employment (former B use classes)	Whole borough	£0	£0	£20
All other uses	Whole Borough	£0	£0	£0

- 7.2. We have re-run the residential appraisals incorporating 35%, 30%, 25% and 20% affordable housing and these results show a marginal improvement in comparison to the results generated by our December 2019 appraisals. Consequently, we recommend that the rates proposed in our December 2019 can progress as planned.
- 7.3. Our updated office appraisals show less capacity to absorb CIL contributions than was previously the case, while the industrial and warehousing appraisals show improved capacity. The proposed nominal rate of £20 per square metre should be retained on both of these uses.
- 7.4. Retail uses show diminished capacity for CIL although the reduction is not sufficient to warrant a change to the existing rate of £135 per square metre (£202 per square metre after indexation).
- 7.5. Our appraisals for student housing indicate that the proposed rate can progress as planned. However, in the short term, hotels have been adversely affected by the lockdown measures, which have extended beyond initial expectations. Recovery in the tourism sector is likely to take longer than initially expected and this may depress demand for new hotel rooms in outer London. We would therefore advise the Council to maintain the existing rate of £135 per square metre (subject to indexation to £202 per square metre).
- 7.6. Our revised recommendations are summarised in Table 7.6.1.

¹ Golders Green and Hampstead

Table 7.6.1: Revised recommendations

Development type	Zone	Adopted rate	Indexed rate	Proposed rate
Residential including C2, C3 and C4 use classes and sui generis HMOs	Zone A	£135	£202	£300
	Zone B ²	£135	£202	£350
Hotels , Student housing	Whole borough	£135	£202	£300
Hotels	Whole borough	£135	£202	£300 £202
Retail	Whole borough	£135	£202	£202
Employment (former B use classes) and D2 leisure	Whole borough	£0	£0	£20
All other uses	Whole Borough	£0	£0	£0

BNP Paribas Real Estate
28 January 2021

² Golders Green and Hampstead

APPENDIX 1: OFFICE, RETAIL AND INDUSTRIAL LETTINGS

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use
29/04/2020	29/05/2020	1 Sentinel Sq	London	GRND	100	80.00	Asking		8,000.00	Retail
03/03/2020	02/04/2020	61-63 Brent St	London	GRND	317	69.40	Achieved		22,000.00	Retail
26/07/2020	26/07/2020	1C Market Pl	London	GRND	345	56.52	Asking		19,500.00	Retail
03/03/2020	02/04/2020	893 Finchley Rd	London	GRND	760	48.03	Achieved		36,500.00	Retail
28/10/2020	27/11/2020	127 The Broadway	London	GRND	1,241	46.33	Asking	FRI	57,500.00	Retail
02/12/2019	02/12/2019	130 East End Rd	London	GRND	305	42.62	Effective	FRI	12,999.95	Retail
10/12/2019	10/12/2019	1175 Finchley Rd	London	GRND	1,138	42.18	Effective		47,999.62	Retail
16/01/2020	13/03/2020	70 High	London	GRND	866	40.42	Asking	FRI	35,000.00	Retail
02/11/2020	02/11/2020	91 Ballards Ln	London	GRND	546	39.38	Asking		21,500.00	Retail
27/01/2020	27/01/2020	19 Watling Ave	Harrow	GRND	800	37.50	Effective		29,999.73	Retail
05/03/2020	04/04/2020	224 High St	Barnet	GRND	605	37.19	Asking		22,500.00	Retail
26/11/2019	26/11/2019	1352 High Rd	London	GRND	623	35.31	Achieved		22,000.00	Retail
17/12/2020	05/01/2021	735 High Rd	London	GRND	340	35.29	Asking	FRI	12,000.00	Retail
07/08/2020	07/08/2020	20-22 Station Rd	Edgware	GRND	595	34.29	Asking		20,400.00	Retail
17/12/2019	17/12/2019	1293 High Rd	London	GRND	1,119	34.05	Effective		38,099.77	Retail
07/01/2020	07/01/2020	1295 High Rd	London	GRND	973	33.92	Effective		32,999.79	Retail
22/03/2020	22/03/2020	20 High St	Barnet	GRND	592	33.78	Achieved	FRI	20,000.00	Retail
28/02/2020	01/04/2020	232 High St	Barnet	GRND	475	33.68	Asking		16,000.00	Retail
11/07/2020	11/07/2020	113 High St	Barnet	GRND	1,270	33.13	Effective	FRI	42,074.11	Retail
01/06/2020	01/06/2020	6 Central Circus	London	GRND	950	32.63	Asking		31,000.00	Retail
28/10/2020	27/11/2020	865-865B High Rd	London	GRND	400	32.50	Achieved		13,000.00	Retail
27/07/2020	27/08/2020	105 Golders Green Rd	London	GRND	1,336	31.81	Effective		42,499.84	Retail
08/06/2020	07/09/2020	884 High Rd	London	GRND	1,135	31.72	Asking		36,000.00	Retail
11/06/2020	11/06/2020	139 The Broadway	London	GRND	450	31.11	Achieved	FRI	14,000.00	Retail
02/10/2020	04/11/2020	1a Wentworth Rd	Barnet	GRND	265	30.85	Effective	FRI	8,174.98	Retail
01/07/2020	31/07/2020	218 High St	Barnet	GRND	590	29.66	Asking		17,500.00	Retail
13/10/2020	13/10/2020	1019 Finchley Rd	London	GRND	700	28.57	Achieved		20,000.00	Retail
19/03/2020	18/04/2020	37 Market Pl	London	GRND	895	27.93	Asking		25,000.00	Retail
01/07/2020	01/07/2020	33 Watford Way	London	GRND	900	27.78	Asking		25,000.00	Retail
13/05/2020	01/06/2020	95 Colney Hatch Ln	London	GRND	611	27.77	Effective		16,970.06	Retail
21/01/2020	20/02/2020	95 Church Rd	Hendon	1st	1,591	26.71	Asking		42,500.00	Retail
30/11/2020	30/12/2020	118 Brent St	London	GRND	964	24.90	Asking		24,003.60	Retail
20/01/2020	20/01/2020	418-422 Watford Way	London	GRND	1,569	23.90	Achieved		37,500.00	Retail
19/03/2020	18/04/2020	91 Golders Green Rd	London	GRND	1,130	23.89	Asking		27,000.00	Retail
22/06/2020	22/06/2020	1-18 Hampden Sq	London	GRND	541	22.16	Effective	FRI	11,987.34	Retail
09/03/2020	09/03/2020	10 Potters Rd	Barnet	GRND	639	21.91	Achieved	FRI	14,000.00	Retail
16/12/2019	16/12/2019	418A Watford Way	London	GRND	2,143	21.47	Achieved		46,000.00	Retail
02/03/2020	02/03/2020	5 The Market Pl	London	GRND	890	21.07	Asking	FRI	18,750.00	Retail
26/07/2020	26/07/2020	82 Edgware Way	Edgware	GRND	886	20.88	Asking		18,500.00	Retail
30/05/2020	30/06/2020	246 Station Rd	Edgware	GRND	1,700	20.82	Asking		35,394.00	Retail
30/09/2020	01/10/2020	1324-1326 High Rd	London	GRND	3,224	20.16	Asking		64,995.84	Retail
01/09/2020	01/09/2020	31 The Broadway	London	GRND	1,500	20.00	Achieved	FRI	30,000.00	Retail
18/06/2020	18/06/2020	65-67A Woodhouse Rd	London	GRND	2,129	18.79	Effective	FRI	39,999.20	Retail
01/12/2020	01/12/2020	4 Vivian Ave	London	GRND	1,200	18.75	Asking		22,500.00	Retail
01/08/2020	01/08/2020	9b Albert Pl	London	GRND	390	17.95	Asking		7,000.00	Retail
30/12/2019	30/12/2019	1-18 Hampden Sq	London	GRND	1,604	17.92	Effective	FRI	28,748.31	Retail
30/10/2020	30/10/2020	615-619 Watford Way	London	GRND	2,687	17.68	Effective		47,499.77	Retail
30/08/2020	30/09/2020	94 Edgware Way	Edgware	GRND	1,345	16.36	Achieved		22,000.00	Retail
17/11/2020	27/12/2020	109-111 Golders Green Rd	London	GRND	3,114	16.06	Achieved	FRI	50,000.00	Retail
18/06/2020	18/07/2020	3 Cat HI	Barnet	GRND	668	15.72	Asking		10,500.00	Retail
07/09/2020	07/09/2020	1324-1326 High Rd	London	GRND,1	4,280	14.58	Achieved		62,400.00	Retail
25/08/2020	25/09/2020	758 Finchley Rd	London	GRND	1,385	14.44	Achieved	FRI	20,000.00	Retail
18/11/2020	08/01/2021	448 Finchley Rd	London	GRND	1,118	13.42	Achieved	FRI	15,000.00	Retail
30/11/2020	30/12/2020	68 High St	Edgware	GRND	450	0.08	Achieved		37.80	Retail

Sign Date	Start Date	Address	City	Floor	Total SF Leas	Rent/SF/Yr	Rent Type	Service	Rent PA	Use
01/11/2019	01/11/2019	1379 High Rd	London	GRND	1,250	48.00	Effective	FRI	59,999.98	Office
07/11/2020	07/11/2020	High St	Edgware	2nd	1,435	41.32	Asking		59,294.20	Office
07/01/2020	07/01/2020	1A Bedford Rd	London	GRND	235	38.20	Effective		8,976.84	Office
01/02/2020	01/03/2020	2B Avenue Rd	London	1st	335	32.83	Achieved	FRI	10,998.05	Office
23/12/2019	23/12/2019	302 Regents P	London	1-2	5,067	32.50	Asking		164,677.50	Office
01/12/2019	10/01/2020	4 Albert Pl	London	2nd	513	25.34	Asking		12,999.42	Office
11/11/2019	10/01/2020	26-28 St Alba	London	GRND,1	7,570	25.00	Asking	FRI	189,250.00	Office
22/11/2019	26/12/2019	200 Brent St	London	GRND	558	22.40	Asking		12,499.20	Office
05/12/2019	05/12/2019	Moon Ln	Barnet	2nd	950	21.58	Achieved		20,501.00	Office
16/12/2019	16/12/2019	309 Ballards L	London	3rd	905	21.55	Achieved	FRI	19,502.75	Office
17/06/2020	17/06/2020	2A Alexandra	London	GRND,1	2,755	21.52	Effective	FRI	59,287.61	Office
01/01/2020	01/01/2020	3 Dollis Mews	London	GRND	930	20.29	Achieved		18,869.70	Office
30/01/2020	30/01/2020	169 High St	Barnet	1st	850	20.00	Achieved		17,000.00	Office
01/12/2020	07/12/2020	2-2A Accom	London	GRND	650	18.46	Achieved	FRI	11,999.00	Office
18/09/2020	18/10/2020	1 Hallswelle P	London	1-2	1,958	16.85	Asking	FRI	32,992.30	Office
01/11/2019	01/11/2019	The Hyde	London	9th	1,285	16.00	Asking		20,560.00	Office
20/11/2019	25/12/2019	King St	London	GRND	1,565	15.16	Asking		23,725.40	Office
06/12/2019	05/01/2020	54-58 High	Edgware	7th	3,088	15.00	Asking	FRI	46,320.00	Office
21/08/2020	21/08/2020	871 High Rd	London	GRND	1,950	12.82	Asking		24,999.00	Office

Sign Date	Start Date	Address	City	Floor	Total SF Leas	Rent/SF/Yr	Rent Type	Service	Rent PA	Use
03/12/2020	03/12/2020	26A Devonshi	London	GRND	828	26.93	Achieved	FRI	22,298.04	Industrial
22/09/2020	28/11/2020	1 Garrick Rd	London	GRND,1	5,886	15.00	Achieved	FRI	88,290.00	Industrial
21/08/2020	20/09/2020	Hyde Estate R	London	GRND	1,250	13.60	Effective	FRI	16,999.47	Industrial
08/10/2020	08/10/2020	63-67 Lancas	Barnet	GRND,MEZZ	10,050	7.46	Achieved	FRI	74,973.00	Industrial

APPENDIX 2: UPDATED BCIS COSTS

£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 16-Jan-2021 00:38

› Rebased to London Borough of Barnet (123; sample 32)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
282. Factories							
Generally (20)	1,310	296	727	1,084	1,603	4,896	102
Up to 500m2 GFA (20)	1,649	1,055	1,188	1,398	2,069	2,829	13
500 to 2000m2 GFA (20)	1,359	296	803	1,208	1,522	4,896	43
Over 2000m2 GFA (20)	1,168	533	680	895	1,559	2,778	46
282.1 Advance factories							
Generally (15)	1,016	529	710	1,010	1,280	1,847	36
Up to 500m2 GFA (15)	1,264	1,055	1,084	1,230	1,398	1,653	9
500 to 2000m2 GFA (15)	991	529	675	966	1,285	1,847	19
Over 2000m2 GFA (15)	797	611	631	782	913	1,083	8
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (20)	1,446	566	880	1,379	1,806	2,829	22
Up to 500m2 GFA (20)	2,511	2,069	-	2,636	-	2,829	3
500 to 2000m2 GFA (20)	1,437	566	1,294	1,585	1,734	1,906	6
Over 2000m2 GFA (20)	1,205	596	754	942	1,645	2,778	13
282.2 Purpose built factories							
Generally (25)	1,514	296	801	1,265	2,265	4,896	58
Up to 500m2 GFA (25)	1,701	871	-	1,703	-	2,528	4
500 to 2000m2 GFA (25)	1,843	296	979	1,423	2,460	4,896	19
Over 2000m2 GFA (25)	1,313	428	715	1,196	1,846	2,579	35
282.22 Purpose built factories/Offices - mixed facilities (15)	1,088	544	911	1,080	1,199	1,918	24
284. Warehouses/stores							
Generally (15)	1,137	447	686	923	1,338	5,197	48
Up to 500m2 GFA (15)	2,071	744	1,146	1,446	2,466	5,197	8
500 to 2000m2 GFA (15)	1,060	531	801	996	1,226	1,814	16
Over 2000m2 GFA (15)	877	447	664	733	1,008	1,788	24
284.1 Advance warehouses/stores (15)	924	515	678	989	1,123	1,460	11
284.2 Purpose built warehouses/stores							

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (15)	1,207	447	730	912	1,357	5,197	35
Up to 500m ² GFA (15)	2,388	744	1,392	1,871	3,024	5,197	6
500 to 2000m ² GFA (15)	1,020	531	765	912	1,150	1,814	13
Over 2000m ² GFA (15)	916	447	664	786	1,079	1,788	16
284.5 Cold stores/refrigerated stores (25)	1,565	1,073	1,146	1,369	2,118	2,121	5
320. Offices							
Generally (15)	2,303	1,175	1,667	2,203	2,758	5,770	99
Air-conditioned							
Generally (15)	2,359	1,394	1,841	2,270	2,727	4,098	31
1-2 storey (15)	2,194	1,394	1,806	2,066	2,346	4,098	12
3-5 storey (15)	2,227	1,597	1,758	2,242	2,727	3,184	11
6 storey or above (15)	2,710	2,038	2,423	2,614	2,822	3,833	7
Not air-conditioned							
Generally (15)	2,281	1,175	1,648	2,205	2,799	3,987	47
1-2 storey (15)	2,240	1,254	1,566	2,163	2,803	3,770	24
3-5 storey (15)	2,314	1,175	1,653	2,290	2,837	3,987	21
6 storey or above (20)	2,795	2,164	-	2,902	-	3,211	4
342. Shopping centres (30)	1,639	1,313	-	1,557	-	2,127	4
343. Department stores (50)	1,771	621	1,403	1,405	2,102	3,328	5
344. Hypermarkets, supermarkets							
Generally (30)	1,892	795	1,332	1,681	2,537	3,285	30
Up to 1000m ² (30)	2,434	1,710	-	-	-	3,157	2
1000 to 7000m ² GFA (30)	1,874	795	1,211	1,666	2,542	3,285	25
7000 to 15000m ² (30)	1,592	-	-	-	-	-	1
Over 15000m ² GFA (30)	2,101	-	-	-	-	-	1
345. Shops							
Generally (30)	1,818	707	1,049	1,390	2,373	4,919	22
1-2 storey (30)	1,830	707	1,027	1,296	2,410	4,919	21
3-5 storey (30)	1,571	-	-	-	-	-	1
562.2 Gymnasias, fitness centres, etc (25)	2,474	1,035	1,376	2,758	3,358	4,060	7
810. Housing, mixed developments (15)	1,552	790	1,355	1,510	1,697	3,529	1231
810.1 Estate housing							
Generally (15)	1,551	750	1,324	1,495	1,697	5,431	1565
Single storey (15)	1,741	991	1,471	1,679	1,958	5,431	252
2-storey (15)	1,500	750	1,306	1,461	1,637	3,252	1208
3-storey (15)	1,593	967	1,302	1,528	1,784	3,212	100

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
4-storey or above (15)	3,263	1,584	2,621	2,927	4,357	4,823	5
810.11 Estate housing detached (15)	2,007	1,155	1,500	1,710	2,000	5,431	21
810.12 Estate housing semi detached							
Generally (15)	1,545	917	1,333	1,514	1,699	2,833	369
Single storey (15)	1,717	1,102	1,464	1,699	1,910	2,833	73
2-storey (15)	1,504	917	1,330	1,478	1,650	2,589	283
3-storey (15)	1,472	1,112	1,173	1,443	1,593	2,248	13
810.13 Estate housing terraced							
Generally (15)	1,592	967	1,306	1,506	1,753	4,823	304
Single storey (15)	1,780	1,188	1,516	1,683	2,051	2,543	30
2-storey (15)	1,540	975	1,301	1,480	1,700	3,252	225
3-storey (15)	1,596	967	1,285	1,501	1,755	3,212	47
4-storey or above (10)	4,590	4,357	-	-	-	4,823	2
816. Flats (apartments)							
Generally (15)	1,822	903	1,514	1,730	2,059	6,268	886
1-2 storey (15)	1,731	1,057	1,473	1,658	1,915	3,155	209
3-5 storey (15)	1,793	903	1,507	1,720	2,022	3,811	577
6 storey or above (15)	2,193	1,339	1,785	2,049	2,368	6,268	97
852. Hotels (15)	2,538	1,430	2,082	2,427	2,992	3,765	19
856.2 Students' residences, halls of residence, etc (15)	2,345	1,330	2,095	2,359	2,585	3,789	59

APPENDIX 3: RESIDENTIAL APPRAISAL OUTPUTS

Aff Hsg:	40%	Rented:	60%
		SO:	40%

				Zone A								Zone B	
		EUV per ha		£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000
Appraisal results - max CIL rates - BLV1	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	£ 1,282	£ 1,451	£ 1,620	£ 1,789	£ 1,958	£ 2,127	£ 2,296	£ 4,661	£ 4,999
2	Very small residential (houses) 5 units	5	0.04	478	£ 1,439	£ 1,608	£ 1,776	£ 1,945	£ 2,114	£ 2,283	£ 2,452	£ 4,818	£ 5,155
3	Very small residential (houses) 6 units	6	0.05	585	£ 1,440	£ 1,609	£ 1,778	£ 1,947	£ 2,115	£ 2,284	£ 2,453	£ 4,819	£ 5,157
4	Very small residential (flats) 6 units	6	0.03	450	£ 705	£ 845	£ 984	£ 1,123	£ 1,263	£ 1,402	£ 1,542	£ 3,493	£ 3,772
5	Small residential development (flats) 10 units	10	0.05	815	£ 52	£ 192	£ 331	£ 470	£ 610	£ 749	£ 888	£ 2,840	£ 3,119
6	Small residential development (houses) 10 units	10	0.07	975	£ 1,212	£ 1,381	£ 1,550	£ 1,719	£ 1,888	£ 2,056	£ 2,225	£ 4,591	£ 4,929
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 477	£ 616	£ 756	£ 895	£ 1,034	£ 1,174	£ 1,313	£ 3,265	£ 3,543
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 1,628	£ 1,797	£ 1,966	£ 2,135	£ 2,303	£ 2,472	£ 2,641	£ 5,007	£ 5,345
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 819	£ 963	£ 1,105	£ 1,248	£ 1,390	£ 1,532	£ 1,674	£ 3,665	£ 3,949
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 479	£ 615	£ 751	£ 887	£ 1,023	£ 1,159	£ 1,295	£ 3,200	£ 3,470
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 68	£ 201	£ 333	£ 466	£ 598	£ 731	£ 864	£ 2,709	£ 2,972
12	Large residential (flats) 100 units	100	0.13	8,400	£ -	£ -	£ -	£ 109	£ 237	£ 364	£ 491	£ 2,267	£ 2,520
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ -	£ -	£ 102	£ 229	£ 355	£ 482	£ 608	£ 2,367	£ 2,618
14	Large residential (flats) 150 units	150	0.14	12,275	£ -	£ 30	£ 159	£ 289	£ 418	£ 546	£ 674	£ 2,456	£ 2,710
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ -	£ 60	£ 184	£ 307	£ 431	£ 553	£ 676	£ 2,380	£ 2,622
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ -	£ -	£ -	£ 87	£ 199	£ 319	£ 1,749	£ 1,968
17	Large residential (flats) 500 units	500	0.65	41,500	£ -	£ -	£ -	£ 29	£ 144	£ 259	£ 373	£ 1,943	£ 2,165
18	Large residential (flats) 750 units	750	0.33	62,375	£ -	£ -	£ -	£ -	£ 52	£ 159	£ 265	£ 1,714	£ 1,918
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ -	£ -	£ 3	£ 112	£ 220	£ 327	£ 434	£ 1,876	£ 2,077
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ -	£ -	£ 5	£ 109	£ 213	£ 315	£ 417	£ 1,769	£ 1,959
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ -	£ -	£ 57	£ 158	£ 255	£ 351	£ 446	£ 1,715	£ 1,893
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£ -	£ -	£ -	£ 60	£ 151	£ 240	£ 327	£ 1,490	£ 1,653
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 89	£ 225	£ 361	£ 497	£ 634	£ 770	£ 906	£ 2,811	£ 3,081
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ -	£ -	£ 34	£ 159	£ 283	£ 408	£ 532	£ 2,256	£ 2,501
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£ -	£ -	£ -	£ 34	£ 145	£ 256	£ 368	£ 1,919	£ 2,140
26	Older person's housing scheme (25 houses, 25 flats)	50	0.18	3,750	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,485	£ 1,705
27	Older person's housing scheme (75 flats)	75	0.10	5,375	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,198	£ 1,417

				Zone A								Zone B	
		EUV per ha		4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
Appraisal results - max CIL rates - BLV2	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	£ 1,767	£ 1,936	£ 2,105	£ 2,274	£ 2,443	£ 2,612	£ 2,781	£ 5,146	£ 5,484
2	Very small residential (houses) 5 units	5	0.04	478	£ 1,843	£ 2,012	£ 2,181	£ 2,350	£ 2,519	£ 2,688	£ 2,857	£ 5,222	£ 5,560
3	Very small residential (houses) 6 units	6	0.05	585	£ 1,844	£ 2,013	£ 2,182	£ 2,351	£ 2,519	£ 2,688	£ 2,857	£ 5,223	£ 5,561
4	Very small residential (flats) 6 units	6	0.03	450	£ 975	£ 1,114	£ 1,253	£ 1,393	£ 1,532	£ 1,672	£ 1,811	£ 3,763	£ 4,041
5	Small residential development (flats) 10 units	10	0.05	815	£ 501	£ 641	£ 780	£ 919	£ 1,059	£ 1,198	£ 1,338	£ 3,289	£ 3,568
6	Small residential development (houses) 10 units	10	0.07	975	£ 1,789	£ 1,958	£ 2,127	£ 2,296	£ 2,465	£ 2,634	£ 2,803	£ 5,168	£ 5,506
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 729	£ 869	£ 1,008	£ 1,148	£ 1,287	£ 1,426	£ 1,566	£ 3,517	£ 3,796
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,013	£ 2,182	£ 2,350	£ 2,519	£ 2,688	£ 2,857	£ 3,026	£ 5,392	£ 5,729
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,021	£ 1,165	£ 1,308	£ 1,450	£ 1,592	£ 1,734	£ 1,876	£ 3,867	£ 4,151
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 703	£ 839	£ 975	£ 1,111	£ 1,247	£ 1,383	£ 1,520	£ 3,424	£ 3,695
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 236	£ 369	£ 502	£ 634	£ 767	£ 899	£ 1,032	£ 2,878	£ 3,141
12	Large residential (flats) 100 units	100	0.13	8,400	£ -	£ -	£ 109	£ 236	£ 363	£ 490	£ 617	£ 2,394	£ 2,646
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 48	£ 176	£ 304	£ 431	£ 557	£ 684	£ 810	£ 2,569	£ 2,820
14	Large residential (flats) 150 units	150	0.14	12,275	£ -	£ 120	£ 249	£ 379	£ 508	£ 636	£ 764	£ 2,546	£ 2,800
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 105	£ 228	£ 352	£ 476	£ 599	£ 722	£ 844	£ 2,548	£ 2,791
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ -	£ -	£ -	£ 19	£ 132	£ 244	£ 1,794	£ 2,013
17	Large residential (flats) 500 units	500	0.65	41,500	£ -	£ -	£ 40	£ 156	£ 271	£ 385	£ 500	£ 2,070	£ 2,292
18	Large residential (flats) 750 units	750	0.33	62,375	£ -	£ -	£ -	£ -	£ 95	£ 202	£ 308	£ 1,757	£ 1,961
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ -	£ -	£ 93	£ 202	£ 310	£ 417	£ 524	£ 1,966	£ 2,167
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ -	£ -	£ 95	£ 199	£ 302	£ 405	£ 506	£ 1,859	£ 2,048
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ -	£ 24	£ 125	£ 225	£ 323	£ 419	£ 513	£ 1,782	£ 1,960
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£ -	£ -	£ 25	£ 120	£ 211	£ 300	£ 387	£ 1,550	£ 1,713
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 504	£ 640	£ 776	£ 912	£ 1,048	£ 1,184	£ 1,320	£ 3,225	£ 3,496
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ -	£ 101	£ 227	£ 351	£ 476	£ 600	£ 725	£ 2,448	£ 2,694
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£ -	£ -	£ 102	£ 214	£ 325	£ 436	£ 547	£ 2,099	£ 2,319
26	Older person's housing scheme (25 houses, 25 flats)	50	0.18	3,750	£ -	£ -	£ -	£ -	£ 95	£ 207	£ 318	£ 1,870	£ 2,090
27	Older person's housing scheme (75 flats)	75	0.10	5,375	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,348	£ 1,566

				Zone A								Zone B	
		EUV per ha		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Appraisal results - max CIL rates - BLV3	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	£ 2,142	£ 2,311	£ 2,480	£ 2,649	£ 2,818	£ 2,987	£ 3,156	£ 5,471	£ 5,809
2	Very small residential (houses) 5 units	5	0.04	478	£ 2,155	£ 2,324	£ 2,493	£ 2,662	£ 2,831	£ 3,000	£ 3,169	£ 5,493	£ 5,831
3	Very small residential (houses) 6 units	6	0.05	585	£ 2,156	£ 2,325	£ 2,494	£ 2,663	£ 2,832	£ 3,001	£ 3,170	£ 5,493	£ 5,831
4	Very small residential (flats) 6 units	6	0.03	450	£ 1,183	£ 1,322	£ 1,462	£ 1,601	£ 1,741	£ 1,880	£ 2,019	£ 3,943	£ 4,222
5	Small residential development (flats) 10 units	10	0.05	815	£ 848	£ 988	£ 1,127	£ 1,267	£ 1,406	£ 1,545	£ 1,685	£ 3,590	£ 3,869
6	Small residential development (houses) 10 units	10	0.07	975	£ 2,236	£ 2,405	£ 2,573	£ 2,742	£ 2,911	£ 3,080	£ 3,249	£ 5,555	£ 5,893
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 925	£ 1,064	£ 1,204	£ 1,343	£ 1,482	£ 1,622	£ 1,761	£ 3,687	£ 3,965
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,310	£ 2,479	£ 2,648	£ 2,817	£ 2,986	£ 3,155	£ 3,324	£ 5,649	£ 5,987
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,178	£ 1,321	£ 1,464	£ 1,606	£ 1,748	£ 1,890	£ 2,032	£ 4,002	£ 4,287
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 877	£ 1,013	£ 1,149	£ 1,285	£ 1,421	£ 1,557	£ 1,693	£ 3,575	£ 3,845
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 367	£ 499	£ 632	£ 764	£ 897	£ 1,030	£ 1,162	£ 2,991	£ 3,254
12	Large residential (flats) 100 units	100	0.13	8,400	£ -	£ 78	£ 206	£ 333	£ 461	£ 588	£ 715	£ 2,478	£ 2,731
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 205	£ 332	£ 460	£ 587	£ 714	£ 840	£ 966	£ 2,705	£ 2,955
14	Large residential (flats) 150 units	150	0.14	12,275	£ 60	£ 189	£ 319	£ 448	£ 577	£ 705	£ 833	£ 2,606	£ 2,860
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 235	£ 359	£ 482	£ 606	£ 730	£ 852	£ 974	£ 2,661	£ 2,904
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ -	£ -	£ -	£ 54	£ 167	£ 279	£ 1,824	£ 2,043
17	Large residential (flats) 500 units	500	0.65	41,500	£ -	£ 21	£ 137	£ 253	£ 368	£ 483	£ 597	£ 2,154	£ 2,376
18	Large residential (flats) 750 units	750	0.33	62,375	£ -	£ -	£ -	£ 21	£ 128	£ 235	£ 341	£ 1,786	£ 1,989
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ -	£ 53	£ 163	£ 271	£ 379	£ 487	£ 593	£ 2,02	

Aff Hsg:	35%	Rented:	60%
		SO:	40%

				Zone A								Zone B	
				£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000
				£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
Appraisal results - max CIL rates - BLV1	Units	Site area	GIA sqm	EUV per ha									
1	Very small residential (house) 1 unit	1	0.01	108	£ 1,282	£ 1,451	£ 1,620	£ 1,789	£ 1,958	£ 2,127	£ 2,296	£ 4,661	£ 4,999
2	Very small residential (houses) 5 units	5	0.04	478	£ 1,439	£ 1,608	£ 1,776	£ 1,945	£ 2,114	£ 2,283	£ 2,452	£ 4,818	£ 5,155
3	Very small residential (houses) 6 units	6	0.05	585	£ 1,440	£ 1,609	£ 1,778	£ 1,947	£ 2,116	£ 2,284	£ 2,453	£ 4,819	£ 5,157
4	Very small residential (flats) 6 units	6	0.03	450	£ 705	£ 845	£ 984	£ 1,123	£ 1,263	£ 1,402	£ 1,542	£ 3,493	£ 3,772
5	Small residential development (flats) 10 units	10	0.05	815	£ 176	£ 315	£ 455	£ 594	£ 734	£ 873	£ 1,012	£ 2,964	£ 3,243
6	Small residential development (houses) 10 units	10	0.07	975	£ 1,277	£ 1,446	£ 1,615	£ 1,784	£ 1,953	£ 2,122	£ 2,291	£ 4,656	£ 4,994
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 568	£ 707	£ 847	£ 986	£ 1,126	£ 1,265	£ 1,404	£ 3,356	£ 3,635
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 1,661	£ 1,830	£ 1,999	£ 2,168	£ 2,337	£ 2,506	£ 2,675	£ 5,040	£ 5,378
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 887	£ 1,031	£ 1,173	£ 1,315	£ 1,457	£ 1,600	£ 1,742	£ 3,732	£ 4,017
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 565	£ 701	£ 837	£ 973	£ 1,110	£ 1,246	£ 1,382	£ 3,286	£ 3,556
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 180	£ 312	£ 445	£ 578	£ 710	£ 843	£ 976	£ 2,820	£ 3,083
12	Large residential (flats) 100 units	100	0.13	8,400	£ -	£ -	£ 115	£ 242	£ 370	£ 497	£ 624	£ 2,399	£ 2,651
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ -	£ 97	£ 224	£ 351	£ 477	£ 603	£ 729	£ 2,488	£ 2,738
14	Large residential (flats) 150 units	150	0.14	12,275	£ 21	£ 150	£ 279	£ 408	£ 537	£ 664	£ 792	£ 2,573	£ 2,827
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 45	£ 168	£ 292	£ 416	£ 539	£ 661	£ 783	£ 2,486	£ 2,729
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ -	£ -	£ -	£ 105	£ 217	£ 328	£ 1,875	£ 2,094
17	Large residential (flats) 500 units	500	0.65	41,500	£ -	£ -	£ 37	£ 153	£ 267	£ 382	£ 495	£ 2,062	£ 2,283
18	Large residential (flats) 750 units	750	0.33	62,375	£ -	£ -	£ -	£ 66	£ 173	£ 279	£ 384	£ 1,829	£ 2,031
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ -	£ 5	£ 114	£ 222	£ 329	£ 436	£ 542	£ 1,978	£ 2,179
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ -	£ 7	£ 111	£ 215	£ 318	£ 419	£ 519	£ 1,865	£ 2,054
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ -	£ 56	£ 156	£ 254	£ 350	£ 445	£ 538	£ 1,802	£ 1,980
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£ -	£ -	£ 65	£ 156	£ 245	£ 333	£ 419	£ 1,576	£ 1,739
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 206	£ 342	£ 478	£ 614	£ 750	£ 886	£ 1,022	£ 2,927	£ 3,197
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ -	£ 40	£ 164	£ 289	£ 413	£ 538	£ 661	£ 2,384	£ 2,630
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£ -	£ -	£ 45	£ 156	£ 268	£ 379	£ 490	£ 2,041	£ 2,261
26	Older person's housing scheme (25 houses, 25 flats)	50	0.18	3,750	£ -	£ -	£ -	£ -	£ -	£ -	£ 89	£ 1,639	£ 1,860
27	Older person's housing scheme (75 flats)	75	0.10	5,375	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,371	£ 1,590

				Zone A								Zone B	
				4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
				£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
Appraisal results - max CIL rates - BLV2	Units	Site area	GIA sqm	EUV per ha									
1	Very small residential (house) 1 unit	1	0.01	108	£ 1,767	£ 1,936	£ 2,105	£ 2,274	£ 2,443	£ 2,612	£ 2,781	£ 5,146	£ 5,484
2	Very small residential (houses) 5 units	5	0.04	478	£ 1,843	£ 2,012	£ 2,181	£ 2,350	£ 2,519	£ 2,688	£ 2,857	£ 5,222	£ 5,560
3	Very small residential (houses) 6 units	6	0.05	585	£ 1,844	£ 2,013	£ 2,182	£ 2,351	£ 2,519	£ 2,688	£ 2,857	£ 5,223	£ 5,561
4	Very small residential (flats) 6 units	6	0.03	450	£ 975	£ 1,114	£ 1,253	£ 1,393	£ 1,532	£ 1,672	£ 1,811	£ 3,763	£ 4,041
5	Small residential development (flats) 10 units	10	0.05	815	£ 591	£ 730	£ 869	£ 1,009	£ 1,148	£ 1,288	£ 1,427	£ 3,378	£ 3,657
6	Small residential development (houses) 10 units	10	0.07	975	£ 1,810	£ 1,979	£ 2,148	£ 2,317	£ 2,486	£ 2,655	£ 2,824	£ 5,189	£ 5,527
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 801	£ 941	£ 1,080	£ 1,219	£ 1,359	£ 1,498	£ 1,637	£ 3,589	£ 3,868
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,017	£ 2,186	£ 2,355	£ 2,524	£ 2,693	£ 2,861	£ 3,030	£ 5,396	£ 5,734
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,074	£ 1,217	£ 1,360	£ 1,502	£ 1,644	£ 1,786	£ 1,928	£ 3,919	£ 4,203
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 772	£ 909	£ 1,045	£ 1,181	£ 1,317	£ 1,453	£ 1,589	£ 3,493	£ 3,764
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 335	£ 468	£ 601	£ 733	£ 866	£ 998	£ 1,131	£ 2,976	£ 3,239
12	Large residential (flats) 100 units	100	0.13	8,400	£ -	£ 105	£ 232	£ 359	£ 486	£ 614	£ 741	£ 2,516	£ 2,768
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 156	£ 283	£ 411	£ 537	£ 663	£ 790	£ 916	£ 2,674	£ 2,924
14	Large residential (flats) 150 units	150	0.14	12,275	£ 103	£ 233	£ 362	£ 491	£ 620	£ 747	£ 875	£ 2,656	£ 2,910
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 200	£ 324	£ 448	£ 571	£ 694	£ 816	£ 939	£ 2,642	£ 2,884
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ -	£ -	£ 33	£ 146	£ 258	£ 369	£ 1,917	£ 2,135
17	Large residential (flats) 500 units	500	0.65	41,500	£ -	£ 38	£ 154	£ 269	£ 384	£ 498	£ 612	£ 2,179	£ 2,400
18	Large residential (flats) 750 units	750	0.33	62,375	£ -	£ -	£ -	£ 106	£ 212	£ 318	£ 424	£ 1,868	£ 2,070
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ -	£ 88	£ 197	£ 305	£ 412	£ 519	£ 625	£ 2,061	£ 2,262
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ -	£ 90	£ 194	£ 298	£ 400	£ 502	£ 602	£ 1,948	£ 2,137
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ 17	£ 118	£ 218	£ 316	£ 412	£ 507	£ 600	£ 1,864	£ 2,042
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£ -	£ 26	£ 120	£ 212	£ 301	£ 388	£ 474	£ 1,632	£ 1,794
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 588	£ 725	£ 861	£ 997	£ 1,133	£ 1,269	£ 1,405	£ 3,309	£ 3,580
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ 92	£ 217	£ 342	£ 466	£ 591	£ 716	£ 839	£ 2,562	£ 2,807
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£ -	£ 100	£ 211	£ 322	£ 433	£ 545	£ 656	£ 2,206	£ 2,427
26	Older person's housing scheme (25 houses, 25 flats)	50	0.18	3,750	£ -	£ -	£ -	£ 110	£ 222	£ 333	£ 444	£ 1,995	£ 2,215
27	Older person's housing scheme (75 flats)	75	0.10	5,375	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,510	£ 1,728

				Zone A								Zone B	
				1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	
				£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
Appraisal results - max CIL rates - BLV3	Units	Site area	GIA sqm	EUV per ha									
1	Very small residential (house) 1 unit	1	0.01	108	£ 2,142	£ 2,311	£ 2,480	£ 2,649	£ 2,818	£ 2,987	£ 3,156	£ 5,471	£ 5,809
2	Very small residential (houses) 5 units	5	0.04	478	£ 2,155	£ 2,324	£ 2,493	£ 2,662	£ 2,831	£ 3,000	£ 3,169	£ 5,493	£ 5,831
3	Very small residential (houses) 6 units	6	0.05	585	£ 2,156	£ 2,325	£ 2,494	£ 2,663	£ 2,832	£ 3,001	£ 3,170	£ 5,493	£ 5,831
4	Very small residential (flats) 6 units	6	0.03	450	£ 1,183	£ 1,322	£ 1,462	£ 1,601	£ 1,741	£ 1,880	£ 2,019	£ 3,943	£ 4,222
5	Small residential development (flats) 10 units	10	0.05	815	£ 911	£ 1,050	£ 1,190	£ 1,329	£ 1,469	£ 1,608	£ 1,747	£ 3,656	£ 3,935
6	Small residential development (houses) 10 units	10	0.07	975	£ 2,223	£ 2,392	£ 2,560	£ 2,729	£ 2,898	£ 3,067	£ 3,236	£ 5,547	£ 5,884
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 981	£ 1,121	£ 1,260	£ 1,400	£ 1,539	£ 1,678	£ 1,818	£ 3,745	£ 4,024
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,291	£ 2,460	£ 2,629	£ 2,798	£ 2,967	£ 3,136	£ 3,305	£ 5,634	£ 5,972
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,218	£ 1,361	£ 1,504	£ 1,646	£ 1,788	£ 1,930	£ 2,072	£ 4,044	£ 4,328
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 933	£ 1,069	£ 1,205	£ 1,341	£ 1,477	£ 1,613	£ 1,749	£ 3,632	£ 3,903
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 455	£ 588	£ 721	£ 853	£ 986	£ 1,119	£ 1,251	£ 3,080	£ 3,343
12	Large residential (flats) 100 units	100	0.13	8,400	£ 66	£ 195	£ 322	£ 449	£ 576	£ 704	£ 831	£ 2,594	£ 2,846
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 300	£ 428	£ 555	£ 681	£ 808	£ 934	£ 1,060	£ 2,799	£ 3,050
14	Large residential (flats) 150 units	150	0.14	12,275	£ 168	£ 297	£ 426	£ 555	£ 684	£ 811	£ 939	£ 2,712	£ 2,965
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 320	£ 444	£ 568	£ 691	£ 814	£ 937	£ 1,059	£ 2,746	£ 2,988
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ -	£ -	£ 65	£ 178	£ 290	£ 401	£ 1,945	£ 2,163
17	Large residential (flats) 500 units	500	0.65	41,500	£ 12	£ 128	£ 244	£ 359	£ 474	£ 588	£ 702	£ 2,257	£ 2,478
18	Large residential (flats) 750 units	750	0.33	62,375	£ -	£ -	£ 29	£ 136	£ 243	£ 349	£ 455	£ 1,895	£ 2,097
19	Large residential (flats)												

Aff Hsg:	30%	Rented:	60%
		SO:	40%

				Zone A								Zone B		
Appraisal results - max CIL rates - BLV1				EUV per ha	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000
	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm		
1	Very small residential (house) 1 unit	1	0.01	108	£ 1,282	£ 1,451	£ 1,620	£ 1,789	£ 1,958	£ 2,127	£ 2,296	£ 4,661	£ 4,999	
2	Very small residential (houses) 5 units	5	0.04	478	£ 1,439	£ 1,608	£ 1,776	£ 1,945	£ 2,114	£ 2,283	£ 2,452	£ 4,818	£ 5,155	
3	Very small residential (houses) 6 units	6	0.05	585	£ 1,440	£ 1,609	£ 1,778	£ 1,947	£ 2,115	£ 2,284	£ 2,453	£ 4,819	£ 5,157	
4	Very small residential (flats) 6 units	6	0.03	450	£ 705	£ 845	£ 984	£ 1,123	£ 1,263	£ 1,402	£ 1,542	£ 3,493	£ 3,772	
5	Small residential development (flats) 10 units	10	0.05	815	£ 282	£ 422	£ 561	£ 700	£ 840	£ 979	£ 1,119	£ 3,070	£ 3,349	
6	Small residential development (houses) 10 units	10	0.07	975	£ 1,334	£ 1,503	£ 1,672	£ 1,841	£ 2,010	£ 2,179	£ 2,348	£ 4,713	£ 5,051	
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 646	£ 785	£ 925	£ 1,064	£ 1,204	£ 1,343	£ 1,482	£ 3,434	£ 3,713	
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 1,690	£ 1,859	£ 2,028	£ 2,197	£ 2,366	£ 2,535	£ 2,704	£ 5,069	£ 5,407	
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 945	£ 1,089	£ 1,231	£ 1,373	£ 1,515	£ 1,657	£ 1,800	£ 3,790	£ 4,074	
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 640	£ 776	£ 912	£ 1,048	£ 1,184	£ 1,320	£ 1,456	£ 3,360	£ 3,630	
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 276	£ 408	£ 541	£ 674	£ 806	£ 939	£ 1,072	£ 2,915	£ 3,178	
12	Large residential (flats) 100 units	100	0.13	8,400	-	£ 102	£ 229	£ 357	£ 484	£ 611	£ 738	£ 2,512	£ 2,764	
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 74	£ 202	£ 328	£ 455	£ 581	£ 707	£ 834	£ 2,591	£ 2,841	
14	Large residential (flats) 150 units	150	0.14	12,275	£ 123	£ 252	£ 382	£ 510	£ 638	£ 766	£ 894	£ 2,674	£ 2,927	
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 138	£ 261	£ 385	£ 508	£ 631	£ 753	£ 875	£ 2,578	£ 2,819	
16	Large residential (flats) 250 units	250	0.11	19,865	-	£ -	£ -	£ 104	£ 216	£ 327	£ 439	£ 1,983	£ 2,202	
17	Large residential (flats) 500 units	500	0.65	41,500	-	£ 28	£ 143	£ 258	£ 372	£ 486	£ 600	£ 2,163	£ 2,384	
18	Large residential (flats) 750 units	750	0.33	62,375	-	£ -	£ 62	£ 169	£ 275	£ 381	£ 486	£ 1,925	£ 2,127	
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	-	£ 100	£ 208	£ 315	£ 423	£ 529	£ 635	£ 2,065	£ 2,265	
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	-	£ 98	£ 202	£ 305	£ 406	£ 507	£ 606	£ 1,948	£ 2,136	
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ 40	£ 140	£ 239	£ 335	£ 430	£ 524	£ 616	£ 1,877	£ 2,054	
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	-	£ 56	£ 148	£ 237	£ 325	£ 411	£ 496	£ 1,650	£ 1,812	
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 306	£ 442	£ 578	£ 714	£ 850	£ 986	£ 1,122	£ 3,026	£ 3,297	
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ 26	£ 151	£ 276	£ 400	£ 525	£ 648	£ 772	£ 2,494	£ 2,739	
25	Older person's housing scheme (50 flats)	50	0.08	3,750	-	£ 39	£ 150	£ 261	£ 373	£ 484	£ 595	£ 2,144	£ 2,365	
26	Older person's housing scheme (25 houses, 25 flats)	50	0.18	3,750	-	£ -	£ -	£ -	£ -	£ 111	£ 222	£ 1,772	£ 1,993	
27	Older person's housing scheme (75 flats)	75	0.10	5,375	-	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,520	£ 1,739	

