



**Project**

Proposed redevelopment of  
redundant site into mixed  
commercial & residential units

**Location**

Royal Borough of  
Kingston upon Thames (RBK)

**Client**

Confidential

**Value**

Confidential

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*“The team at E<sup>3</sup> Consulting turned around an exceptional report, outlining the relevant key details affecting our potential investment, under notable time pressure imposed by our project parameters. They identified and quantified significant CIL costs, not previously factored into our development appraisal.”*

**Confidential**

## Tax Relief Applicable

### Community Infrastructure Levy (CIL)

#### Evaluate

The demolition of a time-worn commercial site, with existing MOT testing and workshop facilities. With proposed utilisation of an irregular shaped site for a multi-storey residential development, with ground floor commercial office space.

#### Evolve

Our specialist Property Taxation Surveyor reviewed the relevant planning details and developer documentation, in preparation for an investment decision by our client. We produced an advisory report on all aspects of the CIL liability and potential mitigation measures - acting as a key driver in our client's consideration as to their potential purchase of the site.

#### Enhance

Our advisory report assisted the developer in their assessment of the proposed development opportunity. Ultimately, they decided to withdraw their planned acquisition due to the significant CIL Liability on the project - reducing the overall Gross Development Value and thus their potential profit.

**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**  
**e3consulting.co.uk**