



Community Infrastructure Levy: Viability Study

Prepared for
London Borough of Tower Hamlets

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1 Executive Summary

- 1.1 This report tests the ability of a range of development types throughout the London Borough of Tower Hamlets to yield contributions to infrastructure requirements through the Community Infrastructure Levy ('CIL'). Levels of CIL have been tested in combination with the Council's other planning requirements, including the provision of affordable housing.

Methodology

- 1.2 The study methodology compares the residual land values of a range of development typologies to a range of benchmark land values. The study also considers the impact of CIL on a number of strategic sites within the Borough. If a development incorporating a given level of CIL generates a higher value than the benchmark land value, then it can be judged that the proposed level of CIL will be viable.
- 1.3 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 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.
- 1.4 The housing and commercial property markets are inherently cyclical and the Council is testing its proposed rates of CIL at a time when values have fallen below their peak but have subsequently recovered to some degree. Despite this recovery, there is some uncertainty as to the likely short term trajectory of house prices. We have allowed for this by running a sensitivity analysis which inflates sales values by 10% and build costs by 5%. This analysis is indicative only, but is intended to assist the Council in understanding the levels of CIL that are viable in today's terms but also the impact of changing markets on viability. We have also tested a fall in sales values of 5%, to enable the Council to take a view on the impact of any adverse movements in sales values in the short term. Our commercial appraisals incorporate sensitivity analyses on rent levels and yields.
- 1.5 Whilst the appraisals were undertaken according to postcode area groups (based on bottom-up research on sales values and rents), further analysis of specific sites has been undertaken to ensure that the boundaries are correctly placed. The boundaries are placed according to the variation in the level of CIL sites in each area can absorb without having a significant impact on development viability taking each area as a whole. The boundaries also have regard to the practicality of divisions between areas (e.g. down the centre of roads, rather than through the middle of development sites), as well as the need to avoid undue complexity in the charging schedule. The boundaries for office and retail zones account for the Core Strategy "Central Activity Zones" and "Town Centres" as well as other areas identified through the viability assessment as being capable of accommodating a CIL charge.

Key findings

- 1.6 The key findings of the study are as follows:
- The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that

the Council keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future changes. In this regard we are of the opinion that the Council should consider reviewing the Charging Schedule by at least 2016 and potentially earlier if the Mayoral CIL for Crossrail is increased before this date.

Residential – excluding affordable housing contributions in CIL

- The ability of **residential schemes** to make CIL contributions varies depending on area and the current use of the site. Having regard to these variations, residential schemes should be able to absorb a **maximum** CIL rate of between £80 to £300 per square metre. The department for Communities and Local Government ('DCLG') guidance requires that charging authorities do not set their CIL at the margins of viability. Other authorities have set their rates at a discount (buffer) to the maximum rate, with discounts ranging from circa 20% to 50%. We would recommend a buffer of circa 25% for Tower Hamlets. Taking a broad view across our appraisals, the maximum rates suggested are as follows:

Table 1.5.1: Proposed Maximum CIL rates – residential

Area	Maximum CIL indicated by appraisals (£s per sqm)	Maximum CIL, net of Mayoral CIL (£s per sqm)	Suggested CIL after buffer (£s per sqm)
Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4)	80	45	35
South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6)	100	65	50
Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5), Stepney (E1 0 E1 3, E1 4, E2 0) and South Isle of Dogs (E14 3)	120	85	65
Shadwell, South Whitechapel (E1 1, E1 2), E14 7 and Blackwall (non-riverside) and Leamouth (E14 0, E 14 2)	160	125	95
Limehouse & West Isle of Dogs (E1W 3, E1W 8), Shoreditch (E2 7) Blackwall (riverside) (E14 0)	300	265	200
Spitalfields (E1 6)	300	265	200
Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	300	265	200

- Whilst the maximum rates are higher than the proposed rates, the inclusion of a buffer will help to mitigate a number of risk factors (primarily the potentially adverse impact on land supply of setting the rates at a high level and 'shocking' the market). However, there is no prescribed percentage buffer and this is entirely a matter for the Charging Authority's judgement.
- Should the Council wish to do so, it would be possible to combine areas into one charging zone, thereby simplifying the charging schedule into three charging areas. This is shown in table 1.5.2 below. A map showing the boundaries of the three zones is attached as Appendix 1.