				Zone A								Zone B		
Appraisal results - max CIL rates - BLV2				EUV per ha	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm		
1	Very small residential (house) 1 unit	1	0.01	108	£ 1,767	£ 1,936	£ 2,105	£ 2,274	£ 2,443	£ 2,612	£ 2,781	£ 5,146	£ 5,484	
2	Very small residential (houses) 5 units	5	0.04	478	£ 1,843	£ 2,012	£ 2,181	£ 2,350	£ 2,519	£ 2,688	£ 2,857	£ 5,222	£ 5,560	
3	Very small residential (houses) 6 units	6	0.05	585	£ 1,844	£ 2,013	£ 2,182	£ 2,351	£ 2,519	£ 2,688	£ 2,857	£ 5,223	£ 5,561	
4	Very small residential (flats) 6 units	6	0.03	450	£ 975	£ 1,114	£ 1,253	£ 1,393	£ 1,532	£ 1,672	£ 1,811	£ 3,763	£ 4,041	
5	Small residential development (flats) 10 units	10	0.05	815	£ 667	£ 807	£ 946	£ 1,085	£ 1,225	£ 1,364	£ 1,503	£ 3,455	£ 3,734	
6	Small residential development (houses) 10 units	10	0.07	975	£ 1,829	£ 1,998	£ 2,167	£ 2,336	£ 2,505	£ 2,674	£ 2,843	£ 5,208	£ 5,546	
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 863	£ 1,002	£ 1,141	£ 1,281	£ 1,420	£ 1,560	£ 1,699	£ 3,650	£ 3,929	
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,020	£ 2,189	£ 2,358	£ 2,527	£ 2,696	£ 2,865	£ 3,034	£ 5,399	£ 5,737	
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,119	£ 1,262	£ 1,404	£ 1,546	£ 1,688	£ 1,831	£ 1,973	£ 3,963	£ 4,248	
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 832	£ 968	£ 1,104	£ 1,240	£ 1,376	£ 1,512	£ 1,649	£ 3,552	£ 3,823	
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 420	£ 553	£ 685	£ 818	£ 951	£ 1,083	£ 1,216	£ 3,060	£ 3,323	
12	Large residential (flats) 100 units	100	0.13	8,400	£ 83	£ 210	£ 338	£ 465	£ 592	£ 719	£ 847	£ 2,620	£ 2,872	
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 247	£ 375	£ 502	£ 628	£ 754	£ 881	£ 1,007	£ 2,764	£ 3,014	
14	Large residential (flats) 150 units	150	0.14	12,275	£ 200	£ 329	£ 459	£ 587	£ 715	£ 843	£ 971	£ 2,751	£ 3,004	
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 282	£ 406	£ 529	£ 653	£ 775	£ 897	£ 1,020	£ 2,722	£ 2,964	
16	Large residential (flats) 250 units	250	0.11	19,865	-	£ -	£ 29	£ 142	£ 254	£ 366	£ 477	£ 2,022	£ 2,240	
17	Large residential (flats) 500 units	500	0.65	41,500	£ 20	£ 136	£ 252	£ 366	£ 481	£ 595	£ 708	£ 2,272	£ 2,492	
18	Large residential (flats) 750 units	750	0.33	62,375	-	£ -	£ 99	£ 206	£ 312	£ 418	£ 523	£ 1,962	£ 2,164	
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ 68	£ 177	£ 285	£ 392	£ 500	£ 606	£ 712	£ 2,142	£ 2,342	
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ 70	£ 175	£ 279	£ 382	£ 483	£ 584	£ 683	£ 2,025	£ 2,213	
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ 98	£ 198	£ 297	£ 393	£ 488	£ 581	£ 674	£ 1,934	£ 2,112	
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£ 13	£ 108	£ 199	£ 289	£ 376	£ 463	£ 548	£ 1,701	£ 1,863	
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 661	£ 797	£ 933	£ 1,069	£ 1,205	£ 1,341	£ 1,478	£ 3,381	£ 3,652	
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ 191	£ 316	£ 441	£ 565	£ 690	£ 813	£ 937	£ 2,659	£ 2,904	
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£ 82	£ 193	£ 304	£ 415	£ 527	£ 638	£ 749	£ 2,298	£ 2,519	
26	Older person's housing scheme (25 houses, 25 flats)	50	0.18	3,750	-	£ -	£ 107	£ 219	£ 330	£ 441	£ 552	£ 2,102	£ 2,323	
27	Older person's housing scheme (75 flats)	75	0.10	5,375	-	£ -	£ -	£ -	£ -	£ 109	£ 1,648	£ 1,867		

				Zone A								Zone B	
Appraisal results - max CIL rates - BLV3				EUV per ha	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	£ 2,142	£ 2,311	£ 2,480	£ 2,649	£ 2,818	£ 2,987	£ 3,156	£ 5,471	£ 5,809
2	Very small residential (houses) 5 units	5	0.04	478	£ 2,155	£ 2,324	£ 2,493	£ 2,662	£ 2,831	£ 3,000	£ 3,169	£ 5,493	£ 5,831
3	Very small residential (houses) 6 units	6	0.05	585	£ 2,156	£ 2,325	£ 2,494	£ 2,663	£ 2,832	£ 3,001	£ 3,170	£ 5,493	£ 5,831
4	Very small residential (flats) 6 units	6	0.03	450	£ 1,183	£ 1,322	£ 1,462	£ 1,601	£ 1,741	£ 1,880	£ 2,019	£ 3,943	£ 4,222
5	Small residential development (flats) 10 units	10	0.05	815	£ 965	£ 1,104	£ 1,244	£ 1,383	£ 1,522	£ 1,662	£ 1,801	£ 3,713	£ 3,992
6	Small residential development (houses) 10 units	10	0.07	975	£ 2,211	£ 2,380	£ 2,549	£ 2,718	£ 2,887	£ 3,056	£ 3,225	£ 5,539	£ 5,877
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 1,030	£ 1,169	£ 1,309	£ 1,448	£ 1,588	£ 1,727	£ 1,866	£ 3,796	£ 4,074
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,275	£ 2,444	£ 2,613	£ 2,782	£ 2,951	£ 3,120	£ 3,289	£ 5,620	£ 5,958
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,252	£ 1,396	£ 1,538	£ 1,680	£ 1,822	£ 1,965	£ 2,107	£ 4,079	£ 4,364
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 981	£ 1,117	£ 1,253	£ 1,389	£ 1,525	£ 1,661	£ 1,797	£ 3,681	£ 3,952
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 532	£ 664	£ 797	£ 930	£ 1,062	£ 1,195	£ 1,328	£ 3,156	£ 3,419
12	Large residential (flats) 100 units	100	0.13	8,400	£ 167	£ 294	£ 421	£ 549	£ 676	£ 803	£ 930	£ 2,693	£ 2,945
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 381	£ 509	£ 636	£ 762	£ 888	£ 1,014	£ 1,141	£ 2,880	£ 3,130
14	Large residential (flats) 150 units	150	0.14	12,275	£ 260	£ 389	£ 518	£ 647	£ 775	£ 902	£ 1,030	£ 2,802	£ 3,056
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 394	£ 517	£ 641	£ 764	£ 887	£ 1,009	£ 1,131	£ 2,819	£ 3,061
16	Large residential (flats) 250 units	250	0.11	19,865	-	£ -	£ 59	£ 172	£ 284	£ 395	£ 507	£ 2,048	£ 2,266
17	Large residential (flats) 500 units	500	0.65	41,500	£ 104	£ 220	£ 335	£ 450	£ 564	£ 678	£ 791	£ 2,344	£ 2,565
18	Large residential (flats) 750 units	750	0.33	62,375	-	£ 20	£ 128	£ 234	£ 340	£ 446	£ 551	£ 1,987	£ 2,189
19	Large residential (fl												

Aff Hsg:	25%	Rented:	60%
		SO:	40%

				Zone A								Zone B		
Appraisal results - max CIL rates - BLV1				EUV per ha	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000
	Units	Site area	GIA sqm		£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	£ 1,282	£ 1,451	£ 1,620	£ 1,789	£ 1,958	£ 2,127	£ 2,296	£ 4,661	£ 4,999	
2	Very small residential (houses) 5 units	5	0.04	478	£ 1,439	£ 1,608	£ 1,776	£ 1,945	£ 2,114	£ 2,283	£ 2,452	£ 4,818	£ 5,155	
3	Very small residential (houses) 6 units	6	0.05	585	£ 1,440	£ 1,609	£ 1,778	£ 1,947	£ 2,115	£ 2,284	£ 2,453	£ 4,819	£ 5,157	
4	Very small residential (flats) 6 units	6	0.03	450	£ 705	£ 845	£ 984	£ 1,123	£ 1,263	£ 1,402	£ 1,542	£ 3,493	£ 3,772	
5	Small residential development (flats) 10 units	10	0.05	815	£ 374	£ 514	£ 653	£ 792	£ 932	£ 1,071	£ 1,211	£ 3,162	£ 3,441	
6	Small residential development (houses) 10 units	10	0.07	975	£ 1,383	£ 1,552	£ 1,721	£ 1,890	£ 2,058	£ 2,227	£ 2,396	£ 4,762	£ 5,100	
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 714	£ 853	£ 993	£ 1,132	£ 1,271	£ 1,411	£ 1,550	£ 3,502	£ 3,780	
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 1,716	£ 1,884	£ 2,053	£ 2,222	£ 2,391	£ 2,560	£ 2,729	£ 5,094	£ 5,432	
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 996	£ 1,139	£ 1,281	£ 1,423	£ 1,565	£ 1,708	£ 1,850	£ 3,840	£ 4,125	
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 704	£ 840	£ 976	£ 1,112	£ 1,248	£ 1,384	£ 1,520	£ 3,424	£ 3,694	
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 359	£ 492	£ 624	£ 757	£ 889	£ 1,022	£ 1,155	£ 2,998	£ 3,261	
12	Large residential (flats) 100 units	100	0.13	8,400	£ 74	£ 201	£ 328	£ 455	£ 583	£ 710	£ 837	£ 2,610	£ 2,862	
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 165	£ 292	£ 419	£ 545	£ 671	£ 798	£ 924	£ 2,680	£ 2,931	
14	Large residential (flats) 150 units	150	0.14	12,275	£ 212	£ 341	£ 470	£ 598	£ 726	£ 854	£ 982	£ 2,761	£ 3,014	
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 218	£ 342	£ 466	£ 588	£ 711	£ 833	£ 955	£ 2,657	£ 2,898	
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ -	£ 88	£ 200	£ 312	£ 423	£ 534	£ 2,077	£ 2,295	
17	Large residential (flats) 500 units	500	0.65	41,500	£ 4	£ 120	£ 234	£ 349	£ 463	£ 576	£ 690	£ 2,251	£ 2,471	
18	Large residential (flats) 750 units	750	0.33	62,375	£ -	£ 45	£ 152	£ 258	£ 364	£ 469	£ 574	£ 2,009	£ 2,211	
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ 73	£ 182	£ 289	£ 397	£ 503	£ 609	£ 714	£ 2,140	£ 2,340	
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ 73	£ 177	£ 280	£ 382	£ 483	£ 582	£ 680	£ 2,019	£ 2,207	
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ 113	£ 213	£ 310	£ 405	£ 499	£ 592	£ 684	£ 1,941	£ 2,118	
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£ 36	£ 129	£ 219	£ 307	£ 393	£ 479	£ 563	£ 1,713	£ 1,875	
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 392	£ 528	£ 665	£ 801	£ 937	£ 1,073	£ 1,209	£ 3,112	£ 3,383	
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ 123	£ 248	£ 372	£ 497	£ 621	£ 744	£ 868	£ 2,589	£ 2,835	
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£ 19	£ 130	£ 241	£ 352	£ 464	£ 575	£ 686	£ 2,235	£ 2,455	
26	Older person's housing scheme (25 houses, 25 flats)	50	0.18	3,750	£ -	£ -	£ -	£ 4	£ 116	£ 227	£ 338	£ 1,887	£ 2,108	
27	Older person's housing scheme (75 flats)	75	0.10	5,375	£ -	£ -	£ -	£ -	£ -	£ 1	£ 111	£ 1,649	£ 1,867	

				Zone A								Zone B		
Appraisal results - max CIL rates - BLV2				EUV per ha	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
	Units	Site area	GIA sqm		£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	£ 1,767	£ 1,936	£ 2,105	£ 2,274	£ 2,443	£ 2,612	£ 2,781	£ 5,146	£ 5,484	
2	Very small residential (houses) 5 units	5	0.04	478	£ 1,843	£ 2,012	£ 2,181	£ 2,350	£ 2,519	£ 2,688	£ 2,857	£ 5,222	£ 5,560	
3	Very small residential (houses) 6 units	6	0.05	585	£ 1,844	£ 2,013	£ 2,182	£ 2,351	£ 2,519	£ 2,688	£ 2,857	£ 5,223	£ 5,561	
4	Very small residential (flats) 6 units	6	0.03	450	£ 975	£ 1,114	£ 1,253	£ 1,393	£ 1,532	£ 1,672	£ 1,811	£ 3,763	£ 4,041	
5	Small residential development (flats) 10 units	10	0.05	815	£ 733	£ 873	£ 1,012	£ 1,152	£ 1,291	£ 1,430	£ 1,570	£ 3,521	£ 3,800	
6	Small residential development (houses) 10 units	10	0.07	975	£ 1,845	£ 2,014	£ 2,182	£ 2,351	£ 2,520	£ 2,689	£ 2,858	£ 5,224	£ 5,561	
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 916	£ 1,055	£ 1,195	£ 1,334	£ 1,473	£ 1,613	£ 1,752	£ 3,704	£ 3,982	
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,023	£ 2,192	£ 2,361	£ 2,530	£ 2,699	£ 2,868	£ 3,037	£ 5,402	£ 5,740	
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,157	£ 1,301	£ 1,443	£ 1,585	£ 1,727	£ 1,869	£ 2,011	£ 4,002	£ 4,286	
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 884	£ 1,020	£ 1,156	£ 1,292	£ 1,428	£ 1,564	£ 1,700	£ 3,603	£ 3,874	
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 494	£ 626	£ 759	£ 892	£ 1,024	£ 1,157	£ 1,289	£ 3,132	£ 3,395	
12	Large residential (flats) 100 units	100	0.13	8,400	£ 175	£ 302	£ 429	£ 556	£ 684	£ 811	£ 938	£ 2,711	£ 2,963	
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 327	£ 454	£ 580	£ 707	£ 833	£ 959	£ 1,086	£ 2,842	£ 3,092	
14	Large residential (flats) 150 units	150	0.14	12,275	£ 284	£ 413	£ 542	£ 670	£ 798	£ 926	£ 1,054	£ 2,833	£ 3,086	
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 353	£ 477	£ 600	£ 723	£ 845	£ 968	£ 1,090	£ 2,791	£ 3,033	
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ 11	£ 124	£ 236	£ 347	£ 459	£ 570	£ 2,113	£ 2,331	
17	Large residential (flats) 500 units	500	0.65	41,500	£ 105	£ 221	£ 335	£ 450	£ 564	£ 678	£ 791	£ 2,352	£ 2,572	
18	Large residential (flats) 750 units	750	0.33	62,375	£ -	£ 79	£ 186	£ 292	£ 398	£ 503	£ 608	£ 2,043	£ 2,245	
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ 145	£ 254	£ 361	£ 468	£ 575	£ 681	£ 786	£ 2,212	£ 2,412	
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ 144	£ 249	£ 352	£ 454	£ 554	£ 654	£ 752	£ 2,091	£ 2,279	
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ 167	£ 266	£ 363	£ 459	£ 553	£ 646	£ 738	£ 1,995	£ 2,172	
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£ 84	£ 177	£ 267	£ 355	£ 441	£ 526	£ 611	£ 1,761	£ 1,923	
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 724	£ 860	£ 996	£ 1,132	£ 1,268	£ 1,404	£ 1,540	£ 3,444	£ 3,714	
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ 277	£ 402	£ 526	£ 651	£ 775	£ 898	£ 1,022	£ 2,743	£ 2,988	
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£ 162	£ 274	£ 385	£ 496	£ 607	£ 718	£ 830	£ 2,378	£ 2,599	
26	Older person's housing scheme (25 houses, 25 flats)	50	0.18	3,750	£ -	£ 90	£ 201	£ 312	£ 424	£ 535	£ 646	£ 2,195	£ 2,415	
27	Older person's housing scheme (75 flats)	75	0.10	5,375	£ -	£ -	£ -	£ -	£ 10	£ 121	£ 231	£ 1,768	£ 1,987	

				Zone A								Zone B		
Appraisal results - max CIL rates - BLV3				EUV per ha	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Units	Site area	GIA sqm		£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	£ 2,142	£ 2,311	£ 2,480	£ 2,649	£ 2,818	£ 2,987	£ 3,156	£ 5,471	£ 5,809	
2	Very small residential (houses) 5 units	5	0.04	478	£ 2,155	£ 2,324	£ 2,493	£ 2,662	£ 2,831	£ 3,000	£ 3,169	£ 5,493	£ 5,831	
3	Very small residential (houses) 6 units	6	0.05	585	£ 2,156	£ 2,325	£ 2,494	£ 2,663	£ 2,832	£ 3,001	£ 3,170	£ 5,493	£ 5,831	
4	Very small residential (flats) 6 units	6	0.03	450	£ 1,183	£ 1,322	£ 1,462	£ 1,601	£ 1,741	£ 1,880	£ 2,019	£ 3,943	£ 4,222	
5	Small residential development (flats) 10 units	10	0.05	815	£ 1,011	£ 1,151	£ 1,290	£ 1,429	£ 1,569	£ 1,708	£ 1,848	£ 3,762	£ 4,041	
6	Small residential development (houses) 10 units	10	0.07	975	£ 2,202	£ 2,371	£ 2,540	£ 2,709	£ 2,878	£ 3,046	£ 3,215	£ 5,533	£ 5,871	
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 1,072	£ 1,211	£ 1,351	£ 1,490	£ 1,630	£ 1,769	£ 1,908	£ 3,839	£ 4,118	
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,261	£ 2,430	£ 2,599	£ 2,768	£ 2,937	£ 3,106	£ 3,275	£ 5,609	£ 5,947	
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,282	£ 1,426	£ 1,568	£ 1,710	£ 1,852	£ 1,994	£ 2,136	£ 4,110	£ 4,395	
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 1,022	£ 1,159	£ 1,295	£ 1,431	£ 1,567	£ 1,703	£ 1,839	£ 3,724	£ 3,994	
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 598	£ 730	£ 863	£ 996	£ 1,128	£ 1,261	£ 1,394	£ 3,223	£ 3,486	
12	Large residential (flats) 100 units	100	0.13	8,400	£ 253	£ 380	£ 507	£ 635	£ 762	£ 889	£ 1,016	£ 2,778	£ 3,031	
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 452	£ 579	£ 705	£ 832	£ 958	£ 1,084	£ 1,211	£ 2,950	£ 3,201	
14	Large residential (flats) 150 units	150	0.14	12,275	£ 339	£ 469	£ 598	£ 726	£ 853	£ 981	£ 1,109	£ 2,881	£ 3,134	
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 457	£ 581	£ 705	£ 827	£ 950	£ 1,072	£ 1,194	£ 2,882	£ 3,123	
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ 39	£ 152	£ 264	£ 375	£ 487	£ 598	£ 2,137	£ 2,355	
17	Large residential (flats) 500 units	500	0.65	41,500	£ 183	£ 299	£ 414	£ 528	£ 642	£ 756	£ 869	£ 2,419	£ 2,640	
18	Large residential (flats)													

Aff Hsg:	20%	Rented:	60%
		SO:	40%

				Zone A								Zone B	
Appraisal results - max CIL rates - BLV1				EUV per ha	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000
	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	£ 1,282	£ 1,451	£ 1,620	£ 1,789	£ 1,958	£ 2,127	£ 2,296	£ 4,661	£ 4,999
2	Very small residential (houses) 5 units	5	0.04	478	£ 1,439	£ 1,608	£ 1,776	£ 1,945	£ 2,114	£ 2,283	£ 2,452	£ 4,818	£ 5,155
3	Very small residential (houses) 6 units	6	0.05	585	£ 1,440	£ 1,609	£ 1,778	£ 1,947	£ 2,115	£ 2,284	£ 2,453	£ 4,819	£ 5,157
4	Very small residential (flats) 6 units	6	0.03	450	£ 705	£ 845	£ 984	£ 1,123	£ 1,263	£ 1,402	£ 1,542	£ 3,493	£ 3,772
5	Small residential development (flats) 10 units	10	0.05	815	£ 455	£ 594	£ 734	£ 873	£ 1,012	£ 1,152	£ 1,291	£ 3,243	£ 3,521
6	Small residential development (houses) 10 units	10	0.07	975	£ 1,425	£ 1,594	£ 1,763	£ 1,932	£ 2,101	£ 2,270	£ 2,439	£ 4,804	£ 5,142
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 773	£ 912	£ 1,052	£ 1,191	£ 1,331	£ 1,470	£ 1,609	£ 3,561	£ 3,840
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 1,737	£ 1,906	£ 2,075	£ 2,244	£ 2,413	£ 2,582	£ 2,751	£ 5,116	£ 5,454
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,040	£ 1,183	£ 1,325	£ 1,467	£ 1,609	£ 1,751	£ 1,894	£ 3,884	£ 4,169
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 760	£ 896	£ 1,032	£ 1,169	£ 1,305	£ 1,441	£ 1,577	£ 3,480	£ 3,750
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 432	£ 564	£ 697	£ 830	£ 962	£ 1,095	£ 1,227	£ 3,070	£ 3,333
12	Large residential (flats) 100 units	100	0.13	8,400	£ 160	£ 287	£ 415	£ 542	£ 669	£ 796	£ 924	£ 2,695	£ 2,947
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 245	£ 371	£ 498	£ 624	£ 750	£ 877	£ 1,003	£ 2,759	£ 3,009
14	Large residential (flats) 150 units	150	0.14	12,275	£ 290	£ 419	£ 547	£ 675	£ 803	£ 931	£ 1,059	£ 2,837	£ 3,090
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 289	£ 413	£ 536	£ 658	£ 781	£ 903	£ 1,025	£ 2,726	£ 2,967
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ 60	£ 172	£ 284	£ 395	£ 507	£ 618	£ 2,159	£ 2,377
17	Large residential (flats) 500 units	500	0.65	41,500	£ 84	£ 200	£ 314	£ 429	£ 542	£ 655	£ 769	£ 2,327	£ 2,548
18	Large residential (flats) 750 units	750	0.33	62,375	£ 16	£ 124	£ 230	£ 336	£ 441	£ 546	£ 651	£ 2,082	£ 2,283
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ 145	£ 253	£ 360	£ 467	£ 573	£ 679	£ 783	£ 2,206	£ 2,406
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ 142	£ 245	£ 348	£ 449	£ 549	£ 648	£ 745	£ 2,081	£ 2,269
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ 177	£ 275	£ 371	£ 465	£ 558	£ 651	£ 743	£ 1,997	£ 2,175
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£ 100	£ 191	£ 280	£ 367	£ 452	£ 537	£ 621	£ 1,769	£ 1,931
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 468	£ 604	£ 740	£ 876	£ 1,012	£ 1,149	£ 1,285	£ 3,188	£ 3,458
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ 208	£ 332	£ 457	£ 581	£ 705	£ 828	£ 952	£ 2,672	£ 2,918
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£ 98	£ 209	£ 321	£ 432	£ 543	£ 654	£ 766	£ 2,313	£ 2,534
26	Older person's housing scheme (25 houses, 25 flats)	50	0.18	3,750	£ -	£ -	£ -	£ 106	£ 217	£ 328	£ 439	£ 1,988	£ 2,208
27	Older person's housing scheme (75 flats)	75	0.10	5,375	£ -	£ -	£ -	£ -	£ 4	£ 115	£ 225	£ 1,761	£ 1,980

				Zone A								Zone B	
Appraisal results - max CIL rates - BLV2				EUV per ha	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	£ 1,767	£ 1,936	£ 2,105	£ 2,274	£ 2,443	£ 2,612	£ 2,781	£ 5,146	£ 5,484
2	Very small residential (houses) 5 units	5	0.04	478	£ 1,843	£ 2,012	£ 2,181	£ 2,350	£ 2,519	£ 2,688	£ 2,857	£ 5,222	£ 5,560
3	Very small residential (houses) 6 units	6	0.05	585	£ 1,844	£ 2,013	£ 2,182	£ 2,351	£ 2,519	£ 2,688	£ 2,857	£ 5,223	£ 5,561
4	Very small residential (flats) 6 units	6	0.03	450	£ 975	£ 1,114	£ 1,253	£ 1,393	£ 1,532	£ 1,672	£ 1,811	£ 3,763	£ 4,041
5	Small residential development (flats) 10 units	10	0.05	815	£ 792	£ 931	£ 1,070	£ 1,210	£ 1,349	£ 1,489	£ 1,628	£ 3,579	£ 3,858
6	Small residential development (houses) 10 units	10	0.07	975	£ 1,858	£ 2,027	£ 2,196	£ 2,365	£ 2,534	£ 2,703	£ 2,872	£ 5,237	£ 5,575
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 962	£ 1,102	£ 1,241	£ 1,381	£ 1,520	£ 1,659	£ 1,799	£ 3,750	£ 4,029
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,026	£ 2,195	£ 2,364	£ 2,533	£ 2,702	£ 2,871	£ 3,040	£ 5,405	£ 5,743
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,191	£ 1,334	£ 1,477	£ 1,619	£ 1,761	£ 1,903	£ 2,045	£ 4,036	£ 4,320
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 929	£ 1,065	£ 1,201	£ 1,337	£ 1,473	£ 1,609	£ 1,745	£ 3,648	£ 3,919
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 558	£ 691	£ 823	£ 956	£ 1,089	£ 1,221	£ 1,354	£ 3,196	£ 3,459
12	Large residential (flats) 100 units	100	0.13	8,400	£ 255	£ 382	£ 509	£ 637	£ 764	£ 891	£ 1,018	£ 2,790	£ 3,042
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 396	£ 523	£ 649	£ 776	£ 902	£ 1,028	£ 1,154	£ 2,910	£ 3,160
14	Large residential (flats) 150 units	150	0.14	12,275	£ 357	£ 487	£ 615	£ 743	£ 870	£ 998	£ 1,126	£ 2,904	£ 3,158
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 415	£ 539	£ 662	£ 784	£ 907	£ 1,029	£ 1,152	£ 2,852	£ 3,093
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ 94	£ 206	£ 318	£ 429	£ 541	£ 652	£ 2,192	£ 2,411
17	Large residential (flats) 500 units	500	0.65	41,500	£ 179	£ 294	£ 409	£ 523	£ 637	£ 750	£ 863	£ 2,422	£ 2,642
18	Large residential (flats) 750 units	750	0.33	62,375	£ 48	£ 156	£ 262	£ 368	£ 473	£ 578	£ 683	£ 2,115	£ 2,315
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ 212	£ 320	£ 428	£ 534	£ 640	£ 746	£ 851	£ 2,273	£ 2,474
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ 209	£ 313	£ 415	£ 516	£ 616	£ 715	£ 813	£ 2,148	£ 2,337
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ 227	£ 325	£ 421	£ 516	£ 609	£ 701	£ 793	£ 2,048	£ 2,225
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£ 145	£ 236	£ 325	£ 411	£ 497	£ 582	£ 666	£ 1,814	£ 1,976
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 779	£ 915	£ 1,051	£ 1,187	£ 1,323	£ 1,459	£ 1,596	£ 3,499	£ 3,769
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ 352	£ 476	£ 601	£ 725	£ 849	£ 973	£ 1,096	£ 2,817	£ 3,062
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£ 233	£ 344	£ 455	£ 567	£ 678	£ 789	£ 900	£ 2,448	£ 2,669
26	Older person's housing scheme (25 houses, 25 flats)	50	0.18	3,750	£ 61	£ 172	£ 283	£ 394	£ 506	£ 617	£ 728	£ 2,276	£ 2,497
27	Older person's housing scheme (75 flats)	75	0.10	5,375	£ -	£ -	£ -	£ 6	£ 117	£ 227	£ 337	£ 1,874	£ 2,092

				Zone A								Zone B	
Appraisal results - max CIL rates - BLV3				EUV per ha	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	£ 2,142	£ 2,311	£ 2,480	£ 2,649	£ 2,818	£ 2,987	£ 3,156	£ 5,471	£ 5,809
2	Very small residential (houses) 5 units	5	0.04	478	£ 2,155	£ 2,324	£ 2,493	£ 2,662	£ 2,831	£ 3,000	£ 3,169	£ 5,493	£ 5,831
3	Very small residential (houses) 6 units	6	0.05	585	£ 2,156	£ 2,325	£ 2,494	£ 2,663	£ 2,832	£ 3,001	£ 3,170	£ 5,493	£ 5,831
4	Very small residential (flats) 6 units	6	0.03	450	£ 1,183	£ 1,322	£ 1,462	£ 1,601	£ 1,741	£ 1,880	£ 2,019	£ 3,943	£ 4,222
5	Small residential development (flats) 10 units	10	0.05	815	£ 1,052	£ 1,191	£ 1,331	£ 1,470	£ 1,610	£ 1,749	£ 1,888	£ 3,805	£ 4,084
6	Small residential development (houses) 10 units	10	0.07	975	£ 2,193	£ 2,362	£ 2,531	£ 2,700	£ 2,869	£ 3,038	£ 3,207	£ 5,528	£ 5,865
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 1,109	£ 1,248	£ 1,388	£ 1,527	£ 1,667	£ 1,806	£ 1,945	£ 3,877	£ 4,156
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,249	£ 2,418	£ 2,587	£ 2,756	£ 2,925	£ 3,094	£ 3,263	£ 5,599	£ 5,936
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,309	£ 1,452	£ 1,594	£ 1,736	£ 1,878	£ 2,020	£ 2,162	£ 4,137	£ 4,422
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 1,059	£ 1,195	£ 1,331	£ 1,467	£ 1,603	£ 1,739	£ 1,875	£ 3,761	£ 4,032
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 656	£ 788	£ 921	£ 1,054	£ 1,186	£ 1,319	£ 1,451	£ 3,281	£ 3,544
12	Large residential (flats) 100 units	100	0.13	8,400	£ 328	£ 455	£ 583	£ 710	£ 837	£ 964	£ 1,092	£ 2,853	£ 3,106
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 514	£ 640	£ 766	£ 893	£ 1,019	£ 1,145	£ 1,272	£ 3,012	£ 3,262
14	Large residential (flats) 150 units	150	0.14	12,275	£ 409	£ 539	£ 667	£ 795	£ 922	£ 1,050	£ 1,178	£ 2,949	£ 3,203
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 513	£ 636	£ 760	£ 882	£ 1,004	£ 1,127	£ 1,249	£ 2,936	£ 3,178
16	Large residential (flats) 250 units	250	0.11	19,865	£ 7	£ 120	£ 232	£ 344	£ 455	£ 567	£ 678	£ 2,215	£ 2,434
17	Large residential (flats) 500 units	500	0.65	41,500	£ 252	£ 368	£ 482	£ 597	£ 710	£ 823	£ 937	£ 2,485	£ 2,706
18	Large residential (flats) 75												

Draft

**Barnet Infrastructure
Delivery Plan**

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NB

The Infrastructure Delivery Plan represents the Council's current assessment of infrastructure needs at this moment in time. However, the document remains live and under constant review. With further assessment, the number and value of projects identified within the IDP is increasing.

The purpose of the current draft is to identify the current gap in available funding to meet the infrastructure needs of the Borough. The IDP and details of schemes that are to be prioritised for delivery from the document will be brought to a future committee for approval.

This document does not contain infrastructure that is required for the recovery from the Covid-19 pandemic. The majority of the studies were undertaken before the pandemic.

Barnet Council is however sensitive to the emerging needs of its communities resulting from the pandemic and will respond appropriately once it is understood what those needs are and how the Council can assist communities in recovering from this unprecedented event.

1 Introduction

What is the Infrastructure Delivery Plan?

The National Planning Policy Framework (NPPF) states that it is the responsibility of local planning authorities to plan positively for the provision of infrastructure and that plans should set out the contributions expected from development. This should include the infrastructure needed for education, health, transport, flood and water management, green and digital infrastructure. Barnet is currently developing a new Local Plan and as part of this process the Council must identify how it will accommodate the required growth, both geographically and in terms of infrastructure. This Infrastructure Delivery Plan (IDP) sets out the Council's understanding of what infrastructure will be required to meet the levels of growth anticipated as outlined in the emerging Local Plan over the next 15 years up until 2036. The IDP is therefore a key evidence base document used to establish the necessary physical, social and green infrastructure needed in the Borough to support sustainable development over the Local Plan period.

It aims to:

- take account of existing provision and assess where there is likely to be particular pressures on infrastructure across the Borough, particularly in Growth Areas; and -
- identify any anticipated future levels shortfall in infrastructure and how this will be managed in terms the level of provision (who, what, where and when) to ensure that delivery of the levels of growth outlined in the Local Plan is sustainable.

What use will be made of the IDP?

The Council, its partners and other stakeholders will use this document to ensure that the appropriate infrastructure is provided to support the growth anticipated in the Barnet Local Plan. It will also be used to inform decisions on infrastructure delivery, for example, evidence to support the setting of Barnet's Community Infrastructure Levy (CIL) charging schedule, allocation of CIL receipts and Section 106 planning agreement contributions to projects or allocating specific sites for use as schools or other infrastructure. It may also be used where appropriate as supporting evidence in bids for infrastructure funding.

The IDP will be reviewed on a regular basis and treated as a 'live' document which is updated as new information and evidence become available informed by engagement with key stakeholders. The format and content of this document has been kept as clear and concise as possible to ensure that the IDP is readily understood and to assist in keeping the report as up to date.

How has the IDP been produced?

The details outlined within this plan have been sourced from consultation with a number of key stakeholders. This includes the Council's officers working in: planning, environment, schools, transport, culture, community facilities, parks, regeneration and social care. Ongoing engagement has also taken place with the following external stakeholders: emergency services, Transport for London, Barnet Clinical Commissioning Group (CCG), and utilities companies.

What does the IDP contain?

The IDP covers a wide range of infrastructure types, categorised as physical, social and green infrastructure. The document provides the current position with regards existing infrastructure and the quantum, type and location of infrastructure provision that needs to be provided over the next 15 years in order to accommodate the levels of growth envisaged over the local plan period. It therefore outlines, as far as practicable, what infrastructure is required, where and when provision will need to come forward and who will be responsible for funding and delivering it.

A summary table is provided for each relevant infrastructure section detailing the specific projects required, who will be delivering them and when; also, where known, indicative capital costs of the provision of this infrastructure and potential sources of funding, together with identification of any unmet funding gaps.

The information given in this IDP has been checked to ensure that at the time of writing it is as accurate as possible and based on the best available evidence. However, it should be noted that responses have not been received from all of the infrastructure providers and others were unable to provide the full information details

sought. It is acknowledged therefore that some information provided is likely to be out of date and / or incomplete and therefore readers and users of this document are invited to supply updates that can be incorporated when this IDP is next updated later this year as part of the supporting evidence for the Regulation 19 publication version of the Barnet Local Plan.

2 Population and Growth Projections

The 2011 Census population for Barnet was 356,400, with population estimates up to 2018 forecasting the population to grow to 392,140 (ONS 2018 mid-year estimate). The latest 2019 population estimates in the Barnet Joint Strategic Needs Assessment (JSNA) have the Barnet population at 400,600 making Barnet the most populous Borough in London. There are variances in the projections the Greater London Authority (GLA) project a population of 437,115 by 2036 while the Office of National Statistics (ONS) population projections, predict the Borough's population is to increase to 431,862 by 2036 – an estimated increase of between 75,462 and 80,715 residents between 2011 and 2036. This population increase will come from natural population growth (e.g. associated with increased birth-rate and higher occupancy of housing) and from the construction of new homes.

Natural increase (the difference between the number of births and deaths) is the most significant contributor to Barnet's growth. According to ONS data for 2019 there were 4,973 live births in Barnet. Only Newham and Croydon had a higher number of births¹.

With 2,315 registered deaths in 2019² this amounts to a natural increase of 2,658. This data does not include the death statistics related to Covid 19 these statistics are expected to be released in 2021.

People are also leaving Barnet. Internal migration, where people within a country move to another location within its borders, has been negative every year since 2004, apart from 2009³. Barnet's population is projected to become proportionally older as the over 65 age group grows at a much faster rate than the 0-19 and 20-64 age bands. The percentage change from 2017-2036 for the 0-19 age group is 3.8% and the over 65 age group is 36.9%. This fast rate is a significant concern as it will likely drive up the dependency ratio within the borough⁴.

Future Housing Growth

¹ ONS Births by area of usual residence in the UK - 2019

² ONS Deaths registered by area of usual residence in the UK - 2019

³ GLA Net Migration and Natural Change (2017)

⁴ ONS Population projections – 2016 based

To achieve the national housing targets of 300,000 homes per annum, set by Government, the Ministry of Housing Communities and Local Government (MHCLG) set out minimum housing requirements for Local Authorities through the 'Standard Method' approach. This is an unconstrained assessment of the number of homes needed in an area and requires greater refinement as part of the Local Plan's design led and place-shaping approach to delivering growth in response to Barnet's objectively assessed housing need. Figures published in February 2019 revealed Barnet's minimum housing requirement as 4,126 new homes per annum (approximately 62,000 over a 15-year plan period).

The Draft London Plan housing target, published December 2017, was set at 3,134 new homes per annum. The report of the independent Panel of Inspectors appointed to examine the London Plan was published in October 2019. Whilst accepting the London Strategic Housing Market Assessment (SHMA) housing need figure of 660,000 new homes between 2019 and 2029, the Panel has recommended a reduction in the overall London-wide housing target. For Barnet this means that, whilst the level of housing need remains unchanged, there is a reduction of 7,700 from 31,340 to 23,640 over the 10-year period, which equates to providing 35,460 new homes over the 15-year plan period.

The West London SHMA, in which Barnet was included, was completed in October 2018, it considered the Government's standard method for calculating Local Housing Need, introduced by MHCLG in July 2018. The West London SMHA consists of two reports - a Borough level SHMA (i.e. one for each Borough involved including Barnet) and a sub-regional SHMA for West London. This SHMA establishes the level of housing demand and the scale of housing supply necessary to meet this demand – including backlog demand from households in temporary accommodation, and those on waiting lists with an identified housing need. Barnet's SHMA identifies the Full Objectively Assessed Need (OAN) for housing in Barnet as 3,060 dwellings per year. This equates to nearly 46,000 new homes over the lifetime of the Local Plan (2021-2036).

Barnet has made the decision to deliver the 46,000 homes over the 15-year Local Plan period. This equates to approximately 3,067 homes per annum for 15 years.

In addition, the most recent Employment Land Study carried out in 2017 highlighted that the numbers of jobs in Barnet is forecast to increase by 22% over the period 2016 – 2036, suggesting a net additional demand of office floorspace of 67,000 – 106,000 square metres.

It is anticipated that employment related uses will give rise to some limited infrastructure impacts, particularly in relation to public realm and transport, however these will be less significant than the impact of housing development. Growth from housing will be the primary driver of demand for supporting infrastructure. Accordingly, the IDP will need to plan for and focus on demand arising from residential development.

Delivering sustainable growth over the Local Plan period, residential development will be directed into the following Growth Areas:

- Brent Cross – 7,500 homes

- Brent Cross West/ Staples Corner – 1,800 homes
- Cricklewood Town Centre – 1,400 homes
- Edgware Town Centre – 5,000 homes
- Colindale – 4,200 homes
- Mill Hill – 1,400 homes

Other areas where development will be directed to are:

- District Town Centres – 6,100 homes
- Existing and Major new public transport infrastructure (3,450 homes)
- London Underground and Network Rail stations and environs, including car parks - 1,000 homes
- New Southgate Opportunity Area (potentially supported by Crossrail 2) - 1,500 homes
- West London Orbital (WLO) support further intensification around the stations at Cricklewood, Hendon and Brent Cross West - 950 homes
- Estate renewal and infill (including Grahame Park) – 4,000 homes.

	Years 1-5	Years 6- 10	Years 11-15	Total to London Plan Target
	2021/22 – 2025/26	2026/27 – 2030/31	2031/32 – 2035/36	
Growth Areas	6,800	7,250	7,250	21,300
District Town centres	2,000	2,350	1,750	6,100
Existing & New Major Transport Infrastructure	450	2,300	700	3,450
Estate renewal & infill	1,300	2,200	500	4,000
Major Thoroughfares	3,550	1,000	350	4,900
Other large sites	1,150	-	-	1,150
Small Sites	1,700	1,700	1,700	5,100
Total	16,950	16,800	12,250	46,000

3 Physical Infrastructure

3.1 Transport

Introduction

The significant population and employment growth projections for Barnet has obvious implications for the Borough's transport network. The Borough's strategic location as a central North London Borough and having both the M1 and A1 traverse the Borough and the development at Brent Cross means that Barnet is a Borough of strategic importance for North London transportation communications. On a sub-regional basis, employment and housing growth across north and west London, will mean that Barnet and its partner organisations will need to carefully manage growth to the benefit of its local residents and economy, while facilitating the demand for travel in a sustainable manner.

The Council is committed to upgrading its local transport network in order to facilitate higher levels of walking and cycling, promote better access to public transport, and make our streets and public spaces more attractive for people who live, visit and have a business in Barnet.

Barnet Transport Strategy

The Barnet Long Term Transport Strategy sets out a vision and objectives for transport in Barnet and a roadmap for achieving this vision, supporting other council policies such as the Draft Growth Strategy, the Joint Health and Wellbeing Strategy and the Local Plan.

Having an overarching transport strategy enables investment to be targeted in order to achieve desired outcomes in a coherent manner. This means the transport network is considered in-the round when prioritising spending and takes full account of other council strategies.

The Vision for Transport in Barnet:

By 2041, Barnet will have an efficient, convenient and reliable transport network, which enables safe, healthy and inclusive travel, protects the natural environment and supports the Borough's growth.

The network will have enabled improvements in the way people and goods travel. It will provide strong orbital and radial links which give everyone a choice of transport modes to complete their journey regardless of age, ability or income.

Objectives for Barnet from Transport Strategy

Objective 1: Barnet's transport network contributes to the creation of better places to live, work and visit, allows local businesses to thrive sustainably, and is flexible,

adapting to future opportunities presented by technology and change in travel patterns.

Objective 2: Transport in Barnet keeps the borough moving, enabling people and goods to move within and through the borough efficiently using high quality orbital and radial links.

Objective 3: The transport system is as accessible as possible regardless of age, ability and income, and the negative impacts of transport are minimised.

Objective 4: Transport contributes positively to the health of the borough, by prioritising active travel and ensuring continued improvement in air quality.

Objective 5: The road network and transport system in Barnet is safe and residents and visitors feel safe across all transport modes.

Existing transport infrastructure and spend in Barnet

Roads in Barnet are either controlled by Barnet Council, by TfL (A1, A41, A406) or by Highways England (M1).

Existing major transport infrastructure in Barnet includes:

- The Highway Service maintains 700km of carriageway, 1400km of footway, 30,000 gullies, 74 structures (bridges, culverts etc.).
- There are 13 London Underground stations
- There are three Thameslink stations t: Cricklewood, Hendon and Mill Hill Broadway.
- 24 car parks
- 30,666 Street Lights
- 3,133 Illuminated Signs

Current capital spending:

- NRP - Year 5 of Network Recovery Programme 2019/20 - £6.921 million to be funded from the agreed NRP Capital allocation of £50.365 million over 5 years. (includes rollover of funding from previous years and funding from DfT). Detail can be found in Environment Committee report

<http://barnet.moderngov.co.uk/documents/s51572/Highways%20Planned%20Maintenance%20Programme.pdf>

- Local Implementation Plan (LIP) – 3.067 million for 2019/20
- S106 and Community Infrastructure Levy – S106 £402K and £450K for CIL (£150K for each area Committee)

- Flooding & Drainage –

Flooding - the Council has undertaken modelling on 10 critical drainage areas in the borough and has identified possible interventions. The Council is in the process of preparing capital bids to the Environment Agency to deliver these projects to alleviate flooding.

Drainage – a yearly programme for cleaning vulnerable gullies throughout the year £268,000 per year (for gully cleansing activities)

- Bridges and Structures – a proportion of NRP is used for this work.
- Public Transport Improvements -
There is a need for a review of the existing stations in the borough to establish whether they will be able to cope with increased patronage and peak hour flows. There is a need for additional bus services given the level of development and the relatively low PTAL levels in key parts of the borough. There needs to be a general provision of step- free access at existing stations given the higher predicted flows.
- Street Lighting and Illuminated Sign Assets - £7.68M – LED and CMS Conversion Project (2019-2020)
- Footway Improvement Programme (DLO) - £1.13M (2019-2020)
- Town Centre Improvements.

Future Requirements

The Transport Strategy provides the vision and investment plan for the Borough. To achieve this it identifies the proposal under the following modal headings:

- Walking
- Cycling
- Public Transport
- Car
- Freight and Logistics
- Behaviour Change

Suggested projects to support these are listed in the Transport Strategy.

The Local Plan, Growth Strategy and other council policies / strategies provide the Council with detail to determine the infrastructure required. Contributions will be sought from developers to enhance public transport provision in growth areas.

Transport projects that have been identified in the draft Local Plan are:

- A new rail station at Brent Cross West
- A new bus station at Brent Cross.
- A new underground station and enhanced public transport interchange at Colindale.
- A new passenger rail line - the West London Orbital Line together with upgrades to existing stations on the line
- Crossrail 2 at New Southgate.
- New bus stopping arrangements in North Finchley to allow for redevelopment of the bus station for commercial uses.

We will also seek additional funding From TfL / Network Rail / Highways England and central government

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3.2 Utilities

Development is occurring at pace in Barnet, the provision of utilities is essential for all developments. Works have been identified here based on estimated housing figures on sites, please note that due to larger than estimated numbers that utility capacity within an area could be absorbed by other development coming forward an area. For this reason, developers are encouraged to liaise with all utility providers at the earliest possible opportunity to determine if additional or enhanced utility infrastructure is needed to service their development. These need to be identified at planning application stage. Organising utility connections are often cited as a common cause of delay in construction projects due to three key issues, network connections, location of the infrastructure and metering.

3.3 Utilities: Energy

The demand for energy has been examined as part of the West London Alliance Strategic Infrastructure Delivery Plan (WLA SIDP) to identify the strategic need across West London. The current energy based projects identified for Barnet are to the support the Brent Cross development.

The Council is delivering the following at Brent Cross in partnership with developers:

- Primary Substation (30MVA) on NE corner of site South of M1/A406 roundabout
- A 2nd Primary Substation for Brent Cross development to be delivered to the North East of Brent Cross for 2021-25, through Brent Cross developers and service providers⁹⁸.
- Brent Cross/ Cricklewood Installation of electricity networks in place for 2026, funded and delivered by developer and service providers.

District Energy

In Brent Cross an Energy Supply Company (ESCo) has been selected to manage the district heating installation within the regeneration area and the concept of expanding that beyond the Regeneration area boundaries has been discussed.

A district heating network also exists in Colindale.

Utilities: Water

Water supply and waste water management have both been examined as part of the West London Alliance Strategic Infrastructure Delivery Plan (WLA SIDP).

Two water companies supply water to Barnet Thames Water and Affinity Water, they have an obligation to meet domestic water demand. However for commercial development, there is no such obligation and collaboration is important to ensure provision.

Thames Water manages the waste water management for Barnet. The Council and Thames Water will collaborate to ensure the efficient management of waste water in the Borough.

3.4 Flooding

Barnet Council is the Lead Flood Authority for Barnet. The Council has undertaken a Strategic Flood Risk Assessment Level 1⁵ with the WLA and has commissioned a Level 2 SFRA to inform the draft Barnet Local Plan.

The Council is working with the Environment Agency to ensure that the flood risk across Barnet is managed.

An Environmental Agency led fluvial flood risk project for the Silkstream is in the very early stages. The aim of this project is to alleviate flood risk to existing properties in Colindale (the Council is aware of the community in Rushgrove Park have raised concerns regarding flood risk issues), but it's not necessarily limited to that area.

3.5 Waste

The North London Waste Authority (NLWA) has produced a Joint Waste Strategy which forms the basis for facilitating the provision of new waste management facilities and services, to increase recycling and recovery and divert more waste away from disposal.

The draft London Plan sets a target of working towards managing the equivalent of 100 per cent of London's waste within London by 2026. In the draft London Plan, Barnet has been allocated an apportionment target of 215,000 tonnes of waste per annum in 2021 rising to 229,000 tonnes per annum by 2041. The Council therefore needs to identify sufficient land to provide capacity to manage this waste target and have joined with six other North London Boroughs to produce the North London Waste Plan (NLWP) which will form part of Barnet's Local Plan. It will sit alongside the North London Joint Waste Strategy to secure the sustainable management of waste.

As part of the Mayor's London Environment Strategy, the Mayor of London is promoting a more circular economy that encourages reuse and recycling of resources, meaning that through efficiency and innovation, products and materials are kept in use for as long as possible.

⁵ [West London Strategic Flood Risk Assessment - West London SFRA](#)

Future Projects

As a result of Crossrail 2 sidings development works at the Oakleigh Road industrial site, a new waste transfer, vehicle maintenance, fuel and parking depot for Environmental Services will be required.

Costs are not yet known but it is estimated that it would cost approximately £40m for a new Depot site at current costs.

