

Ealing Community Infrastructure Levy Income Calculator

CIL rates per square metre GIA	C3 residential	Hotels	PBSA/PBSL	Industrial	Data centres
Zone A Central Ealing	£300	£200	£350	£40	£200
Zone B - rest of Borough	£150	£200	£350	£40	£200

Notes:

Non residential floorspace excluded but this is likely to be de minimis

Sites under development removed.

All other sites included, incl those with planning permission

Windfalls not location specific - assumed to be split evenly between the two CIL zones

Total infrastructure costs as identified in Table 14 of Infrastructure Delivery Plan Part Two (9 February 2024)

TFL costs include Picadilly Line train replacement at £5.5 billion

Assumptions	Scenario 1	Scenario 2	Scenario 3
Ave GIA per unit (sqm)	75	80	80
Affordable %	35%	5%	35%
Existing floorspace % of proposed	20%	25%	0%
Income years 1 - 5	£47,414,250	£69,297,750	£63,219,000
Income years 6-10	£126,734,400	£185,227,200	£168,979,200
Income years 11-15	£49,096,125	£71,755,875	£65,461,500
Total all years	£223,244,775	£326,280,825	£297,659,700

IDP total known cost incl TFL	£8,437,136,217
IDP total know cost excl TFL	£2,937,136,217

Potential income as % of known infrastructure costs incl TFL	2.65%	3.87%	3.53%
Potential income as of known infrastructure costs excl TFL	7.60%	11.11%	10.13%

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Scenario 1

CIL rates per square metre GIA	C3 residential	Hotels	PBSA/PBSL	Industrial	Data centres
Zone A Central Ealing	£300	£200	£350	£40	£200
Zone B - rest of Borough	£150	£200	£350	£40	£200

Assumptions	
Ave GIA per unit (sqm)	75
Affordable %	35%
Existing floorspace % of proposed	20%

HLS	2024.25	2025.26	2026.27	2027.28	2028.29	2029.3	2030.31	2031.32	2032.33	2033.34	2034.35	2035.36	2036.37	2037.38	2038.39	Total
Zone A chargeable floorspace	8,268	9,711	9,750	16,029	22,113	39,312	32,487	34,632	32,156	27,515	23,849	19,383	15,561	14,021	14,021	318,806
Zone A CIL rate	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	
Zone A CIL income	£2,480,400	£2,913,300	£2,925,000	£4,808,700	£6,633,900	£11,793,600	£9,746,100	£10,389,600	£9,646,650	£8,254,350	£7,154,550	£5,814,900	£4,668,300	£4,206,150	£4,206,150	£95,641,650
Zone B chargeable floorspace	8,619	7,956	33,579	54,834	79,365	119,535	121,290	125,385	83,402	63,083	44,675	33,579	27,261	25,760	22,367	850,688
Zone B CIL rate	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	
Zone B CIL income	£1,292,850	£1,193,400	£5,036,850	£8,225,100	£11,904,750	£17,930,250	£18,193,500	£18,807,750	£12,510,225	£9,462,375	£6,701,175	£5,036,850	£4,089,150	£3,863,925	£3,354,975	£127,603,125
Total income all zones	£3,773,250	£4,106,700	£7,961,850	£13,033,800	£18,538,650	£29,723,850	£27,939,600	£29,197,350	£22,156,875	£17,716,725	£13,855,725	£10,851,750	£8,757,450	£8,070,075	£7,561,125	£223,244,775

Income years 1 to 5	£47,414,250
Income years 6 - 10	£126,734,400
Income years 11-15	£49,096,125

Notes:

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Scenario 2

CIL rates per square metre GIA	C3 residential	Hotels	PBSA/PBSL	Industrial	Data centres
Zone A Central Ealing	£300	£200	£350	£40	£200
Zone B - rest of Borough	£150	£200	£350	£40	£200

Assumptions	
Ave GIA per unit (sqm)	80
Affordable %	5%
Existing floorspace % of proposed	25%

