



**Project**

Redevelopment of pub for mixed use

**Location**

Hertsmere Borough Council (HBC)

**Client**

Confidential

**Value**

Confidential

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*“E<sup>3</sup> Consulting prepared a thorough and comprehensive report detailing all the aspects of the CIL position and highlighted risk areas on this project. They also calculated the CIL Liability on this mixed commercial ‘flexi-work-hub’ and residential development to ensure our cash flows were correct. Setting out in their report the steps required for our JV partner to achieve the Social Housing relief.”*

**Confidential**

## Tax Relief Applicable

### Community Infrastructure Levy (CIL)

#### Evaluate

The client was seeking to redevelop a redundant Grade II listed pub in North London to create a new mixed use scheme, comprising commercial 'flexible use' office work hub with community coffee bar and private residence over, plus a block of 18nr affordable dwellings to be undertaken by JV partner, a local Housing Association.

#### Evolve

E<sup>3</sup> Consulting reviewed all the relevant project details and measured the floor areas for both the existing premises and the proposed new development. We set out the CIL consequences of the project and quantified the full CIL Liability for each of the different elements, totalling £214,000. Additionally, E<sup>3</sup> Consulting set out the processes required for achieving the Social Housing Relief under CIL Regs.49-51 and thus reducing the CIL by some £194,500.

#### Enhance

E<sup>3</sup> Consulting provided guidance and reassurance as to the quantum of potential CIL. Highlighting the Social Housing Relief and setting out the necessary requirements for the JV partner to achieve a valid reduction to their CIL liability, potentially saving £194,500.

To discuss any property taxation issues, or to arrange a free HEALTHCHECK review to determine what tax savings may be locked inside your property expenditure please contact us!



Finalist of



**0345 230 6450**  
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