Table 1.5.2: Proposed CIL charging zones and rates - residential

CIL Zones	Maximum CIL indicated by appraisals (£s per sqm)	Suggested CIL after buffer (£s per sqm)
Zone 1 Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8), Shoreditch (E2 7), Blackwall (riverside) (E14 0), Spitalfields (E1 6), Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	300	200
ZONE 2 Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5), North Whitechapel (E1 5) Stepney (E1 0 E1 3, E1 4, E2 0), South Isle of Dogs (E14 3), Shadwell, South Whitechapel (E1 1, E1 2), E14 7 and Blackwall (non-riverside) and Leamouth (E14 0, E 14 2)	120-160	65
ZONE 3 Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4), South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6, E14 0)	80-100	35

Residential – including affordable housing contributions within CIL

- In light of the Government's consultation on the inclusion of affordable housing within the scope of CIL, we have run sensitivity tests to understand the level of CIL contributions residential developments could viably afford assuming no affordable housing is provided on site.
- Our conclusion having regard to the range of the results and taking account of viability across the Borough as a whole is that the rates of CIL that the Council might set were the rate to include contributions towards affordable housing are set out in tables 1.5.3 and 1.5.4 below.

Table 1.5.3: Maximum and Proposed CIL rates – residential including AH contributions within CIL

Area	Maximum CIL indicated by appraisals (£s per sqm)	Suggested CIL after buffer (£s per sqm)
Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4)	120	85
South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6)	400	280
Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5), Stepney (E1 0 E1 3, E1 4, E2 0) and South Isle of Dogs (E14 3)	700	490
Shadwell, South Whitechapel (E1 1, E1 2), E14 7 and Blackwall (non- riverside) and Leamouth (E14 0, E 14 2)	900	630
Limehouse & West Isle of Dogs (E1W 3, E1W 8), Shoreditch (E2 7) Blackwall (riverside) (E14 0)	1,250	875
Spitalfields (E1 6)	1,500	1,050
Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	1,750	1,225

Table 1.5.4: Proposed CIL charging zones and rates – residential including AH contributions within CIL

CIL Zones	Suggested CIL after buffer (£s per sqm)
Zone 1 Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8), Shoreditch (E2 7), Blackwall (riverside) (E14 0), Spitalfields (E1 6), Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	1,000
ZONE 2 Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5), North Whitechapel (E1 5) Stepney (E1 0 E1 3, E1 4, E2 0), South Isle of Dogs (E14 3), Shadwell, South Whitechapel (E1 1, E1 2), E14 7 and Blackwall (non- riverside) and Leamouth (E14 0, E 14 2)	500
ZONE 3 Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4), South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6, E14 0)	85

Commercial

- In specified locations in the Borough the Mayor may seek to negotiate Section 106 contributions over and above Mayoral CIL towards Crossrail on office, hotel and retail developments, dependant on the size and impact of the proposed development and viability issues. This potential additional burden on developments has been taken into consideration when recommending the proposed CIL rates.
- When recommending rates, full account has been taken of the Mayoral CIL tariff of £35 per square metre required in Tower Hamlets and in areas where Crossrail Section 106 contributions are applicable, the recommended rates account for 100% of the top-up payable with the exception of the North Docklands area. In order to allow for both funding towards Crossrail and Borough infrastructure requirements in this area the Council and BNP Paribas Real Estate consider that a reasonable approach would be to share the viable level of charge identified.
- **Office developments** in the City Fringe and north Docklands areas have the potential to generate residual values which would support a CIL rate based on higher rents and yields. Office developments in the south Docklands area, however, are achieving lower rents and our appraisals indicate that CIL could not be viably levied. At current rent and yield levels, office development elsewhere in the Borough is unlikely to come forward in the short to medium term as the capital values generated are insufficient to cover development costs.
 - At current rent levels, office development in **City Fringe** locations have been identified as being able to absorb a maximum CIL of £298 per square metre (inclusive of any Crossrail Section 106 top up that may be sought). After allowing for a buffer of 25%, which in our experience we consider to be appropriate to deal with site-specific issues and changes in values over time, as well as the full Mayoral indicative Crossrail Section 106 top-up of £105 per square metre) we suggest the Council considers setting a rate of £120 per square metre.
 - In the **north Docklands area**, our appraisals have identified that office development could support a maximum CIL rate of £180 per square metre (inclusive of any Crossrail Section 106 top up sought) based on CUV 1. After allowing for a buffer of 25%, which we consider to be appropriate to deal with site-specific issues and changes in values over time this produces a maximum rate of £135 per square metre. BNP Paribas Real Estate and the Council consider it reasonable for the Council and the GLA to share the remaining sum available to provide infrastructure to support growth in this area.¹ On this basis we would suggest that the Council considers setting a rate of £60 per square metre.
 - At current rent levels, our base appraisals indicate that no CIL could be levied on office development in the **south Docklands area and elsewhere in the Borough** and therefore recommend that the Council sets a nil rate for these areas. It is unlikely that office space will come forward in the short to medium term as the capital values generated are insufficient to cover development costs.

¹ It is noted that in mixed use schemes including residential this percentage will be higher given the methodology of discounting Mayoral CIL from the top up liability.