3.6 Air Quality

The whole of Barnet was declared an Air Quality Management Area (AQMA) in 2001 in accordance with Part IV of the Environment Act 1995. As a result Barnet Council produces Air Quality Action Plans (AQAP) to provide information on the range of actions the Council intends to undertake to improve air quality in the Borough.

In 2021 the Ultra Low Emission Zone will also extend to the A406 (North Circular). Drivers will not be charged for driving along the A406. However, charges will be applied to drivers exiting the A406 and headed towards destinations south e.g. Hendon and East Finchley the Council is examining how this may impact on the behaviour of drivers in the Borough and whether to declare the entire Borough a ULEZ.

Additionally, the Greater London Authority (GLA) have identified 16 Focus Areas in Barnet. Air quality focus areas are places that have been identified as having high levels of pollution and therefore where initiatives to tackle air pollution should be targeted.

Identified Focus Areas

	Focus Areas
1	Apex Corner near Mill Hill M1/A41/A5109
2	Fiveways Corner M1 Junction 2 and A1 Barnet Bypass
3	Hendon Central A41/ Queens Road
4	A406 North Circular Brent Cross to Golders Green Road A502
5	A406 Henleys Corner
6	Finchley A598 Ballards Lane between Henleys Corner and Woodhouse A1003
7	North Finchley Junction with Woodhouse Rd/ Ballards Lane/ North Finchley High Road
8	Barnet A1000 Barnet Hill
9	Barnet High Street
10	Cricklewood Junction A407 Cricklewood Lane / A5 Broadway

11	Childs Hill Junction A407 Cricklewood/ A41 Hendon Way/ A598 Finchley Road
12	Golders Green Junction A504/ A598
13	Friern Barnet A1003 Woodhouse Rd junction with Colney Hatch Lane
14	Cricklewood A41 Hendon Way
15	Hendon M1 and A5
16	Burnt Oak A5 Broadway/ Watling Avenue

Actions identified in the AQAP 2017-2022 that are related to infrastructure provision are :

- Electric vehicle charging points
- Cycle parking
- Improved pedestrian and cycle routes (to encourage sustainable forms of transport)
- Increased planting of shrubs and trees (especially in the south of the Borough)

Monitoring

Barnet currently has 15 diffusion tubes to measure nitrogen dioxide, spread across the Borough.

There are also 2 automatic monitoring stations, measuring nitrogen dioxide and PM10; one is at Tally Ho Corner, N12 (junction of Ballards Lane and North Finchley High Road); other is at Chalgrove School, N3 3PL

Maintenance of current infrastructure costs as follows

1. Diffusion tubes - £675 exclusive of VAT per year.
2. Monitoring stations –
service and maintenance is approx. £5,500 per year
data contract is approx. £5000 per year
data collection (4G) is approx. £400 per year

Future Provision

Barnet does not currently monitor for PM2.5. These fine particles are an increasing pollutant of concern. The Mayor of London in its latest guidance for local authorities wants monitoring for PM2.5 to be implemented if funding is available. Installation of a new PM2.5 monitor would be approximately £13,500. The annual service and maintenance cost would be £1400.

Additional infrastructure in the form of automatic monitoring stations are also recommended for major developments such as regeneration schemes or in development that will be brought forward in phases over a number of years. This

would allow for air quality monitoring to be undertaken on site across the development phases.

These automatic monitoring stations also allow for the collection of data at sites for specified periods of time. This allows automatic monitoring stations to be in the Borough for a shorter period, of between 6-12 months. The provider would be held responsible for data capture and providing results back to the Council.

Currently it is recommended to have two of PM2.5 monitors installed in the Borough, at current cost this is £27,000 of unfunded infrastructure with £2800 annual maintenance costs.

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4 Social Infrastructure

4.1 Education

Introduction

Barnet is renowned for the high standards in schools and the diversity of its education offer. In recent years, children's achievements in Barnet schools have been in the top 10% nationally and a high proportion of Barnet's young population progress to higher education. This has made Barnet schools particularly desirable for families in neighbouring boroughs, creating competition for Barnet school places.

The Local Authority's task for maintaining a balance in the supply and demand of school places is becoming increasingly complex. The underlying factors both at local and national level, in particular the ongoing uncertainty around political issues, the changing patterns of population growth, the large-scale housing development across the borough, the desirability of Barnet schools and the autonomy of admission authorities often resulting in unplanned changes to admission numbers that are difficult to reconcile with place planning.

School Place Demand and Place Planning.

There are 94 Barnet schools with a primary phase, 40 community schools, 35 voluntary-aided, 12 academies, 5 free schools and 2 foundation schools. Barnet currently has 27 schools with a secondary phase, 17 academies, 6 voluntary-aided, 3 free schools (an additional 6 form entry free school expected to open from September 2019) and 1 community school.

Barnet Council co-ordinates in-year admissions for all schools, including the academies. The Local Authority works closely with free school proposers and academies wishing to expand, to seek to ensure provision of high quality places in the areas of greatest need.

The autonomy that academies have been granted allowing them to vary admission limits and the potential instability this can cause to neighbouring schools, is an issue that cannot be reconciled with place planning. In 2017 and 2018, a large proportion of Barnet's academies took the decision to increase admission limits Post National Offer Day. The demand for secondary places rose significantly for 2019, yet most academies in Barnet have kept to their published admission numbers confirming that unplanned temporary expansion cannot be relied upon as a sustainable strategy to alleviate the growing pressure or factored in for future demand and supply estimations.

For the purposes of school place planning the Borough has been divided into six planning areas for primary schools. This enables the Borough to provide and plan for a sufficient number of primary school places within appropriate geographical localities across the Borough. There is only one planning area (i.e. the whole Borough) for secondary level as the proximity to home has been found not to be as important a factor in determining the schools pupils and parents choose to attend for

this level of schooling. In other words, pupils and parents are more willing to travel further to attend a secondary of their choice.

Primary

At primary level, the demand has continued to fall for the third successive year and whilst the majority of Barnet primary schools remain oversubscribed, almost all planning areas currently have an overall surplus. For entry to Reception 2019, Barnet received 4172 applications from residents, a reduction by 40 compared to the previous year. On 16 April 2019, all home applicants received a statutory offer; 91.4% were offered a Barnet school place and 8.6% were offered a place in another borough. Parental satisfaction rate was higher than the previous year, with more than 85% first preference offers to Barnet children. The percentage of vacant places across the borough rose to 10.37%, compared to 7.83%, in the previous year.

Secondary

Secondary Schools are now experiencing the increase in rolls as the primary school bulge classes move through education system.

Barnet has responded to the rising demand for secondary places through investing in the expansion of existing schools. Christ's College, Copthall School and The Compton School have undergone permanent expansion by one form entry and St Mary's and St John's CE and St James' Catholic High have expanded by two forms of entry.

At secondary level, Barnet is nationally one of the highest exporters of school places. Henrietta Barnett, Queen Elizabeth Boys School and St Michael's Catholic are wholly selective and are amongst the most popular schools in North London. For secondary transfer 2019, more than 26% of Barnet school places were offered to children from other boroughs whilst the reciprocal figure was 17.3%.

In addition, the Free Schools Programme, funded by Central Government, has helped to tackle the pressure and so far, there has been no shortfall in secondary places. Saracens High Free school is currently operating with five forms of entry on a temporary site and is expected to provide six forms of entry from 2020, when it relocates to its new permanent site. The school has been granted permission to open a 3FE primary school and future primary demand in the local area continues to rise. Ark Pioneer Academy will provide a further 6FE in the North of the borough, from September 2019.

Special Educational Needs and Disability (SEND) Schools

A detailed review of Barnet's SEND provision has identified the need for additional capacity to meet growing demand for Special Educational Need (SEN) places. The expansion of existing special schools (Oakleigh Primary and Oak Lodge Secondary), together with the new SEN provision delivered through Kisharon School, and creation of new additionally resourced provision (ARP) at Whitefield school and Claremont Primary will assist to meet part of the anticipated future demand. Additionally, resourced provision occurs when a Local Authority contracts resources

over and above those allocated to all schools and settings. This is in order to promote inclusion and increase the Local Authority's capacity to meet the needs of pupils with SEND e.g. a SEN unit within a mainstream school.

The SEN review has indicated a specific growth in demand for pupils with Autistic Spectrum Disorders (ASD). Proposals to open a new all-through provision for ASD pupils, The Windmill School, has received approval from the Department for Education and is currently at pre-opening stage whilst a suitable site is being sought. However, due to delays in identifying a site for The Windmill School, and growth in other broad areas of need for SEND pupils, additional provision will still be required to meet the demographic growth and increasingly complex behaviour of pupils in mainstream schools.

Future need

Barnet continues to subscribe to the Greater London Authority's School Roll Projection (SRP) service, along with most other London boroughs.

The SRP model is driven by the ward-level population projections. The three key data inputs are:

- the GLA's ward level population projections
- roll data split by NC year and sex for both mainstream primary and secondary schools, provided by the Local Authority from the DfE's Pupil Roll Census
- a pupil level cut of the National Pupil Database (NPD) data from January 2016 to January 2018, including pupil residence (mapped to Layer Super Output area, LSOA), school attended, NC year and sex.

The projections incorporate annual birth, death and migration data. Future birth trends in fertility and mortality are based on the principal assumptions from the Office for National Statistics (ONS)' National Population Projections (NPP) for England. The ONS releases both mid-year international and internal migration data by single year of age and sex at the end of June each year.

Household formation rates are taken from the Ministry for Housing, MHCLG subnational household projections

New dwelling completions are taken from the London Development Database.

The Local Authority provides an up-to-date housing development trajectory for the Borough Preferred Option (BPO). This incorporates development data for projections with local context.

Whilst it has been possible to project overall numbers reasonably accurately, it is much more difficult to forecast reductions at a local level and even more difficult to forecast the impact on individual schools, which is greatly influenced by parental perceptions and choice. For example, roll numbers have fallen for some schools, whilst the neighbouring schools have remained heavily oversubscribed.

The borough projection models contain assumptions about the age and gender characteristics of migration flows between locations. The difference in characteristics

between in and out-flows defines the resulting population age structure. These migration flows are influenced by assumed development in the model and new development tends to be associated with increased numbers of children in the population.

Barnet sense-checks GLA school place projections by looking at GP registrations, births by postcode and most importantly by applying local knowledge.

The results from previous rounds of projections have provided a good overview of the future demand for school places in the borough. The forecasts provide an understanding the merging patterns around primary and secondary demand and helped to inform strategic decisions on future provision and funding of places.

The forecasts currently show that Barnet has enough planned school places in mainstream schools until 2025/ 2026. This will however continue to be monitored as development comes forward and other factors in the economic and political climate influence where people choose to live. Currently the majority of the required infrastructure is met either through grant funding; s106 obligations also provide a limited amount towards specific projects.

Early Education and Childcare

The statutory duty for local authorities is that they must:

- Secure sufficient childcare for working parents.
- Secure prescribed early years provision free of charge, ensuring eligible 2 year olds and all 3 and 4 year olds can access high quality free nursery education.

There is a requirement to secure the provision of 15 hours of free early education to meet the needs of the most disadvantaged 2 year olds (referred to as FEE2). There is also a requirement to secure the provision of 15 hours of free early education to all 3 and 4 year olds (referred to as FEE3/4). As well as this, we are required to secure an additional 15 hours for eligible 3 and 4 year olds from working households. All of these offers are for 38 weeks or can be 'stretched' across the year.

Barnet's Children & Young People's plan sets out the vision for Barnet to be 'the most Family Friendly borough in London by 2020.' This means making Barnet an even better place to live for all families and the strategy to achieve this is to focus on children's and families' resilience, which evidence shows is critical to achieving the best outcomes for children and young people.

There is a body of national evidence which shows that when early education and childcare provision is of high quality there are positive effects on a range of child outcomes, particularly educational attainment, that are sustained well into the teenage years. There is also strong evidence that cognitive and social

competencies developed in childhood are closely linked to outcomes and achievements in adulthood: higher educational qualifications, improved labour market participation, higher wages and reduced likelihood of involvement in criminal activity. Good quality early education and childcare improves the life chances of children.

Currently Barnet has sufficient places across the borough to meet the needs of families for all of the free entitlement offers. The Council is able to predict future need through GLA data and new birth data. This data gives a general idea but is not accurate due to mobility and regeneration within the borough. Neither does it help us to predict those that will be eligible for the 2 year old offer or the additional 15 hours (known as 30 hours)

We currently have 336 providers, of these 200 are open all year round and 136 are term time only. This is made up of Schools with Nursery classes, 4 maintained nursery schools, the private voluntary and independent sector (PVI's) and childminder's.

Although over the past two years, some providers have closed we have also had new providers join the borough. This has meant that we have seen an overall increase. In addition to this, through capital grant process 3 schools have expanded their nurseries this year in order to offer the FEE2.

Within the Early years an excellent quality of provision is maintained with 97% of providers being rated good or outstanding by Ofsted.

0-19 Early Help including Children's Centres

Family Services' vision is to ensure that all children and young people in Barnet, especially the most vulnerable children, achieve the best possible outcomes. To enable them to become successful adults, they should be supported by high quality, integrated and inclusive services that identify additional support needs early and are accessible, responsive and affordable for the individual child and their family.

Barnet's Early Help strategy provides a framework to organise the early help services, to monitor their success, and to drive improvement.

The 0-19 Early help hubs sit across 3 localities in Barnet – East Central, south and West.

Within these hubs, partners are co-locating and co-delivering services to ensure integrated delivery of the Early Help offer across the 0-19 age range moving from the pilot stage. The Early Help Offer is underpinned by the Troubled Families Programme.

Within the east central part of the Borough the hub is based at Newstead Children's centre where some capital works have taken place to remodel the building in order for partners to co-locate. Other buildings within this locality are Underhill, BEYA and Coppetts Wood children's centres. Coppetts Wood has recently had a new building

constructed replacing the previous building which was no longer fit for purpose. Also, in East Central locality is Finchley Youth Centre.

In the western side of the Borough the main hub is based in Barnet and Southgate college. Other buildings are Wingfield, Barnfield (to be renamed Silkstream) and Fairway Children's Centres as well as Canada Villa and Greentops centre.

The south locality hub is based at Parkfield Children's Centre which has also recently been remodelled to provide additional space for the service. There is also The Hyde, Childs Hill and Bell Lane Children's Centre

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4.2 Libraries

The vision for Barnet libraries is to provide a 21st Century library service that is in tune with the changing lifestyles of Barnet's residents. Libraries are a universal and unique service, offering learning opportunities for all ages that can enhance and enrich the lives of residents across the Borough.

Current Provision

There are 14 libraries and a mobile library which are directly supported by the Council in Barnet:

- Burnt Oak
- Childs Hill
- Chipping Barnet
- Colindale
- East Finchley
- Edgware
- Finchley Church End
- Golders Green
- Hendon
- Mill Hill
- New Barnet Leisure Centre and Library
- North Finchley
- Osidge
- South Friern
- Mobile Library

There is also a Home Library Service which is a free library delivery service available to residents unable to visit the library on a regular basis.

Four libraries are Partnership Libraries with the community these are: East Barnet, South Friern, Mill Hill and Childs Hill. These four Partnership libraries are managed by community-led organisations with support from the Council. Partnership libraries remain part of the Barnet Library network. Libraries remain popular with residents in Barnet and the partnership approach was taken to allow as many libraries as possible to remain open.

The East Barnet library has moved and is now part of the new Leisure Centre in New Barnet at the Victoria Recreation Ground, known as the New Barnet Leisure Centre and Library.

The ambition for Barnet libraries is for them to:

- Help all children in Barnet to have the best start in life, developing essential language, literacy and learning skills and developing a love of reading from an early age.
- Provide residents with the skills to live independently; to improve their health and wellbeing; and to get a job and progress whilst in work.

- Bring people together, acting as a focal point for communities and assisting resident groups to support their local area.

There are also two community libraries in Barnet:

- Friern Barnet Community Library is delivered by Friern Barnet Community Library Ltd; and
- Garden Suburb Community Library which is a registered charity

These two libraries are not part of the Barnet Library network and the Barnet Library card cannot be used to borrow, renew or reserve items in these library's catalogues.

Recent spending on Barnet libraries has included:

Work to bring forward the new library in New Barnet as well as using developer s106 contributions and agreed obligations for new libraries in Colindale and Finchley Church End.

In total £810,950.88 of s106 contributions have been spent on the Libraries Capital Programme, the majority of which has been spent in the last two financial years.

Future Projects include a new Hendon Library, the expansion of several of the Borough's Libraries, improved signage and building maintenance works.

4.3 Health and Social Care

Introduction

This section will cover the key aspects of healthcare under the following headings:

- Primary health care: General Practitioners (GPs), dentists and pharmacies
- Secondary Care (general hospital) and community health care

North Central London Clinical Commissioning Group (NCL CCG) is responsible for commissioning hospital and community healthcare services for the London Borough of Barnet. NHS England commissions GP, dental, pharmacy and optometry services and specialist services, and oversees the CCG and its budget.

The health infrastructure (premises, workforce and IT) required to provide a wide range of health care services must respond to changes in healthcare needs and in the way people access and use services. The level of need is not simply defined by the size of the population, but is significantly shaped by population characteristics (e.g. age and gender profiles), lifestyle factors, as well as environmental and economic influences.

Context

In Barnet, the average male life expectancy is 82.2 this is higher than both the London average of 80.2 and the national average of 79.6 years. Barnet's female average life expectancy is 85.5 years which is also higher than the London average of 84.3 years and 83.1 years⁶. However, the life expectancy of people living in the most deprived areas of the borough are on average 7.6 years less for men and 7.9 years less for women than those in the least deprived areas, based on a comparison of the 10% most deprived and 10% least deprived areas in the borough⁷.

Other health concerns for Barnet are obesity, especially levels of childhood obesity, mental health conditions, cancer and deaths from heart disease and stroke. A more detailed analysis of local health needs is available in the Joint Strategic Needs Assessment (JSNA).

In 2015, the Barnet Health and Wellbeing Board, which brings together professionals from the NHS, social care, and related children's public health services to improve local services and the health of residents, released the Joint Health and Wellbeing Strategy 2015-2020. The Strategy focuses on priorities across four themes which are: Preparing for a healthy life; Wellbeing in the community; How we live; and Care when needed.

In April 2020 the North Central London CCG was formed by bringing together five north London boroughs – Barnet, Camden, Enfield, Haringey and Islington.

⁶ Barnet JSNA – Health Key Facts - <https://jsna.barnet.gov.uk/4-health>

⁷ Barnet JSNA – Executive Summary - <https://jsna.barnet.gov.uk/executive-summary>

North Central London CCG is committed to ensuring its commissions sustainable, high quality, safe, effective and efficient healthcare services with a focus on improving patient experience on behalf of local residents.

Primary Care

There are currently 52 General Practices in Barnet, covered by 7 Primary Care Networks. The London Borough of Barnet has the largest housing growth across North Central London (NCL). The diverse population growth will put pressure on the current healthcare infrastructure. Therefore this is a vital time to plan and invest in the healthcare infrastructure both for primary and community care to meet the future needs of the Barnet population.

Category	Headcount	FTE
GPs	326	220.1422
Nurses	112	69.15128
Direct Patient Care	93	62.93028
Admin/Non-Clinical	571	404.9241

While current indications are that there are currently enough GPs in Barnet by looking at the ratio of one GP for every 1800 residents/patients these numbers have not been examined in detail geographically across the Borough and there is some circumstantial evidence to show that there is a lack of GPs on the western side of the Borough. Further to this is evidence of GPs still accepting patients that could be considered to be over subscribed if looking only at GP to patient ratios making it difficult to ascertain simply from ratio calculations the amount of current need for GPs in Barnet.

There are major challenges across the Barnet health system, with the quality of the primary care estate (GP's in residential properties), and the aging GP workforce. North Central London Sustainability and Transformation Plan (STP) identifies the need to move some acute services out of a hospital setting into a community setting in order to free up space and increase the capacity of urgent care service. The out-of-hospital initiative will also put increased strain on the primary and community care infrastructure.

The CCG supports the co-location of new GP premises with other health related services such as dental surgeries and physiotherapy rooms as well as other community uses. However, there is a need to build the health related aspects of such as development to certain sizes and building specifications details of which

are set out in the DH Health Buildings Notes⁸, published by the Department of Health and Social Care.

Strategic Context:

In line with the NHS Five Year Forward View, NHS NCL CCG are committed to improving and developing the healthcare estate to support GPs to work collaboratively, to enable the movement of health and care closer to home and the pooling of auxiliary resources. Improving the estate will better support a thriving and resilient workforce.

Primary and community care estate development must ensure a wider variety of services can be based within the local community and will support primary care providers in being able to meet the projected population growth and associated increase in demand.

Future Projects

Please find below an overview of NHS Barnet CCG future plans (subject to NHS business case evaluation and conclusions) for investment in primary care infrastructure:

Colindale Regeneration zone – A new primary Care and Community Care facility:

- Estimated Scheme Completion: 2023 - 2024
- Strategic need: A new primary care & Community facility to meet the increasing population.
- Size: Approx. 1,500 – 2,000m² of shell & Core space.
- Funding gap: £4m to £5.4m (Fit-out costs)

Brent Cross Regeneration zone – A new Primary and Community Care facility:

- Estimated Scheme Completion 2026-28
- Strategic need: A new primary care & Community facility to meet the increasing population.
- Size: Approx. 4,450m² of shell & Core space.
- Funding gap: £12m (Fit-out costs)

Urgent Care Centre, Barnet General Hospital:

Due to the increasing clinical demand on A&E services, there is a pressing clinical need to develop an Urgent Care Centre (UCC) on the Barnet General Hospital. The UCC will ease the increasing demand on A&E services.

NHS Barnet CCG are working in collaboration with NHS Royal Free London, the project is at an initial feasibility stage.

- Estimated Scheme Completion: December 2019 – Quarter 1 2020

⁸ <https://www.gov.uk/government/collections/health-building-notes-core-elements>

- Estimated gross capital cost - £1.5m– £2m

Potential funding sources to support the delivery of these projects include:

- NHS STP capital (in short supply but bids can be made in the future)
- S106
- Private finance i.e. third party private development, LIFT
- Improvement Grants – An NHS England funding scheme that GP's can apply for to make improvements to their practices. Funding is very limited.
- Note ETTF funds will not be available post 2021.

The Barnet, Enfield and Haringey (BEH) Mental Health NHS Trust provides a wide range of community and inpatient services to children, young people, adults of working age, older adults and forensic services.

The BEH Mental Health Trust⁹ support a number of facilities and services in Barnet, these include all age groups and a range of specialisms including, dementia, adolescent mental health, eating disorders and personality disorders; a full list of services and their contact details is available on the website.

Community pharmacies

The Barnet Pharmaceutical Needs Assessment (PNA) 2018 states that Barnet has 76 community pharmacies (as of 11 April 2018) for a population of around 386,000. Provision of current pharmaceutical services and locally commissioned services is well distributed, serving all the main population centres.

Using current population estimates, the number of community pharmacies per 100,000 population for Barnet is currently 19.7, which has decreased slightly from 21.5 in the 2015 PNA. This figure is below the London average of 21.7 and the England average of 21.5 (2015-16 data).

While the majority (69%) of community pharmacies in Barnet are open on weekday evenings (after 6pm), and with 79% open on Saturdays, and 27% are open on Sundays there are no 100-hour contract pharmacies within Barnet Health and Wellbeing Board area. There are three pharmacies open until after 8pm on weekdays. Although not considered a gap, there may be an opportunity to secure better access after 8pm.

There is general understanding that older persons and children are higher users of pharmacy services and need regular access.

Secondary Care

⁹ <http://www.beh-mht.nhs.uk/>

Barnet Hospital and Edgware Community Hospital are the two main secondary care providers in the Borough. They offer a range of inpatient and outpatient services.

Barnet Hospital has a shortage of 24 beds which indicates that there is a need to prioritise avoiding hospital/A&E admission. Work is progressing on the delivery of an Urgent Care Centre (UCC) which it is hoped will ease the pressure on the A&E unit within Barnet Hospital by treating people with less critical medical issues.

Projections for the need for care in Barnet highlight the following issues:

- As of 2018, there are an estimated 23,735 adults in Barnet with either a moderate or serious physical disability and based on projections from PANSI¹⁰ this figure may increase to 28,907 by 2035, a rise of 22%.
- Various long-term conditions are projected for older people in the borough. For example, between 2018 and 2030, the following increases are predicted for older Barnet residents (aged 65+): dementia (47%), diabetes (37%), depression (36%), long term conditions associated with stroke (40%) and limiting long term illness that has a major impact on daily activities (41%).
- Between 2018 and 2035, common mental disorders (including types of depression and anxiety, as well as obsessive compulsive disorder), psychosis and borderline personality disorder will increase by 14% in Barnet adults (aged 18-64).
- Over the same period, the number of people with two or more psychiatric disorders is predicted to increase by 15% and with antisocial personality disorder by 18%, from 874 to 1,035.
- Dementia - In 2018, there are an estimated 4,266 older people (aged 65+) with dementia in Barnet and older age groups are associated with higher dementia prevalence. The proportion of the dementia population (aged 65+) in Barnet falling into each age group. As expected, a lower proportion of those with dementia are in the younger age groups, with the percentage increasing until age 90+, when attrition due to death reduces the number of people living with dementia.

In order to ensure that Primary and Secondary Health Services are able to plan for the projected population increases it is vital that NHS NCL CCG have early engagement with the planning department and developers to ensure that health needs are met through the wording of any future s106 agreements and the planning of proposed developments.

4.4 Emergency Services

Fire

¹⁰Projecting Adults Needs and Service Information <https://www.pansi.org.uk/>

There are four Fire Stations in the Borough; Hendon, Mill Hill, Finchley and Barnet. The Barnet Fire Station is a shared facility with the London Ambulance Service.

Ambulance

There are three Ambulance Stations in the Borough, the previously mentioned Barnet Ambulance Station, Mill Hill and Friern Barnet

Metropolitan Police

Current Provision

There are currently two Police Stations in Barnet. High Barnet and Colindale

The Metropolitan Police are moving away from the Station based approach instead they are aiming instead to have Dedicated Ward Offices (DWOs) in appropriate wards to ensure police coverage of an area. DWOs are a 24/7 base of operation for officers of the MPS. It is not a public facing office, but rather a location typically used by officers at the beginning and the end of their shifts which can be situated in a 'back of house location'. The Metropolitan Police Service would pay a 'peppercorn' rent for the space in addition to service charges. Ideally there would be a DWO in every ward.

Future Projects

The current estate strategy includes the disposal of High Barnet Police Station. The MPS are disposing of a number of sites in order to raise capital to recycle back into the retained estate. The DWO project was implemented to replace the assets that are sold to ensure adequate coverage of London.

The Metropolitan Police have identified a need for DWOs to be delivered in the following wards

- High Barnet Ward
- Hale Ward
- Mill Hill Ward
- Brunswick Park Ward
- Finchley Church End Ward
- Golders Green Ward
- Underhill Ward
- Totteridge Ward
- West Finchley Ward
- Woodhouse Ward
- Coppetts Ward
- East Finchley Ward
- Garden Suburb Ward

The remaining seven wards have sufficient coverage and are managed by retained Metropolitan Police assets including Colindale Police Station. The preferred

location for a DWO would be a central location so the DWO can service as wider area as possible. This is usually somewhere like a town centre.

Costs of provision would be linked to fit out costs and the on going peppercorn rent and service charges.

The Council will work with all the emergency services to ensure they have adequate access to developments and are not prevented from meeting their attendance targets. Where a service identifies future need the Council will assist the service where possible. In regards to DWOs the Council will assist the Police in liaising with developers to secure these within new developments and through s106 agreements.

4.5 Community Assets and Cultural Facilities

The Council owns 141 sites across the Borough which can be classed as community assets because they are used primarily by third parties for community activities rather than for providing operational Council services. These assets include sports facilities, playing fields, bowling greens, gyms and sports centres, and a variety of buildings including community halls, offices and nurseries.

There are a variety of lease arrangements in operation reflecting the wide range of uses. A number of assets have been transferred on long leases passing the responsibilities and financial benefits to the lessee, while others have been let on short leases or licences, resulting in an element of control, responsibility and rental income falling to the Council.

The Council has adopted a Community Asset Strategy, a Community Asset Implementation Plan and a Community Participation Strategy to aid in the management of these community assets.

As part of these documents the Council has adopted the following approach to management of community assets:

- The Council will seek to generate a commercial yield on all community assets.
- Use some of the additional income raised by charging commercial rents to consider providing a subsidy where an organisation is clearly supporting the Council's objectives or assisting with service delivery and would not be able to do so without financial assistance.
- Seek to maximise the use of buildings and identify opportunities for organisations to share and co-locate.
- Develop community hubs in the borough which will provide a facility that can be used by a variety of community groups.
- Take a positive approach to the transfer of assets to the VCS where this can be demonstrated to be of benefit to the wider community and help the Council deliver its objectives.
- Ensuring that the use of community buildings and land fits with the Council's objectives and identified needs of the local community

In 2015 the estimated budget required to maintain and repair the community assets was £2.5m this was not an annualised cost.

Future Projects

The following community based centres are coming forward within the Borough:

- Chandos (near Barnet House) – this will be a commercial nursery
- Sweets Way – Totteridge ward, near Barnet House, completion estimated mid 2020
- Barnet Playing Fields Centre – Underhill Ward, likely to be mixed commercial and community use, including a café. Greenspaces are leading on this, completion estimated mid 2021. This is being brought forward as a component of the redevelopment of the Barnet Playing Fields details of which can be found in the Masterplan.
- Brent Cross redevelopment area:
 - o Brent Cross South
 - 1000m2 community facility (Market Quarter) completion estimated 2023
 - 1000m2 community facility (Easter lands) completion estimated 2024
 - o Brent Cross North
 - 500m2 community facility completion estimated 2028
- Colindale community centre – estimated completion 2027
- West Hendon – estimated completion late 2021

5 Green Infrastructure

5.1 Open Space, Sports and Leisure

Introduction

The Council's Parks and Open Spaces Strategy 2016-2026 (POSS) provides a review of the quality of the Borough's parks and suggests a range of opportunities that green spaces can offer to enhance the quality of life and economic success of the Borough. The strategy supports the council's Corporate Plan objective for 'Barnet's parks and green spaces to be amongst the best in London'. The strategy proposes the following high-level principles:

- We will make the best use of the parks and open space assets in the borough to deliver the best range of benefits
- We will consider how best to manage the service in future to make these benefits sustainable
- We will measure performance in terms of these benefits (health, education, environment and economy)
- We will consider how we might develop alternative strategies to pay for and sustain a high-quality service in future
- We will consider managing some green spaces in different ways as a means of saving resources whilst maintaining quality.

The insight gathered through the greenspace context and of an Indoor Sports Study has been translated into a Playing Pitch Strategy (2017-2027) (PPS). The key drivers for the production of the both the PPS and Indoor Strategies as advocated by Sport England are to protect, enhance and provide sports facilities/playing fields, as follows:

PROTECT: To provide evidence to inform policy and specifically to support Site Allocations and Development Management Policies which will protect sports facilities and their use by the community, irrespective of ownership;

ENHANCE: To ensure that sports facilities are effectively managed and maintained and that best uses are made of existing resources-whether facilities, expertise and/or personnel to improve and enhance existing provision – particularly in the light of pressure on Local authority budgets; and

PROVIDE: To provide evidence to help secure external funding for new facilities and enhancements (if on the CIL Regulation 123 List) and Section 106 agreements. Sport England and the local authority can then use the strategies developed and the guidance provided in making key planning decisions regarding facility developments in the area.

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

“An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.”

Both the PPS and the Indoor Sport and Recreation Study sets out to:

- Support an increase in the percentage of active adults
- Improve health outcomes and general wellbeing
- Improve opportunities to access sport & physical activity for all ages and abilities
- Enhance our approach to partnerships
- Support better intelligence to identify needs, supply and demand for sport and physical activity provision
- Support innovative approaches to make participation an attractive choice
- Increase sustainability, through more resilient communities and sports/physical activity providers.

5.2 Parks and Open Space

The delivery of green spaces is a non-statutory service but green spaces support and provide platforms for many strategic and statutory initiatives/services.

- 199 parks and open space sites (465 hectares)
- 5.4% of the total area of the Borough
- Significant proportion designated Green Belt or Metropolitan Open Land
- Contribution to health, social and community, education, economy, community safety and infrastructure.

The traditional growth pattern of housing and greenspace during the early 20th Century has created a suburban borough with many parks. The growing population and the subsequent shift towards denser development typologies, such as high rise flats, has begun to change the character of the Borough. In locations like Colindale and in future around Brent Cross, continuing development of housing at density and the scale of growth more generally will need to be balanced with ensuring the Council is able to continue to provide residents with good quality public green space.

5.3 Quality / Value Status of Parks & Open Spaces

The Barnet Open Space Strategy recognises the different types of open and recreational space available to residents and the contribution each of these has to the health and wellbeing of residents. There is also an acknowledgement of the challenge of continuing to provide a high quantity of quality open space for a Borough that is becoming more populous and more dense especially this will mean that these residents have little private amenity space.

The Strategy also provides detail on an assessment of the quality of the parks in Barnet that was undertaken in 2015 to provide information for the Strategy. Appendix D of the Strategy presents the findings of the assessments in summary the 2015 results and provides a comparison with a similar quantitative survey undertaken in 2009

Parks Value Trend 2009-2015				
	2009	%	2015	%
Number of high value parks	8	11	4	5
Number of high-medium value parks	19	26	20	27
Number of medium value parks	38	52	48	66
Number of low value parks	8	11	1	1
Total number of parks	73	100	49	100

The trend data shows that there are less high value and low value parks in the Borough and a greater proportion of parks were considered to be of medium quality.

There is a similar trend with the natural and semi natural spaces in the Borough.

5.4 Sport, Physical Activity & Leisure

The Fit and Active Barnet Framework (2016-2021) outlines a vision to 'create a more active and healthy Borough'. Through alignment with national strategy and council corporate priorities, it aims to provide a co-ordinated approach to increasing participation in sport and physical activity to achieve a more active and healthy borough.

The value of participation in sport and physical activity is significant, and its contribution to individual and community quality of life should not be underestimated. This is true for both younger and older people; participation in sport and physical activity delivers:

- Opportunities for physical activity, and therefore more 'active living';
- Health benefits – cardio vascular, stronger bones, mobility;

- Health improvement
- Mental health benefits; and
- Social benefits – socialisation, communication, inter-action, regular contact, stimulation

The FAB Framework recognises that there are numerous barriers to individuals participating in sport and physical activity, including; community, school, work and transport environments that are not conducive to physical activity in daily life, high user fees, a lack of awareness of opportunities, transportation, time constraints, personal preferences, cultural and language barriers, self-esteem, issues of access to local recreation facilities and a lack of safe places to play.

The approach taken by Barnet to address barriers and tackle inequalities relies on universal access to environments and facilities, at an appropriate cost across social gradients to achieve results. Engagement in physical activity and sport can support in addressing a variety of social issues including; community inclusion, community safety, education and skills development.

To achieve the vision four outcomes are identified (which are aligned to the sport and physical activity related outcomes within the adopted Joint Health & Wellbeing Strategy for Barnet; 2015-2020). The framework outcomes are:

Outcome 1: Improve and enhance Barnet leisure facilities, ensuring that opportunities are accessible for all residents;

Outcome 2: Advocate investment and innovative policies to support the delivery of high quality, accessible facilities and delivery of services;

Outcome 3: Facilitate partnerships and develop opportunities that demonstrate a commitment to embed an 'active habit'; and

Outcome 4: Target those who do not traditionally engage, increasing participation amongst under-represented groups.

This is supplemented by the Indoor Sport and Recreation study which identifies the location and type of key indoor sports and recreation facilities available in the borough. The development of an Indoor Sports Facility needs assessment provides a robust evidence base to support and inform production of the Local Plan.

This study has been undertaken in accordance with the requirements of the NPPF, PPG and Sport England throughout, and provides an evidence base for the Local Plan 2036 and underpin future priorities for provision.

Key aspects of the study which inform future infrastructure includes:

- Reviewing the current supply and demand for indoor sports and recreation facilities in the borough;

- Modelling the demand to assess the current and projected over/under supply of facilities using a recognised modelling technique that satisfies the requirements of Sport England e.g. Facilities Planning Model (FPM);
- Forecasting demand for indoor sports and recreation land and floorspace for the period up to 2036; making recommendations on the type and nature of indoor sports and recreation space promoted in Barnet, including format, design, approach to provision of business space in mixed use developments and the need for affordable" business space; and advising on funding that could be secured to help to address any identified gaps in provision, including the use of planning obligations and / or CIL.
- Identifies sufficient sites to meet anticipated demand for indoor sports facilities, taking account of likely areas of growth over the Local Plan period;
- Identifies where demand for indoor sports and recreation facilities is likely to grow with a particular emphasis on town centre locations;
- Identifies whether existing indoor sports and recreation facilities are in suitable locations and how such sites should be protected in the context of current demand and competing land uses; and
- Creates a clear, transparent policy framework for the on-going use of existing indoor sports and recreation facilities and identification of additional sites in response to likely future demand from growing population in the borough.

Using Design Principles to Encourage Communities to be Active

Everybody Active, Everyday (2014) and the Sport England 'Active Design Principles' emphasises that by developing 'active environments', through 'thoughtful urban design, understanding land use patterns, and creating transportation systems', we can help to create active, healthier and more liveable communities. Crucially in order to improve accessibility, amenity and awareness; local authority officers, partners and organisations must consider how to best optimise the ten principles to best effect opportunity. Barnet is becoming increasingly diverse, driven predominantly by natural change in the existing population, the increased ward population projections directly correlate with the planned regeneration developments in west of the Borough (Colindale, Burnt Oak, West Hendon & Brent Cross).

One of the key challenges will be meeting the diverse needs of growing communities. Therefore, maximum efforts will be made to fully involve the local community and experts at various stages of development.

Creating a sustainable sports sector will endeavour to support and grow our local economy. The draft Barnet Growth Strategy (2019) considers way in which the success of the Barnet economy can be supported by concerted action by the Council and its partners. Presently it is estimated £133.4m is directly attributed to

the economy of Barnet through sport, with approximately 3,580 (full time equivalent) jobs employed within the local sports sector. In order for Barnet to build on creating a diverse and varied workforce, it is necessary to better utilise insight and networks to understand skills required, capability and capacity to develop and forge relationships with employers.

Key strategic priorities include;

- Maximise the use of facilities and identify opportunities for co-location and community hubs, widening access to ensure that facilities and open spaces are better used by the communities they serve.
- Encourage and maximise the use of sports facilities during and outside of school hours through management arrangements, leases and robust business models.
- Through the planning process identify opportunities to invest in sport and physical activity in Barnet e.g. S106 monies, Community Infrastructure Levy and Sport England's Strategic Investment fund. Influence planners and key policy makers to build and promote healthier and more active communities within new developments and regeneration schemes.
- Enable and promote active travel across Barnet, through a strategic network which aims to increase use and break down barriers associated with alternative travel methods e.g. walking and cycling.
- Encourage the development of volunteering across the Borough through strategic alignment to the Community Participation Strategy adopting a 'Do it with us, not to us' approach.
- Encourage high quality employment and work experience through the sports and physical activity sector to benefit local residents e.g. supporting the implementation of London Sport's disability sport employment programme 'Activity Works

The following strategies and policy provide a background and information on the thresholds and needs for the different types of open space and recreational facilities required; [Parks and Open Spaces Strategy](#) (POSS 2016); [Playing Pitch Strategy](#) (PPS 2017); [Fit and Active Barnet](#) (2016); [Barnet Tree Policy](#) (2017); Indoor Sport and Recreation Study (2018).

For example; the Indoor Sport and Recreation Study outlines that, based on the existing population of Barnet whilst taking into account the investment of two new leisure centres, there is a shortfall of 6 swimming lanes. The study, which commissions facility planning model ('runs') also indicates that with the projected growth across Barnet by 2028 the Borough will be a total of 13 swimming lanes short (including the 6 referenced).

Identified Growth and Regeneration Areas

The Council identified eight regeneration and intensification areas across the Borough:

- Dollis Valley
- Mill Hill East
- Granville Road
- Brent Cross/Cricklewood
- West Hendon
- Colindale
- Grahame Park
- Stonegrove/Spur Road

The focus for these areas will be the provision of new housing to accommodate the Borough's significant rise in population. But as Appendix B of the OSS strategy suggests, the provision of high quality greenspace should be a core element of these development and regeneration programmes. This will enable these areas to fully capture the many benefits that a good provision of parks and green spaces can provide. This is particularly important where regeneration will result in a greater 'densification' of the urban fabric, with fewer residents having access to their own private space.

A key purpose of the Open Spaces Strategy (including the capital investment strategy) is to identify and address supply and demand issues and secure greenspace-delivered positive outcomes for people living and working in Barnet.

The quality and value assessments set out in the OSS: Appendix D have established a number of underlying principles that should inform the emerging capital investment strategy and result in tangible outcomes in individual parks and open spaces.

All development should assess the level of access to open space and recreational facilities that would be available to new residents where deficiencies are identified the applicants should enter into a discussion how these can be best addressed.

Future Infrastructure Delivery Considerations:

Delivery of existing planned open space investments in current growth / regeneration areas:

- Colindale - Silk Stream Valley Park (Montrose Playing Fields and Silk Stream Park)
- Colindale - Heybourne Park, Colindale Park, Peel Park and Rushgrove Park
- Colindale - RAF Museum landscaping and play areas
- Brent Cross - Clitterhouse Playing Fields
- Brent Cross – New River Brent River Corridor
- Brent Cross – Various public squares
- Brent Cross - Clarefield Park, Claremont Park and Sturgess Park replacement / improvements
- Brent Cross – Temporary open space
- Mill Hill East - Four new public parks
- West Hendon Estate - New green corridors and investment in SSSI

Delivery of new or enhanced open space within strategic development sites and regeneration areas:

- National Institute for Medical Research – New public park and playing pitch
- North London Business Park – New public park/s and school playing fields
- New Southgate Opportunity Area – new and improved open spaces
- Victoria Quarter – New Barnet Leisure Centre and Recreation Ground
- Finchley Memorial Hospital – New playing pitches

Brent Cross West Masterplan – improved links to Welsh Harp Greenspaces; ‘High Value, Low Quality’ sites: These comprise of 467ha spread across 77 sites within the borough.

Masterplans are being delivered for a number of these strategic locations as priorities for investment due to their importance within the boroughwide hierarchy of sites. Proposals range from simple improvements to existing play areas, right up to a step change in the utilisation, role in income generation, and requirements for ancillary development or re-landscaping of the space through a masterplanning process for greenspaces across the area:

- Mill Hill Open Spaces – Copthall, Sunny Hill Park, Mill Hill Park, and Arrandene Open Space
- West Hendon Playing Fields, Marginal Land and Brent Reservoir
- Barnet Playing Fields and King George V Playing Fields (+ other spaces along Upper Dollis Brook)
- Scratchwood, Moat Mount, Barnet Gate Woods, Stoneyfields Park.
- Heritage Parks (if funding available): Victoria Park, Friary Park, Hadley Common/Woods and others
- Brunswick Park, Waterfall Walk, New Southgate Rec., Coppetts Wood and Glebelands Open Space

Leisure

- Hendon Leisure Centre – to be reprovided as part of Brent Cross Regeneration Programme
- Project Play – in partnership with Argent LLP.
- Finchley Lido Leisure Centre
- Burnt Oak Leisure Centre .

Funding

In order to deliver these projects and other smaller projects that are likely to arise over the Local Plan period it is anticipated that s106 funding arrangements will remain an important source of income for investing in new parks and refurbishing existing green spaces for many years. The Community Infrastructure Levy (CIL) will also provide an important funding for parks, open spaces and green chain projects.

Additional funding opportunities may be derived from the GLA, the Environment Agency, Natural England (for nature conservation) the Heritage Lottery Fund (for the restoration of historic parks), Sport England, the National Lottery, London Marathon Trust.

There is growing interest in the potential to supplement the funding for parks and green spaces through local levies and precepts. This is particularly applicable for larger parks and green spaces that serve a wider catchment beyond individual local authority boundaries, for example the Lee Valley Regional Park Authority is part-funded through a precept charged to all London councils. This statutory arrangement was established through Government and therefore the model has some complexity in its formation.

More localised and area based levies are charged through the establishment of Business Improvement Districts (BIDs) that are formed to provide additional benefit to local companies. Part of the improvement strategy commonly includes enhanced levels of upkeep and maintenance of surrounding public spaces.

Part of the principle behind raising income through local precepts and levies is to provide a mechanism to capture part of the value that parks generate for adjacent properties and land owners. Barnet could consider establishing Park Improvement Districts (PIDs) in appropriate districts and neighbourhoods that directly benefit from their adjacency to local parks and green spaces. This could be for either existing green spaces or recently created ones, however this generally needs to demonstrate that additional funding contributes to enhanced levels of upkeep and facilities rather than simply subsidising existing services.

6 Conclusions

Conclusion

On the basis of available information, most infrastructure needs are being recognised and projected, especially for major and critical infrastructure such as transport and education. However there are some information gaps, especially in regards to the infrastructure requirements that may result from the recovery plans that are developed following the Covid-19 pandemic.

There are also a number of uncertainties around service provision and funding from Government departments that may affect how infrastructure gaps and planning for future provision are considered.

The Borough acknowledges the importance of physical and social infrastructure for the successful future development of the Borough. The Council is not directly responsible for the provision of all the physical and social infrastructure in the Borough, therefore it is essential that the Council maintains strong relationships with providers to ensure that when provision issues are identified, steps can be taken to help delivery. Barnet will therefore continue to enter into meaningful

dialogue with the NHS, utilities companies, TfL, and other key stakeholders to ensure that growth across the Borough can be delivered in a sustainable manner.

