



Project

Conversion of previous care home into 6 new residential flats

Location

London Borough of Croydon

Client

Brownfield Properties Limited

Project Value

Confidential

“We initially approached E³ Consulting with the expectation that there would be no mitigation opportunities for CIL. However, confident that they would be able to achieve potential savings E³ offered to undertake the work on a wholly contingent fee basis, wherein there would be no fee to pay if there was no reduction, which was very attractive to us. E³’s expertise allowed us to significantly reduce our CIL liability, which had been threatening the viability of the scheme. We would not hesitate to recommend their services to anyone requiring them.”

Head Of Operations, Brownfield Properties Limited

Tax Relief Applicable

Community Infrastructure Levy (CIL)

Evaluate

The client had taken on a project with planning permission to convert the property, a former three-storey care home, into six new three and four bedroom flats. They got in touch with E³ Consulting after unexpectedly receiving a liability notice for over £112,000 of CIL for London Borough of Croydon.

Evolve

E³ Consulting analysed the documentation relating to the project, including the CIL forms which had previously been completed by the client's architects. Through discussions with the project team, the prior vendors of the property and the Local Planning Authority, we identified an opportunity relating to recent amendments of the CIL Regulations. Preparing and processing the CIL forms on behalf of the client allowed E³ to correct the inaccuracies, which allowed us to significantly reducing the client's CIL liability to £17,000.

Enhance

Property tax relief achieved:

- CIL reduction of over £95,000

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



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