- **Convenience based supermarkets and superstores and retail warehousing (over 280 square metres)** is likely to be viable across the Borough with a maximum borough CIL rate of £293 per square metre (inclusive of any Crossrail Section 106 top up sought). After allowing a buffer of 25%, to address any site specific issues and the full indicative Crossrail Section 106 top up charge liable on developments in the borough (the highest being in the Docklands area of £86 per square metre) we would recommend the Council considers adopting a single CIL rate of £135 per square metre for such uses in the Borough.
- Residual values generated by **retail developments (excluding convenience based supermarkets and superstores and retail warehousing (over 280 square metres))** are higher than current use values to varying degrees across the Borough. However, to a degree smaller retail development will involve the re-use of existing retail space, which will not be CIL liable.
 - Residual values generated **by such retail developments in the City Fringe and north Docklands locations** are sufficiently higher than current use values and could absorb a CIL of up to £258 per square metre. Allowing for a buffer, which we consider to be appropriate to deal with site-specific issues and changes in values over time as well as the full indicative Crossrail Section 106 top up charge liable on developments in the borough (the highest being in the Docklands area of £86 per square metre), we suggest the Council considers a CIL of £70 per square metre in the City Fringe and north Docklands areas.
 - **Elsewhere in the Borough**, rents for such retail development are considerably lower and our appraisals identify that developments are unable to viably support to absorb CIL. We therefore recommend that the Council considers a nil rate on retail development outside the City Fringe and north Docklands locations.
- Our appraisals of developments of **industrial and warehousing** floorspace indicate that these uses are unlikely to generate positive residual land values. We therefore recommend a nil rate for industrial floorspace.
- **Student housing** in the Borough generates sufficient surplus residual values to absorb a maximum CIL of up to £651 per square metre excluding affordable housing. After allowing for a buffer, which in our experience we consider to be reasonable to deal with site-specific factors, we suggest a rate of no higher than £425 per square metre.
- We consider that **Hotel developments** are able to generate a sufficient surplus to absorb a maximum borough CIL (including Crossrail Section 106 top up) of £343 per square metre. After allowing for a buffer of 25%, which we consider to be appropriate to deal with site-specific factors, as well as the full indicative Crossrail Section 106 top up charge liable on developments in the borough (the highest being in the Docklands area of £46 per square metre), we suggest the Council considers a rate of £210 per square metre for such uses across the Borough.
- **D1 and D2** uses often do not generate sufficient income streams to cover their costs. Consequently, they require some form of subsidy to operate. This type of facility is very unlikely to be built by the private sector. We therefore suggest that a nil rate of CIL be set for D1 uses.

Strategic Sites

- 1.7 Our assessment of the identified strategic sites has concluded that the majority of the sites can viably afford to pay the Borough's CIL liability identified. With regard to the remainder of the sites, it is evident that CIL is not the determining factor making the sites unviable, i.e. adopting a nil CIL rate on these sites would not result in the developments generating residual land values above the identified benchmark land value. In this regard we have undertaken an assessment of the Borough CIL liable for each of the strategic sites and this has identified that, this charge is no more than 5% of development costs.
- 1.8 The viable development of the strategic sites identified as being unviable is more likely to depend upon growth in sales values over the plan period or a commercial decision taken by developers based on an expectation of growth in future.
- 1.9 In light of our findings we recommend that the Council considers maintaining the proposed CIL rates across the Borough as they are not deemed to be of a sufficient magnitude that is likely to threaten the development of the strategic sites and as a result the 'delivery of the relevant Plan as a whole' (CIL Guidance 2012 Para 11).

Proposed rates

- 1.10 The proposed Tower Hamlets CIL rates are summarised in Table 1.10.1.

Table 1.10.1: Proposed CIL rates

Development type	Proposed CIL rate per square metre		
	ZONE 1	ZONE 2	ZONE 3
Residential ²	£200	£65	£35
Student Housing	£425		
Hotel	£210		
Convenience retail/retail warehousing (over 280 sq m)	£135		
Retail (except Convenience supermarkets, superstores and retail warehousing over 280sqm)	Elsewhere in Borough	City Fringe	North Docklands
	Nil	£70	
Offices	Nil	£120	£60
All other uses	Nil		

- 1.11 For residential schemes, the application of CIL is unlikely to be an overriding factor in determining whether or not a scheme is viable. When considered in context of total scheme value, CIL will be a modest amount, typically accounting for between 0.75 and 3.25% of value (see Table 8.9.1). Some schemes would be unviable even if a nil CIL were adopted. We therefore recommend that the Council pays limited regard to these schemes.