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Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
	Transport											
Transport and Environment	Carriage and Footway	Resurfacing – Approx £1 million per year. Total of £15 million for 15 years	Resurfacing of borough wide	Borough Wide	Borough Wide	£ 15,000,000	Yes		£ 15,000,000	Full Plan Period	CS9 & DM17 TRC01 & TRC02	Possible Funding Sources identified (Barnet Capital Funding, S106 and S278, TFL principle road maintenance funding.)
Transport and Environment	Carriage and Footway	Footway – Approx £2 million per year. Total of £30m.	Footway repairs and resurfacing	Borough Wide	Borough Wide	£ 30,000,000	Yes		£ 30,000,000	Full Plan Period	CS9 & DM17 TRC01 & TRC03	Possible Funding Sources identified (Barnet Capital Funding, S106 and S278, TFL principle road maintenance funding.)
Transport and Environment	Cycling and walking improvements	Colindale roundabout	Provision of Colindale Roundabout	Colindale	Colindale	£ 5,000,000	Yes	£5,000,000	£ -		CS9 & DM17 TRC01 & TRC04	covered by S106, depending on Colindale Avenue Scheme self-funded via Colindale Gardens.
Transport and Environment	Cycling and walking improvements	Delivery of strategic Cycle Routes	Delivery of cycle routes particularly around town centres	Borough Wide	Borough Wide	£ 35,000,000	Part	£1,000,000	£ 34,000,000	Third 5 years	CS9 & DM17 TRC01 & TRC05	Approx £3m funding identified Should this not be £30 million as for IDP first draft?
Transport and Environment	Cycling and walking improvements	Brent Cross Area Wide Walking and Cycling strategy for Brent Cross Regen Area and surrounds, together with wayfinding strategy		Brent Cross	West Hendon/Golders Green	unknown	Yes		£ -	First and Second 5 years	CS9 & DM17 TRC01 & TRC06	Funded by Brent Cross developers
Transport and Environment	Cycling and walking improvements	Public Realm		Borough Wide	Borough Wide	£ 10,000,000	Yes		£ 10,000,000		CS5, CS9, DM01 & DM17 CDH03, TRC01 & TRC02	Possible funding sources identified* (not sure if this is in Transport Strategy)
Transport and Environment	Public Transport	4 West London Orbital Stations				£ 80,000,000	Yes		£ 80,000,000	Full Plan Period	CS9 & DM17 TRC01 & TRC02	Possible funding sources e.g. HIF identified*

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Transport and Environment	Public Transport	Bus Improvements including (Light Rapid Transit) and service enhancements				£ 25,000,000	No		£ 25,000,000	Full Plan Period	CS9 & DM17 TRC01 & TRC02	
Transport and Environment	Public Transport	Healthier Routes to schools	Schemes around schools across the borough which help to priorities active travel	Borough Wide	Borough Wide	£ 2,000,000	No		£ 2,000,000	First 5 years	CS9 & DM17 TRC01	£5,000-£150,000 per school
Transport and Environment	Public Transport	Low Traffic Neighbourhoods	Supporting safety, air pollution and active travel by creating low traffic neighbourhoods	Borough Wide	Borough Wide	£ 2,000,000	No		£ 2,000,000	Full plan period	CS9, CS13, DM04 DM17 CDH03, ECC02, TRC01	Cost dependent on scheme
Transport and Environment	Public Transport	Signage and wayfinding	Designing and implementing of signs	Borough Wide	Borough Wide	£ 750,000	No		£ 750,000	First 5 years	CS9 & DM17 CDH03	Cost Dependent on Feasibility Study and Design
Transport and Environment	Public Transport	Active Route - the Barnet Loop	Barnet Loop	Borough Wide	Borough Wide	£ 1,000,000	No		£ 1,000,000	First 5 years	CS9 & DM17 TRC01 & TRC02	Cost dependent on feasibility study and design
Transport and Environment	Public Transport	investing to improve footway Network	Improvement of footways across the whole borough	Borough Wide	Borough Wide	£ 4,500,000	No		£ 4,500,000	Full Plan Period	CS9 & DM17 TRC01 & TRC02	This is noted as 4.5m per year in the LTTS. How many years is the IDP for?
Transport and Environment	Public Transport	Cycle Parking	Cycle Parking at gateways, offices, schools, town centres and new residential areas	Borough wide	Borough wide	£ 1,000,000	No		£ 1,000,000	First and second 5 years	CS9 & DM17 TRC01, TRC02 & TRC03	Approx 100,000 per year for 10 years, we do get funding from TfL for this - however with Covid this funding has been affected....

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Transport and Environment	Public Transport	Cycle Network	Implementation of cycle routes (LTTS)	Borough Wide	Borough Wide	£ 1,000,000	No		£ 1,000,000	Full Plan Period	CS9 & DM17 TRC01 & TRC02	Approx £250,000 per km. Cost dependent on feasibility study and design.
Transport and Environment	Public Transport	Cycle Provision	Cycle hire proposals (LTTS)	Borough Wide	Borough Wide	£ 1,000,000	No		£ 1,000,000	First 5 years	CS9 & DM17 TRC01 & TRC02	Cost dependent on feasibility study, design, contract / procurement
Transport and Environment	Public Transport	Cycle Training	Cycle Training	Borough Wide	Borough Wide	£ 300,000	No		£ 300,000	Full Plan Period	CS9 & DM17 TRC01 & TRC02	Approx 300,000 per year. Previously funding for some training has been provided by TfL however due to Covid future TfL funding is unknown.
Transport and Environment	Public Transport	Express and Orbital bus routes	Express and Orbital bus routes			£ 40,000,000	No		£ 40,000,000	Full Plan Period	CS9 & DM17 TRC01 & TRC02	Cost dependent on feasibility study, design, management etc. We will work with TfL on providing this project and funding
Transport and Environment	Public Transport	Improve existing rail and underground services	Improve existing rail and underground services			???	No		£ -	First and second 5 years	CS9 & DM17 TRC01 & TRC02	Cost dependent on feasibility study, design, management etc. We will work with TfL on providing this project and funding, we would look to TfL to help fund this

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Transport and Environment	Public Transport	Gateways	Gateways			???	No		£ -	First and second 5 years	CS9 & DM17 TRC01 & TRC02	Cost dependent on feasibility study, design, management etc.
Transport and Environment	Public Transport	Electric Vehicle Charging provision - Authority owned and operated	Electric Vehicle Charging provision	Borough Wide	Borough Wide	£ 5,000,000	Partially, Assumed Grant funding of 75% will continue	3750000	£ 1,250,000	First 5 Years	CS9 & DM17 TRC02 & TRC03	Possible funding sources identified*
Transport and Environment	Public Transport	Road Safety Improvements	Road Safety Improvements	Borough Wide	Borough Wide	£ 20,000,000	No		£ 20,000,000	Full Plan Period	CS9 & DM17 TRC01 & TRC02	Cost dependent on number of locations, feasibility study, design, management etc.
Transport and Environment	Public Transport	Education, training and publicity - Road, travel and personal safety	Education, training and publicity - Road, travel and personal safety	Borough Wide	Borough Wide	£ 1,500,000	No		£ 1,500,000	All Plan Period	CS9 & DM17 TRC01	£100,000 per year, Capital Programme Funding & others
Transport and Environment	Public Transport	Travel Plan	Travel Plan	Borough Wide	Borough Wide	£ 6,000,000	No		£ 6,000,000	All Plan Period	CS9 & DM17 TRC01	£400,000 per year.
Transport and Environment	Public Transport	New Tube Station at Colindale	New tube station to increase capacity	Colindale	Colindale	£ 15,208,000	yes	£15,208,000	£ -	First 5 Years	CS9 & DM17 TRC01 & TRC02	Funding secured through Colindale Gardens s106, council and TfL contribution
Transport and Environment	Future Technology	Electric Vehicle Charging points across the Borough - Concession contracts	Electric Vehicle Charging Points of various speeds	Borough Wide	Borough Wide	£ 5,000,000	Partially, Assumed Grant funding of 75% will continue	3750000	£ 1,250,000	First 5 Years	CS9 & DM17 TRC02 & TRC03	Possible funding sources identified*
Transport and Environment	Bridge & Structure	Cyclical maintenance		Borough Wide	Borough Wide	£ 1,500,000	Yes		£ 1,500,000	Full Plan Period	CS9 & DM17 TRC01	Capital programme funding & others

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Transport and Environment	Bridge & Structure	Major improvements -		Borough Wide	Borough Wide	£ 5,000,000	Yes		£ 5,000,000	First 5 years	CS9 & DM17 TRC01 & TRC02	Capital programme funding & others
Transport and Environment	Bridge & Structure	Osidge Lane – Bridge Strengthening	Strengthening of Osidge Lane	Osidge	East Barnet	£ 350,000	Yes		£ 350,000	First 5 years	CS9 & DM17 TRC01 & TRC02	Capital programme funding & others
Transport and Environment	Bridge & Structure	Sanders Lane East - demolish or strengthening	Sanders Lane East bridge strengthening or removal	Mill Hill East	Mill Hill	£ 500,000	Yes		£ 500,000	First 5 years	CS9 & DM17 TRC01 & TRC02	Capital programme funding & others
Transport and Environment	Bridge & Structure	Oakdene Footbridge	maintenance and improvement of Oakdene Footbridge	Finchley, Church End	Finchley, Church End	£ 120,000	Yes		£ 120,000	First 5 years	CS9 & DM17 TRC01	Capital programme funding & others
Transport and Environment	Street Lighting	LED and CMS Conversion Programme 2019-20	Conversion of 30,000 lamps and 3,000 illuminated signs	Borough Wide	Borough Wide	£ 7,600,000	Yes, Successful Capital bid and Salix Loan repaid over 5 years	7,600,000	£ -	First 5 years	CS9 & DM17 CDH03	Capital funding supported by 5-year Salix Loan
Transport and Environment	Street Lighting	Street Lighting Asset Replacement Programme from 2032	Annual programme to replace 6,000 assets per year over a 5-year period	Borough Wide	Borough Wide	£ 50,000,000	No		£ 50,000,000	Third 5 years	CS12 & DM01 CDH03 & CHW04	Replacement Programme from 2032 £10M p/a
Transport and Environment	Transport Strategy	Costed projects approximation	Highways maintenance of 700km of carriageway, 14000km of footway, 30,000 gullies, 74 structures (bridges, culverts etc.). Street lighting and illuminated sign conversion project, footway improvement programme.			£ 160,950,000	No	£50,365,000	£ 110,585,000	Full Plan Period	CS9 & DM17 TRC01, TRC02, TRC03	NRP Capital NRP funding £50.365 million over 5 years. Not sure this is the transport strategy

Town Centres

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Town Centres	Town Centre Improvements	North Finchley - Town Centre Vision for Barnet	- Public Realm Improvements - Creating flexible work/retail/community space - Day & Night economy infrastructure - Redesign and construction of TC to support movement	North Finchley	Woodhouse/ West Finchley/Tott eridge	£ 30,000,000	Yes		£ 30,000,000	First and Second 5 years	CS5, CS6 CS9, DM11 DM12, & DM17 CDH03, TOW01 & TRC01	Possible funding sources identified* Town Centre teams being set up and gearing up to deliver TC strategy
Town Centres	Town Centre Improvements	Finchley Central - Town Centre Vision for Barnet	- Public Realm Improvements - Creating flexible work/retail/community space - Day & Night economy infrastructure - Redesign and construction of TC to support movement	Finchley Central	Finchley, Church End	£ 10,000,000	Yes		£ 10,000,000	First and Second 5 years	CS5, CS6 CS9, DM11 DM12, & DM17 CDH03, TOW01 & TRC01	Possible funding sources identified* Town Centre teams being set up and gearing up to deliver TC strategy
Town Centres	Town Centre Improvements	Edgware - Town Centre Vision for Barnet (District TC Strategy)	- Public Realm Improvements - Creating flexible work/retail/community space - Day & Night economy infrastructure - Redesign and construction of TC to support movement	Edgware	Edgware	£ 20,000,000	Yes		£ 20,000,000	First and Second 5 years	CS5, CS6 CS9, DM11 DM12, & DM17 CDH03, TOW01 & TRC01	Possible funding sources identified* Town Centre teams being set up and gearing up to deliver TC strategy
Town Centres	Town Centre Improvements	Colindale - Town Centre Vision for Barnet (District TC Strategy)	- Public Realm Improvements - Creating flexible work/retail/community space - Day & Night economy infrastructure - Redesign and construction of TC to support movement	Colindale	Colindale	£ 4,000,000	No		£ 4,000,000	First and Second 5 years	CS5, CS6 CS9, DM11 DM12, & DM17 CDH03, TOW01 & TRC01	Town Centre teams being set up and gearing up to deliver TC strategy

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Town Centres	Town Centre Improvements	Golders Green - Town Centre Vision for Barnet (District TC Strategy)	- Public Realm Improvements - Creating flexible work/retail/community space - Day & Night economy infrastructure - Redesign and construction of TC to support movement	Golders Green	Golders Green	£ 18,000,000	No		£ 18,000,000	First and Second 5 years	CS5, CS6 CS9, DM11 DM12, & DM17 CDH03, TOW01 & TRC01	Town Centre teams being set up and gearing up to deliver TC strategy
Town Centres	Town Centre Improvements	West Hendon Broadway - Town Centre Vision for Barnet (District TC Strategy)	- Public Realm Improvements - Creating flexible work/retail/community space - Day & Night economy infrastructure - Redesign and construction of TC to support movement	West Hendon Broadway	West Hendon Broadway	£ 4,000,000	No		£ 4,000,000	First and Second 5 years	CS5, CS6 CS9, DM11 DM12, & DM17 CDH03, TOW01 & TRC01	Town Centre teams being set up and gearing up to deliver TC strategy
Town Centres	Town Centre Improvements	Chipping Barnet - Town Centre Vision for Barnet (District TC Strategy)	- Public Realm Improvements - Creating flexible work/retail/community space - Day & Night economy infrastructure - Redesign and construction of TC to support movement	Chipping Barnet	Chipping Barnet	£ 5,000,000	No		£ 5,000,000	First and Second 5 years	CS5, CS6 CS9, DM11 DM12, & DM17 CDH03, TOW01 & TRC01	Town Centre teams being set up and gearing up to deliver TC strategy
Town Centres	Town Centre Improvements	Cricklewood - Town Centre Vision for Barnet (District TC Strategy)	- Public Realm Improvements - Creating flexible work/retail/community space - Day & Night economy infrastructure - Redesign and construction of TC to support movement	Cricklewood	Cricklewood	£ 4,000,000	No		£ 4,000,000	First and Second 5 years	CS5, CS6 CS9, DM11 DM12, & DM17 CDH03, TOW01 & TRC01	Town Centre teams being set up and gearing up to deliver TC strategy

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Town Centres	Town Centre Improvements	Burnt Oak - Town Centre Vision for Barnet (District TC Strategy)	- Public Realm Improvements - Creating flexible work/retail/community space - Day & Night economy infrastructure - Redesign and construction of TC to support movement	Burnt Oak	Burnt Oak	£ 4,000,000	No		£ 4,000,000	First and Second 5 years	CS5, CS6 CS9, DM11 DM12, & DM17 CDH03, TOW01 & TRC01	Town Centre teams being set up and gearing up to deliver TC strategy
Town Centres	Town Centre Improvements	Borough-wide town centre initiatives	- Shop-front improvement + retail support programmes - Vacant properties strategy - Evening economy uses - Liveable neighbourhoods	Borough wide	All	£ 20,250,000	No		£ 20,250,000	First and Second 5 years	CS5, CS6 CS9, DM11 DM12, & DM17 CDH03, TOW01 & TRC01	Town Centre teams being set up and gearing up to deliver relevant borough-wide TC projects
Flooding and Drainage, Waste and Air Quality												
Flooding and Drainage	Flooding and Drainage	Flood Defence schemes		Borough Wide	Borough Wide	£ 20,000,000	Unknown		£ 20,000,000		CS13 & DM04 ECC02	
Flooding and Drainage	Flooding and Drainage	Gully cleansing revenue		Borough Wide	Borough Wide	£ 3,600,000	Yes		£ 3,600,000	Full Plan Period	CS13 & DM04 ECC02	£240k p/a (15yrs) Capital programme funding
Flooding and Drainage	Flooding and Drainage	Cyclical and reactive maintenance		Borough Wide	Borough Wide	£ 2,400,000	Yes		£ 2,400,000	Full Plan Period	CS13 & DM04 ECC02	£160k p/a (15yrs) EA funding
Waste	Waste	New Depot Site				£ 40,000,000	No		£ 40,000,000	First 5 years	CS14, DM01 & DM02 ECC03	
Air Quality	Air Quality	Two PM2.5 monitoring stations	Implementation of 2 new, automated PM2.5 particle monitors.			£ 27,000	No		£ 27,000	First 5 years	CS13 & DM04 ECC02	

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Air Quality	Air Quality	Maintenance	Service and maintenance of monitoring stations and diffusion tubes, data contract and data collection.			£ 210,000	Yes		£ 210,000	Full Plan Period	CS13 & DM04 ECC02	£11k p/a This would increase to approximately 14k p/a if the PM2.5 monitoring stations were installed.
Education												
Education	Modernisation - Primary & Secondary	Modernisation - Primary & Secondary	Enhancement to education facilities to keep them up to required standards			£ 45,000,000	Part	3,000,000	£ 42,000,000	All	CS10 & DM13 CHW01 & CHW02	
Education	Modernisation - Primary & Secondary	Healthy Pupils Fund	Enhancement to education facilities to keep them up to required standards			£ 15,000	Yes		£ 15,000	First 5 years	CS10 & DM13 CHW01 & CHW02	This is the current and 20/21 financial years only
Education	Modernisation - Primary & Secondary	Saracens Primary	Delivery of 6FE School	Colindale	Colindale	£ 2,200,000	Yes	2,200,000	£ -	First 5 years	CS10 & DM13 CHW01 & CHW02	This is the current and 20/21 financial years only
Education	Modernisation - Primary & Secondary	Kosher Kitchen	Enhancement to education facilities to keep them up to required standards			£ 800,000	Yes		£ 800,000	First 5 years	CS10 & DM13 CHW01 & CHW02	This is the current and 20/21 financial years only
Education	Modernisation - Primary & Secondary	Grammar school projects	Expansion of St Michaels Grammar School	West Finchley	West Finchley	£ 1,000,000	Yes	1,000,000	£ -	First 5 years	CS10 & DM13 CHW01 & CHW02	This is the current and 20/21 financial years only

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Education	Modernisation - Primary & Secondary	Whitefield School ASD		Golders Green	Golders Green	£ 1,858,000	Yes	1,858,000	£ -	First 5 years	CS10 & DM13 CHW01 & CHW02	This is the current and 20/21 financial years only
Education	School place planning (Primary)	School place planning (Primary)	Provision of additional forms of entry across the borough	Borough wide	Borough wide	Number of FE x £6,000,000	Yes		£ -	First 5 years	CS10 & DM13 CHW01 & CHW02	This is a calculation for additional forms of entry required across the borough at undefined locations. The formula is based on the average cost to deliver a single form of entry
Education	School place planning (Secondary)	School place planning (Secondary)	Provision of additional forms of entry across the borough	Borough wide	Borough wide	Number of FE x £6,000,000	Yes		£ -	First 5 years	CS10 & DM13 CHW01 & CHW02	This is the current and 20/21 financial years only
Education	School place planning (Primary)	School place planning (Primary)	Provision of 3 additional Forms of entry in the West Hendon Area	West Hendon	West Hendon	£ 18,000,000	No	-	£ 18,000,000	Years 5 - 10	CS10 & DM13 CHW01 & CHW02	Projections currently appearing volatile; therefore, the priority of this item has been moved back to years 5 - 10
Education	SEN	SEN	Provision of New SEN School (Windmill) in High Barnet	High Barnet	High Barnet	£ 1,000,000	Yes	1,000,000	£ -		CS10 & DM13 CHW01 & CHW02	
Education	SEN	SEN	Provision of additional SEN places	Borough Wide	Borough wide	£ 12,000,000	No	-	£ 12,000,000	First 5 years	CS10 & DM13 CHW01 & CHW02	This is the current and 20/21 financial years only

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Education	Alternative Provision	Alternative Provision	Provision of New Pupil Referral Unit in Chandos Avenue	Chandos Avenue	East Barnet	£ 22,500,000	Yes	22,500,000	£ -	First 5 years	CS10 & DM13 CHW01 & CHW02	This is the current and 20/21 financial years only
Education	Early Education and Childcare place sufficiency	Early Education and Childcare place sufficiency				£ 852,000	Yes	CIL	£ -	First 5 years	CS10 & DM13 CHW01 & CHW02	This is the current and 20/21 financial years only
Education	Information Management	Information Management				£ 298,000	Yes		£ 298,000	First 5 years	CS10 & DM13 CHW01 & CHW02	This is the current and 20/21 financial years only
Education	School Provision (Primary)	Saracens School works	Provision of a new Primary School at Colindale Gardens	Colindale	Colindale						CS10 & DM13 CHW01 & CHW02	Land Secured through Peele Centre Planning Permission
	Libraries											
Libraries	Libraries	West Hendon Library		West Hendon	West Hendon		No				CS10 & DM13 CHW01 & CHW02	
Libraries	Libraries	Edgware Library 500sqm	Library expansion	Edgware	Edgware	£ 1,000,000	No		£ 1,000,000		CS10 & DM13 CHW01 & CHW02	

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Libraries	Libraries	Osidge Library 500sqm	Library expansion	Osidge	Colindale	£ 1,000,000	No		£ 1,000,000		CS10 & DM13 CHW01 & CHW02	
Libraries	Libraries	Golders Green Library 500sqm	Library expansion	Golders Green	Golders Green	£ 1,000,000	No		£ 1,000,000		CS10 & DM13 CHW01 & CHW02	
Libraries	Libraries	East Finchley Library 500sqm	Library expansion	East Finchley	East Finchley	£ 1,000,000	No		£ 1,000,000		CS10 & DM13 CHW01 & CHW02	
Libraries	Libraries	North Finchley Library 500sqm	Library expansion	North Finchley	Woodhouse	£ 1,000,000	No		£ 1,000,000		CS10 & DM13 CHW01 & CHW02	
Libraries	Libraries	Burnt Oak Library 500sqm	Library expansion	Burnt Oak	Burnt Oak	£ 1,000,000	No		£ 1,000,000		CS10 & DM13 CHW01 & CHW02	
Libraries	Libraries	Exterior signage, shop front and interior design standards - all libraries		Borough Wide	Borough Wide	£ 170,000	No		£ 170,000		CS10 & DM13 CHW01 & CHW02	

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Libraries	Libraries	Self-service entry technology V2 - all core and core plus libraries	Self Service library entrances	Borough Wide	Borough Wide		No		£ -		CS10 & DM13 CHW01 & CHW02	
Libraries	Libraries	library toilet facilities	Upgrade and replacement of toilet facilities at Chipping Barnet, Edgware and Burnt Oak Libraries	Borough Wide	Borough Wide		No		£ -		CS10 & DM13 CHW01 & CHW02	
Libraries	Libraries	Internal signage and digital help points - all libraries	Internal Signage and digital help point facilities	Borough Wide	Borough Wide	£ 170,000	No		£ 170,000		CS10 & DM13 CHW01 & CHW02	
Libraries	Libraries	Friern Barnet Library (Roof)	Roof works	Friern Barnet	Coppetts	£ 500	No		£ 500		CS10 & DM13 CHW01 & CHW02	
Children's Care												
Children's Care	Children's Care	Loft conversion and extension policy for Foster Carers	Loft conversion for foster care facility			£ 240,000	Yes		£ 240,000	First 5 years	CS10 & DM13 CHW01 & CHW02	This is the current and 20/21 financial years only
Children's Care	Children's Care	New Park House Children's home	New Children's Home			£ 3,000	Yes?		£ 3,000	First 5 years	CS10 & DM13 CHW01 & CHW02	This is the current and 20/21 financial years only
Children's Care	Children's Care	Woodside Avenue Children's Home	Provision of new build children's home and intervention centre in Woodside Avenue	Woodside Park	Totteridge	£ 3,000,000	Yes	3,000,000	£ -	First 5 Years	CS10 & DM13 CHW01 & CHW02	Project On site due for completion on 2021
Children's Care	Children's Care	Cromer Road Care Leavers	Cromer Road Caretakers Housing Conversion to form accommodation for Care Leavers	New Barnet Road	High Barnet	£ 200,000	No		£ 200,000		CS10 & DM13 CHW01 & CHW02	

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Children's Care	Children's Care	Church hill Accommodation for Care Leavers	Centre Point Scheme for to convert Church Hill Road Car Park into Accommodation for Care Leavers	East Barnet - East Barnet Village	East Barnet	£ 3,000,000	No		£ 3,000,000		CS10 & DM13 CHW01 & CHW02	
Children's Care	Children's Care	Meadow Close Children's Homes		Underhill	Underhill	£ 100,000	No		£ 100,000	First 5 years	CS10 & DM13 CHW01 & CHW02	This is the current and 20/21 financial years only
Adult and Family Services												
Adult services	Adult Care	Assistive Technology	Assistive technology for independent living	Borough Wide	Borough Wide	£ 1,975,000			£ 1,975,000		CS10 & DM13 CHW01 & CHW02	
Family Services	Estates	Family Services Estate - building compliance, extensive R&M, H&S, DDA				£ 1,766,000	Yes		£ 1,766,000	First 5 years	CS10 & DM13 CHW01 & CHW02	This is the current and 20/21 financial years only
Family Services	Estates	New Care Home				£ 4,000,000	Yes		£ 4,000,000	First 5 years	CS4 & DM09 HOU04	This is the current and 20/21 financial years only
Family Services	Estates	Centre Point Scheme for converting Churchill Car Park (East Barnet) to modular affordable housing project (60 units).	Independent Living Programme- 60-unit housing	East Barnet	East Barnet	£ 3,500,000	Part?	£3,000,000	£ 500,000		CS4 & DM09 HOU04	£3-3.5,000,000 secured by Centre Point investment
Family Services	Adult social Care	Wellbeing Centre, Estate /Accommodation for BCS provision	Crisis House			£ 350,000			£ 350,000		CS10 & DM13 CHW01 & CHW02	

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Family Services	Adult social Care	Wellbeing Centre, Estate /Accommodation for BCS provision	Crisis Café			£ 149,000			£ 149,000		CS10 & DM13 CHW01 & CHW02	
Family Services	Adult social Care	Wellbeing Centre, Estate /Accommodation for BCS provision	Recovery college			£ 120,000			£ 120,000		CS10 & DM13 CHW01 & CHW02	
Family Services	Adult social Care	Wellbeing Centre, Estate /Accommodation for BCS provision	Health and Social Care BCS hub			£ 150,000			£ 150,000		CS10 & DM13 CHW01 & CHW02	
Family Services	Adult social Care	Older Adult - Integrated Care	Homecare Services	Borough Wide	Borough Wide	£ 100,000,000	Yes		£ 100,000,000	Full Plan Period	CS10 & DM13 CHW01 & CHW02	
Family Services	Adult social Care	Older Adult - Integrated Care	Community Equipment	Borough Wide	Borough Wide	£ 17,599,000	Yes, Part Council/Part CCG		£ 17,599,000	First Five Years	CS10 & DM13 CHW01 & CHW02	
Family Services	Adult social Care	Older Adult - Integrated Care	Assistive technology for independent living	Borough Wide	Borough Wide	£ 8,000	Yes		£ 8,000		CS10 & DM13 CHW01 & CHW02	
Family Services	Adult social Care	Learning Disabilities	Accommodation and support			£ 10,672			£ 10,672		CS10 & DM13 CHW01 & CHW02	
	Health											
Health	Health Facilities	Brent Cross - A new Primary and Community Care facility	Fit out of facility	Brent Cross	West Hendon/Golders Green	£ 12,000,000	No		£ 12,000,000	Second 5 years	CS11 & DM13 CHW01 & CHW02	
Health	Health Facilities	Finchley Memorial Hospital - style shuttle bus from Finchley Tally Ho (the Bus station) and the main bus stops on the High Road to Finchley Memorial Hospital	Shuttle Bus	Woodhouse	Woodhouse	Unknown	No		£ -	First 5 years	CS11 & DM13 CHW01 & CHW02	

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Health	Health Facilities	Barnet General Hospital - Urgent Care Centre (UCC)	Fit out of facility	Chipping Barnet	Underhill	£ 2,000,000	No		£ 2,000,000	First 5 years	CS11 & DM13 CHW01 & CHW02	Being sought
Health	Health Facilities	Cricklewood - A new 1,500 – 2,000m2 primary Care and Community facility	Fit out of facility	Cricklewood	Childs Hill	£ 9,000,000	No		£ 9,000,000	Unknown	CS11 & DM13 CHW01 & CHW02	
Health	Health Facilities	Golders Green - A new 1,500 – 2,000m2 primary Care and Community facility	Fit out of facility	Golders green	Golders green	£ 9,000,000	No		£ 9,000,000	Unknown	CS11 & DM13 CHW01 & CHW02	
Health	Health Facilities	Edgware/Burnt Oak- A new 1,500 – 2,000m2 primary Care and Community facility	Fit out of facility	Edgware/Burnt Oak	Edgware/Burnt Oak	£ 9,000,000	No		£ 9,000,000	Unknown	CS11 & DM13 CHW01 & CHW02	
Health	Health Facilities	Mill Hill - A new 1,500 – 2,000m2 primary Care and Community facility	Fit out of facility	Mill Hill	Mill Hill	£ 9,000,000	No		£ 9,000,000	Unknown	CS11 & DM13 CHW01 & CHW02	

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Health	Health Facilities	Totteridge and Whetstone - A new 1,500 – 2,000m2 primary Care and Community facility	Fit out of facility	Totteridge Whetstone	Totteridge	£ 9,000,000	No		£ 9,000,000	Unknown	CS11 & DM13 CHW01 & CHW02	
Health	Health Facilities	All -Coaguchek clinical devices for health facilities across Barnet.	Coaguchek clinical devices for health facilities across Barnet.	Borough Wide	Borough Wide	£ 30,000	No		£ 30,000	Unknown	CS11 & DM13 CHW01 & CHW02	
Health	Health Facilities	All - Community Clinical IT Infrastructure: EMIS Community software to be installed across all Barnet community sites for clinical integration work.	Community Clinical IT Infrastructure: EMIS Community software to be installed.	Borough Wide	Borough Wide	£ 1,200,000	No		£ 1,200,000	Unknown	CS11 & DM13 CHW01 & CHW02	
Parks and Open Spaces												
Parks and open space	Park improvements	Montrose Playing Fields and Silk Stream Park	Improvements include; Playgrounds, Parks Furniture, Pathways, Sports & Wellbeing Facilities, Hub Buildings, Entrances etc	Montrose Park and Silk Stream	Burnt Oak	£ 5,500,000	Yes		£ 5,500,000	Complete	CS7 & DM15 CHW02, ECC02, ECC04, ECC05 & ECC06	To be completed by March 2020
Parks and open space	Park improvements	Colindale Park	Improvements include; Playgrounds, Parks Furniture, Pathways, Wellbeing Facilities, Entrances etc	Colindale	Colindale	£ 2,500,000	Part	£2,000,000	£ 500,000	First 5 years	CS7 & DM15 CHW02, ECC02, ECC04, ECC05 & ECC06	£2m funding via S106

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Parks and open space	Park improvements	Heybourne Park,	Improvements include; Playgrounds, Parks Furniture, Pathways, Wellbeing Facilities, Entrances etc	Colindale	Colindale	£ 3,500,000	Part	£2,000,000	£ 1,500,000	First 5 Years	CS7 & DM15 CHW02, ECC02, ECC04, ECC05 & ECC06	£2m funding via S106
Parks and open space	Park improvements	Sustainable Travel – facilitating the growth of the walking and cycling network	Improvements include; Playgrounds, Parks Furniture, Pathways, Wellbeing Facilities, Entrances etc	Borough Wide	Borough Wide	Unknown	No		£ -		CS7 & DM15 CHW02, ECC02, ECC04, ECC05 & ECC06	To be considered in connection with Barnet Transport Strategy
Parks and open space	Park improvements	Rushgrove Park	Improvements include; Playgrounds, Parks Furniture, Pathways, Wellbeing Facilities, Entrances etc	Colindale	Colindale	£ 2,750,000	Part	£2,000,000	£ -	First 5 years	CS7 & DM15 CHW02, ECC02, ECC04, ECC05 & ECC06	£2m funding via S106
Parks and open space	Park improvements	Parks Infrastructure – Quality / Value	Improvements include; Playgrounds, Parks Furniture, Pathways, Wellbeing Facilities, Entrances etc	Borough Wide	Borough Wide	£ 3,750,000	No		£ 3,750,000	First 5 Years	CS7 & DM15 CHW02, ECC02, ECC04, ECC05 & ECC06	To deliver the investment required to optimise the quality / value of parks in order to meet increased population / regeneration requirements
Parks and open space	Park improvements - Brent Cross	Brent Cross - Clitterhouse Playing Fields	Improvements include; Playgrounds, Parks Furniture, Pathways, Wellbeing Facilities, Entrances etc	Brent Cross	West Hendon/Golders Green	Unknown	Part		£ -		CS7 & DM15 CHW02, ECC02, ECC04, ECC05 & ECC06	BXS Scheme – to be confirmed by LBB and Argent LLP

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Parks and open space	Park improvements - Brent Cross	Brent Cross – New River Brent River Corridor	Improved pathways and connectivity with West Hendon Estates and Nearby Parks Facilities	Brent Cross	West Hendon/Golders Green	Unknown	Part		£ -		CS7 & DM15 CHW02, ECC02, ECC04, ECC05 & ECC06	BXS Scheme – to be confirmed by LBB and Argent LLP
Parks and open space	Park improvements - Brent Cross	Brent Cross – Various public squares	Improvements include; Playgrounds, Parks Furniture, Pathways, Sports & Wellbeing Facilities, Hub Buildings, Entrances etc	Brent Cross	West Hendon/Golders Green	Unknown	Part		£ -		CS7 & DM15 CHW02, ECC02, ECC04, ECC05 & ECC06	BXS Scheme – to be confirmed by LBB and Argent LLP
Parks and open space	Park improvements - Brent Cross	Brent Cross - Clarendon Park, Clarefield Park,	Improvements include; Playgrounds, Parks Furniture, Pathways, Sports & Wellbeing Facilities, Hub Buildings, Entrances etc	Brent Cross	West Hendon/Golders Green	Unknown	Part		£ -		CS7 & DM15 CHW02, ECC02, ECC04, ECC05 & ECC06	BXS Scheme – to be confirmed by LBB and Argent LLP
Parks and open space	Park improvements - Brent Cross	Claremont Park and Sturgess Park replacement / improvements	Improvements include; Playgrounds, Parks Furniture, Pathways, Wellbeing Facilities, Entrances etc	Brent Cross	West Hendon/Golders Green	Unknown	Part		£ -		CS7 & DM15 CHW02, ECC02, ECC04, ECC05 & ECC06	BXS Scheme – to be confirmed by LBB and Argent LLP
Parks and open space	Park improvements - Brent Cross	Brent Cross – Temporary open space	Temporary open space	Brent Cross	West Hendon/Golders Green	Unknown	Part		£ -		CS7 & DM15 CHW02, ECC02, ECC04, ECC05 & ECC06	BXS Scheme – to be confirmed by LBB and Argent LLP
Parks and open space	Park improvements	Copthall Playing Fields and Mill Hill Open Spaces (Sunnyhill)	Improvements include; Playgrounds, Parks Furniture, Pathways, Sports & Wellbeing Facilities, Hub Buildings, Entrances etc	Copthall	Mill Hill	£ 55,000,000	No		£ 55,000,000	Second 5 years	CS7 & DM15 CHW02, ECC02, ECC04, ECC05 & ECC06	Masterplan for Copthall and Mill Hill Open Spaces approved in 2019

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Parks and open space	Park improvements	Park, Mill Hill Park and Arrandene Open Space)	Improvements include; Playgrounds, Parks Furniture, Pathways, Wellbeing Facilities, Entrances etc	Mill Hill	Mill Hill	£ 1,000,000	No		£ 1,000,000	Second 5 years	CS7 & DM15 CHW02, ECC02, ECC04, ECC05 & ECC06	
Parks and open space	Park improvements	West Hendon Estate - New green corridors and investment in SSSI	Improved pathways and connectivity with West Hendon Estates and Nearby Parks Facilities	West Hendon	West Hendon	£ 1,000,000	No		£ 1,000,000	First 5 Years	CS7 & DM15 CHW02, ECC02, ECC04, ECC05 & ECC06	Potential to be funded within Sports Hub Masterplan for West Hendon Playing Fields
Parks and open space	Park improvements	West Hendon Playing Fields – Sports Hub Masterplan	Improvements include; Playgrounds, Parks Furniture, Pathways, Sports & Wellbeing Facilities, Hub Buildings, Entrances etc	West Hendon	West Hendon	£ 17,500,000	No		£ 17,500,000	First 5 Years	CS7 & DM15 CHW02, ECC02, ECC04, ECC05 & ECC06	Feasibility Study 2019 provided cost estimate
Parks and open space	Park improvements	Barnet Playing Fields / King George V – Sports Hub Masterplan	Improvements include; Playgrounds, Parks Furniture, Pathways, Sports & Wellbeing Facilities, Hub Buildings, Entrances etc	Underhill/To tteridge	Underhill/To tteridge	£ 11,500,000	Part		£ 11,500,000	Second 5 years	CS7 & DM15 CHW02, ECC02, ECC04, ECC05 & ECC06	Feasibility Study 2019 provided cost estimate S106 funding - £1.470m

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Parks and open space	Park improvements	North West Green Belt Sites Masterplan	Improvements include; Playgrounds, Parks Furniture, Pathways, Wellbeing Facilities, Entrances etc			£ 3,000,000	No		£ 3,000,000	Second 5 years	CS7 & DM15 CHW02, ECC02, ECC04, ECC05 & ECC06	Masterplan to be commissioned.
Leisure												
Leisure	Leisure centre improvements	Finchley Lido Leisure Centre		Finchley	Woodhouse	£ 32,000,000	No		£ 32,000,000	First 5 Years	CS7 & DM15 CHW02, ECC02, ECC04, ECC05 & ECC06	Initial Feasibility Study to be undertaken in 2020.
Leisure	Leisure centre improvements	Hendon Leisure Centre		Hendon	Golders Green	£ 20,000,000	Part		£ 20,000,000	Second 5 years	CS7 & DM15 CHW02, ECC02, ECC04, ECC05 & ECC06	BXS Scheme – to be confirmed by LBB and Argent LLP
Leisure	Leisure centre improvements	Burnt Oak Leisure Centre		Burnt Oak	Burnt Oak	£ 4,000,000	No		£ 4,000,000		CS7 & DM15 CHW02, ECC02, ECC04, ECC05 & ECC06	
Community Centres	Community Centres	No projects costed							£ -		CS10 & DM13 CHW01 & CHW02	
Emergency Services	Emergency Services	No projects costed							£ -		CS10 & DM13 CHW01 & CHW02	
Brent Cross												
Strategic Site Infrastructure at Brent Cross	Public Transport	Step Free Access Studies		Brent Cross	West Hendon/Golders Green	£ 120,000	Secured through current s106		£ 120,000		CS2 GSS02 & GSS03	

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Strategic Site Infrastructure at Brent Cross	Public Transport	A406 Surfacing or Noise Mitigation		Brent cross	West Hendon/Golders Green	£ 1,000,000	Secured through current s106		£ 1,000,000		CS2 GSS02 & GSS03	
Strategic Site Infrastructure at Brent Cross	Public Transport	Brent Cross Tube Station Step Free Access		Brent Cross	West Hendon/Golders Green	£ 6,000,000	Secured through current s106		£ 6,000,000		CS2 GSS02 & GSS03	Delivery Phase Payment Triggered by 1BN
Strategic Site Infrastructure at Brent Cross	Bridge & Structure	"• New Bridge Structure B1 (Replacement A406 Tempelhof Bridge)		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02 & GSS03	Delivery Phase 1AN (Infra2)
Strategic Site Infrastructure at Brent Cross	Bridge & Structure	• Tempelhof Avenue		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02 & GSS03	Delivery Phase 1AN (Infra2)
Strategic Site Infrastructure at Brent Cross	Bridge & Structure	• Link Road"		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02 & GSS03	Delivery Phase 1AN (Infra2)
Strategic Site Infrastructure at Brent Cross	Junction Improvements	A406 Brent Cross Ingress/Egress Junction Improvements		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02 & GSS03	Delivery Phase 1AN (Infra2)
Strategic Site Infrastructure at Brent Cross	Cycling and walking improvements	Brent Cross Pedestrian Underpass Works		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02 & GSS03	Delivery Phase 1AN (Infra2)
Strategic Site Infrastructure at Brent Cross	Flooding and Drainage	River Brent Alteration and Diversion Works		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02 & GSS03	
Strategic Site Infrastructure at Brent Cross	New park	River Brent Nature Park/ Wetland Area		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02 & GSS03	

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Strategic Site Infrastructure at Brent Cross	New park	Eastern Brent Riverside Park		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02 & GSS03	
Strategic Site Infrastructure at Brent Cross	Bridge & Structure	Living Bridge (including Brent Cross Main St and High Street North)		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02 & GSS03	Delivery Phase 1AN (Infra2)
Strategic Site Infrastructure at Brent Cross	Cycling and walking improvements	School Green Corridor		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02 & GSS03	
Strategic Site Infrastructure at Brent Cross	Libraries	Library		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02 & GSS03	
Strategic Site Infrastructure at Brent Cross	Health Facilities	Main Health Centre		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02 & GSS03	
Strategic Site Infrastructure at Brent Cross	Health Facilities	Drop-in Health Centre		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02 & GSS03	
Strategic Site Infrastructure at Brent Cross	New park	Brent Riverside Park		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02, GSS03, ECC04	
Strategic Site Infrastructure at Brent Cross	New park	Eastern Lands Green Corridor		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02, GSS03, ECC04	
Strategic Site Infrastructure at Brent Cross	Cycling and walking improvements	Bridge Structure B4 (Pedestrian Bridge over A406)		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02 & GSS03	Delivery Phase 6

Infrastructure type	Infrastructure sub type	Detail	Infrastructure to be delivered	Locality	Ward	Cost	Funded	Funding in place	Funding to be secured	Phasing (Local Plan Timeframes)	Link to Local Plan Policy	Comment * These are contingent on bids for funding being successful in full.
Strategic Site Infrastructure at Brent Cross	New park	Western Brent Riverside Park		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02, GSS03 & ECC04	
Strategic Site Infrastructure at Brent Cross	New park	Millennium Green Improvements		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02, GSS03 & ECC04	delivery Phase 3
Strategic Site Infrastructure at Brent Cross	New park	Brent Terrace Park		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02, GSS03 & ECC04	
Strategic Site Infrastructure at Brent Cross	New park	Railway Lands Nature Park		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02, GSS03 & ECC04	
Strategic Site Infrastructure at Brent Cross	New park	Northern Nature Park		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02, GSS03 & ECC04	
Strategic Site Infrastructure at Brent Cross	New park	North Circular Green Corridor		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS2 GSS02, GSS03, ECC04 & ECC06	
Strategic Site Infrastructure at West Hendon	West Hendon	Bridges Cool Oak Lane Pedestrian and Cycle Bridge		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -	Delivered 2020	CS9 & DM17 TRC01 & TRC02	
Strategic Site Infrastructure at West Hendon	New school	Land provided to facilitate a new school as well as a financial payment		Brent Cross	West Hendon/Golders Green		Secured through current s106		£ -		CS10 & DM13 GSS10, CHW01 & CHW02	

Equalities Impact Assessment (EIA)

EIAs make services better for everyone and support value for money by getting services right first time.

EIAs enable us to consider all the information about a service, policy or strategy from an equalities perspective and then create an action plan to get the best outcomes for service users and staff¹. They analyse how all our work as a council might impact differently on different groups protected from discrimination by the Equality Act 2010². They help us make good decisions and evidence how we have reached them.³

An EIA needs to be started as a project starts to identify and consider possible differential impacts on people and their lives, inform project planning and, where appropriate, identify mitigating actions. A full EIA must be completed before any decisions are made or policy agreed so that the EIA informs that decision or policy. It is also a live document; you should review and update it along with your project plan throughout.

You should first consider whether you need to complete this full EIA⁴.

Other key points to note:

- Full guidance notes to help you are embedded in this form – see the End Notes or hover the mouse over the numbered notes.
- Please share your EIA with your Equalities Champion and the final/updated version at the end of the project.
- Major EIAs should be reviewed by the relevant Head of Service.
- Examples of completed EIAs can be found on the Equalities Hub

1. Responsibility for the EIA

Title of proposal ⁵	Barnet Community Infrastructure Levy Charging Schedule Review
Name and job title of completing officer	Alice Leach – Infrastructure Planning Manager
Head of service area responsible	Neeru Kareer
Equalities Champion supporting the EIA	
Performance Management rep	n/a
HR rep (for employment related issues)	n/a
Representative (s) from external stakeholders	n/a

2. Description of proposal

Is this a: (Please tick all that apply)	
New policy /strategy / function / procedure / service <input type="checkbox"/>	Review of Policy /strategy / function / procedure / service <input checked="" type="checkbox"/>
Budget Saving <input type="checkbox"/>	Other <input checked="" type="checkbox"/>
If budget saving please specify value below:	If other please specify below: The increase in the CIL result would over the medium term result in an increase to the CIL applied in the borough by 50%
<p><i>Please outline in no more than 3 paragraphs⁶:</i></p> <ul style="list-style-type: none"> <i>The proposal which is being assessed</i> Officers are seeking committee agreement to consult on a new Draft Community Infrastructure Levy (CIL) Charging Schedule. The Draft Charging Schedule proposes to revise the Barnet CIL rate to £300 per square metre for residential development and introduce a flat rate for all other uses of £20 per square metre. Independent viability evidence was commissioned and indicates the new proposed rates to be viable and would not unduly prejudice development coming forward in the borough. 	

- *The key stakeholders who may be affected by the policy or proposal*

The main stakeholders who would be affected would in the first instance be property developers in the borough who would have to pay the CIL. All residents and businesses in Barnet would benefit from the improvement to infrastructure that the CIL income raised would eventually be used to fund.

- *The decision-making route being taken (eg. business planning, committee) and date of decision:*

Policy and Resource Committee 8 Feb 2021 for agreement to consult on the Draft Charging Schedule.

3. Supporting evidence

What existing data informs your assessment of the impact of the proposal on protected groups of service users and/or staff?

Identify the main sources of evidence, both quantitative and qualitative, that supports your analysis

Protected group	What does the data tell you⁷? <i>Provide a summary of any relevant demographic data about the borough's population from the <u>Joint Strategic Needs Assessment</u>, or data about the council's workforce</i>	What do people tell you⁸? <i>n/a as we have not yet undertaken any consultation on the Charging Schedule Review.</i>

Age ⁹	Table 1: Age range proportions – 2011 Census data			
	Age	Barnet (%)	Greater London (%)	National (%)
	Age 0 to 4	7.4	3.68	6.26
	Age 5 to 7	3.9	2.22	3.45
	Age 8 to 9	2.4	5.59	2.16
	Age 10 to 14	6.0	1.15	5.81
	Age 15	1.2	2.28	1.23
	Age 16 to 17	2.5	2.34	2.48
	Age 18 to 19	2.1	7.71	2.59
	Age 20 to 24	6.7	10.19	6.78
	Age 25 to 29	8.8	25.34	6.89
	Age 30 to 44	23.5	17.00	20.64
	Age 45 to 59	17.5	4.19	19.39
	Age 60 to 64	4.7	5.79	5.98
Age 65 to 74	6.7	3.78	8.59	
Age 75 to 84	4.5	0.99	5.52	
Age 85 to 89	1.3	0.52	1.46	

	Age 90 and over	0.8		0.76	
Disability ¹⁰	<p>The age structure of Barnet is relatively young, with proportionally more people aged between 0 and 17 years and 30 to 64 years when compared to that of Greater London and nationally. There is a lower proportion of people aged between 20 to 29 compared to Greater London.</p> <p>The number of people aged 65 and over is predicted to increase by 33% between 2018 and 2030, compared with a 2% decrease in young people (aged 0-19) and a 4% increase for working age adults (aged 16-64), over the same period.</p>				
<p>The 2011 census indicated that within Barnet, 6% of the overall population have their day to day activities limited a lot by their health, while 14% of residents suffered from a long-term health problem or disability.</p> <p>The west and east regions of the borough have the biggest proportion, with the proportion of people whose daily lives are affected by a long-term condition or disability ranges from 2-14%. Within the west of the borough, Burnt Oak, Childs Hill and Golders Green comprise some of the biggest areas, between 11% and 13%.</p> <p>This trend is replicated across the East, where the highest proportions range between 11 and 14%, with the majority of region falling between 5% and 9%.</p> <p>In 2018, there was an estimated 6,100 adults in the Borough aged under 65 with a learning disability and 1,176 older people (aged 65+) giving a total of 7,276 adults for Barnet. The prevalence of physical disability (both moderate and severe) increases in older age groups. In 2018, there was an estimated 23,735 adults in Barnet with either a moderate or serious physical disability. Projecting Adult Needs and Service Information (PANSI) indicate that this figure may increase to 28,907 by 2035, a rise of 22%.</p>					

<p>Gender reassignment¹¹</p>	<p>There is no official census data for the number of gender variant people in Barnet. However, the ONS estimates that the size of the transgender community in the UK could range from 65,000 to 300,000¹.</p>													
<p>Marriage and Civil Partnership¹²</p>	<p>The 2011 Census indicated that Barnet has a higher proportion of married couples (47%) when compared with Greater London (40%), but a lower proportion of same sex civil partnerships (0.21%) than Greater London (0.42%)². Approximately 37% of the population is single and 16% either divorced, widowed or separated.</p>													
<p>Pregnancy and Maternity¹³</p>	<p>In 2016, there were 5,301 live births (2,726 males and 2,575 females) in Barnet (only 1.3% to mothers aged less than 20 years and 35.7% to mothers aged 30-34 years). The highest birth rate in Barnet was in women aged 30-34 years (116.5 per 1,000 women) in Barnet, compared to 107.3 per 1,000 for London and 112.4 per 1,000 in England, for the same age group (JSNA 2016).</p>													
<p>Race/ Ethnicity¹⁴</p>	<p>Table 2: Population by ethnicity, 2015 (Barnet and Regional)</p> <table border="1" data-bbox="459 1082 1659 1361"> <thead> <tr> <th data-bbox="459 1082 857 1153">Ethnicity</th> <th data-bbox="857 1082 1258 1153">Barnet (%)</th> <th data-bbox="1258 1082 1659 1153">Outer London (%)</th> </tr> </thead> <tbody> <tr> <td data-bbox="459 1153 857 1225">White</td> <td data-bbox="857 1153 1258 1225">61.3</td> <td data-bbox="1258 1153 1659 1225">57.8</td> </tr> <tr> <td data-bbox="459 1225 857 1297">Black, Asian and Minority</td> <td data-bbox="857 1225 1258 1297">38.7</td> <td data-bbox="1258 1225 1659 1297">42.2</td> </tr> <tr> <td data-bbox="459 1297 857 1361">Other Asian</td> <td data-bbox="857 1297 1258 1361">9.3</td> <td data-bbox="1258 1297 1659 1361">8</td> </tr> </tbody> </table>	Ethnicity	Barnet (%)	Outer London (%)	White	61.3	57.8	Black, Asian and Minority	38.7	42.2	Other Asian	9.3	8	
Ethnicity	Barnet (%)	Outer London (%)												
White	61.3	57.8												
Black, Asian and Minority	38.7	42.2												
Other Asian	9.3	8												

¹ ONS (2009): 'Trans Data Position Paper'.