HLS	2024.25	2025.26	2026.27	2027.28	2028.29	2029.3	2030.31	2031.32	2032.33	2033.34	2034.35	2035.36	2036.37	2037.38	2038.39	Total
Zone A chargeable floorspace	12,084	14,193	14,250	23,427	32,319	57,456	47,481	50,616	46,997	40,214	34,856	28,329	22,743	20,492	20,492	465,947
Zone A CIL rate	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300
Zone A CIL income	£3,625,200	£4,257,900	£4,275,000	£7,028,100	£9,695,700	£17,236,800	£14,244,300	£15,184,800	£14,098,950	£12,064,050	£10,456,650	£8,498,700	£6,822,900	£6,147,450	£6,147,450	£139,783,950
Zone B chargeable floorspace	12,597	11,628	49,077	80,142	115,995	174,705	177,270	183,255	121,895	92,198	65,294	49,077	39,843	37,649	32,690	1,243,313
Zone B CIL rate	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150
Zone B CIL income	£1,889,550	£1,744,200	£7,361,550	£12,021,300	£17,399,250	£26,205,750	£26,590,500	£27,488,250	£18,284,175	£13,829,625	£9,794,025	£7,361,550	£5,976,450	£5,647,275	£4,903,425	£186,496,875
Total income all zones	£5,514,750	£6,002,100	£11,636,550	£19,049,400	£27,094,950	£43,442,550	£40,834,800	£42,673,050	£32,383,125	£25,893,675	£20,250,675	£15,860,250	£12,799,350	£11,794,725	£11,050,875	£326,280,825

Income years 1 to 5	£69,297,750
Income years 6 - 10	£185,227,200
Income years 11-15	£71,755,875

Notes:

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Sites under development removed.

All other sites included, incl those with planning permission

Windfalls not location specific - assumed to be split evenly between the two CIL zones

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Scenario 3

CIL rates per square metre GIA	C3 residential	Hotels	PBSA/PBSL	Industrial	Data centres
Zone A Central Ealing	£300	£200	£350	£40	£200
Zone B - rest of Borough	£150	£200	£350	£40	£200

Assumptions	
Ave GIA per unit (sqm)	80
Affordable %	35%
Existing floorspace % of proposed	0%

HLS	2024.25	2025.26	2026.27	2027.28	2028.29	2029.3	2030.31	2031.32	2032.33	2033.34	2034.35	2035.36	2036.37	2037.38	2038.39	Total
Zone A chargeable floorspace	11,024	12,948	13,000	21,372	29,484	52,416	43,316	46,176	42,874	36,686	31,798	25,844	20,748	18,694	18,694	425,074
Zone A CIL rate	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	
Zone A CIL income	£3,307,200	£3,884,400	£3,900,000	£6,411,600	£8,845,200	£15,724,800	£12,994,800	£13,852,800	£12,862,200	£11,005,800	£9,539,400	£7,753,200	£6,224,400	£5,608,200	£5,608,200	£127,522,200
Zone B chargeable floorspace	11,492	10,608	44,772	73,112	105,820	159,380	161,720	167,180	111,202	84,110	59,566	44,772	36,348	34,346	29,822	1,134,250
Zone B CIL rate	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	
Zone B CIL income	£1,723,800	£1,591,200	£6,715,800	£10,966,800	£15,873,000	£23,907,000	£24,258,000	£25,077,000	£16,680,300	£12,616,500	£8,934,900	£6,715,800	£5,452,200	£5,151,900	£4,473,300	£170,137,500
Total income all zones	£5,031,000	£5,475,600	£10,615,800	£17,378,400	£24,718,200	£39,631,800	£37,252,800	£38,929,800	£29,542,500	£23,622,300	£18,474,300	£14,469,000	£11,676,600	£10,760,100	£10,081,500	£297,659,700

Income years 1 to 5	£63,219,000
Income years 6 - 10	£168,979,200
Income years 11-15	£65,461,500

Notes:

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