² These rates assume that affordable housing will be secured through Section 106

2 Introduction

- 2.1 This study has been commissioned to contribute towards an evidence base to inform the London Borough of Tower Hamlets' ('the Council') CIL Charging Schedule ('CS'), as required by Regulation 14 of the CIL Regulations April 2010 (as amended). The aims of the study are summarised as follows:
- to test the impact upon the economics of residential development of a range of levels of CIL;
 - for residential schemes, to test CIL alongside the Council's requirements for affordable housing and other planning obligations;
 - to test the ability of commercial schemes to make a contribution towards infrastructure through CIL; and
 - to test a number of strategic sites to assess whether they should be identified as their own CIL Zone.
- 2.2 Consultation on the Council's Preliminary Draft Charging Schedule ('PDCS') took place between 16 November 2012 and 2 January 2013 and consultation on the Draft Charging Schedule ('DCS') took place between 22 April 2013 and 5 June 2013. Comments made during these consultations were taken into consideration and as appropriate revisions were made to the viability study after both consultations. A further stage of consultation is being undertaken prior to submission of the charging schedule for independent examination.
- 2.3 In terms of methodology, we adopted standard residual valuation approaches to test the impact on viability of a range of 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. With the exception of the strategic sites tested, 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. It is therefore essential that levels of CIL are set so as to allow a sufficient margin to allow for these site specific variations.

CIL Policy Context

- 2.4 As of April 2014³ or the adoption of a CIL Charging Schedule (whichever is the sooner), the current Section 106/planning obligations system i.e. the use of 'pooled' Section 106 obligations will be limited. The adoption of a CIL Charging Schedule is discretionary for the Council, however, the scaling back of the use of pooled Section 106 obligations is not discretionary. As such, should the Council elect not to adopt a CIL Charging Schedule, it is likely to have significant implications with regard to funding infrastructure in the borough and the Council will need to be aware of such implications in their decision-making.
- 2.5 It is worth noting that some site specific Section 106 obligations will remain available for negotiation after the adoption of CIL/April 2014³. However these will be restricted to site specific mitigation and to the provision of affordable housing. They cannot be used for securing payments towards infrastructure that benefit more than one development unless they form part of the Council's five sites which would be able to pool Section 106 contributions form to

³ This date may change to April 2015, based on the Consultation on Community Infrastructure Levy further reforms document published in April 2013.

- provide infrastructure which is not identified on the Council's Regulation 123 list.
- 2.6 The CIL regulations enable local authorities to set differential rates (including nil rates) for different zones within which development would take place and also for different types of development. The amendment to the Statutory CIL Guidance in December 2012 clarified that CIL Regulation 13 permits charging authorities to levy 'differential rates by reference to different intended uses of development provided that the different rates can be justified by a comparative assessment of the economic viability of those categories of development. 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.' (Para 35)
- 2.7 The CIL regulations state that in setting a charge, local authorities must aim to strike "*what appears to the Charging Authority to be 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).
- 2.8 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 controlled by a charity) 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:
- the cost of complying with the signed section 106 agreement is greater than the levy's charge on the development; and
 - paying the full CIL charge would have an unacceptable impact on the development's economic viability.
- 2.9 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement (and the costs of complying with the agreement must exceed the amount of CIL that would have been payable); 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. In the case of development where the level of s106 is not higher than the levy, the owner must pay the entire levy.
- 2.10 At present 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 has not been in lawful use for a continuous period of at least six months within the last 12 months, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset. However, in the recent Consultation on Community Infrastructure Levy further reforms document, published in April 2013, the DCLG identified

that, *'We are aware that for certain developments (particularly those that require a building to be emptied, demolished and re-built), the vacancy test is preventing the offsetting of vacant floorspace and requiring payment of the levy even when the floorspace is not increasing. In other similar refurbishment cases, where floorspace is increasing, the whole development is being charged the levy, rather than just the increased floorspace.'*

- 2.11 The consultation document goes on to identify that, 'The test was designed because it was felt that where development has an impact on infrastructure need the levy should be paid. However we are aware that the current test may not be working effectively and may be difficult to enforce.' Given this position the DCLG identify within the Consultation Document that they are, *'considering removing the vacancy test from regulation 40. The effect of this change would be that the levy would not generally be paid on buildings that are refurbished or redeveloped and would only be payable on any increases in floorspace in refurbishment and redevelopment schemes'*.
- 2.12 The 2010 regulations set out clear timescales for payment of CIL, which 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 allow local authorities to set their own timescales for the payment of CIL 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).
- 2.13 Local authorities must consult relevant stakeholders on the nature and amount of any proposed CIL at two stages; after publication of the Preliminary Draft Charging Schedule ('PDCS') and the Draft Charging Schedule ('DCS'). Following consultation, a charging schedule must be submitted for independent examination.
- 2.14 Several local authorities have undertaken viability assessments and have drafted CIL charging schedules, which they have submitted for independent examination. To date, a number of charging authorities (including inter alia the Mayor of London, Portsmouth, Newark and Sherwood, Huntingdonshire, Wandsworth, Shropshire, Bristol, Poole, Waveney, Brent, Barnet, Croydon, Harrow, Wycombe, Plymouth, Havant, Newham, Exeter and Redbridge) have been through the examination process and are at various stages of implementation.