² Census data 2011

Indian	7.5	8.9
Other	7.1	4.8
Black African	5.8	6.8
Black other	3.2	4.2
Chinese	2.4	1.2
Pakistani	1.6	3.6
Black Caribbean	1.3	3.4
Bangladeshi	0.7	1.3

Source: GLA Projections (Preferred Options Projections)

Table 2 shows that Barnet has a higher proportion of people from within the white ethnic group than outer London. Almost 40% of the boroughs population is from Black, Asian or Minority Ethnic (BAME) groups. Barnet also has higher rates of the population within Other; Other Asian and Chinese ethnic groups.

GLA projections indicate that the proportion of BAME people in the Borough will increase by 2.3% by 2030. The ethnic groups with the largest projected increase during the same period are 'Other ethnic groups' and 'other Asian group' but all BAME categories are expected to show increases overall.

Based on 2011 Census data, the most commonly spoken languages after English were Polish, Arabic and Gujarati.

Romany Gypsies and Travellers are recognised in law as distinct ethnic groups, therefore they are protected under the Equality Act from discrimination on the basis of race. The West London Gypsy, Travellers and Travelling Show people Accommodation Assessment

	<p>(GTAA) identified no current or future need in Barnet for pitches and plots for Gypsy and Traveller households as well as Travelling Show people.</p>																					
<p>Religion or belief¹⁵</p>	<p>According to the 2011 Census over 75% of the population indicate that they have a religious affiliation. Approximately 41% of the population described their religion as Christian, making this the most common religion within the Borough. There is a significantly high proportion of people describing themselves as Jewish (15%) when compared with London average (0.50%) or nationally (1.8%). 8% of the population were recorded as having 'no religion'.</p> <p>Christianity is particularly concentrated in the Centre and East of the borough, with Underhill, East Barnet and High Barnet wards averaging over 50% of the population.</p> <p>By contrast, the Jewish population is most prevalent in wards across the south and east of the borough in the wards of Garden Suburb, Golders Green and Hendon, accounting for 30% of the populations,</p> <p>Furthermore, the highest proportion of Muslim population is centred in the west of the borough. Colindale, Burnt Oak and West Hendon are particularly prevalent. Indeed, the 2011 census estimates that the Muslim population accounts for almost 20% of the population in Colindale</p> <p>Table 3: Religion 2011</p> <table border="1" data-bbox="459 1209 1742 1399"> <thead> <tr> <th>Religion 2011</th> <th>Christian</th> <th>Buddhist</th> <th>Hindu</th> <th>Jewish</th> <th>Muslim</th> <th>Sikh</th> <th>Other religion</th> <th>No religion</th> <th>Religion not stated</th> </tr> </thead> <tbody> <tr> <td>Barnet</td> <td>41.20%</td> <td>1.30%</td> <td>6.20%</td> <td>15.20%</td> <td>10.30%</td> <td>0.40%</td> <td>1.10%</td> <td>8.40%</td> <td>8.40%</td> </tr> </tbody> </table>	Religion 2011	Christian	Buddhist	Hindu	Jewish	Muslim	Sikh	Other religion	No religion	Religion not stated	Barnet	41.20%	1.30%	6.20%	15.20%	10.30%	0.40%	1.10%	8.40%	8.40%	
Religion 2011	Christian	Buddhist	Hindu	Jewish	Muslim	Sikh	Other religion	No religion	Religion not stated													
Barnet	41.20%	1.30%	6.20%	15.20%	10.30%	0.40%	1.10%	8.40%	8.40%													

	London	59.40%	0.50%	1.50%	0.50%	5.00%	0.80%	0.40%	7.20%	7.20%	
	England	48.40%	1.00%	5.90%	1.80%	12.40%	1.50%	0.60%	8.50%	8.50%	
Sex¹⁶	<p>The resident population in 2011 in Barnet was 356,286 of which 51.55% was female and 48.45% was male. However, the Joint Strategic Needs Assessment (JSNA) for Barnet shows that women have a longer life expectancy than men³. This is likely to have implications on the female population of the Borough. For example, there is a higher proportion of women in the borough who suffer from circulatory and respiratory diseases⁴. In addition, there is a higher proportion of women across all age groups, but particularly in those aged 75+ who have been diagnosed with dementia⁵.</p>										
Sexual Orientation¹⁷	<p>There is no borough data available on this protected characteristic. However, statistics relating to sexual identity are available nationally and at a regional level.</p> <p>In 2016, estimates from the Annual Population Survey (APS)⁶ showed that 93.4% of the UK population identified as heterosexual or straight and 2.0% of the population identified themselves as lesbian, gay or bisexual (LGB). This comprised of:</p> <ul style="list-style-type: none"> • 1.2% identifying as gay or lesbian • 0.8% identifying as bisexual • A further 0.5% of the population identified themselves as “Other”, which means that they did not consider themselves to fit into the heterosexual or straight, bisexual, gay or lesbian categories. <p>In addition, 2011 census data showed that 0.21% of Barnet residents (aged 16+) were in a same sex civil partnership.</p>										

³ JSNA shows that the average life expectancy for women in Barnet is 85 and 83 for men.

⁴ Barnet JSNA (2019)

⁵ Barnet Dementia Needs Assessment (2019) Kayikci, S.

⁶ Office of National Statistics (2017)

Other relevant groups¹⁸	None identified	
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4. Assessing impact

What does the evidence tell you about the impact your proposal may have on groups with protected characteristics ¹⁹?

Protected characteristic	For each protected characteristic, explain in detail what the evidence is suggesting and the impact of your proposal (if any). Is there an impact on service deliver? Is there an impact on customer satisfaction? Click the appropriate box on the right to indicate the outcome of your analysis.	Positive impact	Negative impact		No impact
			Minor	Major	
Age	It is likely that an increase to the CIL received will have a positive impact on all age groups as it will provide additional funding for community infrastructure which is used by a range of age groups. Funds raised from CIL have already been allocated towards improvements to nurseries and provision of equipment to help people that may need care to stay in their own homes for longer (community equipment and assistive technology) which benefit younger and older age groups.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disability	People with disabilities are likely to be positively affected by the CIL implementation as the funds raised may be allocated to particular projects which will increase the capacity and enhance the accessibility of community facilities in the city. CIL can be used to improve the accessibility of community buildings, the public realm and public transport and so is likely to have a positive impact on the lives of people with disabilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	It is considered that increased CIL income will benefit all types of people. No specific impact relating to gender reassignment has been identified during this assessment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marriage and Civil Partnership	It is considered that increased CIL income will benefit all types of people. No specific impact relating to marriage or civil partnership has been identified during this assessment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pregnancy and Maternity	The increase to the CIL rate will allow for more improvements to community infrastructure to be made which may benefit women who are pregnant or on maternity leave. Improvements to the public realm or public transport may also benefit pregnant women or women on maternity leave.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Race/ Ethnicity	The increase to the CIL income has the potential to have a positive impact upon people from ethnic minority groups through enhancing provision of community facilities which cater for the needs of these groups.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Religion or belief	It is considered that increased CIL income will benefit all types of people. No specific impact relating to religion or belief has been identified during this assessment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sex	No specific impact relating to gender has been identified during this assessment. An increase in CIL income is likely to have a positive impact on both male and female residents and service users alike through developing and improving community infrastructure required in the local area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sexual Orientation	It is considered that increased CIL income will benefit all types of people. No specific impact relating to sexual orientation has been identified during this assessment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Other key groups Are there any other vulnerable groups that might be affected by the proposal? <i>These could include carers, people in receipt of care, lone parents, people with low incomes or unemployed</i>		Positive impact	Negative impact		No impact
			Minor	Major	
Key groups	None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Cumulative impact²⁰
Considering what else is happening within the council and Barnet could your proposal contribute to a cumulative impact on groups with protected characteristics?

Yes No

If you clicked the Yes box, which groups with protected characteristics could be affected and what is the potential impact? Include details in the space below

--

7. Actions to mitigate or remove negative impact

Only complete this section if your proposals may have a negative impact on groups with protected characteristics. These need to be included in the relevant service plan for mainstreaming and performance management purposes.

Group affected	Potential negative impact	Mitigation measures ²¹ <i>If you are unable to identify measures to mitigate impact, please state so and provide a brief explanation.</i>	Monitoring ²² <i>How will you assess whether these measures are successfully mitigating the impact?</i>	Deadline date	Lead Officer

8. Outcome of the Equalities Impact Assessment (EIA) ²³

Please select one of the following four outcomes

Proceed with no changes

The EIA has not identified any potential for a disproportionate impact and all opportunities to advance equality of opportunity are being addressed

Proceed with adjustments

Adjustments are required to remove/mitigate negative impacts identified by the assessment

Negative impact but proceed anyway

This EIA has identified negative impacts that are not possible to mitigate. However, it is still reasonable to continue with the activity. Outline the reasons for this and the information used to reach this decision in the space below

Do not proceed

This EIA has identified negative impacts that cannot be mitigated and it is not possible to continue. Outline the reasons for this and the information used to reach this decision in the space below

Reasons for decision

The EIA has not identified any potential for a disproportionate impact and all opportunities to advance equality of opportunity are being addressed

Sign-off

9. Sign off and approval by Head of Service / Strategic lead²⁴

Name Neeru Kareer

Job title Assistant Director Planning & Building Control

Tick this box to indicate that you have approved this EIA

Date of approval: 29.01.2021

Tick this box to indicate if EIA is to be published

Date of next review: Dec 2021

Footnotes: guidance for completing the EIA template

¹ The following principles explain what we must do to fulfil our duties under the Equality Act when considering any new policy or change to services. They must all be met or the EIA (and any decision based on it) may be open to challenge:

- **Knowledge:** everyone working for the council must be aware of our equality duties and apply them appropriately
- **Timeliness:** the duty applies at the time of considering proposals and before a final decision is taken
- **Real Consideration:** the duty must be an integral and rigorous part of your decision-making and must influence the process.
- **Sufficient Information:** you must assess what information you have and what is needed to give proper consideration.
- **No delegation:** the council is responsible for ensuring that anyone who provides services on our behalf complies with the equality duty.
- **Review:** the equality duty is a continuing duty – it continues after proposals are implemented/reviewed.
- **Proper Record Keeping:** we must keep records of the process and the impacts identified.

² Our duties under the Equality Act 2010

The council has a legal duty under this Act to show that we have identified and considered the impact and potential impact of our activities on all people with ‘protected characteristics’ (see end notes 9-19 for details of the nine protected characteristics). This applies to policies, services (including commissioned services), and our employees.

We use this template to do this and evidence our consideration. You must give ‘due regard’ (pay conscious attention) to the need to:

- **Avoid, reduce or minimise negative impact:** if you identify unlawful discrimination, including victimisation and harassment, you must stop the action and take advice immediately.
- **Promote equality of opportunity:** by
 - Removing or minimising disadvantages suffered by people with a protected characteristic
 - Taking steps to meet the needs of these groups
 - Encouraging people with protected characteristics to participate in public life or any other activity where participation is disproportionately low
 - Consider if there is a need to treat disabled people differently, including more favourable treatment where necessary
- **Foster good relations between people who share a protected characteristic and those who don’t:** e.g. by promoting understanding.

³ EIAs should always be proportionate to:

- The size of the service or scope of the policy/strategy
- The resources involved
- The size of the likely impact – e.g. the numbers of people affected and their vulnerability

The greater the potential adverse impact of the proposal on a protected group (e.g. disabled people) and the more vulnerable the group is, the more thorough and demanding the process required by the Act will be. Unless they contain sensitive data – EIAs are public documents. They are published with Cabinet papers, Panel papers and public consultations. They are available on request.

⁴ When to complete an EIA:

- When developing a new policy, strategy, or service
- When reviewing an existing service, policy or strategy

-
- When making changes that will affect front-line services
 - When amending budgets which may affect front-line services
 - When changing the way services are funded and this may impact the quality of the service and who can access it
 - When making a decision that could have a different impact on different groups of people
 - When making staff redundant or changing their roles

Wherever possible, build the EIA into your usual planning and review processes.

Also consider:

- Is the policy, decision or service likely to be relevant to any people because of their protected characteristics?
- How many people is it likely to affect?
- How significant are its impacts?
- Does it relate to an area where there are known inequalities?
- How vulnerable are the people who will be affected?

If there are potential impacts on people but you decide not to complete an EIA you should document your reasons why.

⁵ **Title of EIA:** This should clearly explain what service / policy / strategy / change you are assessing.

⁶ **Focus of EIA:** A member of the public should have a good understanding of the proposals being assessed by the EIA after reading this section. Please use plain English and write any acronyms in full first time - eg: 'Equality Impact Assessment (EIA)'

This section should explain what you are assessing:

- What are the main aims or purpose of the proposed change?
- Who implements, carries out or delivers the service or function in the proposal? Please state where this is more than one person or group, and where other organisations deliver it under procurement or partnership arrangements.
- How does it fit with other services?
- Who is affected by the service, or by how it is delivered? Who are the external and internal service-users, groups, or communities?
- What outcomes do you want to achieve, why and for whom? E.g.: what do you want to provide, what changes or improvements, and what should the benefits be?
- What do existing or previous inspections of the service tell you?
- What is the reason for the proposed change (financial, service, legal etc)? The Act requires us to make these clear.

⁷ **Data & Information:** Your EIA needs to be informed by data. You should consider the following:

- What data is relevant to the impact on protected groups is available? (is there an existing EIA?, local service data, national data, community data, similar proposal in another local authority).
- What further evidence is needed and how can you get it? (e.g. further research or engagement with the affected groups).
- What do you know from service/local data about needs, access and outcomes? Focus on each characteristic in turn.
- What might any local demographic changes or trends mean for the service or function? Also consider national data if appropriate.
- Does data/monitoring show that any policies or practices create particular problems or difficulties for any group(s)?
- Is the service having a positive or negative effect on particular people or groups in the community?

⁸ What have people told you about the service, function, area?

- Use service user feedback, complaints, audits
- Conduct specific consultation or engagement and use the results
- Are there patterns or differences in what people from different groups tell you?
- Remember, you must consult appropriately and in an inclusive way with those likely to be affected to fulfil the equality duty.
- You can read LBB [Consultation and Engagement toolkit](#) for full advice or contact the Consultation and Research Manager, rosie.evangelou@barnet.gov.uk for further advice

⁹ Age: People of all ages, but consider in particular children and young people, older people and carers, looked after children and young people leaving care. Also consider working age people.

¹⁰ Disability: When looking at disability, consideration should be given to people with different types of impairments: physical (including mobility), learning, aural or sensory (including hearing and vision impairment), visible and non-visible impairment. Consideration should also be given to: people with HIV, people with mental health needs and people with drug and alcohol problems. People with conditions such as diabetes and cancer and some other health conditions also have protection under the Equality Act 2010.

¹¹ Gender Reassignment: In the Act, a transgender person is someone who proposes to, starts or has completed a process to change their gender. A person does not need to be under medical supervision to be protected. Consider transgender people, transsexual people and transvestites.

¹² Marriage and Civil Partnership: consider married people and civil partners.

¹³ Pregnancy and Maternity: When looking at pregnancy and maternity, give consideration to pregnant women, breastfeeding mothers, part-time workers, women with caring responsibilities, women who are lone parents and parents on low incomes, women on maternity leave and 'keeping in touch' days.

¹⁴ Race/Ethnicity: Apart from the common ethnic groups, consideration should also be given to Traveller communities, people of other nationalities outside Britain who reside here, refugees and asylum seekers and speakers of other languages.

¹⁵ Religion and Belief: Religion includes any religion with a clear structure and belief system. As a minimum you should consider the most common religious groups (Christian, Muslim, Hindu, Jews, Sikh, Buddhist) and people with no religion or philosophical beliefs.

¹⁶ Sex/Gender: Consider girls and women, boys and men, married people, civil partners, part-time workers, carers (both of children with disabilities and older cares), parents (mothers and fathers), in particular lone parents and parents on low incomes.

¹⁷ Sexual Orientation: The Act protects bisexual, heterosexual, gay and lesbian people.

¹⁸ Other relevant groups: You should consider the impact on our service users in other related areas.

¹⁹ Impact: Your EIA must consider fully and properly actual and potential impacts against each protected characteristic:

- The equality duty does not stop changes, but means we must fully consider and address the anticipated impacts on people.
- Be accurate and transparent, but also realistic: don't exaggerate speculative risks and negative impacts.
- Be detailed and specific where you can so decision-makers have a concrete sense of potential effects.

-
- Questions to ask when assessing whether and how the proposals impact on service users, staff and the wider community:
 - Are one or more protected groups affected differently and/or disadvantaged? How, and to what extent?
 - Is there evidence of higher/lower uptake of a service among different groups? Which, and to what extent?
 - Does the project relate to an area with known inequalities (where national evidence or previous research is available)?
 - If there are likely to be different impacts on different groups, is that consistent with the overall objective?
 - If there is negative differential impact, how can you minimise that while taking into account your overall aims?
 - Do the effects amount to unlawful discrimination? If so the plan **must** be modified.
 - Does it relate to an area where equality objectives have been set by LBB in our [Barnet 2024 Plan](#) and our [Strategic Equality Objective](#)?

²⁰ **Cumulative Impact**

You will need to look at whether a single decision or series of decisions might have a greater negative impact on a specific group and at ways in which negative impacts across the council might be minimised or avoided.

²¹ **Mitigating actions**

- Consider mitigating actions that specifically address the impacts you've identified and show how they will remove, reduce or avoid any negative impacts
- Explain clearly what any mitigating measures are, and the extent to which you think they will reduce or remove the adverse effect
- Will you need to communicate or provide services in different ways for different groups in order to create a 'level playing field'?
- State how you can maximise any positive impacts or advance equality of opportunity.
- If you do not have sufficient equality information, state how you can fill the gaps.

²² **Monitoring:** The Equality Duty is an ongoing duty: policies must be kept under review, continuing to give 'due regard' to the duty. If an assessment of a broad proposal leads to more specific proposals, then further monitoring, equality assessment, and consultation are needed.

²³ **Outcome:**

- Make a frank and realistic assessment of the overall extent to which the negative impacts can be reduced or avoided by the mitigating measures. Also explain what positive impacts will result from the actions and how you can make the most of these.
- Make it clear if a change is needed to the proposal itself. Is further engagement, research or monitoring needed?
- Make it clear if, as a result of the analysis, the policy/proposal should be stopped.

²⁴ **Sign off:** You will need to ensure the EIA is signed off by your Head of Service, agree whether the EIA will be published, and agree when the next review date for the EIA will be.

Policy and Resources Committee

8 February 2021



<p style="text-align: right;">Title</p>	<p>Business Planning – Corporate Plan, Budget for 2021/22, and Medium Term Financial Strategy 2021-25</p>
<p>Report of</p>	<p>Chairman of the Policy and Resources Committee</p>
<p>Wards</p>	<p>All</p>
<p>Status</p>	<p>Public</p>
<p>Urgent</p>	<p>Yes</p>
<p>Key</p>	<p>Yes</p>
<p>Enclosures</p>	<p>Appendix A: Corporate Plan Appendix B: Medium-Term Financial Strategy Appendix C: Council Tax Resolution Appendix D1: Detailed Revenue Budgets, Savings and Income Generation, Pressures and Council Tax Summary Appendix D2: Theme Committee Summary Appendix E: Summary of Savings Proposals Appendix F1-F5: Fees and Charges Appendix F6: Fees and Charge Parking Charges for Green Spaces Appendix F7: Adults Fees and Charges Consultation Report Appendix G: Consultation Report Appendix H: Cumulative Equalities Impact Analysis Appendix I: Risk Register Appendix J1 Proposed Capital Programme Appendix J2 Capital Strategy Appendix K1 Treasury Management Strategy Statement Appendix K2 TMSS: Mid-Year Review Report 2020/21 Appendix L Reserves & Balances Appendix M Debt Management Policy</p>
<p>Officer Contact Details</p>	<p>Anisa Darr – Director of Resources (S151 Officer) Anisa.Darr@barnet.gov.uk</p> <p>Ben Jay – Assistant Director Finance (Deputy S151 Officer)</p>

Summary

This report sets out the proposed budget for 2021/22 and the council's Medium-Term Financial Strategy (MTFS) which include the assumptions for 2021-25 with regards to council tax, other funding, expenditure forecasts and the savings and income generation plans necessary to set a balanced budget. This helps to ensure resources are aligned to the strategic outcomes set out in the council's revised Corporate Plan which is also included in this report.

The 2021-25 MTFS reports a total savings requirement of £48.910m with savings identified of £34.802m, leaving a savings gap of £14.108m to be identified. Consultation on the budget and the contents of the December Policy and Resources committee paper took place between 21 December 2020 and 18 January 2021. The results from the consultation are included in this report to inform decision making. The recommendations contained within this report have considered the views expressed.

This report is the final stage of the annual business planning cycle and is a key part of the budget setting process for 2021/22 onwards. It discusses the key headlines on a local and national level with regards to the Covid-19 pandemic, council's response, state of the economy and other service specific issues.

The revised Capital Programme for 2021-25 is also included in this report and sets out the changes to previous assumptions and new projects for approval.

This report also seeks Committee approval for a series of budget management decisions for 2020/21 required as part of normal business in line with the organisation's Financial Regulations.

Officers Recommendations

Officers recommend that the Committee:

In respect of the Corporate Plan (included as Appendix A)

1. That the Committee note the update and future proposals for development of the plan for referral to Full council.
2. That the Committee agrees to delegate design decisions and non-material changes to the text to the Chief Executive in consultation with The Leader of the Council.

In respect of the Budget and Council Tax for 2021/22 and the Medium Term Financial Strategy 2021-25, that the Committee:

3. Recommend to Council for approval, the Medium-Term Financial Strategy attached as Appendix B and the detailed revenue budgets in Appendix C1, including the proposed savings and funding for pressures in 2021/22;
4. Recommend to Council for approval that the budget for 2021/22 is prepared on the basis of an increase of 1.99% for the general element Council Tax in 2021/22 as discussed in paragraph 1.5.15 to 1.5.18;
5. Recommend to Council for approval that the budget for 2021/22 is prepared on the basis of an increase of 3.00% for the Social Care Precept, to help fund social care paragraph 1.5.18 to 1.5.19;
6. Recommend to Council for approval the resolutions relating to Council Tax contained within Appendix C Council Tax Resolutions;
7. Recommend to Council for approval, on the advice of the Chief Finance Officer, that it determines that the council's basic amount of Council Tax for 2021/22 as set out in Council Tax resolution Appendix C 2(iv) is not excessive in accordance with the principles approved under section 52ZB and 52ZC of the Local Government Finance Act 1992, set out in the Referendums relating to Council Tax increases (Principles)(England) Report 2021/22.
8. Recommend to Council that in accordance with Section 38(2) of the Local Government Finance Act 1992 the Chief Executive be instructed to place a notice in the local press of the amounts set under recommendation 6 above within a period of 21 days following the Council's decision;
9. Note the use of the Local Council Tax Support Grant in 2021/22 as set in paragraphs 1.5.21 to 1.5.22;
10. Notes within Section 1.8 that the financial position in 2020/21 remains stable despite the pressures on the council arising from the pandemic, and that an overall breakeven position is currently anticipated for this year (after making some targeted contributions to reserves).
11. Consider the issues that have emerged from the consultation discussed in Appendix G when making their decisions. The committee make the decisions below also being mindful of the equalities impact assessments including the cumulative equalities impact assessments;

In respect of Debt Write-offs requested relating to the current financial year:

12. Approves the debt write-offs for Council Tax and Business Rates in paragraphs 1.9.2 to 1.9.7, Housing Benefit Overpayments in paragraphs 1.9.8 to 1.9.9, HRA and GF Tenant Rents in paragraphs 1.9.10 to 1.19.18 and Sundry Debt in paragraphs 1.19.19 to 1.19.20;

In respect of proposed capital expenditure, the Capital Strategy, and the policy on Minimum Revenue Provision (MRP):

13. Recommend to Council for approval the Capital Programme as set out in Appendix J1 and set out in paragraph 1.11.2, and that the Chief Officers be authorised to take all necessary actions for implementation;
14. Approves the changes to the existing Capital Programme in relation to slippage discussed in paragraphs 1.11.3 to 1.11.6, additions discussed in paragraphs 1.11.7 to 1.11.22 and summarised in Appendix J1;
15. Recommend to Council to approve delegation to Chief Financial Officer to adjust capital programme and financing in 21/22 in line with the 2020/21 outturn position;
16. Recommend to Council the approval of the Capital Strategy as set out in Appendix J2;
17. Recommend the change in MRP policy for 2020/21 to Council for approval as discussed in section 1.12;
18. Note, subject to Council approval of the change in the MRP policy, the S151 Officer's intention to make an additional Voluntary Revenue Provision (VRP) in 2020/21 as outlined in paragraphs 1.12.10 to 1.12.13;

In respect of the Treasury Management Strategy:

19. Recommend to Council the approval of the Treasury Management Strategy for 2021/22 as set out in Section 1.13 and Appendix K1 and the Mid-Year Review Report for 2020/21 in Appendix K2;

In respect of the Housing Revenue Account (HRA) and proposed tenant rent increases:

20. Recommend to Council the approval of the following in relation to the Housing Revenue Account:
 - a) The proposed rent be increased by CPI+1% for council dwellings as set out in paragraphs 1.14.4 to 1.14.6 to take effect from 1 April 2021;
 - b) The proposed increases to service charges for council dwellings as set out in paragraphs 1.14.11 to 1.14.13 to take effect from 1 April 2021; and,
 - c) The proposed rent increase of 1.5% for council garages as set out in

paragraphs 1.14.11 to 1.14.13 to take effect from 1 April 2021.

21. Recommend to Council the approval of the proposed temporary accommodation rents be increased in line with the Local Housing Allowance (LHA) rate as in paragraphs 1.14.7 to 1.14.10 to take effect from 1 April 2021;

In respect of the Dedicated Schools Grant (DSG):

22. Recommend to Council the approval of the Gross Schools Budget of £379.223m for 2021/22 as per paragraphs 1.5.42 to 1.5.52;

23. Approve Post 16 Funding of £5.209m as per paragraph 1.5.45;

24. Recommend to Council that any changes to the Schools Budget reasonably required as a result of the final 2021/22 DSG and Post-16 settlement are delegated for decisions to the Strategic Director – Children & Young People in consultation with the Director of Finance;

In respect of general Fees and Charges and other matters:

25. Note the fees and charges as detailed for referral to Full Council in Appendix F1 to F5 and approves the proposed parking charges for green spaces in Appendix F6 and discussed in paragraph 1.4.12;

26. Note the Adult Social Care Fees and Charges consultation report in Appendix F7 and discussed in paragraph 1.4.11;

27. Note the summary equality impact assessment (EIA) and cumulative assessment set out in Section 5.6. Appendix H provides the cumulative impact and individual Delivery Unit assessments;

28. Recommend to Council approval of the revised reserves and balances policy as set out in Appendix L and indicative amounts as set out in paragraph 1.6.3 and the Director of Finance's assessment of adequacy of General Fund Balances in section 1.6.2. The Committee recommend to Council that the Director of Finance is authorised to adjust balances in 2020/21 after 2019/20 accounts are closed and the amount of balances carry forward required are known;

29. Approve the underlying Financial strategy of the Council as set out in the paragraph 1.5.1;

30. Notes the corporate risk register and recommend it to Council as set out in section 1.10 and Appendix I.

1. WHY THIS REPORT IS NEEDED

1.1 Executive Summary

- 1.1.1 The Council has revised its Corporate Plan, which is attached as Appendix A. This highlights the four key themes of Clean, safe and well-run; Thriving; Family friendly; and Healthy with Prevention and Equalities running across all priorities. Committee members are asked to note that the draft in Appendix A is not the final format. The final document will be designed to be more resident-facing and include infographics, images and short-case studies.
- 1.1.2 The Medium-Term Financial Strategy, covering 2021-25 (included as Appendix B), has been prepared alongside the Corporate Plan refresh. The budget for 2021/22, set out in more detail in the paragraphs below and the other appendices to this report, provides more detail on how the objectives of the Corporate Plan and the MTFS will be implemented in the coming year.
- 1.1.3 The current financial year has been challenging. Shortly after the approval of the 2020/21 budget and MTFS at March 2020 Full Council, government announced a national lockdown. Essential services were prioritised whilst the council responded to the pandemic situation, which continued to evolve through the year. There has been unprecedented pressure across all parts of society and the economy as national and local government has responded to successive developments and new information. There has been exceptional pressure on council finances, largely mitigated by substantial government financial support.
- 1.1.4 It is clear that a number of key determinants of this council's budget – including demand for adult's and children's social care, and the level of income from on- and off-street parking – have been dramatically affected by the pandemic, and it is also clear that the new 'post-pandemic' trends are not yet well established.
- 1.1.5 This budget therefore recognises the uncertainties still presented by the pandemic, and addresses these in a way which ensures that services will be safely maintained in 2021/22, but which also allows for further changes to be made once ongoing changes to patterns of council income and expenditure are more certain.
- 1.1.6 This council has regularly monitored the financial effects of Covid using the latest available information to assess impacts the current year and estimated future years' implications.
- 1.1.7 This budget has been prepared both to ensure that the ongoing services and responsibilities of the council are resourced, and also to ensure that the ongoing work of responding to and recovering from the pandemic is also appropriately funded. The consideration of Covid-19 impacts runs through the budget proposals in different ways, including additional funding for service delivery, increased provisions for future risks, and consideration of the longer-term impact on business rates and council tax receipts. Key inclusions are:
- Non-ringfenced Government funding of £10.2m, assumed to be fully spent on Covid-19 costs in 2021/22;
 - Local Council Tax Support Grant of £5.2m, providing scope to offer £1m additional funding to support families needing support with council tax, also offsetting £1.4m lost

through slower than expected growth in house building (Council tax base) and a likely pressure of £4.9m arising from increased take up of local council tax support;

- Scope to recover lost income from fees and charges up to 30 June, worth up to £2.25m;
- Increased contingency provision to provide capacity to address unexpected cost pressures including the uncertain date for reopening leisure facilities and any recessionary impacts on local businesses and residents
- In year Covid-19 funding– current estimates indicate a carry forward from 2020//21 to 2021/22 of c £2m, which is targeted against disproportionate community impacts in the areas of mental health, tackling domestic violence and abuse, and employment support. (The value of the carry forward, which may be different, will be determined at the end of the year.)

1.1.8 Table 1, below, summarises the proposed Medium-Term Financial Strategy (MTFS) which includes proposals for savings that balances the budget for 2021/22. Over the MTFS period to 2024/25, there is a savings requirement of £48.910m. Identified savings proposed for approval by this Committee amount to £34.802m. This leaves a gap in savings of £14.108m. The current uncertainty on local government funding beyond 2021/22 means that the majority of gap is estimated to fall within 2022/23. The MTFS and Business Planning process will need to commence early for 2022-2025 to address this. This is discussed in more detail section 1.5.

Table 1: Summary of 2021-25 MTFS Position

Summary of Medium-Term Financial Strategy	2021/22 £'000	2022/23 £'000	2023/24 £'000	2024/25 £'000
Expenditure	342,607	351,207	370,267	390,747
Resources	(332,018)	(324,140)	(332,612)	(341,836)
Cumulative Savings Requirement	10,590	27,067	37,655	48,910
Saving Proposed for P&R Approval	(10,590)	(18,488)	(27,334)	(34,802)
Cumulative Savings Gap	0	8,579	10,321	14,108

1.1.9 The Government announced in the November 2020 Spending Round that for 2021/22 the level that it considers excessive for general Council Tax increases in 2021/22 is 2.00%. Therefore, if the council proposed to raise Council Tax by more than this limit, a local referendum would have to be held. Separately, the Government confirmed that for 2021/22, local authorities with social care responsibilities would be able to increase Council Tax by 3.00% without a local referendum for the Social Care Precept.

1.1.10 The proposed MTFS and budget for 2021/22 recommended to this Committee for approval to Full Council has been prepared on the basis of a 1.99% increase for general Council Tax and 3.00% for the Social Care Precept. This is set out in further detail in appendices A, B and C1 and paragraph 1.5.15 to 1.5.17.

1.1.11 For 2021/22, there is a savings requirement of £10.590m (after including the proposed council tax increase as set out above) and this is being driven by the change in expenditure needs (an increase of £33.073m) compared with expected increased income of only £22.483m. This is discussed in more in detail in paragraph 1.5.3.

Table 2: Summary of Drivers for 2021/22 Savings Requirement

2021/22 Savings Requirement	Expenditure Needs £'000	Funding Changes £'000	Net Total £'000	Comment
Expenditure funded by One-Off Grants	11,225	0	11,225	Includes £10.2m of expenditure funded by one-off Covid-19 grant for 2021/22
Service Pressures	9,283	0	9,283	Final position after review of requests
Contingency for Risks	7,090	0	7,090	c£5m is for general risk management and c£2m for Covid-19 related risks
Pay and Non-Pay Inflation	4,947	0	4,947	Based on latest estimates for possible pay award and OBR CPI for non-pay
Other Expenditure	529	0	529	Includes the cost of the North London Waste Authority Levy, Pension Deficit and capital financing. These are offset by Concessionary Fares savings in 2021/22
Net Funding Changes	0	(22,483)	(22,483)	Net increase in funding for 2021/22 consists of a net increase of £15m from Grants, £9.7m from Council Tax and net reduction to Business Rates of £2.3m (including share of unfunded Collection Fund deficit)
Sub-Total	33,073	(22,483)	10,590	
Balanced By:				
Savings by Services	0	0	(10,590)	
Net Total	33,073	(22,483)	0	

1.1.12 The uncertainty from Covid-19 has meant that key Government announcements and plans have had to be deferred e.g. the multi-year Spending Review, consultation on New Homes Bonus. This in turn has meant that a multi-year finance settlement for local authorities in December 2020 was not possible. This increases the uncertainty for the council from 2022/23 onwards.

1.1.13 A consultation on the budget proposals within this report was held between 21 December 2020 and 18 January 2021. The consultation consisted of an online questionnaire and summary consultation document which was published in www.engage.barnet.gov.uk with paper copies available on request. The consultation was promoted through the council's resident's e-newsletter, Barnet First, council website and social media. Users of non-universal services were also invited to in the consultation through Community Barnet, Communities Together Network, Youth Board, Service area newsletters/circulars and super-user mailing lists.

1.1.14 There were 78 respondents to the consultation and of this there was a near even split of opinion on the budget proposals:

- 47% either directly supported the budget proposals (29%) or were neutral (18%).
- 4% were unsure;
- 49% disagreed with budget proposals.

1.1.15 Out of the 78 respondents to the consultation, 48 responded on the proposed Council Tax increase for 2021/22. 20 of these 48 respondents disagreed with a 1.99% increase for general Council Tax and 3.00% increase for the Social Care Precept, meaning that

out of the total consultation respondents, only 26% directly opposed increases to Council Tax in 2021/22.

- 1.1.16 The Chief Finance Officer is required to make a statement accompanying these budget proposals regarding the accuracy of the estimates and the adequacy of the reserves. The Section 151 Officer is of the view that the estimates are robust, that the process in which the budget was set was effective and that there is an effective budget management system in place. This is discussed in more detail section 1.7.
- 1.1.17 Section 1.6 sets out the position on reserves as at month 9 (December 2020). The council's earmarked reserves are forecast to total £50.380m at the end of 2020/21. Over the course of the MTFS period this is expected to reduce to £43.816m. This is within the prescribed level set out in the council's underlying Financial Strategy. During 2020/21, the Government has allocated a number of different grants to the council as part of financial assistance for Covid-19. These have been reported to FPCC committee during the year and the forecast of carried forward grants at the end of 2020/21 is estimated to be in the region of £5.875m. Separately, a further £68.371m is to be carried forward into 2021/22 received as Section 31 grants for support to businesses. All carried forward grant funding related to Covid-19 is expected to be spent in 2021/22.
- 1.1.18 The General Fund revenue forecast for 2020/21 at the end of Month 9 (December 2020) is estimated to be a breakeven position with a likely contribution to reserves estimated at £4m. This budget has been prepared taking account of both expenditure patterns arising during the 2020/21 financial year due to the pandemic, and also expected 'usual' patterns of spending. This is detailed further in paragraph 1.8.
- 1.1.19 Capital projects are considered within the council's overall medium to long term priorities. The council's revised Capital Programme stands at £1,240m and this includes additions of £91.207m, £60.712m of slippage from 2020/21 into future periods and deletions of £53.025m. This is set out in more detail in section 1.11 and Appendix J1.
- 1.1.20 This report also includes other areas of finance for the Committee's attention:
- a. Dedicated Schools Grant – a report on Schools Funding for 2021/22 was presented to the Children, Education and Safeguarding committee on 25 January 2021, the proposed funding and budget for schools is discussed further in paragraphs 1.5.42 to 1.5.52;
 - b. The Annual Review of Council Dwelling Rents and Service Charges and Temporary Accommodation rents for 2021/22 was presented to Housing and Growth Committee on 25 January 2021, this set out proposed changes for HRA and GF tenant and garage rents as well as service charges. This is discussed further in paragraphs 1.14.1 to 1.14.15;
- 1.1.21 The council has an updated Corporate Plan which is discussed further below in section 1.2 and appended to this report as Appendix A. This plan sets out the priorities and vision for 2021-25 and the proposed budget for 2021/22 and MTFS has been developed to support the delivery of the priorities in the plan

1.2 Local Context - Council Priorities

- 1.2.1 The council's revised Corporate Plan for 2021-25 is included in Appendix A to this report. It sets out the four priorities and outcomes that the council will focus on over the next 4 years to realise its vision. These are:
- **Clean, safe and well-run:** investing in the environment to ensure streets are clean and anti-social behaviour is dealt with so residents feel safe. Providing good quality, customer friendly services in all that that the council does;
 - **Family friendly:** Creating a Family Friendly Barnet, enabling opportunities for children and young people to achieve their best;
 - **Healthy:** a place with fantastic facilities for all ages, enabling people to live happy and healthy lives;
 - **Thriving:** A place fit for the future, where all residents, businesses and visitors benefit from improved sustainable infrastructure & opportunity
- 1.2.2 The priorities and actions identified to deliver these are inter-related and will require the council to work in an open, collaborative and more joined up way to achieve the desired outcomes. For instance, to successfully deliver the prevention agenda where Covid-19 has raised new challenges and demonstrated that different ways of working are required to deliver solutions. Equalities are also key to the delivery of this plan and has been considered throughout its development.
- 1.2.3 This revised Corporate Plan will be a live document and so will be continually reviewed for priorities and actions against need and delivery expectations. This review and reported progress will be completed annually over the life of the plan. The MTFs and Business Planning process will continue to be prepared alongside the Corporate Plan.

1.3 National Context

Covid-19

- 1.3.1 The onset of the Covid-19 pandemic in March 2020 in the UK has had a significant impact on all residents and businesses.
- 1.3.2 The uncertainty arising from Covid-19 has had an impact on national decision making. For instance, two key Government events, the Autumn Budget and multi-year Spending Review were postponed due to the risk of long-term decision making in the current climate whilst Covid-19 is ongoing.
- 1.3.3 These delays have impacted local councils, whilst the one-year Spending Round announcement in November 2020 announced in place of the Spending Review contained generally positive news, the uncertainty on funding beyond 2021/22 remains.
- 1.3.4 Despite these external uncertainties, the council has been resilient and continues to have responded to the evolving situation

Spending Round 2020

1.3.5 A Spending Round (SR) announcement was made on 25 November 2020 for the Government's spending plans for 2021/22 only. The latest economic forecasts from the Office of Budget Responsibility (OBR) were included in this announcement.

Local Government Summary

Overall, the SR announcements for Local Government were positive for 2021/22. The headlines and further announcements made in the December 2020 Provisional Local Government Finance Settlement are discussed below in paragraph 1.3.12 to 1.3.14.

Additional Announcements

1.3.6 The SR contained the following additional announcements:

Pay and Employment

- Public Sector pay is estimated to have increase by c4% compared to 1% for private sector workers over the same period to September 2020. To ensure fairness and protect jobs, public sector pay is to be frozen from 2021/22 but this will exclude NHS staff (medics) and those earning less than £24k, who will receive an increase of c£250. Local Government pay is determined separately through joint national negotiations.
- National Living Wage (NLW): Recommendations from the Low Pay Commission will be implemented so the NLW for individuals aged 23 and over will increase by 2.2% from £8.72 to £8.91, from April 2021;
- National Minimum Wage will also increase from April 2021 by between 1.5% to 2.0%. Apprentices will receive an increase of 3.6%;
- The Department for Work and Pensions will receive funding of £2.9bn for the Restart Programme for 1m unemployed individuals to provide intensive support and £2bn for the Kickstart Scheme to deliver new, fully subsidised jobs for young people;

Public Spending

1.3.7 Core revenue budgets for Government departments will increase by £14.8bn or 3.8% in cash terms over 2020/21. This includes the budgets for:

- **Health:** The Department for Health & Social Care will receive a cash increase of £6.6bn over 2020/21. The Government remains committed to delivering deliver 50k more nurses and an additional 50m general practice appointments a year.
- **Education:** An increase of £2.2bn in the school's budget from £47.6bn £49.8bn in 2021/22
- **Policing:** The SR included c£400m of additional funding to continue the recruitment of 20k extra police officers by 2023 in England and Wales. Note: Police and Crime Commissioners will have the flexibility to increase funding in 2021/22 with a £15 Council Tax referendum limit on a Band D property.

Economic Highlights

1.3.8 The underlying economic forecasts behind the SR20 suggests a challenging period beyond 2021 due to the uncertainty from e.g. rising unemployment and very high government borrowing levels. The OBR has modelled the three scenarios below, the central scenario assumes lower tax receipts and higher public spending compared to the last year:

Table 3: Summary of Office of Budget Responsibility Scenario of Assumptions

Scenario	Economic Recovery Period	CPI	Peak Unemployment Level*	Public Sector Net Debt as % of GDP**	Key Assumptions
Upside scenario	Late 2021	Falls to 0.8% by end of 2020 from 1.8% last year	5.1%	16.7%	“Lockdown succeeds in bringing the second wave of infections under control and the rapid rollout of effective vaccines enables output to return to its pre-virus level late next year”
Central Scenario	Late 2022		7.5%	19%	“Restrictive public health measures need to be kept in place until the spring and vaccines are rolled out more slowly, leading to a slower return to pre-virus levels of activity at the end of 2022”
Downside Scenario	Late 2024		11%	22%	“Lockdown must be extended, vaccines prove ineffective in keeping the virus in check, and a more substantial and lasting economic adjustment is required with economic activity only recovering to its pre-virus level at the end of 2024”

*will stabilise to c4.5% in the medium-term but still higher than pre-pandemic.

**each scenario's forecast represents a “peacetime” peak at twice the amount reached during the financial crisis in 2009/10

1.3.9 Following the SR20 announcement and assumptions above, additional lockdown measures on businesses and individuals were introduced in early December 2020 and then again in early January 2021 to address a rising number of reported Covid-19 cases. Updates to the above are therefore expected as part of the Government’s 2021 Budget announcement.

2020/21 Provisional Local Government Finance Settlement

1.3.10 The Provisional Local Government Settlement was announced on 17 December 2020 and this largely confirmed much of what had been released in the SR20. However, there

were some additional announcements and changes to estimates and assumptions on funding announced in the SR20.

1.3.11 The table below summarises the announcements from SR20 and 21/22 provisional settlement for the council:

Table 4: Summary of Funding Allocations from SR20 and 21/22 Provisional Settlement

Type	Name	2021/21 £'000	Comment
Specific Grant	Improved Better Care Fund Grant	9.339	Ongoing funding
Specific Grant	Roll-forward of 2020/21 Social Care Grant	7.843	Ongoing funding
Specific Grant	Homelessness Prevention Grant	5.667	Ongoing funding
Specific Grant	New Social Care Grant	0.763	Ongoing funding
Non-Specific Grant	Covid-19 Funding	10.225	One-Off funding
Non-Specific Grant	Revenue Support Grant	6.318	Ongoing funding
Non-Specific Grant	Local Council Tax Support Grant	5.184	One-Off funding
Non-Specific Grant	Lower Tier Services Grant	0.587	One-Off funding

1.3.12 The following should be noted with regards to the provisional settlement for 2021/22:

- The one-off Covid-19 funding of £10.225m for 2021/22 is budgeted within the MTFs to be spent in full in 2021/22 on Covid-19 related expenditure;
- The New Homes Bonus grant is an ongoing grant but is anticipated to reduce and cease before the end of the MTFs period. Consultations are expected shortly on a replacement scheme for funding;
- The use of the Local Council Tax Support Grant is discussed further in paragraph 1.5.21 but will be offset lost council tax income arising from the slower than expected growth in the Council Tax base and higher than expected CTS claims as well as additional discretionary council tax support next year.

1.3.13 Three of the announcements from the SR20 and 2021/22 provisional finance settlement are for one-off grants, totalling £15.996m for 2021/22 only. Whilst this is welcomed for 2021/22, there is a risk to the council's funding beyond 2021/22 should these grants not be rolled forward or if equivalent funding is not made available and should the associated spending or cost pressures be required to continue.