Mayoral CIL and Crossrail Section 106

- 2.15 London is the only place where a strategic tier authority may also set a CIL. The two-tier charging system is intended to ensure that strategic infrastructure, that is important for economic growth, is delivered in London as well as local infrastructure. The CIL Guidance sets out at Para 32 that, *'the Government expects the Mayor and the boroughs to work closely in setting and running the Community Infrastructure Levy in London, including through mutual co-operation and the sharing of relevant information'*.
- 2.16 In having regard to the potential effects of the imposition of CIL on the economic viability of development across their areas, the London boroughs are required (by regulation 14(3) and (4)) to take into account any CIL rates set by the Mayor (in the most recent CS already approved by the Mayor). The purpose of this requirement is to ensure that rates are set in a manner that retains viability across London for both local and strategic infrastructure,

permitting both the boroughs and the Mayor to realise their development strategies. Once set, the Mayor's CIL is mandatory, so as a matter of good practice, the Council in proposing a draft CIL rate for consultation, should also take into account any Mayoral CIL rate (or rates) that has been published.

- 2.17 On 29 February 2012, the Mayor of London agreed his CIL CS and from 1 April 2012 developments granted planning permission throughout Greater London (to varying degrees) are liable to pay the Mayor of London's CIL. The proceeds of the CIL are intended, in the first instance, to raise £300 million towards the delivery of Crossrail by 2019.
- 2.18 The Mayoral CIL takes precedence over borough requirements, including affordable housing. CIL regulation 14(3) requires that the Council has regard to the Mayoral CIL when assessing the viability of development for the purposes of setting its own rates of CIL.
- 2.19 London Borough of Tower Hamlets falls within the London Mayoral CIL Charging Zone 2. This requires a £35 per square metre charge on the net additional increase in floorspace (Gross Internal Areas) of most development (i.e. equal or over 100 square metres or involving creating one dwelling, even where this is below 100 square metres excluding health, education and affordable housing floorspace). As a London borough, Tower Hamlets is required to calculate, collect and enforce the Mayoral CIL.
- 2.20 The Crossrail and Mayoral CIL SPG⁴ identifies that in particular locations, where appropriate, the Mayor could negotiate Section 106 contributions over and above the Mayoral CIL towards Crossrail, dependant on the size and impact of the development and viability issues.
- 2.21 Although not a requirement under the CIL regulations, this viability assessment has regard to the potential Section 106 contributions towards Crossrail that could be sought by the Mayor. The Mayor has identified a series of *'indicative contributions'* in Table 2 of the Crossrail SPG. These contributions are summarised in Table 2.16.1 below. The SPG provides guidance for *'ensuring that developers do not have unreasonable demands made of them'* (para 4.20). This is to be achieved by treating CIL and Section 106 payments towards Crossrail as a credit towards any payment sought under the Crossrail obligations policy, should the former be less than the latter, and not to seek a contribution at all should the obverse be the case. i.e.
- *'Where the amount payable under the planning obligations policy is equal to, or less than, that payable by CIL, only the CIL will be payable.*
 - *'Where the amount payable under the planning obligations policy is more than that payable in CIL, the CIL will be payment plus a "top up" so that in combination the two payments make up the amount payable under the obligations policy.'* (para 4.21)
- 2.22 The treatment of mixed uses schemes in calculating the Crossrail top up is somewhat more complicated as firstly, the Guidance identifies that, *'it is the total payable for the development concerned that should be taken into account, not the amounts for the separate uses involved'* (para 4.21). In addition it is noted that para 3.36 identifies that *'Where a mixed-use scheme containing uses attracting Crossrail charges is proposed, the Crossrail charge should relate to the net additional transport impact from the new development. This should be calculated by deducting the theoretical charge that would be*

⁴ Paragraph 4.20- 8.21 of Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (April 2013)

paid by the existing uses covered by this policy from the charge applicable to the new development.'

- 2.23 The SPG identifies that a small proportion of the west of the Borough lies within the Central London designation and an approximate 1 km indicative radius outwards around the proposed Canary Wharf station at West India Quay inclusive of and south of the Poplar DLR is identified as being located within the Isle of Dogs designation. There are other areas in which the Rest of London designation applies. However, we note that the indicative contributions for these uses are identified as being lower than the Mayoral CIL and therefore would not result in a top up being sought.

Table 2.16.1 Indicative Crossrail Section 106 charge

Use	Central London Charge psm	Isle of Dogs Charge psm	Rest of London psm
Office	£140	£190	£31
Retail	£90	£121	£16
Hotels	£61	£84	-

Source: Table 2: Indicative Level of Charge per sq.m, by land use and location as at July 2010
SPG: use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (April 2013)

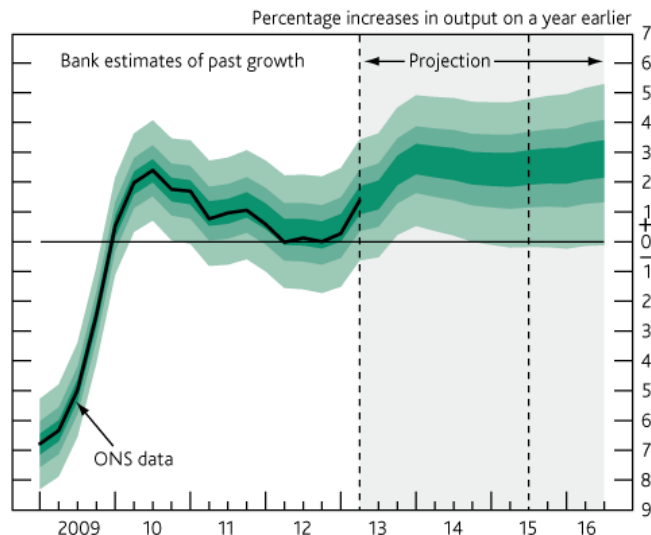
Local Policy context

- 2.24 In addition to financing infrastructure, the Council expects residential developments to provide a mix of affordable housing tenures, sizes and types to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities. In accordance with Policy SP02 the Council expects developments of 10 or more units to provide 35% - 50% affordable housing on-site, with a tenure mix of 70% rented and 30% shared ownership. The Council's policy identifies that regard will be had to viability of development.
- 2.25 The Core Strategy acknowledges that Tower Hamlets sits within a unique regional context, given the amount of growth, investment and regeneration planned to take place in the area over the next 50 years. The London Plan (2011) sets out that 'the Olympic Park is at the fulcrum of two nationally important growth corridors: the London-Stansted-Cambridge-Peterborough corridor to the north and the Thames Gateway to the east. The 2012 Olympic and Paralympic Games, their infrastructure and investment have created the most important strategic regeneration opportunities in London for the next 25 years. Successful, viable and sustainable regeneration of the Olympic Park and its surrounding areas is the Mayor's highest regeneration priority and offers a unique opportunity to secure and accelerate the delivery of many elements of his strategies and lessen inequality across London.' (Para 2.18 of the Core Strategy)
- 2.26 The Core Strategy identifies that these growth areas will significantly help to address the regional need for more housing and in particular, the legacy of the Olympic Park, (including the Legacy Masterplan Framework and Stratford City), will have immediate and lasting impacts, helping to transform Tower Hamlets. However, this extra growth will place additional pressures on Tower Hamlets' infrastructure.

- 2.27 In addition to this, the London Plan also identifies two Opportunity Areas (OA) of growth within Tower Hamlets. These being the Isle of Dogs OA and the City Fringe OA. Opportunity Areas are London's major reservoir of brownfield land with significant potential to accommodate new housing, commercial and other development, and require infrastructure to support this development.

Economic and housing market context

- 2.28 The historic highs achieved in the UK housing market by mid 2007 followed a prolonged period of real house price growth. However, a period of 'readjustment' began in the second half of 2007, triggered initially by rising interest rates and the emergence of the US sub prime lending problems in the last quarter of 2007. The subsequent reduction in inter-bank lending led to a general "credit crunch" including a tightening of mortgage availability. The real crisis of confidence, however, followed the collapse of Lehman Brothers in September 2008, which forced the government and the Bank of England to intervene in the market to relieve a liquidity crisis.
- 2.29 The combination of successive shocks to consumer confidence and the difficulties in obtaining finance led to a sharp reduction in transactions and a significant correction in house prices in the UK, which fell to a level some 21% lower than at their peak in August 2007 according to the Halifax House Price Index. Consequently, residential land values fell by some 50% from peak levels. One element of government intervention involved successive interest rate cuts and as the cost of servicing many people's mortgages is linked to the base rate, this financial burden has progressively eased for those still in employment. This, together with a return to economic growth early 2010 (see August 2013 Bank of England GDP fan chart below, showing the range of the Bank's predictions for GDP growth to 2016) has meant that consumer confidence has started to improve to some extent.



Source: Bank of England

- 2.30 Throughout the first half of 2010 there were some tentative indications that improved consumer confidence was feeding through into more positive interest from potential house purchasers. Against the background of a much reduced supply of new housing, this would lead one to expect some recovery in prices. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012, with the Halifax House Price Indices showing a fall of 0.6% in the year to March 2012. The Halifax attributed some of recovery during that

period to first time buyers seeking to purchase prior to the reintroduction of Stamp Duty from 1 April 2012. The signs of improvement in the housing market towards the end of 2012 have continued in 2013 and both The Halifax and Nationwide have report positively in their July 2013 Housing Price Index updates. They both refer to signs of an upturn in the housing market, identifying July 2013 as having the *“strongest rate of annual growth since 2010”*.