1.3.14 The SR20 also announced the referendum limits to Council Tax for 2021/22, discussed below, and a 3-month extension to June 2021 of the MHCLG reimbursement scheme for local council losses in budgeted sales, fees and charges income.

Fair Funding Review and Business Rates Reset

1.3.15 The Government had previously announced its intentions to reform Local Government funding through a number of measures, set out in the table below:

Table 5: Summary of Anticipated Local Government Funding Reforms

Area of Reform	Objective	Current Status
Multi-Year Spending Review	To set spending limits across the public sector for more than one year.	The last full Spending Review was announced in 2015 and set plans for

	<u>This will determine the available funding to Local Government.</u>	2016/17 to 2019/20. A Spending Review for 2020/21 and beyond was expected by Autumn 2019 but this was deferred until Autumn 2020 and was replaced with a one-year Spending Round announcement for 2020/21. Similarly, in Autumn 2020, the planned Spending Review was deferred and replaced with a one-year Spending Round announcement for 2021/22 due to the ongoing uncertainty from the Covid-19 pandemic.
Review of Relative Needs and Resources (“Fair Funding Review”)	This review will re-calculate each local authority’s need for available funding and also consider what can be raised locally e.g. through Council Tax. <u>This will determine a funding baseline for each local authority</u>	The original plan was to implement final consultation findings by 2020/21 but this was then deferred until 2021/22;
Business Rates reforms	Once the available funding is determined and relative need for each authority calculated, it must be distributed via the Business Rates Retention system Proposals for reform included: ➤ increasing the proportion of rates retained; ➤ A reset baseline; ➤ more control over the money raised and incentives to grow and reinvest in local economies.	This, too, was initially intended to be implemented by 2020/21;
Social Care Funding	A Social Care Green Paper was originally announced in Spring 2017 to set out proposals for long-term funding arrangements of social care services and integration with health and other services	This paper has been delayed several times since but is still expected to be released in the future.

1.3.16 In early January 2021, MHCLG confirmed that due to the continuing situation with the Covid-19 pandemic, the Fair Funding Review would be delayed until 2022/23 at the earliest. Similarly, the outcomes from the consultation of Business Rates that concluded in October 2020 and was due to be reviewed in Spring 2021 will also be deferred to a later date.

1.3.17 Separate to the above, the absence of a multi-year indicative finance settlement for local government creates uncertainty in planning for the MTFS e.g. for 2022/23 as there is little certainty on what level of funding will be available to the council.

1.3.18 The council’s MTFS is revised annually and is prepared using the latest available information. The approach to preparing the MTFS includes setting aside a contingency budget to provide for any unanticipated costs. The overarching financial strategy discussed in paragraph 1.5.1 includes maintaining a minimal level of general fund

balance and earmarked reserves to resilience and provide short-term funding for unexpected events.

January 2021 Economic Update

- 1.3.19 On 11 January 2021, the Government announced as a part of an Economic Update further measures to support businesses following the latest lockdown measures, including further support to retail, hospitality and leisure, additional discretionary funds to support businesses and funding to support the vaccine rollout.
- 1.3.20 The next full update on the state of the economy, response to Covid-19 and any further financial assistance will be contained in the Government's 2021 Budget which is expected to be announced on 3 March 2021.

Service specific national, regional and local context

London Business Rates Pooling

- 1.3.21 The council, along with the other participants of the London Business Rates Pool had expressed in October 2020 its interest to continue participation in the London Business Rates Pool for 2021/22, subject to an assessment of the final details and any decisions affecting pooling from Central Government.
- 1.3.22 Based on the latest modelling, the London business rates pool is expected to be discontinued as, without confirmed continuation of financial support to businesses by Government, the likely reduction in Business Rates receivable by participants of the pool in 2021/22 would mean that some members would be at a disadvantage overall, negating any collective advantage.
- 1.3.23 It has now been confirmed that the pool will discontinue for 2021/22.

Adult Social Care

- 1.3.24 The Adults and Safeguarding (A&S) Committee has responsibility for all matters relating to vulnerable adults, adult social care (ASC) and leisure services; and works with partners on the Health and Wellbeing Board (HWBB) to ensure that social care interventions are effectively and seamlessly joined up with Public Health and healthcare. The 2021/22 plan reflects both the Council's policy aims of safeguarding residents and supporting them to live independently; enabling residents to live healthy and active lives; and the Council's response to the Covid-19 pandemic for the services within the committee's remit. The plan also sets out the key actions required to restore services in the recovery phase of the pandemic response. The areas of priority are:
- Recovery;
 - Integrated Care;
 - Promoting Independence;
 - Prevention;
 - Safeguarding and Statutory Services;
 - Leisure

- 1.3.25 Even before the Covid-19 pandemic, the council had been working closely with NHS partners, jointly leading the development of the Barnet Integrated Care Partnership and providing integrated services across a range of client groups. This intensified with the onset of the pandemic, with an early change being the creation of an integrated discharge team bringing together staff from the council, Central London Community Health (CLCH), North Central London Clinical Commissioning Group (the CCG) and the Royal Free Group (Barnet Hospital), with council staff moving to 7 day, 8-8 operations.
- 1.3.26 The national discharge guidance came into effect in late March 20 and operated throughout the financial year. This included NHSE/I funding all care for all adults leaving hospital from 19 March to the end of August 2020 and new arrangements for discharge to assess from 1 September with packages funded for up to 6 weeks by the NHS to allow for the completion of assessments outside of the hospital. This includes people who would normally arrange and fund their own care.
- 1.3.27 Partners across health and social care in Barnet have regularly come together to jointly plan for the local system. There has also been additional work across the whole of North Central London, led by Barnet, to support resilience. This has resulted in, amongst other things, capacity planning, the mobilisation of additional rehabilitation beds, the block purchasing of care home beds, the development of new pathways – all focused on ensuring the right support for residents and supporting the NHS through the pandemic.
- 1.3.28 Adult social care led significant additional responsibilities throughout the pandemic, including leading the response to the shielded and the wider community of vulnerable people affected by Covid-19, alongside VSC partners. Throughout the pandemic, the council has also continued to carry out its full range of adult social care functions of assessing and meeting need, safeguarding, mental health act and mental capacity act duties.
- 1.3.29 This is all against the backdrop of existing national funding concerns for adult social care. For Barnet, in year savings delivery has been significantly impacted by Covid-19, with approximately £2m unable to be delivered. A large proportion of the savings strategy is based on delivering effective strengths-based working, which requires in depth face-to-face interactions between social care staff and people in need of care and support and their care providers. Covid-19 restrictions and other necessary safety measures have often prevented this. Savings or income based on increasing client contributions and reducing the costs of nursing care placements through acquiring block contracts have also been impacted by changes in demand or processes.
- 1.3.30 There has also been a significant disruption to leisure services as a result of Covid-19. The extent of the commercial impact and the recovery of the sector nationally is largely uncertain. Projected increases in income from leisure services were based on increasing demand, which has been, and may continue to be, significantly impacted by closures, restrictions and changes in customer behaviour.
- 1.3.31 Officers have reviewed projections for overall growth in demographic demand and the necessary funding over the MTFS period, to reflect this. However, given the uncertainty about the future impact of Covid-19 on the adult social care budget, projections will be regularly reviewed.

1.3.32 The Association of Directors of Adults Social Services (ADASS) 2020 Budget Survey reported that only 4% of directors are 'fully confident' of meeting future medium-term savings targets. The survey also highlighted a number of key messages {1}

- ***Without significant financial intervention from the Government, the lives of people who use social care and their family carers will be seriously impacted in terms of their lives and wellbeing.*** There are huge additional financial pressures being faced by councils because of the Covid-19 pandemic. Nationally, planned savings of £608m to balance budgets and the loss of a minimum of £190m of planned income means that only 4% of directors are confident that their budgets are sufficient to meet their statutory duties. This puts at risk the assessment of individual needs, safeguarding adults and provision of care and support services to older and disabled people.
- ***The actual costs to local authorities and adult social care providers of the pandemic will far outstrip the Emergency Funding made available by the Government to-date.*** A report commissioned by the LGA and ADASS, and undertaken by industry experts LaingBuisson, calculated that the sector will face more than £6.6bn in extra costs, such as PPE, staffing and deep cleans, due to coronavirus, by the end of September 2020. To date, adult social care has had access to approximately half of the £3.2bn Emergency Funding to support the whole of local government's response to the pandemic, along with a £600m Infection Control Fund (£2.2bn total).
- ***The risk of already fragile care markets failing has significantly heightened as a result of the impacts of Covid-19.*** The increased costs faced by care providers, such as purchasing PPE at an inflated cost and a reduction in the occupancy of care homes in most areas has increased the likelihood of a significant number of providers, or a large provider, going out of business. This will be to the detriment of those people who need to access care and support services. 75% of Directors indicated that residential and nursing homes occupied by state-funded residents have seen a decline in the number of people accessing their services
- ***Only 4% of respondents are fully confident that their budget will be sufficient to meet their statutory duties this year, down from 35% in 2019/20.*** The diminishing confidence of Directors in meeting statutory duties is of great concern. Directors and elected councillors have to make difficult decisions to balance the books. This means considering the number of people receiving services, the level and quality of those services and the price that is paid to care providers. The ability of local authorities to ensure that people have access to social work, care and support and safeguarding services will directly impact on the ability of individuals to lead the lives they want to lead.

1.3.33 As cited by the Adult Social Care Funding Briefing Paper to the House of Commons, the number of adults aged 85 or over, the age group most likely to need care, is rising faster than the overall population. The overall UK adult population grew by 8% between 2007 and 2017, while the number aged 85 or over rose by 25% in the same period. At the same time, services for working-age adults account for 58% of the current demographic pressures on adult social care budgets. {2}

1.3.34 National financial pressures are reflected in Barnet, where there are increased cost-pressures year on year due to an increase in the numbers of new individuals receiving care, reduced numbers of people leaving / stopping care (therefore longer overall care episodes), increasing complexity of care needs and cost pressures from inflation and market constraints. Barnet has one of the highest populations of older people in London, with comparatively high numbers of those over 85. Between 2020 and 2035, the number of older people (aged 65+) in Barnet with learning disabilities is projected to increase from around 1,200 to nearly 1,800, a rise of 47%.¹⁽³⁾ It is also estimated that there are 4,294 people with dementia living in Barnet and by 2035 this figure is expected to increase to 6,806, which is an increase of 58.5%.⁴. Again, the future impact on demographics of the current pandemic remains uncertain.

1.3.35 Benchmarking updated based on (recently published) 2019/20 figures shows that Barnet was the 16th lowest spending authority on adult social care out of 152 England authorities per head of the population (unchanged from 2018/19). This makes it likely that finding further savings are even more difficult to identify and deliver.

1.3.36 As referenced in the Adults and Safeguarding Quarter 2 (Q2) 2020/21 Delivery Plan Performance Report to this Committee in November, Barnet also achieves outcomes in adult social care better than or equal to comparator local authorities (LAs). This shows that overall value for money is good.

Children's Social Care and Education

1.3.37 Contacts from education to the Multi-Agency Safeguarding Hub (MASH) have been lower during the Covid-19 pandemic. Between April to September 2020, contacts from education settings were 53% lower than the volume received in the same period in the previous year (1184 in 2019 compared to 631). There was an expected upturn in contacts to the MASH from education in September 2020 when children returned to school but this was lower than expected and the volume was 15% lower than the previous year. The low volume of contacts was addressed with education providers resulting in a 13% increase in contacts from schools to the MASH during October and the numbers continued to rise to levels closer to average volumes of education contacts until the January 2021 lockdown which has again significantly reduced the volume of contacts from schools. Further analysis is being carried out looking at trends in children in need and children in need of protection.

1.3.38 The numbers of children in care have been relatively stable during the Covid-19 pandemic. In March 2020, 322 children were in care and this reduced slightly to 315 in January 2021. At the same time the number of Unaccompanied Asylum-Seeking Children (UASC) increased from 64 to 72 and the number of care leavers increased from 320 to 359. Children's placements have cost more this year and it is anticipated that this will continue into next year. The council is working across London to increase the sufficiency of provision.

{1} <https://www.adass.org.uk/media/7973/no-embargo-adass-budget-survey-report.pdf>

{2} <https://researchbriefings.files.parliament.uk/documents/CBP-7903/CBP-7903.pdf>

{3} Source: POPPI & PANSI national datasets

{4} As above

- 1.3.39 The vision for the Children, Education and Safeguarding Committee, which is set out in the Children and Young People's Plan, is to make Barnet the most family friendly borough in London— where children, young people, and their families are safe and healthy, are informed and responsible, and feel listened to. At the core of this is a resilience-based model of practice which involves identifying issues early and supporting families to build their resilience, underpinned by high quality social work.
- 1.3.40 Barnet's safeguarding arrangements for vulnerable children and young people will be effective and robust, with greater interface between services to provide a cohesive approach. The council strives for schools in the borough to remain among the best in the country, with enough early years and school places for all and children achieving the best they can, with attainment and progress of pupils in the top 10% nationally, and the progress of the most disadvantaged and vulnerable pupils accelerated.
- 1.3.41 The challenging financial climate in which the Service is operating requires a focus on ensuring that resources are deployed effectively to deliver the key outcomes and priorities for the Committee. It is critical that any savings that are proposed are not going to impact on the improvement to the quality of children's services, which could undermine the progress that has been and continues to be made.
- 1.3.42 The Children's, Education & Safeguarding Committee is also responsible for education services. The Dedicated School Grant (DSG) is ringfenced to fund education in schools within the borough. It is split into four blocks: schools block, high needs block, central schools services block and early years block. There are regulations and statutory guidance prescribing how the funding can be used to ensure a minimum funding guarantee to schools. Not all the council's education responsibilities can be funded from the DSG and if there is a shortfall in funding in the DSG, the council can decide to use funding from its general fund to meet this shortfall. There is increasing pressure on high needs block ("High Needs") budgets across the country, as a result of demographic growth, the increasing complexity of needs and the impact of the government's special educational needs reforms (in particular extending educational provision for pupils with special educational needs from 0 to 18-year olds to 0 to 25-year olds).
- 1.3.43 Future trends:
- The population of children and young people in Barnet is estimated to grow by 3% between 2018 and 2025, when it is projected to reach 101,875;
 - Projections suggest that by 2025, the population of children and young people in Colindale will be the highest of any ward, although the wards with the highest proportions of young people aged 0-19 years old in 2025 are projected to be: Golders Green (32%), Edgware (30%) and Burnt Oak (29%);
 - The overall number of children and young people with SEN statements or Education, Health and Care Plans rose by 26% between 2014 and 2017 and is expected to rise by a further 20% between 2017 and 2025;

- Increased demand on mental health and wellbeing services due to Covid-19 with a 25% increase already seen in anxiety related presentations to Barnet Integrated Clinical Service (BICS) and KOOTH online counselling service for young people;
- Children have missed a significant part of their education which will impact on their social and emotional development as well as educational outcomes;
- Increase in young people that are not in education, employment and training as young people have been disproportionately affected by the impact of the pandemic on employment.

Housing and Growth

Temporary Accommodation

- 1.3.44 The overall number of households in Temporary Accommodation (TA) significantly increased during the first national lockdown, peaking at 2,654 in June 2020. This increase was experienced despite the Government's ban on evictions and was largely due to the "Everyone In" directive which saw Barnet accommodate over 200 single people who were assessed as either sleeping rough or at genuine risk thereof. Since June 2020, the number of households in TA has steadily reduced with 2,499 households in TA at the end of December 2020. This reduction has largely been achieved through the work of Barnet Homes in finding suitable longer-term accommodation for households in TA, whilst also delivering a high number of homelessness prevention outcomes.
- 1.3.45 Barnet Homes have secured over £3m of additional funding from the Government to support the work with people sleeping rough. More details of this can be found in the most recent update to the Housing and Growth committee here;
<https://barnet.moderngov.co.uk/documents/s62896/Recovery%20Planning%20-%20Thriving.pdf>

Homelessness

- 1.3.46 Overall homelessness demand has fallen slightly over the first 3 quarters of the year due mainly to the governments ban on evictions. Barnet Homes have recorded 2,446 homelessness related approaches between March to December 2020 compared to 2,608 for the same period in 2019/20. Whilst approaches from households in the private rented sector have reduced, there have been increases from single people and those being affected by relationship breakdowns when living with family or friends.
- 1.3.47 It is reasonably likely that there is an increased number of private tenants in rent arrears in Barnet, however, is not possible to accurately gauge the extent of those rent arrears. Equally it is not currently possible to gauge what steps landlords will seek to take given the current economic situation more broadly. The court system is experiencing large backlogs and therefore non-urgent cases will take some time to process through the system.

Future impacts of worsening economy homelessness

1.3.48 It is expected that households approaching Barnet Homes due to potential homelessness will increase during 2021/22 as the economic impacts of the pandemic are increasingly felt throughout society. Early intervention is the key to preventing homelessness and Barnet Homes will continue to closely monitor demand and, along with the council, ensure proportionate responses. There are range of initiatives already in place and planned for 2021 to support residents and businesses through the challenging period, which can be found in the most recent update to the Housing and Growth committee here; <https://barnet.moderngov.co.uk/documents/s62896/Recovery%20Planning%20-%20Thriving.pdf>.

Longer-Term Plans

1.3.49 The council has demonstrated commitment to growth and development through adoption of the Growth Strategy at Housing and Growth Committee on 27th January 2020. The strategy sets out five key themes and 20 objectives to ensure that we build a great place to live in, work in, study in, and visit; a Barnet that is fit for the future.

1.3.50 The Council's guiding principles will secure healthy, resilient and cohesive communities through sustainable development, by increasing housing supply, investing in our economy, and delivering infrastructure to address the needs of a changing population; whilst capitalising on the development to maximise the benefit for residents and help the council meet savings.

1.3.51 The Council's Local Plan was approved for Regulation 18 consultation at Policy and Resources Committee on 6th January 2020 providing the policy framework and site allocations for future growth and development in Barnet, and committing to a housing delivery target of 46,000 homes by 2036 based on the Council's own assessment of housing need for the borough; translating into an annual target of 3,060 homes. The Plan is expected to begin Regulation 19 consultation by Summer 2021 following reflection upon the implications of Covid-19, changes to planning rules and use classes, and the shifts in the local economy.

1.3.52 The London Plan currently provides a housing target for Barnet of 2,349 new homes per annum (2015 London Plan). However, the New London Plan (at adoption stage) is revising that target marginally to 35,500 new homes (equating to 2,364 per annum).

1.3.53 There were very strong concerns following publication of the MHCLG housing target for "Barnet using the Government's standard methodology, with subsequent revisions potentially indicating a further revised target of about 5,744 new homes. However, the announcement on 16th December 2020 included agreement that the new London Plan will be approved with the current figures, and therefore the 2,364 target will apply for the next 5 years. This will allow time for the revised methodology and its implications for London-wide targets to be reviewed and the share of delivery across London Boroughs to be carefully considered.

1.3.54 The Government's Housing Delivery Test (HDT) provides a measure of housing delivery based on the preceding three financial years. Despite a high overall level of delivery, published figures in 2020 showed Barnet met 90% of the target, meaning that a Housing Delivery Action Plan (HDAP) was still required to be published, but no 'buffer' was required in the housing trajectory. The next HDT results are expected to be published in February 2021 and this will cover the period 2017-18, 2018-19, and 2019-20. It is

forecast that the figures are likely to show the borough has not met the expected target and may again need to reinstate a buffer when considering deliverability of sites.

- 1.3.55 Barnet's HDAP provided analysis of barriers to delivery and identified actions to reduce the risk of further under-delivery against targets. The Growth Strategy Delivery Plan built on these and is being reviewed for March 2021 to ensure that all reasonable steps the council can take to improve housing delivery are taken. This is especially important in light of the additional challenges and shifts in focus and priority that have been required due to the impact of Covid-19 on the council, the local economy, and in relation to housing delivery, especially construction.
- 1.3.56 The MTFPS includes estimated income from future development. This will enable the delivery plans and proposals in recently approved strategies and plans to better support and help deliver planned growth. The recent deal agreed in respect of Brent Cross Retail Park is included in the service's plans for the future with expected costs of £2.056m offset by modelled income to the same value.

North London Waste Authority (NLWA)

- 1.3.57 The existing energy from waste facility at Edmonton EcoPark has been operating for over 50 years and is coming to the end of its life. The building of the new energy recovery facility and associated works are known as the North London Heat and Power Project (NLHPP). Further information can be found at www.northlondonheatandpower.london. The NLWA levy costs are projected to increase significantly in future years as a result of the NLHPP. Therefore, in order to avoid the shock of sudden large increases in future years, the council has included a growth for this cost pressure in its medium-term financial strategy. This will be kept under review to ensure adequate resources are aligned to meet this pressure.

1.4 Barnet's approach to the financial challenge

- 1.4.1 Over the past decade, the council has successfully met the challenges facing Local Government e.g. through rising demands on services, slowed economic growth and austerity measures. During this period, the council has had to identify savings of c£193m to deliver a balanced budget whilst protecting frontline services as far as possible.
- 1.4.2 Throughout this time, the council has been open to new ways of delivery and working closely with partners from the public, private and voluntary sector. This continued approach is vital to ensuring that the council is well placed meet current and future challenges and continues to be a successful London borough.
- 1.4.3 Since March 2020, the Covid-19 pandemic has presented a new challenge for the council. The initial priority was to ensure delivery of essential services and to prioritise support to the most vulnerable residents in the borough whilst also co-ordinating responses to pandemic with partners from the NHS, Metropolitan Police, Government and voluntary organisations. The financial impact of pandemic in 2020/21 has been significant but these costs to date have been largely funded by the Government and so there is no expected impact on the council's underlying funding. Details of the Covid-19 funding allocated to the council in 2020/21 has been reported to the Finance, Performance, and Contracts Committee.

1.4.4 The scale of the ongoing financial challenges e.g. the estimated savings requirement of £55.170m to 2024/25, separate from the Covid-19 pandemic means the way that services are delivered will continue to change. The revised Barnet Plan sets out the priorities and outcomes for the council and approach to achieving these.

Theme Committee Savings

1.4.5 To address the budget gap identified between 2021-25, Theme Committees have previously been asked to consider a programme of savings across this period. Each Theme committee were presented with savings to be delivered from their respective areas in November 2020 for consideration and referral to P&R Committee in December 2020.

1.4.6 The savings proposed have been fully recognised within the MTFS however, there are potential delivery risks which will be managed as plans progress.

1.4.7 The savings identified by Theme Committee portfolios are as below (see paragraph 1.5.2 to 1.5.4 for further details on what has driven the need for these savings):

Table 6: Proposed Savings by Theme Committee

Theme Committee	2021/22 £'000	2022/23 £'000	2023/24 £'000	2024/24 £'000	Total £'000
Adults & Safeguarding	(2,026)	(1,137)	(967)	(555)	(4,685)
Children, Education & Safeguarding	(2,775)	(2,478)	(2,239)	(1,672)	(9,164)
Community Leadership Libraries	(200)	(150)	0	0	(350)
Environment	(1,475)	(995)	(2,057)	(2,031)	(6,558)
Housing & Growth	(3,155)	(1,509)	(2,104)	(2,535)	(9,303)
Policy & Resources	(859)	(1,529)	(1,227)	(675)	(4,290)
Public Health	(100)	(100)	(252)	0	(452)
Total	(10,590)	(7,898)	(8,846)	(7,468)	(34,802)

1.4.8 Public Health MTFS savings include assumed use of the Public Health grant to fund delivery of services with prevention outcomes as stipulated in the grant conditions. There are also assumed MTFS savings from the Dedicated Schools Grant that are also being reviewed.

1.4.9 The detailed savings plans are included at Appendix E.

Fees and Charges

1.4.10 In November 2020, Theme Committees considered the level of Fees & Charges within their portfolios and referred these to P&R Committee in December 2020 which were approved. A full schedule of fees and charges for 2021/22 is set out in Appendix F1 to F5 for noting.

1.4.11 Adult Social Care completed a four-week consultation with residents about changes to the Council's fairer contribution rates for those that contribute to the cost of their care. The proposal is to increase the hourly charge of homecare services from £17.00 to £18.39 to reflect the average rate paid by Barnet Council under its new contract with homecare providers. The consultation findings are set out in detail in Appendix F-7. This proposal forms an important part of the Council's medium-term financial strategy (MTFS)

for adult social care. Based on the findings from this consultation, summarised below, it is recommended that this proposal is implemented:

- Out of the 22 responses received, 6 people (28%) reported that they anticipated this change to have a positive impact compared to 3 (14%) who reported that the impact would be negative. 10 people (45%) reported that these changes would lead to no change in the lives of themselves and their families.
- 8 people (36%) tended to support the proposal, with 5 people (23%) neither supporting nor opposing it. 9 people (41%) opposed the proposal, 6 of whom (27%) opposed it strongly.

1.4.12 Since Environment Committee on 25 November 2020, fees and charges relating to parking in green spaces have been proposed by the service. These will be presented to Environment Committee on 11 March 2021 for their formal review but in order to implement by 1 April 2021 are included here for P&R Committee's approval under the revised Constitution. The proposed charges for 2021/22 are included in Appendix F6.

Budget Sign-Off

1.4.13 To promote and re-enforce good financial management and to satisfy an internal audit recommendation, Budget Holders, Directors and Executive Directors are asked to sign to acknowledge receipt of their budgets and to certify that they understand their responsibility to work within those budgets and deliver the associated savings, as set out in the council's financial regulations.

1.4.14 The finance team will provide budget holders with a document detailing their future year budgets with an explanation of how this has moved from the current year.

1.5 Financial Strategy

Overarching Strategy

1.5.1 The council's overarching financial strategy assumes that financial challenges from funding reductions and increasing service demands are likely to continue and therefore a focus on resilience and sustainability is important. The financial strategy means:

- The council will set a legal budget, balancing recurrent expenditure with estimated income within the medium term in order that the council has a sustainable financial position;
- The council will plan over a medium term of at least 3 years in order that the council is fully informed as to future scenarios and can prepare appropriate action;
- A level of sustainable reserves will be maintained, this will be defined by the Section 151 officer during the budget setting process, considering prevailing risks and opportunities. For 2021/22, as in previous years this was identified as £15m for the general fund balance and £30m for earmarked non-ringfenced revenue reserves in respect of "normal" council activity. Additional provisions have been set aside on the advice of the Section 151 Officer to ensure that future costs from the Covid-19 pandemic can be properly funded, to the extent that they are known;
- The council will seek to build resilience to economic shocks and insulate from the requirement for sudden cuts to vital services;

- The council is happy to use reserves to invest in one-off investment or transformation requirements;
- The council will ensure there is sufficient funding for on-going transformation and long-term changes;
- The council will provide a realistic amount of funding to support increasing demand, quickly addressing ongoing financial pressures with a permanent solution, reducing the instances where one-off solutions are used;
- The council will achieve the best possible outcomes within the funding available;
- The council will ensure that budgets are aligned to the Corporate Plan objectives and that it will actively disinvest where this is not the case;
- The council will understand the implications of growth and ensure that both the reward and the increased costs to services are recognised, and;
- The council will act lawfully and protect the integrity of regulations, ring fences and accounting rules.

2021-2025 Medium-Term Financial Strategy (MTFS)

Overall Savings Requirement and Gap

1.5.2 The proposed MTFS recommended to P&R Committee for approval to Full Council has a balanced budget for 2021/22 with an overall savings requirement to 2024/25 of £48.910m. Based on savings proposed for approval by the Committee to date of £34.802m, there is a savings gap of £14.108m across the MTFS period:

Table 7: Summary of Proposed MTFS Position 2021-2025

Summary of Medium-Term Financial Strategy	2021/22 £'000	2022/23 £'000	2023/24 £'000	2024/25 £'000
Expenditure	342,607	351,207	370,267	390,747
Resources	(332,018)	(324,140)	(332,612)	(341,836)
Cumulative Savings Requirement	10,590	27,067	37,655	48,910
Saving Proposed for P&R Approval	(10,590)	(18,488)	(27,334)	(34,802)
Cumulative Savings Gap	0	8,579	10,321	14,108

2021/22 MTFS Savings Requirement Summary

1.5.3 For the 2021/22 MTFS Savings Requirement, the announcements from the November 20 SR and provisional settlement from December 20 have been reviewed and included into the revised MTFS. The table below shows how the 2021/22 Savings Requirement of £10.590m has been calculated:

Table 8: 2021/22 Savings Requirement - Summary of Changes over 2020/21

MTFS Saving's Requirement Breakdown	2021/22 Savings Requirement Increase/(Decrease) over 2020/21 £'000	Comment
Expenditure funded by Covid-19 Grant	10,225	This is expenditure over and above that already factored in, associated with new funding announced below
Service Pressures	9,283	These are broken down in paragraph 1.5.7
Contingency for Risks	7,090	To mitigate against general risks and for Covid-19 related pressures e.g. loss of leisure income
Council Tax Discretionary Payment	1,000	Funded by the one-off Local Council Tax Support Grant for 2021/22, this will assist claimants in hardship in with Council Tax 2021/22
Concessionary Fares saving	(2,130)	The saving in 21/22 to the council calculated by London Councils
Sub-Total: Service Expenses	25,467	
Non-Pay Inflation	3,272	Estimated CPI based on OBR rates
Pay Inflation	1,674	Estimated at 1.00% for 2021/22
North London Waste Authority Levy	1,500	The cost of the levy is anticipated to increase as new facilities are completed and so an amount is included in the MTFS in preparation for this.
Capital Financing Costs	659	To fund the revenue implications from the capital programme
Pension Deficit Cost	500	The estimate cost to the General Fund for Employer's pension contribution in respect of the pension deficit
Sub-Total: Cost Drivers	7,606	
Total Expenditure Estimates	33,073	
Estimated Changes to Funding from Local Taxation:		
Council Tax Income - General Element	(7,734)	Reflects projected increase of Council Tax Rate of 1.99% and calculated tax-base for 21/22
Council Tax Income - Social Care Precept	(2,038)	Reflects projected increase of Social Care Precept Rate of 3.00% and calculated tax-base for 21/22
Sub-Total: Council Tax Income	(9,771)	
*Net Business Rates Income	2,296	Reduction over 2020/21 retained rates, includes share of unfunded Collection Fund Deficit
Total Changes from Council Tax and Business Rates	7,475	
Estimated Changes to Central Government Grant Funding:		
Covid-19 Grant	(10,225)	This is one-off £1.550bn funding for 2021/22 announced in the November 2020 SR. The allocation was confirmed in the December provisional settlement
Local Council Tax Support Grant	(5,184)	One-off allocation for 2021/22 to meet any reduction in council tax base from additional local council tax support costs
Social Care Grant	(763)	The share of new a grant for 21/22
Lower Tier Services Grant	(587)	This is a one-off grant for 21/22 and is to ensure that no authority will have less funding available in 2021/22 compared to 2020/21.
Homelessness Grant	(537)	This is a new grant which combines two existing grants (Flexible Homelessness Support grant and Homelessness Reduction grant) and has an increased allocation (£47m nationally) to assist authorities manage homelessness pressures and supporting those who at risk of homelessness
New Homes Bonus Grant	1,890	This is the loss in grant over 2020/21 payments due to the removal of "legacy" payments ahead of the removal of this funding stream.
Housing Benefit and Council Tax Administration Grant	254	The estimated loss of funding in 2021/22, actual allocations yet to be confirmed.
London Crime Prevention Fund	145	Loss in grant from 2020/21 which has now ceased.
Sub-Total Changes to Grant Funding	(15,008)	
Total Funding Changes	(22,483)	
2021/22 Savings Requirement	10,590	

1.5.4 The reason for the savings requirement is that anticipated service delivery costs are increasing by £10.590m more than anticipated increases in funding. The table below analyses the MTFS through different categories of cost changes (attached to this report as Appendix B).

Table 9: Summary of Expenditure and Funding Changes over the MTFS Period

Driver for Savings Requirement	2021/22 £'000	2022/23 £'000	2023/24 £'000	2024/25 £'000	Total £'000
Expenditure Changes					
Service Pressures	9,283	7,169	6,858	6,008	
Contingency	7,090	6,093	5,499	6,211	
Inflation	4,947	5,921	6,683	7,240	
Other Expenditure	529	641	21	1,021	
Expenditure from one-off	11,225	(11,225)	0	0	
Sub-Total Expenditure Changes	33,073	8,599	19,060	20,480	81,212
Funding Changes:					
Business Rates and Revenue Support Grant	2,296	(2,457)	(1,177)	(397)	
Council Tax	(9,771)	(7,915)	(9,295)	(10,827)	
Central Government Grants	(15,008)	18,250	2,000	2,000	
Sub-Total Funding Changes	(22,483)	7,878	(8,472)	(9,224)	(32,302)
Incremental Savings Requirement	10,590	16,477	10,588	11,255	
Cumulative Savings Requirement	10,590	27,067	37,655	48,910	48,910

Service Pressures

1.5.5 As per in previous budget setting processes, services were consulted on pressures that they expect to either carry forward into the new financial year or to emerge over the MTFS period. These included on-going un-funded 2020/21 pressures, forecasts for increases in demand or other pressures as they are identified.

1.5.6 In this latest MTFS process, due to the impact of the Covid-19 pandemic and measures in response to this, it has been challenging for services to distinguish whether an adverse impact is temporary for this financial year only, within the MTFS period or a more fundamental long-term impact. To address this, where services have anticipated a pressure in 2021/22, these were distinguished between those:

- that are ongoing in nature and require base budget growth or;
- where trends are uncertain these are temporarily funded for 2021/22 through earmarked reserves or other resources until a more informed decision can be made.

1.5.7 The table below lists the current services included within the MTFS:

Table 10: List of Pressures by Theme Committee within the MTFS

Pressures	2021/22 £'000	2022/23 £'000	2023/24 £'000	2024/25 £'000	Total £'000
Transitions cases from Children's Services to Adults	484	1,304	1,194	1,460	4,442
Increasing Complexity and Demographic	250	1,556	1,990	1,990	5,786
Adults & Safeguarding Sub-Total	734	2,860	3,184	3,450	10,228
Demographics and complexity (placements and care leavers)	1,420	1,486	1,900	1,900	6,706
School Conditions Survey	325	0	0	0	325
18-25 Service Pressures due to increased placement demands	1,000	235	300	300	1,385
SEND and Ed Psych staffing to meet increased demand (via BELS)	385	0	0	0	385
Mental Health	200	0	0	0	200
Elective home education coordinator and Welfare benefit advisors	150	0	0	0	150
Apprenticeship Levy unachievable saving	130	0	0	0	130
Children, Education & Safeguarding Sub-Total	3,610	1,720	2,200	2,200	9,730
Waste Transfer Site	1,072	0	0	0	1,072
Highways Decapitalisation	500	391	600	0	1,491
Greenspaces	350	0	0	0	350
Street Lighting PFI Contract - re-establish ring-fence reserve (removed 2 years ago)	228	195	250	250	923
Winter Gritting	150	0	0	0	150
Public Rights of Way (PROW) activities	113	(12)	0	0	101
Highways Emergency Service	110	0	0	0	110
Growth due to number of households	100	78	100	100	378
Confirm Street Manager	68	(41)	0	0	27
Mortuary Service	60	0	0	0	60
Legal Charges	50	0	0	0	50
Growth due to number of households, increase in footfall and residential streets cleansing	8	6	8	8	30
Food Waste Service	0	280	0	0	280
Tree Management	0	156	0	0	156
Food Waste Service	0	658	0	0	658
Environment Sub-Total	2,809	1,712	958	358	5,837
Unfunded structural estates pressures, principally around Oakleigh Road Depot	1,664	0	0	0	1,664
Increase in cyclical repairs	150	0	0	0	150
Housing General Fund - Temporary Accommodation	0	590	500	0	1,090
Growth required for Saving G&CS2	0	286	16	0	302
Housing and Growth Sub-Total	1,814	876	516	0	3,206
Additional staffing for Growth and Corporate Services to support strategic priorities	316	0	0	0	316
Policy & Resources Sub-Total	316	0	0	0	316
Total Growth for Pressures in MTFS	9,283	7,169	6,858	6,008	29,318

Contingency

1.5.8 The position on the contingency budget for 2020/21 and the reasons for why this is held is discussed further below in paragraph 1.8.3 to 1.8.6. The proposed MTFS allows for a

growth for contingency of £7.090m in 2021/22, £6.093m in 2022/23, £5.499m in 2023/24 and £6.211m in 2024/25. These amounts reflect the inclusion of a risk factor around the savings proposals and income e.g. in light of the pandemic should it continue over a prolonged period. As the MTFS is reviewed in future periods, these amounts will be considered against the prevailing risks to delivery.

Key assumptions contained within the MTFS

1.5.9 The assumptions relating to key items of income and expenditure within the MTFS are summarised below. Other key items are discussed in further detail in the subsequent paragraphs.

Table 11: Key MTFS Assumptions

Item	2021/22	2022/23	2023/24	2024/25
Council Tax – General Element Rate Increase	1.99%	1.99%	1.99%	1.99%
Social Care Precept Rate Increase	3.00%	2.00%	2.00%	2.00%
Council Tax Base Growth (net of CTS claims)*	0.19%	0.10%	0.50%	1.00%
Expenditure Inflation (OBR CPI Projection)	1.30%	1.90%	2.00%	2.00%
Employee Pay Award**	1.00%	2.00%	2.00%	2.00%

**the current assumption is that CTS claims will increase and offset growth to the tax-base but by the end of the MTFS period will recover to pre Covid-19 levels. This will continue to be monitored*

*** Lower paid staff are likely to receive a greater pay award rate*

New Homes Bonus (NHB)

1.5.10 In the 2020/21 finance settlement from December 2019, the Government announced plans to consult upon the future of the New Homes Bonus scheme in Spring 2020. The onset of the pandemic delayed this and for 2021/22 the scheme continued.

1.5.11 However, NHB payments in 2021/22 will not attract legacy payments in following years. For 2021/22, this means authorities will receive three years' worth of payments (legacy payments for 2018/19 and 2019/20, as well as new one-off payments for 2021/22). The calculation methodology remains unchanged, with authorities needing to achieve tax base growth of greater than 0.4 per cent before they receive any NHB funding.

1.5.12 The Government announced in SR20 that consultation on reforms to the New Homes Bonus will commence shortly, with a view to implementing these in 2022/23. Therefore, 2021/22 is to be the final year under the current approach with the current grant expected to cease by the end of 2022/24:

1.5.13 A replacement scheme for NHB is expected to be implemented within the MTFS period but there are currently no details on what this might consist of or possible funding allocations to the council. In that context, a level of replacement funding has been assumed. This will be updated as more information becomes available. The table below summarises the assumptions on NHB and a replacement scheme in the MTFS:

Table 12: Modelled Loss of New Homes Bonus within MTFS Period over 2020/21

New Homes Bonus	2020/21 Budgeted £'000	2021/22 Allocation £'000	2022/23 Modelled £'000	2023/24 Modelled £'000	2024/25 Modelled £'000
Year 7	1,749				
Year 8	3,711	3,711			
Year 9	2,705	2,705			
Year 10	1,984				
Year 11		1,843			
Total Grant Allocation	10,150	8,260			
Assumed Replacement Grant			6,260	4,260	2,260

1.5.14 A replacement scheme for NHB is expected to be implemented within the MTFS period but there are currently no details on what this might consist of or possible funding allocations to the council. In that context, a level of replacement funding has been assumed. This will be updated as more information becomes available.

Council Tax

1.5.15 The council needs to ensure that it has adequate resources to meet its statutory obligations and priorities. Its approach is to deliver a budget that is affordable and with a prudent and realistic level of Council Tax over the period of the MTFS. The MTFS approved by Council in March 2020 included the assumption of a 3.99% increase in each year in order to support front line services.

1.5.16 The Government confirmed in the SR20 that local authorities would be able to increase the general element of Council by 1.99% without a local referendum. In addition to this, local authorities with social care responsibilities would be able to increase Council Tax by a further 3.00% for the Social Care Precept to fund social care expenditure without a referendum. In 2020/21, this precept was set at 2.00%. The additional 1.00% for the Social Care Precept equates to additional Council Tax funding of c£1.9m in 2021/22 if fully adopted.

1.5.17 The remainder of the MTFS for 2022/23 to 2024/25 assumes an increase for the general element of Council Tax of 1.99% and 2.00% for the Social Care Precept. If this flexibility is not allowed in future years' then the MTFS will need to be updated to reflect that scenario.

Council Tax Rate

1.5.18 For 2021/22, the Government confirmed that the level that it considers excessive for general Council Tax increases in 2021/22 is 2%. Should the Council wish to raise the level by that amount or above, a referendum of the local electorate must be held. For 2021/22, a 1.99% increase for the general element of Council Tax is proposed. Note: the increase of 1.99% is calculated on the total approved rate from 2020/21 i.e. £1,273.77.

1.5.19 In addition, the Government confirmed that local authorities with responsibility for social care could apply a Social Care Precept of 3.00% on top of the general element of Council Tax in 2021/22. For 2021/22, a 3.00% increase for the Social Care Precept is proposed.

1.5.20 For 2021/22, the total proposed increase to Council Tax for the London Borough of Barnet is 4.99%. Note: the increase of 3.00% is calculated on the total approved rate from 2020/21 i.e. £1,273.77

Table 13: London Borough of Barnet Proposed Council Tax Change - Band D

London Borough of Barnet	Band D (£)	% Change
Approved 2020/21	1,273.77	
1.99% General Increase	25.35	
3.00% Social Care Precept	38.21	
Proposed 2021/22	1,337.33	4.99%

2021/22 Local Council Tax Support Grant (LCTS)

1.5.21 The LCTS grant has been awarded to local authorities in recognition that the adverse economic impact from the Covid-19 pandemic will result in increased CTS claims and a reduction in the number of dwellings for which Council Tax income is due from. It is also recognised that the proposed increase to Council Tax will result in hardship for some households e.g. those in receipt in Council Tax Support.

1.5.22 The LCTS grant will be applied in 2021/22 to mitigate against the increased number of CTS claims and slowing of growth in the Council Tax base. Additionally, £1m will be held to fund Council Tax Discretionary Payment for those residents experiencing hardship in paying their 2021/22 with Council Tax bills.

2021/22 Greater London Authority Precept

1.5.23 The provisional Greater London Authority (GLA) precept is proposed to increase by 9.51% over the approved 2020/21 approved precept. The GLA Precept funds services which fall under the responsibility of the Mayor of London to provide i.e.

- Policing;
- Non-Policing e.g. London Fire Brigade and transport services;

Table 14: Greater London Authority Proposed Council Tax Change - Band D

Greater London Authority	Band D (£)	% Change
Approved 2020/21	332.07	
Non-Police Precept	15.00	
Police Precept	16.59	
Proposed 2021/22	363.66	9.51%

1.5.24 Based on the proposed changes to Council Tax above for 2021/22 for the London Borough of Barnet and the GLA, the total estimated demand on the collection fund and Council Tax requirement is:

	Band D (£)	2021/22 Tax-base	2021/22 Billable Council Tax (£)
Barnet's Council Tax Requirement	1,337.33	148,093	198,050,148
Greater London Authority	363.66	148,093	53,855,755
Total Requirement for Council Tax			251,905,903

1.5.25 The table below summarises the proposed 2021/22 Council Tax Requirement and changes over 2020/21:

Table 15: Summary of Budget and Council Tax Requirement

Budget	2020/21 Original (£)	2020/21 Current (£)	2021/22 Proposed (£)
Total Service Expenditure	309,235,431	309,534,939	332,017,220
Contribution to / (from) Specific Reserves	0	0	0
Net Expenditure	309,235,431	309,534,939	332,017,220
Other Grants	(54,307,927)	(54,607,436)	(69,615,258)
Budget Requirement	254,927,504	254,927,503	262,401,962
Business Rates Retention	(40,553,935)	(40,553,935)	(38,302,644)
Business rates top-up	(19,810,294)	(19,810,294)	(19,731,211)
Business Rates Income	(60,364,229)	(60,364,229)	(58,033,856)
RSG	(6,283,212)	(6,283,212)	(6,317,958)
Barnet's Element of Council Tax Requirement	188,280,063	188,280,062	198,050,148
Greater London Authority – Precept	49,084,263	49,084,263	53,855,755
Total Council Tax Requirement	237,364,326	237,364,325	251,905,903
London Borough of Barnet - Band D (£)	1,273.77	1,273.77	1,337.33
GLA Precept - Band D (£)	332.07	332.07	363.66
TOTAL COUNCIL TAX (BAND D EQUIVALENT)	1,605.84	1,605.84	1,700.99

1.5.26 If the proposed increased in Council Tax rate is approved for 2021/22, 4.99% for the London Borough of Barnet and 9.51% for the GLA Precept, the Council Tax Rates for Barnet residents each category of dwelling will be:

Table 16: Proposed 2021/22 Council Tax Rates

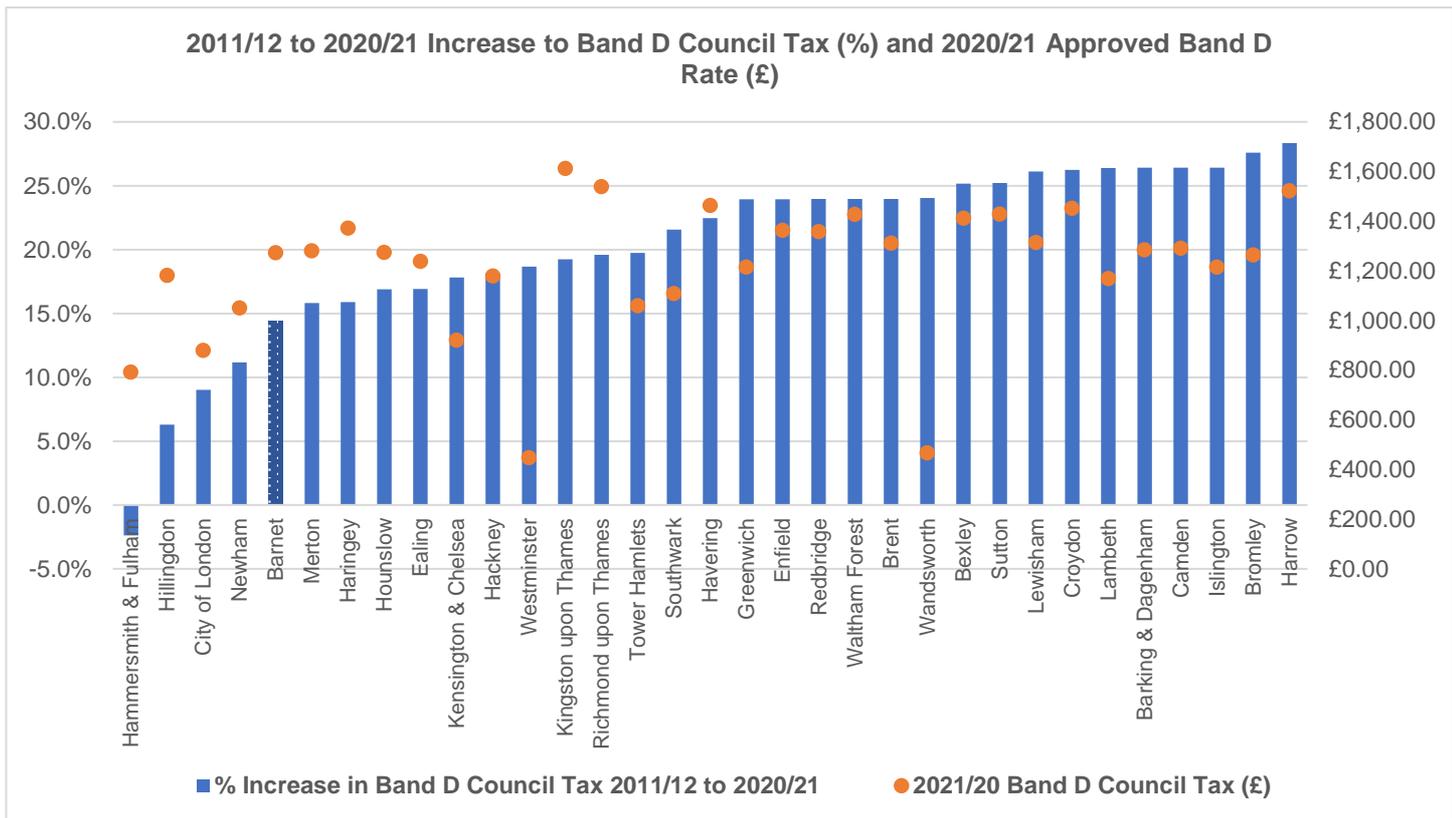
Council Tax Band	Barnet (£)	GLA (£)	Total (£)
A	891.55	242.44	1,133.99
B	1,040.15	282.85	1,323.00
C	1,188.74	323.25	1,511.99
D	1,337.33	363.66	1,700.99
E	1,634.51	444.47	2,078.98
F	1,931.70	525.29	2,456.99
G	2,228.88	606.10	2,834.98
H	2,674.66	727.32	3,401.98

1.5.27 Individual Council Tax bills will reflect occupancy status with discounts for low occupancy (one or no adults) and exemptions for specific circumstances. In addition, some residents will be eligible for Council Tax support.