- 2.31 The Halifax report identifies that prices in the three months to July are 2.1% higher than in the previous three months, and prices in the three months to July were 4.6% higher than in the same three months a year earlier. This was higher than June's 3.7% increase and is the highest annual rate since August 2010 (4.6%). Prices are also identified as being 1.3% higher than in the same period in January 2012, marking the first annual rise for 27 months. They appear to be more optimistic than Nationwide in their view of the market, identifying that, *“Signs of improvement in the economy, underlined by the recent evidence of a rise in gross domestic product in Quarter 2 and increases in employment, appear to have boosted consumer confidence. Greater confidence is likely to have underpinned the increase in housing demand.”*
- 2.32 Nationwide, although positive, is more cautious in its outlook, reporting a modest increase in market activity and growth qualified by still being muted by comparison to historic standards. The annual rate of house price growth is identified as having increased to 3.9% in July 2013, however, this figure is identified as having been boosted by a low base for comparison, as prices declined by 2.6% in July 2012. Further, it is reported that *“House prices are currently around 12% higher than the lows seen in the midst of the financial crisis, though they are still around 10% below the all time highs recorded in late 2007.”* They too consider that *“Signs of a modest improvement in wider economic conditions and further modest gains in employment are likely to be lifting buyer sentiment.”*
- 2.33 Both Halifax and Nationwide refer to the improvement in the availability and a reduction in the cost of credit as a result of official schemes, such as the Funding for Lending Scheme and the Help to Buy equity loan scheme. These are identified as sources which may be boosting demand.
- 2.34 The outlook for the UK economy and house prices is identified by Martin Ellis, (the housing economist at Halifax) as being *“expected to continue to rise gradually through this year with only modest economic growth and still falling real earnings constraining housing demand and activity.”*

Figure 2.12.1: House price index in Tower Hamlets



Figure 2.12.2: Sales volumes in Tower Hamlets



- 2.35 According to Land Registry data, residential sales values in Tower Hamlets have recovered significantly since the lowest point in the cycle in April 2009. Prices increased by 12.2% between April 2009 and August 2010, but fell back by 1% by December 2010. Following this, prices have generally risen albeit in a fluctuating manner, with the June 2013 sales values being identified as only 3.5% lower than the April 2008 peak values.
- 2.36 The future trajectory of house prices is currently uncertain, although Savills' current 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 2013 to 2017⁵. Savills predict that values in mainstream London markets (i.e. non-prime) will increase by 6.5% in 2013, 6% in 2014, 4% in 2015, 4.5% in 2016 and 2% in 2017. This equates to cumulative growth of 25.1% between 2013-2017 inclusive, compared to a UK average of 18.1% cumulative growth over the same period. Notwithstanding this Savills identify in their report that, "*We are still far from a housing market boom – although the next three years may look like a mini boom in relation to the last five.*"

Development context

- 2.37 Developments in Tower Hamlets range from small in-fill sites to major regeneration schemes. There are significant variations in residential sales values between different parts of the Borough, with values in Canary Wharf and City Fringe with the highest values and the areas to the east achieving lower values. The north east (Fish Island, Bow, Mile End) and south east (Cubitt Town) areas are identified as having the lowest values.
- 2.38 Commercial development is identified throughout the Borough, however, the majority of the commercial development is located within the city fringe and Docklands areas. Recent reports have shown that take up of office space in the Docklands area in the three months to the end of June were circa 60% lower than the quarterly average of 232,000 sq ft. Of this we understand that one deal (The Economist) accounted for half of the overall activity. The total Docklands vacancy rate now stands at 1.6m sq ft, or 8.63%, the highest since Q4 2009.