Historic Council Tax in London

1.5.28 The graph below shows that over the past 10 years to 2020/21, Barnet has had the 5th lowest cumulative Council Tax increase together with an absolute Council Tax rate. The approved Band D Council Tax rate for Barnet for 2020/21 of £1,273.77 is below that of most other outer London Boroughs, the average for which in 2020/21 was £1,356.04.

Graph 1: Summary of Band D Council Tax Change (excluding the GLA Precept) in London since 2011/2



Council Tax Base (No. of Band D Equivalent Dwellings)

1.5.29 Calculating the council tax base is an important step towards setting the basic amount of Council Tax. The detailed council tax base schedule is included at Appendix D1. The Chief Finance Officer, under delegated powers, has determined the 2021/22 Council Tax Base to be 148,094 (Band D equivalents), the calculations are show in the following table:

Table 17: 2021/22 Council Tax Base

Band D Equivalents:	2020/21	2021/22	Change	%
Total properties	176,599	179,060	2,461	1.39%
Exemptions, disabled relief, discounts and premiums	(14,896)	(15,448)	(552)	3.71%
Ministry of Defence Contributions	8.6	3.7	(4.9)	-56.98%
Reduction due to Council Tax Support Scheme	(13,776)	(14,774)	(998)	7.24%
Adjustments (projections):				
New properties	2,371	1,628	(743)	-31.36%
Exemptions (Students)	(242)	(120)	123	-50.62%
Non-collection @ 1.5%	(2,252)	(2,256)	(4)	0.18%
Total Council Tax Base	147,813	148,094	281	0.19%

Inflation Funding

- 1.5.30 Funding for Pay Inflation and Non-Pay inflation has been estimated and set aside centrally within the MTFS. In 2020/21, a pay award of 2.75% was confirmed in September. Within the MTFS, a possible future pay award has been assumed and modelled at 1.00% for 2021/22 and 2.00% for 2022/23 to 2024/25.
- 1.5.31 For Non-Pay Inflation, OBR projections for CPI as at July 2020 have been assumed and modelled. The revised OBR projects as at November 2020 are marginally lower. The lockdown measures to the pandemic on businesses, hospitality and leisure has slowed economic activity and growth and resulted in low CPI rates this year. It is expected that economic activity will recover, and so inflation will gradually increase again and so the, lower projections from the OBR in November 2020 have not been updated into the MTFS.

MTFS Risks

- 1.5.32 There are risks which, due to an assessment of probability, have not been factored into the current MTFS. They recognise a possible outcome and not necessarily the likely outcome. The council is aware of these risks and will monitor each individual risk carefully.
- 1.5.33 Separately, the single biggest risk currently facing the council is the ongoing impact of the Covid-19 pandemic and how this could materialise into direct and indirect risks and possibly costs for the Council. Examples of direct risks include the wider uncertainty on Social Care demand levels, realisation of fees and charges and collection of Council Tax. Indirect risks include those that impact the economy and resulting policy changes.
- 1.5.34 Also related to the impact of the pandemic, budget estimates in this report have been made for the expected values of receipts for council tax and business rates. These estimates have been prepared based on the latest information and taking into account external advice. However, there remains a risk that the expected levels of income for both council tax and business rates will not be achieved. This risk has been reviewed and is regarded as tolerable within the financial structure of the budget for 2021/22. It will be kept under review to inform budget planning across the whole of the planning period,
- 1.5.35 The council maintains a contingency budget and minimal level of general and earmarked reserves to deal with such unanticipated items. Should any such risks materialise, these resources are available as a short-term measure to deal with these events.

Ring-Fenced Funding

- 1.5.36 There are other key sources of funding sources for the council which are discussed as follows:

Better Care Fund (BCF)

- 1.5.37 The preliminary 2021/22 Barnet BCF allocation is £40.039m and is used to fund health services, social care services, and major adaptations through the Disabled Facilities Grant and to make investments into the development of integrated services. For 2021-22,

the Winter Pressures Grant allocation continues to be rolled into the Improved Better Care Fund and is no longer ringfenced for alleviating winter pressures.

- 1.5.38 In 2020/21 the Council was allocated £7.5m of the total core BCF funding towards the protection of social care which was an uplift of 5.3% on 2019/20. A confirmed 5.3% uplift will also be applied to the allocation in 2021/22.
- 1.5.39 The monies within Barnet's BCF form a pooled budget under Section 75 of the NHS Act 2006 overseen by the Barnet Health and Wellbeing Board. The section 75 agreement allows for resources to be easily transferred between health and social care budgets to meet the objectives of the pooled fund.
- 1.5.40 The success of the BCF and therefore the pooled budget is measured through the achievement of a reduction in emergency hospital admissions, reduction in delayed transfers of care, admissions to residential and care homes and the effectiveness of reablement.
- 1.5.41 The core elements of the BCF plan are services provided for frail and older people and those with long term conditions (LTCs) such as: Rapid Response Team, delivery of seven-day services which support the system in managing delayed transfers of care (DTCs) provision of community equipment, support to care homes delivered by the Care Quality Team and prevention services including Later Lifer Planners. The overarching aim of the plan is to provide integrated care and support that intervenes early, prevents crises, responds quickly and helps people stay independent for longer.

Dedicated Schools Budget (DSG)

National Context:

- 1.5.42 The Spending Round in 2019 confirmed an additional £2.6bn in schools funding for 2020/21, £4.8bn for 2021/22 and £7.1bn for 2022/23, compared to the funding level of 2019/20. As part of the overall increase, it was announced that an additional £700m of High Needs funding will be allocated to support children and young people with special educational needs and disabilities (SEND) in 2020/21. In addition to this, a further £1bn Covid-19 Catch-Up fund has been allocated to schools to be paid in 2020/21 and 2021/22.
- 1.5.43 Schools budgets are funded mainly via a ring-fenced Dedicated Schools Grant (DSG) with funding being allocated through four funding blocks as shown below:
- **Schools Block:** allocates funding for pupils in Reception to Year 11 in state-funded mainstream schools and academies;
 - **Early Years Block:** funds early education entitlements for 2, 3 and 4-year-olds in private, voluntary and independent settings, maintained nursery schools and school nursery classes. The funding for 2-year olds is specifically for pupils from households with low incomes;
 - **High Needs Block:** supports provision for vulnerable children and young people, mainly those with special educational needs and disabilities (SEND) from their early years to

age 25, enabling both local authorities and institutions to meet their statutory duties under the Children and Families Act 2014;

- **Central Services Block (CSSB):** The CSSB receives funding for central functions local authorities carry out on behalf of maintained schools and academies. It allocates funding for two purposes: ongoing responsibilities and historic commitments.

1.5.44 On 17th December 2020, the Department for Education (DfE) published the 2021/22 schools, central schools' services, high needs and early years funding allocations through the Dedicated Schools Grant (DSG). It should be noted that the school's blocks and high needs blocks now contain funding for the Teacher's Pay and Grant and the Teacher's Pension Employer Contribution Grant, which used to be paid separately.

1.5.45 Post 16 Funding for 6th Forms is not received as part of the DSG as per the table below. Final figures Post 16 funding for 2021/22 will not be known until July 2021 but is estimated to be £5.209m.

1.5.46 The indicative DSG budget for 2021/22 by block is set out in Table 1 below:

Table 18: DSG Allocations and the Indicative Schools Budget

DSG Allocations and the Indicative Schools Budget	Schools Block	High Needs Block	Early Years Block	Central Block	Total DSG
	£m	£m	£m	£m	£m
Budget Monitoring as at December 2019	145.370	49.676	29.877	2.141	227.064
Add: Academy Funding	120.263	0.000	0.000	0.000	120.263
Add: Funding for places at Academies	0.000	5.046	0.000	0.000	5.046
2019/20 Gross DSG as at December 2019	265.633	54.722	29.877	2.141	352.373
2020/21 Gross DSG Block as announced	£m	£m	£m	£m	£m
As at January 2021	141.156	54.568	30.189	2.193	360.649
Funding for Teacher's Pay & Pension Grants	12.554	0.833	0.000	0.000	13.387
Add: Funding for Academies	132.543	5.188	0.000	0.000	5.188
2021/22 DSG Income	286.252	60.589	30.189	2.193	379.223

1.5.47 The allocation for the Schools Block is based on October 2020 school census data. A minimum Funding Guarantee of +2.00% means that every Primary or Secondary school will receive at least this percentage increase per pupil through the formula in 2021/22 than it did in 2019/20. In addition, each primary school is guaranteed a minimum of £4,180 per pupil and each secondary school is guaranteed to receive at least £5,415 per pupil. These rates include the extra funding for Teachers Pay Grant and Teacher's

Pension Employer Contribution Grant set at £180 per primary aged pupil and £265 per secondary aged pupil.

1.5.48 **Schools Block** - The 2021/22 SB Income is based on the following rates:

- £4,814.89 Primary unit of funding based on 29,721 primary pupils October 2020 census)
- £6,304.32 Secondary unit of funding based on 21,849 secondary pupils October 2020 census)
- £5.412m of funding for Pupil Growth and Premises factors.
- **This totals £286.252m.**

1.5.49 **High Needs Block** - The provisional HNB income for Barnet has been calculated as follows:

- £54.775m - Actual High Needs NFF allocation
- £4.249m - based on a £5,184.93 per pupil with Area Cost Adjustment (ACA) weighted base rate * 820 (pupils in special schools/ academies based on the October 2020 census)
- £0.564m - Import/export adjustment for net 51 imported pupils
- £0.168m – Additional High Needs Funding
- **This totals £60.589m.**

1.5.50 The final import/export adjustment will be amended based on January 2021 school and Further Education providers' High Needs pupil census data.

1.5.51 **Early Years Block** – The EYB is estimated using early years numbers taken from the Early Years and Schools census in January 2020. An update to the 2020/21 EYB allocation will be made once the January 2021 Early Years and Schools census numbers are finalised. The proposed funding rates for 3 to 4-year and for disadvantaged 2-year olds will be released in January 2021.

1.5.52 **Central School Services Block** – The provisional 2021/22 CSSB for Barnet includes the following:

- £1.896m – allocation for ongoing responsibilities (includes retained duties, admissions, licensing and schools' forum administration)
- £0.297m – Historic commitments allocation
- **This totals £2.193m.**

Allocation of budgets to Schools, Settings and Institutions:

1.5.53 The DfE allocates funding to Local Authorities (LAs) using the National Funding Formula (NFF). LAs in turn distribute funding to Schools, Settings and Institutions on the basis of local formulations and agreements. In the case of the Schools Block, LAs are not compelled to follow the NFF for 2021-22 but Barnet's local formulation matches that of the NFF.

1.5.54 For the Early Years Block there is a strict NFF requirement to allocate at least 95% of the hourly funding rate to settings for 3 to 4-year olds; 2 yearold funding is paid out at 100% of the hourly funding rate. Barnet's formula matches these requirements.

1.5.55 For the High Needs Block there is LA discretion over place funding, top up and commissioning arrangements. For Barnet, these are published via the Local Offer which

is available on the Barnet website. The Local Offer helps children and young people with Special Educational Needs and/or Disabilities and their families find information and support across the Barnet local area.

Public Health Grant

- 1.5.56 Public Health (PH) Grant will continue to be ring-fenced beyond April 2021, until further notice. It is anticipated that PH Grant uplift received in 20/21 will be maintained in 2021/22 however this was still to be confirmed at January 2020. It is expected that this increase will continue to fund sexual health prevention interventions introduced in October 2019, Healthy Early Years and Healthy Schools Programme, Perinatal Mental Health and The National Diabetes Prevention Programme currently funded from the existing PH ringfenced reserves.
- 1.5.57 The Public Health Grant currently funds statutory and non-statutory services such as sexual health, Healthy Child Programme, drug and alcohol, smoking cessation, healthcare public health, resilience school programme targeted to local needs and aimed at improving public health outcomes.
- 1.5.58 The committee is asked to note the service is going through a major Public Health emergency and there is a potential knock-on effect that the Covid-19 pandemic will have by placing pressure on the PH Grant in future years to deal with longer-term consequences of obesity, sexually transmitted infections, prevention of suicide, substance misuse prevention and treatment.
- 1.5.59 In recent years, decreases in spend in core Public Health Grant, due to the national grant reduction, have been achieved via efficiencies and contract re-procurement. Furthermore, as part of MTFs, Public Health Grant is supporting preventative services across the Council: an investment in prevention and wellbeing contracts in adult social care (£1.639m in 2020/21) and investment in early help (£1.350m in 2020/21). Future MTFs savings planned beyond 2021 from the Grant will be invested in additional preventative services that will aim demand reduction across the Council.
- 1.5.60 Development of the new Health and Wellbeing Strategy and Barnet Plan Prevention workstream are underway and their guiding principles will seek to maximise the impact on population health outcomes through the use of the Public Health Grant and influencing system wide prevention across the whole Council and local NHS agenda.

1.6 Earmarked Reserves

- 1.6.1 As noted elsewhere in this report, the widespread effects of the Covid-19 pandemic have created additional risks and uncertainties for the council. Earmarked reserves are an effective way to mitigate against these sorts of short-term risks and to manage unbudgeted changes in funding or service demand. The council's underlying financial strategy includes principles that underpin this, including that
- A level of sustainable reserves will be maintained, this will be defined by the Section 151 officer during the budget setting process, considering prevailing risks and opportunities. For 2020, this was identified as £15m for the general fund balance and £30m for earmarked non-ringfenced revenue reserves;
 - The council will seek to build resilience to economic shocks and insulate from the requirement for sudden cuts to vital services;

- The council is happy to use reserves to invest in one-off investment or transformation, including to mitigate for adverse equality impacts, requirements but not to the point of the organisation being in distress;
- The council will ensure there is sufficient funding for on-going transformation and long-term changes;

1.6.2 As at Month 9, the council's forecasted closing level of earmarked revenue reserves is £50.830m. This is in addition to the general balance of £15m. It is expected that there will be no use of earmarked reserves in 2020/21 – in fact, the forecast is for a contribution to reserves to be made.

Table 19: General Fund Reserve Summary and Forecast

	2019/20 £'000	2020/21 £'000	2021/22 £'000	2022/23 £'000	2023/24 £'000	2024/25 £'000
Breakdown of Reserve	As per 19/20 State- ment of Account s	Based on Current In-Year Estimate s	Current Forecast Pending 20/21 Outturn			
Financial Resilience	32,281	33,181	33,181	33,181	33,181	33,181
Transformation	3,044	2,463	1,847	1,232	616	0
Revenue - Service Specific	4,488	5,484	3,484	3,484	2,742	2,742
Non-Ringfenced Revenue Reserves	39,813	41,128	38,512	37,896	36,538	35,922
Dedicated Schools Grant (DSG)	1,808	1,808	1,308	808	308	0
Housing Benefits	4,867	4,867	4,867	4,867	4,867	4,867
Public Health	1,188	1,640	1,640	1,640	1,640	1,640
Special Parking Account	1,386	1,386	1,386	1,386	1,386	1,386
Ring-fenced Revenue Reserves	9,249	9,702	9,202	8,702	8,202	7,894
Total Revenue Reserves	49,062	50,830	47,714	46,598	44,740	43,816
Unapplied Revenue Grants						
Covid-19 Grants 2019/21	8,772	0	0	0	0	0
Covid-19 Grants 2020/21	0	5,875	0	0	0	0
Section 31 Business Rates Related Grants	0	68,371	0	0	0	0
Total Reserves: Revenue and Unapplied Grants	57,834	125,076	47,714	46,598	44,740	43,816
Capital Reserves	9,858	9,728	9,008	8,287	8,287	8,287
Total Reserves	67,692	134,804	56,722	54,886	53,027	52,104

Covid-19 and Section 31 Grants

- 1.6.3 An assessment has been made of the likely level of Covid-19 spending compared to the grant funding received. This is expected to mean that some funding will be carried forward at year end 2020/21 into the new year 2021/22, earmarked to the ongoing cost of the pandemic response.
- 1.6.4 Additionally, as reported to FPCC in December 2020, in 2020/21 there will be a timing difference between the receipt of some grants awarded and their use. This includes c£68m of section 31 grants linked to reliefs granted by the Government to businesses for Business Rates bills.
- 1.6.5 The Reserves and Balances policy attached to this report as Appendix L has been updated for the above to reflect a new type of reserve to categorise Covid-19 and Section 31 grants as “Unapplied Revenue Grants”.

Community Infrastructure Levy

- 1.6.6 A separate report is being presented to the Committee following a review of the charging schedule for the Community Infrastructure Levy. The report is seeking the Committee's agreement to consult on a new Draft Community Infrastructure Levy (CIL) Charging Schedule to revise the Barnet CIL rate to £300 per square metre for residential development and introduce a flat rate for all other uses of £20 per square metre.
- 1.6.7 The proposed increase to the CIL rate will also increase the portion of CIL available for the Neighbourhood Portion, which is managed by the Area Committee's and is currently capped at £150,000 per area committee per annum. However, regulations allow for 15% of the CIL received per annum to be used to support town centres, area committees and local environmental improvements.
- 1.6.8 It is intended that local CIL will be spent on environment improvements and investment in town centres.

1.7 Robustness of the budget and assurance from Chief Finance Officer

- 1.7.1 In order to comply with Section 25 of the Local Government Act 2003; the Authority's Chief Financial Officer (the Director of Finance) is required to report on the robustness of the estimates made for the purposes of the budget calculations and the adequacy of the proposed reserves.
- 1.7.2 This information enables a longer-term view of the overall position to be taken. It also reports on the Director of Finance's consideration of the affordability and prudence of capital investment proposals. The level of general balances to support the budget and appropriate earmarked reserves maintained by the Council in accordance with the agreed Council Policy on Earmarked Reserves are an integral part of its continued financial resilience. The council's reserves and balance policy is attached at Appendix L. Details of the council's in-year financial performance are reported to the Financial Performance and Contracts Committee on a regular basis.
- 1.7.3 The council is a large, complex organisation with a diversity of assets, interests, liabilities and other responsibilities. These require considerable on-going monitoring and review particularly in light of the challenging financial climate. With this in mind, the council has recognised the on-going need to identify risks and have measures in place to mitigate them should they occur.
- 1.7.4 The council's revenue related risks include:
- Ongoing impact of the pandemic;
 - General operational risks relating to service delivery;
 - risk of non-delivery of savings;
 - funding related risks e.g. Fair Funding;
 - interest rate risk;
 - inflation risk;
 - change in law risk;
 - commercial values risk, e.g. income rental values;
 - contract failure risk and step-in obligations for the council

- 1.7.5 The Council has undertaken a robust process to produce its MTFs in order to address the changing budget pressures and the risks mentioned above (as far as possible). The council's management team have considered regular budget updates, including analysis of the cost impact of the pandemic. Additionally, the Policy and Resources Committee have received regularly refreshed Business Planning reports.
- 1.7.6 While the Council Management Team and the Policy and Resources Committee meets to ensure the over-arching issues are robustly considered, a full schedule of meetings are arranged at various levels within the council to ensure all stakeholders fully understand the MTFs process and their savings proposals. Theme Committee meetings then consider the reports and recommendations produced. These Theme Committee recommendations are then reflected back through Policy and Resources Committee to ensure all aspects are captured.
- 1.7.7 These processes are necessary to ensure all budget proposals are:
- aligned to the Corporate Plan;
 - fully evaluated for any legal, HR equality and procurement issues;
 - assessed thoroughly to ensure if stakeholder consultations are needed and if so to ensure these are completed in time; and
 - appropriately challenged to ensure they are feasible.
- 1.7.8 Risks related to pensions and treasury are specifically addressed and discussed separately in the Pension Funding Strategy and the Treasury Management Strategy Statement.
- 1.7.9 The 2020/21 revenue budget has been prepared on the basis of robust estimates and adequate financial balances and reserves over the medium term. As part of on-going reviews for these, the finance department leads on:
- monthly budget monitoring and financial challenge to ensure budget options are being adhered to and that any other base budget variances, risks and opportunities are being suitably identified and mitigated; and
 - continuing to protect reserves and balances in order to provide an adequate buffer for any series of one-off pressures – or to provide sufficient time to identify on-going mitigations in a systematic way.
- 1.7.10 A summary of selected key, strategic risks / weaknesses and mitigating actions are noted below:

Table 20: Summary of Selected Key Strategic Risks and Mitigations

Risk / Weakness	Implications	Risk	Mitigating actions	Relevance to Services
1. Ongoing financial impact of the Covid-19 pandemic				
The Covid-19 pandemic has required the council to review all activity and ensure a focus on the pandemic response. Financial impacts arising	Key financial impacts of the pandemic may not be identified sufficiently early to allow mitigating actions to be put in place. The council may fail in its legal duty not to spend more		1) The CFO, supported by the finance team, has reported monthly to Chief Officers on the latest cost estimates arising from the pandemic, and the associated funding announced by government. This has allowed regular scrutiny of the overall financial impact of the pandemic. 2) Financial reports have also been	All

Risk / Weakness	Implications	Risk	Mitigating actions	Relevance to Services
<p>form the pandemic, including reduced income and increased costs, risk creating financial distress for the council.</p>	<p>than it can afford.</p>		<p>shared with councillors via the FPC Committee meetings, and the financial impact of the pandemic has been scrutinised by them.</p> <p>3) Additionally, the CFO has regularly reported to Chief Officers on the risk of financial distress or crisis which could lead to a 's114' notice being issued. This report reviews various key factors which could lead to financial distress and provides an update on the latest position. The current situation is that the funding received from government to support the pandemic response is sufficient to ensure that a s114 notice is unlikely.</p>	
<p>2. Review of Needs and Resources (Fair Funding Review and Spending Review)</p>				
<p>Implementation of Funding Reforms reforms has been further delayed by the pandemic. However, Government continues to plan to carry out a multi-year Spending Review, including a full reset of business rates retention baselines.</p> <p>This review could mean that London Borough of Barnet's share of funding is significantly reduced from 2021/22.</p>	<p>Decisions may be taken which have potentially adverse consequences for the council in later years. Uncertainty of the potential outcome creates difficulty in longer term planning.</p>		<p>1) Finance staff are involved in identifying the likely changes to be made and assessing the potential impact on the council. Likely key indicators such as deprivation, area cost adjustment and population growth are also currently being assessed</p> <p>2) The council is actively working with other outer London councils to ensure that outer London is fairly considered</p>	<p>All</p>
<p>3. European Union Referendum result - impact on national economy</p>				
<p>Impact of Brexit on the wider economy</p>	<p>The EU withdrawal has been monitored by officers to consider key risks potentially arising. The confirmation of a deal to support the withdrawal has mitigated some of those risks. The risks could affect both product and services costs and also labour supply, also possible slowdown of the economy which could lead to an increase in unemployment or a delay in business investment.</p>		<p>1) Organisational financial planning and regular risk review.</p> <p>2) Council policies to promote local business.</p> <p>3) Council policies to increase employment.</p>	

Risk / Weakness	Implications	Risk	Mitigating actions	Relevance to Services
	Central government funding to departments could be hit with a consequential impact on local government funding. Expenditure budgets which are sensitive to economic downturns (e.g. welfare services and mental health services) could see increased demand.			
4. Localising Business Rates				
<p>The increased exposure to changes in the level of business rates collected following the implementation of localising business rates will fall on Local Government.</p> <p>The related opportunity is that the council will gain by an increased share where business rates grow.</p>	<p>Potential adverse financial outcome for the council in future years</p> <p>In addition, with the increased level of locally retained income comes the likelihood that future new burdens will be distributed through this methodology. Variations in collection levels may mean that this funding might not cover the cost of implementing the requirements.</p>		<ol style="list-style-type: none"> 1) Continuing efforts to collaborate and interact with MHCLG, Valuation Office, London Councils, etc. 2) Implementation of local initiatives to maximise the identification and collection of business rates within Barnet 3) Robust responses to consultations. 	All
5. Business Rates Appeals				
<p>Reduction in ongoing funding and the impact of backdating of appeals. The localisation of Business Rates will increase this risk for Local Authorities.</p> <p>The related opportunity is from consultations on dealing with Business Rates appeals process - checking and challenging might reduce the number of live appeals.</p>	<p>Adverse financial outcome(s) for the council in future years</p>		<ol style="list-style-type: none"> 1) Review data with Valuation Agency and other relevant stakeholders to reduce number of appeals 	All
6. Pension Fund Assets / Pension Fund Deficit				
Pension Fund	The council's Pension Fund		<ol style="list-style-type: none"> 1) The council has a deficit recovery plan in place to reduce the long-term 	All

Risk / Weakness	Implications	Risk	Mitigating actions	Relevance to Services
assets failing to deliver returns in line with the anticipated returns underpinning valuation of Pension Fund Liabilities over the long-term.	being under-funded resulting in an increase in the employer contribution rate and deficit funding that the Council pays into the fund.		costs of financing the pension deficit 2) Decisions have been made by the Pension Fund to move away from under performing funds	
7. Reliance on Commercial Income				
Exploring alternative sources of income to offset core funding reductions and also ensure value for money for residents	A recession or other unexpected/uncontrollable event could leave the council exposed to under-funding or large losses in income.		1) Rigorous monthly monitoring which scrutinises forecast projections and challenges material movements against budgeted targets.	Specific Services
8. Inflation				
The council's expenditure (pay and non-pay) is subject to annual inflation based on indexation that is determined by national inflation rates. Inflation can affect agreed suppliers' contracts for other service expenditure	Sharp increases in inflation would result in higher for day to day expenditure and costs related to employment. Each 1% change in inflation adds around £3.0m to the Council's gross cost pressures (£1.8m net).		1) Monitoring actual inflation and forecast projection (e.g. at key milestones such as HM Treasury's Budget announcement) and modelling the impact of incremental increases on the Council's applicable expenditure. 2) Exploring all opportunities during the tendering process for all service contracts to minimise indexation clauses, negotiate for favourable fees etc. 3) Regular refresh of the council's MTFS	All
9. Delivery of Budgeted Savings				
Agreed MTFS Savings are not fully achieved or slip into future years.	Potential for in-year overspends and funding gaps		1) Robust challenge of all proposed MTFS Savings during the business planning process (e.g. through Council Management Team) 2) In-year monitoring of agreed Savings	All
10. Planned Use of Capital Receipts				
Capital receipts are generated when an asset is disposed of and are source of financing capital expenditure. The council's Capital Programme currently relies on more capital receipts than it holds or that are in the pipeline from	Shortfalls in financing of capital expenditure, possibly resulting in higher borrowing costs.		1) In-depth analysis and challenge of capital project cash flow projections. 2) Rigorous monthly monitoring which scrutinises forecast projections and challenges material movements against budgeted targets. 3) Scrutiny of the council's capital arrangements at the officer group Capital Strategy Board 4) Funding schemes by borrowing	Specific Services

Risk / Weakness	Implications	Risk	Mitigating actions	Relevance to Services
asset sales			5) Deletion of schemes from the Capital Programme	
11. Interest Rate Changes				
Changes to the Bank Base Rate and the cost of borrowing	The council's Capital Programme relies heavily on borrowing over the next 5 years. Increases in interest rates have a direct impact on the revenue position of the authority.		<p>The council has a number of options available to it to mitigate these risks. These include:</p> <ol style="list-style-type: none"> 1) maximising the use of interest free sources of capital funding such as CIL and s106 2) ensuring its cash management and forecasting is accurate reducing the need to borrow 3) reducing debtors and therefore maximising the council's cash balances 4) Identification of competitive borrowing options 	Specific Service
12. Demographic Changes				
Changing demographics across the borough lead to changes in demand for services.	Demographic changes have led to continuing pressures on budgets in demand areas of the council such as Adult Social Care, Children Social Care and Housing		The council is engaged in long term planning and transformational programmes to mitigate the action of demographic changes on budgets and services.	Specific Services
13. Debtors				
The amount of money the council assesses as income is overstated due to an increase in bad debt	Should debts owed to the council turn out to be uncollectable, they will be written off against the council's revenue budget. This can create overspends and also mean the council has to re-evaluate the amount of income it will collect in the future.		<ol style="list-style-type: none"> 1) The establishment of a corporate debt board 2) The increased focus on debt by the Financial Performance and Contracts Committee 3) Raising awareness of debt across the council 	Specific Services

View of Section 151 Officer

Robustness of estimates

1.7.11 The council is a going concern and the budget process is part of a continuous service planning and financial cycle. Therefore, knowledge and understanding of the previous and current national and local financial and economic environments are used to make informed assumptions and judgement about the future. This activity seeks to establish a robust budget which is appropriate and realistic having taken a practical assessment of risks.

- 1.7.12 The financial planning process has been managed at senior officer level through the Council Management Team meetings. This Executive level group has overseen the process for financial planning, including medium-term resource projections, the strategic context for the borough, and the quantification of new pressures on resources, and the identification of potential budget savings.
- 1.7.13 Consideration has been given to the known and possible future financial impacts of the pandemic to ensure that changes to the budget are made where this is appropriate.
- 1.7.14 Extensive consultation has taken place in respect of the budget proposals in general, and also in respect of specific planned changes. Consultation feedback has been taken into consideration as final proposals to the council have been formulated.
- 1.7.15 The Capital Programme presents the council with a significant challenge in terms of delivery and affordability. The cost of borrowing is accounted for based on the current plans however any overestimation in spend leads to overestimation of capital financing requirement and any under-achievement of its capital receipts expectations will require either an increase in borrowing, with associated revenue implications, or the deletion of schemes.

Robustness of Budget Setting Process

- 1.7.16 The process that has been undertaken to set the budget has included engagement of officers from service departments throughout the year, regular reporting of financial and service issues to Theme Committees, consultation with the public, along with due consideration of statutory duties, particularly in respect of equalities.
- 1.7.17 Following this Committee's endorsement of the budget proposals in February 2021 officers have undertaken a readiness assessment of the council's ability to deliver the savings required for the MTFs with particular emphasis on 2021/22. Where there is a risk of non-achievement of savings, adequate mitigations have been put in place in order to ensure a legal budget is set and that value for money is achieved from public funds.
- 1.7.18 For these reasons, it can be confirmed that the budget setting process has been robust.

Effectiveness of Budget Management

- 1.7.19 The council has robust arrangements for managing budgets and performance. Close attention will continue to be paid to the net cost arising from the pandemic response, implementation of agreed savings and monitoring of the Council's current position, with regular reporting to the Financial Performance and Contracts Committee.
- 1.7.20 The council has a legal responsibility to set a balanced budget which can include the planned use of its reserves. The council does not anticipate using reserves in order to fund recurrent expenditure in 2021/22. The council however, maintain reserves for other, non-recurrent purposes such as the ongoing response to the pandemic, transformation work, expenditure linked to previous grant receipts or for unplanned one-off items.

1.7.21 The Section 151 Officer considers the current level of reserves sufficient to manage those items and is actively working to replenish some of the previous years' drawdowns.

1.8 **Budget Management 2020/21**

2020/21 Forecast Outturn - Month 9 Budget Monitoring

- 1.8.1 As at Month 9 (December 2020), the council is in a strong financial position despite the immediate impacts of Covid-19. The council is forecasting a likely breakeven position with a contribution to reserves in the region of £4m to deal with known pressures that may arise next year (e.g. higher than anticipated demand in Adults social care).
- 1.8.2 The budget for 2021/22 has been prepared taking account of both expenditure patterns arising during the 2020/21 financial year due to the pandemic, and also expected 'usual' patterns of spending.

Allocations from Contingency

- 1.8.3 The contingency budget is a useful tool in the effective financial management of the council and a means to mitigation some risks in the MTFs. It provides a mechanism to allocate additional funding on a temporary or permanent basis during the financial year. This allows the recognition and funding of costs over and above those included within the council's base budget. It is a more appropriate mechanism than the use of one-off funding from earmarked reserves to fund pressures as it enables the council to 'live within its means' both in the short and longer term. Council financial regulations also should prevent expenditure being incurred for which there is no budget provision. Allocations from contingency ensure that the financial regulations can be adhered to when unexpected items occur. This therefore supports the delivery of the organisation's overall financial strategy.
- 1.8.4 At the start of 2020/21, the council had budgeted for £5.246m of contingency funding towards cost pressures and other occurrences. Based on the posted virements and commitments listed below, a balance of £1.409m is forecasted to remain:

Table 21: Summary of 2020/21 Contingency Position

2020/21 Contingency Budget	£'000
Contingency Budget Brought-Forward	921
MTFS	4,325
Sub-Total: 2020/21 Opening Contingency Budget	5,246
Virements Posted to date	(3,337)
Commitments	(500)
Total 2020/21 Contingency Remaining	1,409

- 1.8.5 It is the Section 151 Officer's intention to allocate the remaining 2020/21 balance towards service pressures as the full implications and funding from Government in respect of

Covid-19 pandemic become known (and subject to future Policy and Resources Committee approval).

1.8.6 In line with the delegation given at Urgency Committee on the 27th April 2020, any virements required directly in response to the Covid-19 pandemic or other related matters will be approved by the Section 151 officer and subsequently reported to Policy and Resources Committee. This includes allocations from contingency.

Budget Virements

1.8.7 The constitution requires that revenue virements from contingency of £250k or above are approved by the Policy & Resources Committee. Furthermore, any virements between services over £250k must also be approved by the Policy & Resources Committee.

1.8.8 Details of virements are discussed by Department rather than Theme Committee as the Scheme of Financial Delegation delegates the authority to expend the council's resources to Executive Directors of Departments.

1.8.9 Since December P&R Committee, there have been no virements from contingency above £250k.

1.8.10 Policy & Resources Committee are asked to note the following virements from contingency that are less than £250k:

Table 21: Summary of Virements for P&R to Note

Service	Description	Total (£'000)
Resources	Pensions Fund – Supporting Costs	101
Resources – Contingency	Pensions Fund – Supporting Costs	(101)

1.8.11 Within Appendix C1, a virement for 2021/22 is proposed which relates to the acquisition of the Brent Cross Retail Park in January 2021:

Table 22: Proposed virement for 2021/22

Service	Description	Total (£'000)
Resources – Central Expenses	Brent Cross Retail Park Financing Costs	2,056
Growth & Corporate Services	Brent Cross Retail Park Rental Income	(2,056)

1.9 Debt Write Off

1.9.1 The write-off of debts is in line with good accounting practice, which requires that debit balances accurately reflect realisable income and it removes uncollectable debt from the system. All businesses suffer from uncollectable debt and the council maintains a bad debt provision against which to charge any debt write offs. The council's debt management policy is attached to this report as Appendix M.

Revenues and Benefits

Council Tax

- 1.9.2 Irrecoverable council tax debts of £52,073.44 are requested for approval by P&R Committee for write off. These are individual debts all over £5,000 and cover the financial years from 2007/08 to 2019/20.
- 1.9.3 All the debts are in respect of closed accounts. Most are in respect of debtors who have absconded, including some who are known to be abroad. The table below provides a breakdown of the age profile of these debts with the total value for each year recommended for write-off.
- 1.9.4 Attempts to trace absconders include searches of the council's internal revenues system, credit reference agencies, enquiry notices to owners, agents and new occupiers of properties and visit reports by our Inspection and Enforcement Agents. With regard to cost effectiveness, the extent of tracing activity will correspond to the amount of the individual debts with a greater intensity of checks being carried out in respect of these larger debts. It should be noted that where a debtor is traced following the write off of the debt then the debt will be reinstated and further attempts made to recover, subject to statutory limitation periods and it being economical to do so
- 1.9.5 The breakdown of the value of the Council Tax debts by year is as follows:

Table 23: Breakdown of Council Tax Debts to be Written Off

Financial Year of Debt	Council Tax Liability	Court Costs Awarded	Total Debt Due
2007	£688.32	£0.00	£688.32
2008	£1,112.00	£97.00	£1,209.00
2009	£882.00	£97.00	£979.00
2010	£2,674.78	£291.00	£2,965.78
2011	£4,543.30	£291.00	£4,834.30
2012	£5,269.92	£194.00	£5,463.92
2013	£5,772.78	£582.00	£6,354.78
2014	£5,196.63	£485.00	£5,681.63
2015	£6,546.96	£485.00	£7,031.96
2016	£7,705.11	£873.00	£8,578.11
2017	£3,203.09	£291.00	£3,494.09
2018	£2,285.07	£97.00	£2,382.07
2019	£2,160.48	£250.00	£2,410.48
Total	£48,040.44	£4,033.00	£52,073.44

- 1.9.6 A breakdown of the reasons for write off are as follows:

Table 24: Breakdown of Reason for Council Tax Debt Write-Offs

Reason for write off	Total Debt
Deceased	£0.00
Gone Away	£52,073.44

Total	£52,073.44
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Business Rates

- 1.9.7 There are no write offs for Business Rates at this stage for P&R Committee to approve. Any agreed Business Rates Write-Offs will be completed at the end of Quarter 4 of 2020/21 due to business support grants.

Housing Benefits Overpayments

- 1.9.8 Sundry income relating to Housing Benefits Overpayments totalling £398,888.60 is recommended for approval by P&R Committee for write off. The individual debts are all over £5,000 and cover the financial years 2011/12 to 2019/20.
- 1.9.9 The proposed write off of these debts is in line with good accounting practice, which requires that debit balances accurately reflect realisable income and it removes uncollectable debt from the system. All Overpayments listed have been classified in accordance with Housing Benefit Regulations 2006, Part 13, Regulation 100. All avenues of recovery that were economical and practical have been considered before this course of action. There are no further alternative options where the debtor cannot be traced despite attempts to do so.

Table 25: Breakdown by Financial Year for Housing Benefit Overpayments Debt for Write-Off

Financial Year of Debt	Total Debt
2011	£10,907.87
2012	£0.00
2013	£27,104.90
2014	£26,069.14
2015	£37,538.81
2016	£37,600.58
2017	£62,021.72
2018	£61,701.87
2019	£88,574.84
2020	£47,368.87
Total	£398,888.60

Table 26: Breakdown of Reason for Housing Benefit Overpayment Write-Offs

Reason for Write-Off Totals	Value
Local Authority Error*	£205,438.65
Bankruptcy	£25,206.25
Individual Voluntary Arrangement	£39,516.24
Debt Relief Order	£30,920.22
Deceased	£50,042.34
Appeals	£47,764.90

Total**£398,888.60**

*Local Authority Error is made up of overpayments that arose from Local Authority delayed processing or Local Authority error whereby the person whom the payment was made could not have reasonably known they were being overpaid.

Tenant Rents

Tenant Arrears Write Offs – HRA

1.9.10 Tenant Arrears relating to HRA are recommended for write off. At present there are no debts over £5,000 totalling being submitted for write off. In addition, P&R are asked to note individual debts under £5,000 totalling £181,563.10 covering the financial years 2006-2020 which are being written off.

1.9.11 All the debts detailed below relate to closed accounts and are considered:

- 'statute barred' where the Council is legally unable to recover any monies from the tenants as the time allowed by law for such recovery has passed;
- 'Unrecoverable' – one case which is due to vulnerability

1.9.12 Attempts to recover the monies owed by former tenants including following up on known contact details, referring cases to external expert agencies, such as search and debt recovery agencies and working with other local authorities/ housing agencies and probate checks.

1.9.13 The table below details the breakdown of the write offs by year for balances less than £5,000 totalling £181,563.10 are:

Table 27: HRA Tenant Write-Offs less than £5k

Years	Total
2020	£1,835.89
2013	£14,618.54
2012	£84,692.05
2011	£33,232.79
2010	£20,587.52
2009	£12,539.60
2008	£9,030.76
2007	£4,514.39
2006	£511.56

Tenant Arrears Write Offs - General Fund

1.9.14 Tenant Arrears relating to the general fund are recommended for write off. Individual debts over £5,000 totalling £325,971.33 covering the financial years 2011-2014 are recommended for write off. In addition, P&R are asked to note individual debts under £5,000 totalling £956,873.18 covering the financial years 2005-2019 which are being written off.

1.9.15 All the debts relate to closed accounts and are considered either:

- 'statute barred' where the Council is legally unable to recover any monies from the tenants as the time allowed by law for such recovery has passed
- 'deceased without estate' which means that the subject has passed away and there is no estate to recover monies
- 'unable to trace' with no record of where the tenant is now residing
- 'unrecoverable' due to the tenant being homeless and was housed under the Severe Weather Emergency Protocol
- low level debts of £30 or under where the recovery of the monies is deemed uneconomical.
- 'Unsuccessful from Agency'

1.9.16 Attempts to recover the monies owed by former tenants including following up on known contact details, referring cases to external expert agencies, such as search and debt recovery agencies and working with other local authorities/ housing agencies and probate checks. The write-off of these debts is in line with good accounting practice, which requires that debit balances accurately reflect realisable income and it removes uncollectable debt from the system.

1.9.17 The breakdown of the write offs **less than £5,000 totalling £956,873.18** are as follows:

Table 28: GF Tenant Arrears Write-Offs less than £5k

Debt Category	2005	2008	2009	2010	2011	2012	2013	2014	2016	2017	2018	2019	Total
Deceased without Estate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	156.57	0.00	156.57
Statute Barred	1,118.94	0.00	14,755.12	27,870.35	69,908.02	141,262.75	476,915.77	206,112.32	0.00	0.00	0.00	0.00	937,943.27
Unable to Trace	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	196.63	196.63
Uneconomical to Pursue	0.00	0.90	104.82	22.64	10.20	31.80	68.85	0.00	0.00	0.00	50.63	101.79	391.63
Unrecoverable - SWEPP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	323.27	11,979.99	5,493.31	17,796.57
Unsuccessful from Agency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	388.51	0.00	0.00	0.00	388.51
Total	1,118.94	0.90	14,859.94	27,892.99	69,918.22	141,294.55	476,984.62	206,112.32	388.51	323.27	12,187.19	5,791.73	956,873.18

SWEPP - Severe Weather Emergency Protocol

1.9.18 The breakdown of the write offs **greater than £5,000 totalling £325,971.33** are as follows:

Table 29: GF Tenant Arrears Write-offs over £5k

Years	Reason	Total
2011	Statute Barred	£21,816.55
2012	Statute Barred	£40,883.19
2013	Statute Barred	£168,626.01
2014	Statute Barred	£94,645.58
Total		£325,971.33

Sundry Debt

1.9.19 Sundry income totalling £84,998.35 are recommended for write off. The individual debts are all over £5,000 and cover the financial years 2008/09 to 2018/19.

1.9.20 The collection procedures used for the recovery of these debts have included the issue of an invoice, a reminder and also a final notice. Additionally, and where appropriate, debt collection agencies are used and where legal action was undertaken a Notice before Proceedings would have been issued. Efforts have also been made to contact the debtor where possible and to agree suitable instalment arrangements. All avenues of recovery that where economical and practical have been considered before this course of action

Table 23: Sundry Debt Write-offs over £5k

Financial Year of Debt	Total Debt Due	Reason for Write Off
2008/09	£5,115.16	Recovery action exhausted
2011/12	£9,287.50	Debtor absconded
2012/13	£16,579.61	Uneconomical to pursue
2013/14	£5,152.13	Insufficient funds in estate
2013/14	£7,016.17	Recovery action exhausted
2014/15	£17,095.84	Recovery action exhausted
2017/18	£13,200.00	Recovery action exhausted
2018/19	£5,934.13	Insufficient funds in estate
2019/20	£5,617.81	Liquidation/Bankruptcy
Total	£84,998.35	

1.10 Corporate Risk Register

1.10.1 The council has an established approach to risk management, which is set out in the risk management framework. The strategic and service/joint risks are reviewed on a quarterly basis to ensure risks remain relevant and controls/mitigations in place to manage the risks remain effective.

1.10.2 The strategic and service/joint risks were reviewed earlier in the year and updated to reflect changes, particularly in response to Covid-19 and recovery planning. 24 risks were scored at a 'high-level' (15+), several of these related to strategic risks on the economy, funding uncertainty, sustainability (of finances; the environment; and Voluntary and Community Sector) and pension administration. These are set out in the corporate risk register (Each quarter, the strategic and 'high-level' (15+) service/joint risks are combined to form the corporate risk register. Please refer to the Appendix I for further details.

1.11 Capital Programme and Strategy

1.11.1 The council has a significant capital programme across both the General Fund and the Housing Revenue Account (HRA). Capital projects are considered within the council's overall medium to long term priorities, and the preparation of the capital programme is an integral part of the financial planning process. This includes taking account of the revenue implications of the projects in the revenue budget setting process.

1.11.2 The Capital Programme, incorporating changes approved at this Committee's December 2020 meeting and the changes described in the following sections, would total £1.240bn as summarised in the below table:

Table 31: Summary of Proposed Capital Programme

Theme Committee	2020-21	2021-22	2022-23	2023-24	2024-25	Total
	£000	£000	£000	£000	£000	£000
Adults and Safeguarding	6,289	4,799	4,060	4,130	2,974	22,252
Brent Cross	140,861	131,773	50,302	2,403	0	325,339
Children, Education & Safeguarding	14,347	33,073	3,114	180	0	50,715
Environment	34,527	18,134	7,643	7,483	6,370	74,157
Housing and Growth Committee	116,062	140,126	66,927	61,318	26,673	411,105
Policy & Resources	5,695	23,908	600	600	600	31,403
Total - General Fund	317,781	351,813	132,647	76,114	36,617	914,972
Housing Revenue Account	62,044	98,907	64,952	52,142	46,494	324,538
Total - all services	379,825	450,720	197,598	128,256	83,111	1,239,510

Changes to the Capital Programme

Slippage

1.11.3 Throughout the last quarter, officers have been looking at the reasons that slippage occurs and challenging assumptions on the anticipated delivery profile of the Capital Programme. Over estimating capital expenditure can cause unintended consequences, such as incurring unnecessary financing costs, reducing service budgets to fund borrowing, or the lapsing of funding opportunities.

1.11.4 As a result of this work it has been identified that a total of £60.712m needs to be slipped out of the 2020/21 financial year into future periods. Whilst this value is significant, it improves the accuracy of the programme and supports stronger financial management.

1.11.5 As the council approaches year end, the process of identifying accruals begins and estimates of slippage and accelerated spend will become more accurate. As such any capital financing adjustments will be undertaken by the Chief Financial Officer at year end in accordance with the financial regulations.

1.11.6 The breakdown of slippage by Committee is shown below:

Table 32: Summary of Net Slippage

Theme Committee	Net Slippage & Accelerated spend
	£000
Adults and Safeguarding	(560)
Brent Cross	(25,365)
Children, Education & Safeguarding	(438)
Community Leadership and Libraries	(182)
Environment	(1,055)
Housing and Growth Committee	(27,288)
Policy & Resources	(5,822)
Housing Revenue Account	(3)
Total at Month 9	(60,712)

Additions

- 1.11.7 Burnt Oak Broadway Flats (£1.07m) - Barnet Homes to develop 18 new 1 and 2 bed flats across the 'Burnt Oak Broadway Flats'; Barnet Homes have secured GLA grant towards the project, on the proviso the build contract is signed by March 2021.
- 1.11.8 Firestopping works at Care Homes (£0.72m) - To deliver recommended essential firestopping and other repair work for the care homes identified. These works are required to maintain the fire integrity of the buildings as required by the FRA and to enable an effective response to be provided in the event of a fire. Funded through Borrowing.
- 1.11.9 Window Replacement Apthorpe Care Home (£0.52m) - To undertake window replacement and improvement work. These works are required to improve the health and safety and comfort of the residents living in the building. This addition is to be funded through borrowing.
- 1.11.10 The Burroughs, Hendon (£0.54m) - The Hendon Hub budget was approved at Full Council in March 2020. This Capital addition is to cover an increase in fees, the new data management system and additional resources to help the scheme. This will be funded through borrowing.
- 1.11.11 Dollis Valley (£0.245m) - Capital addition in 2021/22 to pay a CPO compensation payment. To note when the Developer takes over the site LBB will be compensated for all CPO payments made for the properties. This will be funded from Capital Receipts.
- 1.11.12 Covid 19 Social Distancing (£0.586m) - A Capital bid related to implementing projects to support social distancing in the public realm and support active travel (cycling and walking), which also supports the adopted Long Transport Strategy. This will be funded through DfT Grant income.
- 1.11.13 Local Implementation Programme (£1.812m) - A Capital addition for the Local Implementation Plan (LIP) containing proposals for implementing the Mayor's Transport Strategy in its area. Barnet's third LIP was approved by TfL in December 2019, to the value of ££3,067,000. It includes Barnet's transport objectives and identifies key local issues, challenges and opportunities to achieving the aim of Barnet and the Mayor's Transport strategy outcomes. Following Covid-19 pandemic, the council received notification from TfL in May 2020 to halt the LIP programme due to funding shortages. At the time, TfL agreed to cover Barnet's financial spend to end of October 2020 (£0.674m). In December 2020, TfL confirmed a revised LIP allocation to be spent between December 2020 to March 2021 (£1.138m).
- 1.11.14 Network Recovery Plan Phase 2 (19.470m): A Capital addition (£0.74m 20/21, £6.12m 21/22, £6.24m 22/23, £6.37m 23/24) related to the delivery of highway carriageways, footways and patching schemes into subsequent years. Work will follow annual independent condition surveys and member consultation exercises, with schemes prioritised on their condition. This will ensure the council meets its duties as a Highways Authority, under the highways act 1980 (as amended). This will be funded through Borrowing.
- 1.11.15 Extra Care – Cheshire House (£0.42m) - A Capital addition of £0.42m to the existing programme to cover a shortfall in project costs. This will be funded through Borrowing.

- 1.11.16 Brent Cross Retail Park (£58.74m) - An addition for the purchase of Brent Cross Retail Park. This was approved at Urgency Committee in January 2021. This will be funded through borrowing, with income generated from the properties on the site covering associated Revenue repayments.
- 1.11.17 Depot Relocation (£5.0m) - A Capital addition in 2021/22 for the Land Assembly works related to the relocation of Street Scene services to allow co-location of all services at Oakleigh Road Depot. This will be funded from CIL.
- 1.11.18 Loft Conversions (£0.54m) - Foster carers financial assistance scheme. Whereby, carers can apply to extend their capacity to offer a wider range or increased number of placements to LBB children in care. This is an investment to save proposition. With each child that remains within or can be placed within LBB foster placements due to the expansion of their home, this generates a saving of £0.022m per year for that child. Funded from borrowing.
- 1.11.19 Placement Demand Transformation (£0.126m) – Capital addition (£0.1m 20/21, £0.025m 21/22) to re-purpose New Park House Children’s home into respite provision for children with Autism (£0.025m); convert 68A Meadow Close into a semi-independent provision for young people transitioning into independent living (£0.036m) and refurbish office space in Woodhouse Road to provide workshops supporting young people to develop independence skills (£0.65m). Financed from borrowing.
- 1.11.20 Disabled Facilities Grant (£0.343m) – An addition of £0.343m in the Disabled Facilities Grant Programme due to an inflationary increase of 13% in the Disabled Facilities Grant in the 2020/21 financial year.
- 1.11.21 Park Infrastructure (£1.4m) – An initial Capital addition towards the provision of modern facilities and enhanced outdoor space at West Hendon Playing Fields. This will contribute to council’s strategic commitments for the provision and usage of sports and playing pitches. Funded from CIL.

Total Additions

- 1.11.22 The profiling of the additions described above is set out in the below summary table:

Table 33: Summary of Proposed Additions

Additions	2020-21	2021-22	2022-23	2023-24	2024-25	Total
	£000	£000	£000	£000	£000	£000
Dollis Valley CPO Payment	0	245	0	0	0	245
Claremont SEN	9	0	0	0	0	9
Loft conversion for Foster Carers	0	180	180	180	0	540
Placement Demand Transformation	101	25	0	0	0	126
Depot relocation	0	5,000	0	0	0	5,000
The Burroughs, Hendon	0	540	0	0	0	540
Firestopping works and other urgent maintenance works at care homes	0	717	0	0	0	717
Window replacement at Aphore care	0	520	0	0	0	520
Brent Cross Retail Park Purchase	58,410	0	0	0	0	58,410

Local Implementation Plan	1,812	0	0	0	0	1,812
Network Recovery Plan (NRP) Phase 2	0	740	6,120	6,240	6,370	19,470
COVID19 Social Distancing Projects	586	0	0	0	0	586
Extra Care- housing (Stag & Cheshire)	0	0	0	420	0	420
Burnt Oak Broadway Flats – addit storey	0	630	439	0	0	1,069
Park Infrastructure	0	1,400	0	0	0	1,400
Disabled Facilities Grants Programme	343	0	0	0	0	343
Total at Month 9	61,261	9,997	6,739	6,840	6,370	91,207

1.11.23 Including the slippage and additions described previously, the changes to be incorporated into the revised Capital Programme are as follows:

Table 34: Summary of Revised Changes to the Capital Programme

Theme Committee	Net Slippage & Accelerated spend	Deletions	Additions
	£000	£000	£000
Adults and Safeguarding	(560)	0	343
Brent Cross	(25,365)	0	0
Children, Education & Safeguarding	(438)	(125)	675
Community Leadership and Libraries	0	0	0
Environment	(1,055)	0	23,268
Housing and Growth Committee	(27,288)	(45,407)	60,187
Policy & Resources	(6,004)	0	5,000
Housing Revenue Account	(3)	(7,520)	1,734
Total at Month 9	(60,712)	(53,052)	91,207

1.11.24 The capital programme shown in paragraph 1.6.2 is funded from the following sources:

Table 35: Summary of Financing for Proposed Capital Programme

Theme Committee	Grants	S106	Capital Receipts	RCCO/ MRA	CIL	Borrowing	Total
	£000	£000	£000	£000	£000	£000	£000
Adults and Safeguarding	16,113	530	90	0	4,440	1,079	22,252
Brent Cross	307,522	0	900	0	0	16,917	325,339
Children, Education & Safeguarding	42,952	2,004	599	0	497	4,663	50,715
Environment	2,953	4,387	2,405	440	12,000	51,973	74,157
Housing and Growth Committee	50,253	11,535	16,125	491	15,746	316,956	411,106
Policy & Resources	50	0	4,269	0	5,000	22,084	31,403
Total - General Fund	419,843	18,456	24,388	931	37,683	413,671	914,972
Housing Revenue Account	20,280	0	5,866	112,628	0	185,764	324,538
Total - all services	440,123	18,456	30,254	113,559	37,683	599,435	1,239,510

Borrowing

- 1.11.25 £599.435m of the total capital programme will be funded from borrowing of which £204.52m is to be on-lent to Opendoor Homes for the acquisition or delivery of new housing.
- 1.11.26 Borrowing is typically, Public Works Loan Board loans to support capital expenditure; this type of capital funding has revenue implications (i.e. interest and provision to pay back loan).
- 1.11.27 Based on the current value of the borrowing requirement, there will be an additional MRP charge of £4.156m in 2020/21. The recommendations for the change in MRP policy shown in the section below may change this.

Capital Receipts

- 1.11.28 The council has previously highlighted a risk in the level of capital receipts that it currently holds or forecasts to receive. Capital Receipts are proceeds of capital sales (land, buildings, etc.) and are re-invested into purchasing other capital assets.
- 1.11.29 £30.254m of the above capital programme is planned to be funded by capital receipts. Current receipts are standing at £32.057m with £17.086m HRA receipts and £14.97m General Fund receipts.
- 1.11.30 Of the £30.254m, £7.552m will be funded from HRA capital receipt (RTB Receipts). HRA funding will also finance Open Door New Build Housing, £7.209m of which is shown in the above table under Housing and Growth Committee. Current HRA capital receipt balances plus future estimates suggest that there will be enough HRA capital receipts to fund the relevant projects.
- 1.11.31 The remaining £17.17m is expected to come from General Fund capital receipts, with £7.042m needed in 2020/21. The council has received £14.21m from General Fund disposals, with £15.069m capital receipts forecast this financial year. The current forecasted Capital Receipt surplus will be £8.027m
- 1.11.32 However, on 20th October 2020, Full Council agreed the use of £10.5m Capital receipts to fund the Barnet House Exit Settlement.
- 1.11.33 This means the deficit of £2.47m Capital Receipts will not be available to fund the Capital programme. Additional borrowing will be required, which will have a revenue cost of £0.089m per annum.

Capital Grants & Contributions

- 1.11.34 The current capital programme shows £440.12m to be funded from Capital Grants. S106 and CIL are standing at £18.46m and £37.68m respectively.
- 1.11.35 Capital grants are mainly received from central government departments (such as the Brent Cross grant from MHCLG) or other partners or funding agencies (such Transport for London, Education Funding Authority).

- 1.11.36 S106 contributions are a developer contribution towards infrastructure; confined to specific area, purpose and to be used within specific timeframe.
- 1.11.37 Community Infrastructure Levy (CIL) funds are developer contribution towards infrastructure as defined by regulations; can be used borough wide but still has time restrictions on use.
- 1.11.38 Current capital programme forecasts plus future estimates suggest that there will be enough S106 contributions to fund the relevant projects.
- 1.11.39 The Brought forward CIL receipts are £7.2m with a surplus of £1.2m forecast in 2020/21. Based on the £6.7m current forecasts for CIL funded projects in 2020/21, there will be £1.7m of CIL receipts carried forward to next financial year. However, there is uncertainty based on future year forecast and CIL receipts are reviewed periodically.

1.12 Minimum Revenue Provision (MRP)

- 1.12.1 Local Authorities are required by statute to make a charge to General Fund to provide for the repayment of debt resulting from capital expenditure, known as Minimum Revenue Provision (MRP). The council is required to determine a level of MRP it considers to be prudent, whilst having regard [MRP Guidance issued by MHCLG](#).
- 1.12.2 The key principle of the Guidance is that an authority's debt liability should be repaid over a period, which corresponds to the useful life of the asset(s), that the capital expenditure provided benefit to.
- 1.12.3 Whilst the Guidance provides options for MRP that MHCLG consider to be prudent, neither the guidance nor legislation defines what is prudent. It is therefore for each Authority to manage this appropriately and to determine prudent repayment based on its own individual circumstances, taking into account medium / long term financial plans, current budgetary pressures, the Authority's current and future capital expenditure plans and funding needs and any longer term transformational plans.
- 1.12.4 The council's current MRP policy was approved as part of the Treasury Management Strategy by Full Council on 3rd March 2020. During 2020/21, officers commissioned LinkGroup to undertake a review of the methodology applied for calculating MRP and has assessed the impact of adopting alternative options.
- 1.12.5 Following review of the various options, officers are recommending that the MRP policy be revised from 1st April 2020 as below:
- For any capital expenditure incurred prior to 1 April 2008 or financed from supported borrowing, the Authority will be charging MRP over 50 years on an annuity basis.
 - For any capital expenditure carried out after 1 April 2008 being financed by unsupported borrowing the Authority will be adopting the asset life method. This is where MRP will be based on the capital expenditure divided by a determined asset life or profile of benefits to give annual instalments. The annual instalment may be calculated by the equal instalment method, annuity method or other methods as justified by the circumstances of the case at the discretion of the s151 Officer. With effect from 1 April 2020 all repayments will be calculated on an annuity basis.

1.12.6 The annuity method has the advantage of linking MRP to the flow of benefits from an asset where the benefits are expected to increase in later years and is particularly relevant in connection with projects promoting regeneration or administrative efficiencies or schemes where revenues will increase over time.

1.12.7 The change in MRP policy to the annuity method is estimated to result in potential supported borrowing savings over the next 5 years of £15.470m as shown below:

Table 24: Summary of MRP Policy Change Impacts

	20/21	21/22 - 24/25
50 years Annuity on Supported Borrowing	(£1,124)	(£3,526)
Annuity on Unsupported Borrowing (post 2017-18)	(£1,419)	(£5,680)
Annuity on Unsupported Borrowing (pre 2017-18)	(£1,025)	(£2,801)
Asset Life Annuity Method for PFI	£167	(£62)
Total	(£3,401)	(£12,069)

1.12.8 The impact of each option has been calculated on a Net Present Value basis using a discount rate of 3.5%. It should be noted that savings may vary with changes in the council's future capital programme in terms of complexity, variability and deliverability.

1.12.9 Against the MRP budget, taking account of savings already included in the MTFs, the phasing of the £15.470m is shown in the table below. It shows that, for the years 20/21-24/25, the revised methodology is estimated to reduce the pressure on MRP from £23.088m to £7.618m:

Table 25: Summary of Reduction of MRP Between 2021/22 to 2024/25

	20/21	21/22	22/23	23/24	24/25	TOTAL
MRP Budget (net of existing MTFs Savings)	£12,447	£12,097	£12,297	£10,797	£9,797	£57,434
MRP cost (current methodology)	£12,410	£14,961	£17,361	£17,742	£18,047	£80,521
(Under)/Overspend - based on current MRP policy	(£36)	£2,865	£5,064	£6,945	£8,251	£23,088
MRP cost (proposed annuity methodology)	£9,009	£12,033	£14,153	£14,703	£15,153	£65,051
(Under)/Overspend - based on revised MRP policy	(£3,437)	(£64)	£1,856	£3,906	£5,357	£7,618

1.12.10 MHCLG Guidance also allows local authorities to choose to charge more MRP than they consider prudent in any given year via a Voluntary Revenue Provision (VRP). If it does so, this will be disclosed in the Authority's Statement of Accounts.

1.12.11 Any VRP made in 2020/21 will strengthen the council's general fund position in future years as the S151 Officer can choose to offset previous years disclosed VRPs against the current year's prudent provision providing the amount charged in-year is not

less than zero. For these sums to be reclaimed for use in the budget, this policy must disclose the cumulative overpayment made each year.

1.12.12 The regulations allow the Authority to review its policy every year and set a policy that it considers prudent at that time. The impact of a revised MRP policy will be kept under regular review in order to ensure that the annual provision is prudent.

1.12.13 P&R are asked to note that, subject to Full Council approval of the change in the MRP policy, it is the S151 Officer's intention to make an additional VRP in 2020/21. The exact amount will be reviewed in line with the council's overall outturn position and disclosed in the council's Statement of Accounts.

1.13 Treasury Management Strategy Statement

1.13.1 The Treasury Management Strategy Statement and Mid-Year review is included in Appendix K1 and K2. The key highlights within the TMSS are:

- In the four years from 1 April 2021 gross capital expenditure is forecast at £1240.3m, of which the debt funded element is £605m. The major capital projects are Brent Cross (£325 m of which 90% is grant funded), loans to Open Door Homes (£204m) and various HRA projects (£324m);
- The impact of the capital expenditure (and other adjustments) is to increase forecast gross debt (including leases) from £397m at 1 April 2020 to £1076m at 31 March 2025;
- The authorised borrowing limit for 2021-22 is set at £962m based on forecast CFR. Projected debt 31 March 2022 is £747m;
- During the current year no new debt or loans has been taken out to 31 December 2020. It is likely new borrowing will be taken out by year end. The current 50 yr PWLB rate is 1.5%;

1.14 Housing Revenue Account

1.14.1 The Local Government and Housing Act 1989 requires the Housing Revenue Account (HRA) to be maintained as a ring-fenced account. Any surpluses generated from the HRA can be used to support the account if it fails to break even. Whilst it is acceptable to draw on balances, it is not permissible for an overall HRA budget deficit to be set. It is for the council to determine what level of balances should be maintained and this is set as a part of the HRA Business Plan (see paragraph 1.14.14).

1.14.2 The principal items of expenditure within the HRA are management and maintenance costs, together with charges for capital expenditure (depreciation and interest). This is substantially met by rent and service charge income from dwellings, garages, and commercial premises.

Changes to Rents and Service Charges

1.14.3 The council is required to set council dwelling rents and associated service charges for council tenants on an annual basis. These are set out in a formal rent notice issued to all tenants before the start of the financial year. It is recommended that the P&R Committee approves to the council the proposed rent increases in line with Government policy for existing council tenants in social rent dwellings and affordable rent dwellings, and temporary accommodation, and approves to the council the proposed service charges increases and garage rents.

Council Dwelling Rents

1.14.4 The Ministry of Housing, Communities, and Local Government's (MHCLG) Policy Statement on Rents for Social Housing 2019 (the 'Rent Policy Statement') permits all registered providers, including local authorities, to apply annual rent increases on social and affordable rent properties of up to CPI (the general index of consumer prices, taken as at September of the previous year) plus one percentage point from 2020, for a period of at least five years. This limit is a ceiling and providers can apply a lower increase or freeze rent in line with the market in which they operate.

1.14.5 It is proposed that social rent is increased by CPI + 1% for 2021/2022 for existing tenants. Based on CPI of 0.5% in September 2020, this would result in a rent increase of 1.5%.

1.14.6 New homes being delivered on the council's land will be subject to affordable rents set at 65% of average private sector market rents, or the Local Housing Allowance (LHA); whichever is lower as per the previous year. It is proposed that affordable rent is increased by CPI + 1% for 2021/22 for existing tenants. Based on CPI of 0.5% in September 2020, this would result in a rent increase of 1.5%.

Temporary Accommodation Rents

1.14.7 Temporary accommodation is let at Local Housing Allowance (LHA) rates. In March 2020, following a freeze between 2016 and 2020, LHA was increased to equal the 30th percentile of rents in each local area. The Office for Budget Responsibility's Economic and Fiscal Outlook of November 2020 confirmed that LHA rates will be frozen in cash terms from 2021/22 onwards. Temporary accommodation in Barnet is currently let at the rates published in January 2020. It is proposed that temporary accommodation rents for 2021/22 are aligned with the latest published LHA rates for all existing tenants and new lettings.

1.14.8 The proposed rent changes are in line with Government policy, the council's Housing Strategy 2019 to 2024, and the proposed 30-year Business Plan assumptions, and will assist the council to generate sufficient income to carry out needed investment works in properties, such as those relating to fire safety, and plan and support the delivery of further affordable homes in the borough through the maintenance of a viable HRA.

1.14.9 The maximum permissible rent increase under the Government's policy is recommended to support the aims of the Housing Strategy to deliver more homes that people can afford, promote independence, tackle homelessness and rough sleeping in Barnet, and provide safe and secure homes by investing in planned improvements, day to day repairs, and fire safety measures. The proposed approach will also optimise the council's and Barnet Homes' ability to deliver the HRA Business Plan and implement the

objectives and outcomes of the council's Local Plan, Corporate Plan, Homelessness Strategy, and Joint Health and Wellbeing Strategy.

1.14.10 The latest HRA Business Plan approved by the Housing and Growth Committee on 27 January 2020, is modelled on the assumption that rents for existing council homes will increase by up to CPI + 1% a year for five years from 2020/21. Income from council rents will help to secure the delivery of new affordable homes built or acquired through the HRA, which will help to reduce costs to the general fund by providing an alternative to short-term temporary accommodation. The delivery of extra care housing and wheelchair-adapted homes will also help the council to meet savings targets for social care budgets by providing a more affordable alternative to residential care whilst also delivering a better outcome for vulnerable residents.

Service Charges and Garage Rents

1.14.11 Service charges usually reflect additional services that may not be provided to every tenant, or that may relate to communal facilities. For properties let at social rents, service charges are subject to separate legal requirements and are limited to covering the cost of providing the services. For affordable rent properties, the rent is inclusive of service charges.

1.14.12 Service charges and garage rents have been reviewed to ensure that costs are being recovered. It is proposed that service charges are increased from 1 April 2021 to reflect the increased costs of providing the services, as outlined in the table below (charges are shown on a 48-week basis, and are rounded to the nearest penny):

Table 26: Proposed Changes to Service Charge and Garage Rent for 2021/22

Service	2020/ 2021	2021/ 2022	Increase	% Increase
Alarm services (Sheltered housing)	£3.05	£3.16	£0.11	3.5%
Caretaking (quarterly)	£1.36	£1.40	£0.04	2.75%
Caretaking (weekly)	£6.10	£6.27	£0.17	2.75%
Digital TV	£1.67	£1.72	£0.05	3%
Door entry systems	£2.52	£2.60	£0.08	3%
Enhanced housing management (Sheltered housing)	£22.25	£22.92	£0.67	3%
Fire safety equipment	1 Bed £4.12	1 Bed £4.12	1 Bed £0.00	0%
	2 Beds £4.83	2 Beds £4.83	2 Beds £0.00	
	3 Beds £5.36	3 Beds £5.36	3 Beds £0.00	
Garages	1.5% increase applied to existing rent			
Grounds Maintenance	£2.97	£3.06	£0.09	2.75%

Heating Grahame Park	1 Bed £12.57	1 Bed £12.83	1 Bed £0.26	2%
	2 Beds £17.43	2 Beds £17.78	2 Beds £0.35	
	3 Beds £18.82	3 Beds £19.20	3 Beds £0.38	
Heating (excluding Grahame Park)	2% increase applied to existing variable charges			
Lighting	£1.35	£1.42	£0.07	5%

1.14.13 The service charges have been reviewed to ensure that the revenue raised covers the cost of providing the services. The proposed increases are affected by labour costs, incidental costs, and in some instances the Building Cost Index inflationary adjustment, and the cost of utilities such as electricity. The first installations of fire safety equipment relevant to this charge are being completed in 2020/21. As the servicing and maintenance is yet to commence, it is proposed that the service charges for fire safety equipment remain at 2020/21 costs.

HRA Business Plan and Balances

1.14.14 An updated HRA Business Plan will be submitted to the Housing and Growth Committee on the 22 March 2021 and this will include plans to improve the HRA's resilience by increasing the reserve balance.

1.14.15 The HRA Business Plan will also set out the financial implications of the council's priorities for ensuring the delivery of housing in the borough. In addition, following a review of the accounting policies and the HRA, the current depreciation policy will be revised.

2. REASONS FOR RECOMMENDATIONS

2.1 The MTFs sets out the estimated overall financial position of the council over a period of time. This report recommends the proposed MTFs which balances the budget for 2021/22 and estimates further savings required 2022/23 to 2024/25. This ensures that Councillors and the public are informed of this work, supporting good governance.

2.2 Ongoing budget maintenance in the form of virements and the allocation of contingency funds support strong financial management.

2.3 The revisions to the capital programme ensure that the council's financial planning accurately reflects what is happening with scheme delivery. This ensures that the council can make effective decisions on the deployment of its scarce resources.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

3.1 The council could consider alternative options to allocate contingency funding however these could result in service delivery problems or fail to address structural budget deficits.

3.2 The alternative option to reducing the capital programme would be to make revenue reductions in order to fund the cost of borrowing.

4. POST DECISION IMPLEMENTATION

4.1 Following approval of these recommendations, the budget changes will be processed in the financial accounting system and reflected against service areas for 2021/22.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

5.1.1 This supports the council's existing corporate priorities as expressed through the Corporate Plan for 2019-24. Through the new corporate plan (attached Appendix A), a new outcomes framework that supports the new priorities will be developed.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

5.2.1 The report considers strategic financial matters and refreshes the current position of the council's MTFS. Action will now be taking place to identify savings and ensure they go through the appropriate governance process to set a legal budget in March 2021.

5.2.2 The proposed changes to the capital programme reduce the cost of borrowing and therefore support the council's revenue budget.

5.2.3 The council's financial regulations require that virements for allocation from contingency for amounts over £250,000 and capital programme additions must be approved by Policy and Resources Committee.

5.3 Social Value

5.3.1 None are applicable to this report, however the council must take into account the requirements of the Public Services (Social Value) Act 2012 to try to maximise the social and local economic value it derives from its procurement spend. The Barnet living wage is an example of where the council has considered its social value powers.

5.4 Legal and Constitutional References

5.4.1 Section 151 of the Local Government Act 1972 states that: "without prejudice to section 111, every local authority shall make arrangements for the proper administration of their financial affairs and shall secure that one of their officers has responsibility for the administration of those affairs". Section 111 of the Local Government Act 1972, relates to the subsidiary powers of local authorities.

5.4.2 Under Section 114 of the Local Government Finance Act 1988, the chief finance officer (S151 Officer) of a relevant authority shall make a report under this section if it appears to them that the expenditure of the authority incurred (including expenditure it proposes to incur) in a financial year is likely to exceed the resources (including sums borrowed) available to it to meet that expenditure.

5.4.3 Article 7 of the Council’s Constitution sets out the terms of reference of the Policy and Resources Committee which include:

- Responsibility for strategic policy finance and corporate risk management including recommending: Capital and Revenue Budget; Medium Term Financial Strategy; and Corporate Plan to Full Council
- To be responsible for the overall strategic direction of the Council including strategic partnerships, Treasury Management Strategy and internal transformation programmes.
- To be responsible for those matters not specifically allocated to any other committee affecting the affairs of the Council.

5.4.4 The council’s financial regulations state that amendments to the revenue budget can only be made with approval as per the scheme of virement table below:

Revenue and Capital Virements:

Virements for allocation from contingency for amounts up to £250,000 must be approved by the Section 151 Officer in consultation with appropriate Chief Officer
Virements for allocation from contingency for amounts over £250,000 must be approved by Policy and Resources Committee
Virements within a service that do not alter the bottom line are approved by Service Director
Virements between services (excluding contingency allocations) up to a value of £50,000 must be approved by the relevant Chief Officer
Virements between services (excluding contingency allocations) over £50,000 and up to £250,000 must be approved by Chief Officer and Chief Finance Officer in consultation with the Chairman of the Policy and Resources Committee and reported to the next meeting of the Policy and Resources Committee
Virements between services (excluding contingency allocations) over £250,000 must be approved by Policy and Resources Committee

Policy and Resources Committee approval is required for all capital budget and funding virements and yearly profile changes (slippage or accelerated spend) between approved capital programmes i.e. as per the budget book. The report must show the proposed: i) Budget transfers between projects and by year; ii) Funding transfers between projects and by year; and iii) A summary based on a template approved by the Section 151 Officer
Policy and Resources Committee approval is required for all capital additions to the capital programme. Capital additions should also be included in the quarterly budget monitoring report to Financial Performance and Contracts Committee for noting.
Funding substitutions at year end in order to maximise funding are the responsibility of the Section 151 Officer.

5.4.5 Article 4 sets out the role of Full Council “approving the strategic financing of the council upon recommendations of the Policy and resources committee, determination of financial strategy, approval of the budget, approval of the capital programme”. Council will set the budget and Policy and Resources Committee will work within that set budget subject to

the rules on virements contained in the Financial Regulations.

5.5 Risk Management

5.5.1 The Council has taken steps to improve its risk management processes by integrating the management of financial and other risks facing the organisation. The allocation of an amount to contingency is a step to mitigate the pressures that had yet to be quantified during the budget setting process.

5.5.2 The allocation of budgets from contingency seeks to mitigate financial risks which have materialised.

5.6 Equalities and Diversity

5.6.1 Equality and diversity issues are a mandatory consideration in the decision-making of the council.

5.6.2 Decision makers should have due regard to the public-sector equality duty in making their decisions. The equalities duties are continuing duties they are not duties to secure a particular outcome. The equalities impact will be revisited on each of the proposals as they are developed. Consideration of the duties should precede the decision. It is important that Policy and Resources Committee has regard to the statutory grounds in the light of all available material such as consultation responses. The statutory grounds of the public-sector equality duty are found at section 149 of the Equality Act 2010 and are as follows:

5.6.3 A public authority must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

5.6.4 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:

- (d) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- (e) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
- (f) Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

5.6.5 The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.

- 5.6.6 Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:
- (g) Tackle prejudice, and
 - (h) Promote understanding.
- 5.6.7 Compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act. The relevant protected characteristics are:
- Age
 - Disability
 - Gender reassignment
 - Pregnancy and maternity
 - Race,
 - Religion or belief
 - Sex
 - Sexual orientation
 - Marriage and Civil partnership
- 5.6.8 If deemed appropriate, a project may be subject to future individual committee decision once the budget envelope has been set by Council. The equality impacts will be updated for these decisions.
- 5.6.9 The Equality Act 2010 and The Public Sector Equality Duty impose legal requirements on elected Members to satisfy themselves that equality impact considerations have been fully taken into account in developing the proposals which emerge from the finance and business planning process, together with any mitigating factors. To allow the Council to demonstrate that it has met the Public Sector Equalities Duty as outlined above, each year the Council undertake a planned and consistent approach to business planning. This assesses the equality impact of relevant budget proposals for the current year (affecting staff and/or service delivery) across services and identifies any mitigation to ease any negative impact on particular groups of residents. This process is refined as proposals develop and for the February 2021 Policy and Resources Committee it includes the assessment of any cumulative impact on any particular group.
- 5.6.10 The Council's Annual Equalities Report 2020 reports on how this process was carried out in 2019/20. At this stage of the budget planning process for 2020/21 savings and savings to 2025, the council has conducted a preliminary high-level review of the equalities impact of the initial proposals and these are outlined in the savings templates, which have been approved by the relevant Theme Committees. These are attached at Appendix H to this paper and give detail of analysis to date indicating where further equality analysis may be required. Between January 2021 and February 2021 service areas will review their equality analyses as proposals develop and in response to consultation feedback. Savings that are continuing from previous years will require on-going analysis and new savings will require initial analysis. The EqIAs for 2021/22 proposals will be kept under review and updated prior to publication with the final budget report to Policy and Resources Committee and Full Council taking into account the results for the consultation process. Many proposals within the budget will be subject to individual decisions from the relevant committee and separate consultation and updated equality impact assessments.

5.6.11 Similarly, all human resources implications of the budget savings proposals will be managed in accordance with the council's Managing Organisational Change policy that supports the council's Human Resources Strategy and meets statutory equalities duties and current employment legislation.

5.6.12 This is set out in the council's Equalities Policy together with our strategic Equalities Objective - as set out in the Corporate Plan - that citizens will be treated equally with understanding and respect; have equal opportunities and receive quality services provided to best value principles.

5.6.13 Progress against the performance measures we use is published on our website at <https://www.barnet.gov.uk/your-council/policies-plans-and-performance/equality-and-diversity/equality-impact-assessments-0>

Cumulative Equalities Impact Assessment on the budget

5.6.14 The full Cumulative Equalities Impact Assessment (CEqIA) of the budget savings proposals for 2021/22 is shown at Appendix G.

5.6.15 For the 2021/22 budget, eight saving proposals carried out EqlAs. Overall, all eight EqlAs have forecasted an outcome of a positive or neutral impact. Analysis of the cumulative effect of these EqlAs on residents are summarised below:

- Overall, it has been identified that there will be no cumulative negative impact on residents by different protected characteristics
- In addition to those with protected characteristics, the following groups may be negatively impacted by the 20/21 budget: Carers, people with a low income, and unemployed.
- It also identified some cumulative positive impacts on other groups. These were on older people, those with disabilities and gender being positively impacted by the proposed changes.

5.6.16 The CEqIA underlines that as the council takes some difficult decisions about service provision, we identify and take practical steps to mitigate, wherever possible, any negative impacts of specific proposals for our residents including the protected characteristics and other vulnerable groups.

5.6.17 The council is satisfied that this CEqIA demonstrates how we have paid due regard to equalities, analysed the individual and cumulative impacts of our proposals, taking account of any negative impact from previous years and making every effort to avoid, minimise and mitigate any negative impacts wherever possible (as outlined in the individual EqlAs). However, given the scale of savings the council is obliged to make, change is inevitable.

5.6.18 The EqIA process is an iterative process. As Budget proposals are implemented, they will be kept under review and further equalities analysis will be undertaken and individual EqIAs updated as proposals develop.

5.7 Corporate Parenting

5.7.1 In line with Children and Social Work Act 2017, the council has a duty to consider Corporate Parenting Principles in decision-making across the council. The outcomes and priorities in the refreshed Corporate Plan, Barnet 2024, reflect the council's commitment to the Corporate Parenting duty to ensure the most vulnerable are protected and the needs of children are considered in everything that the council does. To this end, great attention has been paid to the needs of children in care and care leavers when approaching business planning, to ensure decisions are made through the lens of what a reasonable parent would do for their own child.

5.7.2 The Council, in setting its budget, has considered the Corporate Parenting Principles both in terms of savings and investment proposals. The Council proposals have sought to protect front-line social work and services to children in care and care leavers and in some cases, has invested in them.

5.8 Consultation and Engagement

5.8.1 As a matter of public law, the duty to consult with regards to proposals to vary, reduce or withdraw services will arise in four circumstances:

- where there is a statutory requirement in the relevant legislative framework
- where the practice has been to consult, or, where a policy document states the council will consult, then the council must comply with its own practice or policy
- exceptionally, where the matter is so important that there is a legitimate expectation of consultation
- where consultation is required to complete an equalities impact assessment.

5.8.2 Consultation is also recommended in other circumstances, for example to identify the impact of proposals or to assist with complying with the council's equalities duties

5.8.3 Regardless of whether the council has a duty to consult, if it chooses to consult, such consultation must be carried out fairly. In general, a consultation can only be considered as proper consultation if:

- Comments are genuinely invited at the formative stage;
- The consultation documents include sufficient reasons for the proposal to allow those being consulted to be properly informed and to give an informed response;
- There is adequate time given to the consultees to consider the proposals;
- There is a mechanism for feeding back the comments and those comments are considered by the decision-maker / decision-making body when making a final decision;
- The degree of specificity with which, in fairness, the public authority should conduct its consultation exercise may be influenced by the identity of those whom it is consulting;
- Where relevant and appropriate, the consultation is clear on the reasons why and extent to which alternatives and discarded options have been discarded. The more intrusive the decision, the more likely it is to attract a higher level of procedural fairness.

General Budget Consultation 2021/22

Overview

- 5.8.4 The general budget consultation began after Policy and Resources Committee on 8 December 2020 where the committee agreed to consult on the council's budget proposals for 2021/22.
- 5.8.5 The consultation opened on the 21 December 2020 and concluded on 18 January 2021.
- 5.8.6 In terms of service-specific consultations the council has a duty to consult with service users where there are proposals to vary, reduce or withdraw services. Where appropriate, separate service-specific consultations have already taken place or will take place in the next few months for the 2021/22 savings. The outcomes of these consultations are being reported into the committee decision making process.
- 5.8.7 The following paragraphs set out the headline findings from the general budget consultation 2021/22 which is presented to this Committee and subsequently Full Council on 2 March 2020. The detailed findings can be found in Appendix G.

Summary of consultation approach

- 5.8.8 The 2021/22 general budget consultation asked for views on the:
- Overall budget, and savings and income generation proposals for 2021/22;
 - Proposal to increase General Council Tax by 1.99%;
 - Proposal to apply an Adult Social Care Precept on Council Tax of 3.00% to help pay for adult social care.
- 5.8.9 The consultation was published on Engage Barnet together with a summary consultation document and the full Finance and Business Plan.
- Respondent's views were gathered via an online questionnaire;
 - Paper copies and other alternative formats of the consultation were made available on request;
 - As part of the council's statutory duty to consult with National Non-Domestic Rate (NNDR) Payers, letters were sent out to all the council's NNDR payers inviting them to take part in the consultation;
 - The consultation was widely promoted via the council's residents' magazine, Barnet First, the council resident's e newsletter, the council's website; local press, Twitter, Facebook, and posters in libraries and other public places;
 - the consultation was widely promoted via the council's residents e newsletter magazine, Barnet First; the council's website; Twitter; Facebook.
 - super-users, i.e. users of non-universal services, were also invited to take part in the consultation through Community Barnet, Communities Together Network, Youth Board, Service area newsletters/circulars and super-user mailing lists.

Response to the consultation

- 5.8.10 A total of 78 questionnaires were completed – all were submitted online.

5.8.11 The table below shows the profile of those who responded to the questionnaire:

Table 27: Summary of Budget Consultation Responses by Profile

Stakeholder	%	Base
Barnet resident	92%	44
Working within the London Borough of Barnet area	0%	0
Barnet business	2%	1
Representing a voluntary/community organisation	0%	0
Representing a public-sector organisation	0%	0
Representing a school	0%	0
Other	2%	1
Prefer not to say	4%	2
Total who answered this question	100%	48
Not Answered		30
Total response to the consultation		78

Calculating and reporting on results

5.8.12 The results for each question are based on “valid responses”, i.e. all those providing an answer (this may or may not be the same as the total sample) unless otherwise specified. The base size may therefore vary from question to question.

5.8.13 Where percentages do not add up to 100, this may be due to rounding.

5.8.14 Due to the small total sample size the findings have been reported on in terms of percentages and numbers.

Summary of key findings

Views on the budget for 2021/22

5.8.15 Respondents were asked to what extent they agree or disagree with the proposed budget for 2021/22:

- 29% of respondents agree (23 out of 78 respondents) with the council’s proposed budget for 2021/22 (5%, 4 out of 78 respondents strongly agree, and 24%, 19 out of 78 respondents tend to agree).
- Around half of respondents disagree 49%, 38 out of 78 respondents) with the council’s proposed budget for 2021/22 (19%, 15 out of 78 respondents tend to disagree, and 29%, 23 out of 78 respondents strongly disagree).
- the remainder were either neutral (18 %, 14 out of 78 respondents) or said they did not know or were not sure (4%, 3 out of 78 respondents).

Views on proposals to increase both general Council Tax by 1.99% and apply a 3.00% Adult Social Care precept to Council Tax in 2021/22

5.8.16 Overall, nearly three fifths of respondents (58%, 28 out of 48 respondents) support a Council Tax increase to help fund the budget gap in 2021/22:

- 29% (14 out of 48 respondents) **support both** the council's proposals on Council Tax: the proposal to increase general Council Tax by 1.99% and the proposal to apply a further 3.00% Social Care Precept in 2021/22.
- One quarter of respondents (25%, 12 out of 48 respondents) **support only** the proposal to increase general Council Tax by 1.99% in 2021/22.
- A minority of respondents (4%, 2 out of 48 respondents) **support only the proposal** to apply a 3% Adult Social Care Precept to Council Tax in 2021/22.
- Two fifths of respondents (42%, 20 out of 48 respondents) **do not support either** of the council's proposals to increase Council Tax in 2021/22: the proposal to increase general Council Tax by 1.99% and the proposal to apply an Adult Social Care Precept on Council Tax of 3% in 2021/22.

Savings and income proposals for 2021/22

5.8.17 Respondents were asked to what extent they agree or disagree with the savings and income proposals identified for each of the theme committees in 2021/22:

- **Children's, Education and Safeguarding Committee (CES) received the highest level of support**, with just under half of respondents (48%, 24 out of 50 respondents) indicating they agree with the saving and income proposals identified within this committee for 2021/22.
- **Environment Committee (EC) had the second highest level of support**, with just over two fifths of respondents (42%, 21 out of 50 respondents) agreeing with the saving and income proposals identified within this committee for 2021/22.
- **Adults and Safeguarding Committee (AS) had the third highest level of support**, with just under two fifths of respondents (39%, 20 out of 51 respondents) agreeing with the saving and income proposals identified within this committee for 2021/22.
- **There were similar levels of support for saving and income generation proposals identified by Community Leadership and Libraries Committee (CLL)**, with just under two fifths of respondents (39%, 19 out of 49 respondents) agreeing with the saving and income proposals identified within this committee for 2021/22.
- **Public Health (PH) - Health and Wellbeing Board saving and income generation proposals also received similar levels of support to CLL**, with again just nearly two fifths of respondents (38%, 18 out of 48 respondents) agreeing with the saving and income proposals identified within this committee for 2021/22.

- **Housing and Growth Committee and Policy and Resources Committee received the least support for their saving and income generation proposals, with 29% of respondents (14 out of 49 respondents) agreeing** with the saving and income generation proposals identified within each of these respective theme committees. Nearly half of respondents **indicated they disagree (47%, 23 out of 49 respondents)** with the **Housing and Growth Committee**, and just **over two fifths (43%, 21 out of 49 respondents) disagree with Policy and Resources Committee proposals.**

Further comments on theme committee saving and income proposals for 2021/22

5.8.18 Respondents were also asked if they had any comments to make about the saving and income proposals identified for each theme committee for 2021/22. Of those who responded to the consultation, 20 out of 78 gave a response to this question.

5.8.19 The responses to this question were varied and the most common themes, with a response of four comments or more, have been summarised below. Percentages are based on those who answered this question.

- *Do not cut Public Health and Wellbeing services (Four comments).*
- *Do not agree with an increase in Council Tax (Three comments).*
- *Saving and income proposals description are difficult to understand / Would be preferable and understandable if a further break down of what safeguarding for adults means in specific and what cover Links in the saving and income proposals don't work/ too many acronyms for the lay person (Three comments).*

Further comments on the overall budget for 2021/22

5.8.20 Respondents were also asked if they had any further comments to make about the councils proposed budget for 2021/22. Of those who responded to the consultation, 27 out of 78 gave a response to this question.

5.8.21 Again, the responses to this question were varied and the most common themes, with a response of three comments or more have been summarised below:

- *Council Tax increases should not be implemented residents and businesses are already struggling because of the pandemic and Brexit / Pensioners won't be able to afford. (Eight comments).*
- *More money needed for other Committees / I Support a further increase in Council Tax but to pay for other essential services in Public Health and Community Leadership and to provide basic services to the community / More money for the Environment, Community Leadership, and Libraries, Housing and Growth and CAMHS in the Royal Free / Could impose a lower percentage on adult social care precept on Council Tax for instance: 1.5% and the remaining 1.5% could be applied to other services in order to achieve a balanced budget for 2021/22 (Five comments).*
- *Adult Social Care should be funded by Central Government and not through an Adult Social Care Precept Council Tax increase: Do not agree with applying an Adult social care precept of 3% (Three comments).*

Further details of the types of comments received can be found in Appendix G Section 3.

Consideration of the 2021/22 General Budget Consultation

5.8.22 General Council Tax Increase: The council has a difficult balance to make in considering affordability to residents and ensuring it has sufficient resources within which to provide its statutory duties. The recommendation is to go ahead with the 1.99% General Council Tax increase. This recognises that:

- 26 out of 48 respondents to this question (54%) directly responded to support the measure (within this, 25% supported both the increase for the 1.99% increase and also the 3.00% Social Care Precept);
- However, 30 respondents out the total of 78 did not answer this question and so only 22 out of 78 respondents directly opposed the proposed increase of 1.99% to Council Tax;

5.8.23 A number of respondents commented in the in the free text fields in relation to concerns or opposing the proposed increased in Council Tax due to economic hardships, service quality and the Mayor of London's GLA Precept increase. The council maintains a Council Tax Support Scheme, the purpose of which is to ensure that those who cannot afford to pay Council Tax (due to low income levels etc) are supported to pay a reduced amount depending on their circumstances. Furthermore, in 2021/22, £1m will be set aside in section 13a hardship payments from the Local Council Tax Support Scheme grant to support those households experiencing hardship with Council Tax in 2021/22. The council received 7 comments directly in support of council tax increases in order to support service improvement.

5.8.24 Application of 3.00% Social Care Precept: The council recognises the difficult balance to make in considering affordability to residents and ensuring it has sufficient resources within which to provide its statutory duties, including those demand led services such as for Social Care. The recommendation is to go ahead with the 1.99% General Council Tax increase. This recognises that:

- 16 out of 48 respondents to this question (33%) directly responded to support the measure (within this, 25% supported both the increase for the 1.99% increase and also the 3.00% Social Care Precept);
- However, 30 respondents out the total of 78 did not answer this question and so only 32 out of 78 respondents directly opposed the proposed increase of 3.00% to Council Tax for the Social Care Precept.

5.9 **Insight**

5.9.1 The proposed MTFs makes use of data and models from different sources and these include Central Government projections e.g. forecasts from the Office of Budget Responsibility on CPI inflation, in-year trend data on changes to Council Tax as a basis for future estimates and models of budget spend e.g. on capital and the resulting impact on financing.

6. BACKGROUND PAPERS

Committee	Item & Agenda	Link
n/a	MHCLG MRP Guidance	Statutory_guidance_on_minimum_revenue_provision.pdf (publishing.service.gov.uk)
Policy & Resources 8 December 2020	Item 7 Business Planning 2021-2025 and Budget Management 2020/21	https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MId=10199
Financial Performance and Contracts Committee 7 December 2020	Item 7 Chief Financial Officer Report Forecast Financial Outturn at Month 7 (October 2020)	https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=693&MId=10108
Children, Education and Safeguarding Committee 30 November 2020	Item 8 Business Planning 2021-25	https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=697&MId=10095
Environment Committee 25 November 2020	Item 7 Business Planning 2020-25 and Fees & Charges for 2021-22	https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=695&MId=10157
Housing and Growth Committee 24 November 2020	Item 8 Business Planning 2020-25	https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=10227
Adults and Safeguarding Committee 23 November 2020	Item 7 Business Planning 2020-25	https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=698&MId=10204
Policy & Resources 24 September 2020	Item 8 Business Planning 2021 to 2025 and Budget Management 2020/21	https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MId=10198
Policy & Resources 17 June 2020	Item 8 Outturn 2019/20; Budget 2020/21 and Business Planning 2021 - 2025	https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MId=10197
Urgency Committee 27 April 2020	Item 7 Approval of Emergency Decision and Delegation to Chief Officers	https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=716&MId=10375
Full Council 3 March 2020	Item 12.2 Business Planning – Medium Term, Financial Strategy 2020-25, Budget Management 2019/20 and Budget for 2020/21	https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=162&MId=9956&Ver=4
Policy & Resources 19 February 2020	Item 7 Business Planning – Medium Term, Financial Strategy 2020-25, Budget Management 2019/20 and	https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MId=9853&Ver=4

	Budget for 2020/21	
Policy & Resources 6 January 2020	Item 7 Business Planning 2020-25 and Budget Management 2019/20	https://barnet.moderngov.co.uk/ieListDocuments.aspx? CId=692&MId=10084&Ver=4

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