⁵ Savills Research Residential Property Focus Q3 2013

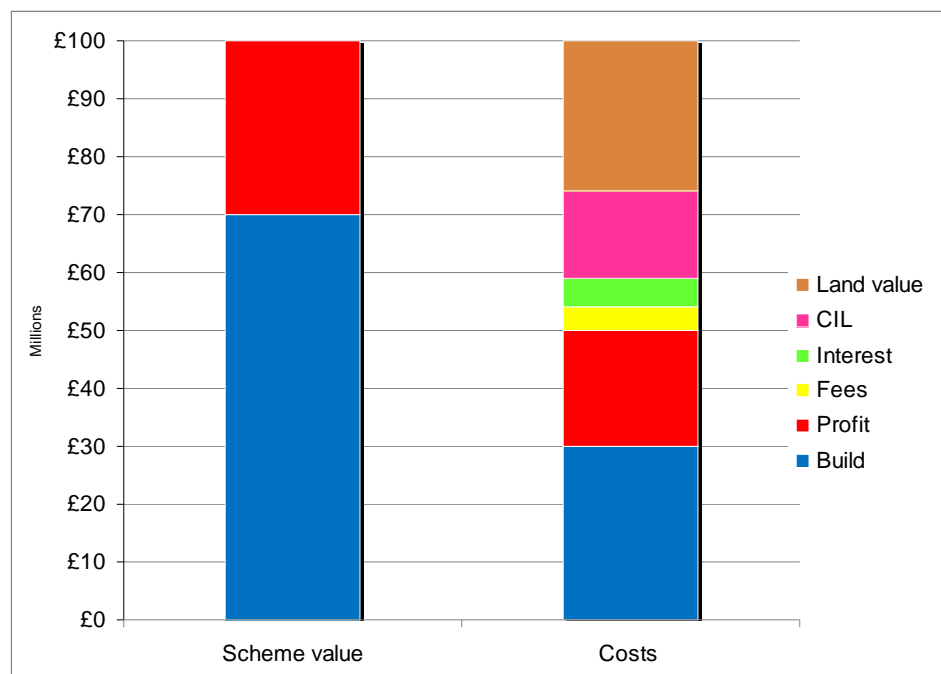
-
- 2.39 We understand that the amount of available space in Docklands is due to increase with law firm Clifford Chance planning to market up to 420,000 sq ft at its 1m sq ft headquarters at 10 Upper Bank Street over the coming months. It will start with 100,000 sq ft let to the London Organising Committee of the Olympic and Paralympic Games, which is now surplus to requirements. Further, the Olympic organiser also occupies 90,000 sq ft at Citibank's 25 Canada Square, with a lease expiry in December and 100,000 sq ft at Barclays' 1 Churchill Place. Agents are predicting that given the current levels of demand and impending increase in available floorspace, it is going to take a very long time to fill the vacant space, which will in turn have a depressing effect on deals in the area. Take-up rates in Docklands are traditionally lumpy, but a lack of significant requirements targeting the area could mean the figures remain low.
- 2.40 The Borough's retail centres are performing well and the Council anticipates significant additional floorspace to be developed in areas such as Wood Wharf in the medium to long term.

3 Methodology and appraisal inputs

- 3.1 Our methodology follows standard development appraisal conventions, using assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Tower Hamlets and reflects the Council's 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 and the payment from a Registered Provider ('RP') for the completed affordable housing units. The model then deducts the build costs, fees, interest, CIL (at varying levels) 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 current use value), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 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' or another appropriate benchmark to make development worthwhile. The margin above current 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.

- 3.5 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. CIL will be a cost to the scheme and will impact on the residual land value. Ultimately, if landowners' 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. 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

- 3.6 The CIL Regulations provide no specific guidance on how local authorities should test the viability of their proposed charges. However, there is a range of good practice generated by both the Homes and Communities Agency and appeal decisions that assist in guiding planning authorities on how they should approach viability testing for planning policy purposes.
- 3.7 In 2009, the Homes and Communities Agency published a good practice guidance manual 'Investment and Planning Obligations: Responding to the Downturn'. This defines viability as follows: "a viable development will support a residual land value at level sufficiently above the site's existing use value⁶ (EUV) or alternative use value (AUV) to support a land acquisition price acceptable to the landowner".
- 3.8 A number of planning appeal decisions provide guidance on the extent to which the residual land value should exceed existing use value to be considered viable:

Barnet & Chase Farm: APP/Q5300/A/07/2043798/NWF

"the appropriate test is that the value generated by the scheme should exceed the value of the site in its current use. The logic is that, if the converse were the case, then sites would not come forward for development"

Bath Road, Bristol: APP/P0119/A/08/2069226

"The difference between the RLV and the existing site value provides a basis for ascertaining the viability of contributing towards affordable housing."

Beckenham: APP/G5180/A/08/2084559

"without an affordable housing contribution, the scheme will only yield less than 12% above the existing use value, 8% below the generally accepted margin necessary to induce such development to proceed."

Oxford Street, Woodstock: APP/D3125/A/09/2104658

"The main parties' valuations of the current existing value of the land are not dissimilar but the Appellant has sought to add a 10% premium. Though the site is owned by the Appellants it must be assumed, for valuation purposes, that the land is being acquired now. It is unreasonable to assume that an existing owner and user of the land would not require a premium over the actual value of the land to offset inconvenience and assist with relocation. The Appellants addition of the 10% premium is not unreasonable in these circumstances."

⁶ This term should not be confused with the RICS *Red Book* definition. Existing Use Value in this context is taken to mean the value of the site in its current use, disregarding opportunities for redevelopment of the site for other uses.

- 3.9 The guidance issued by the Local Housing Delivery Group⁷ ('LHDG') on 22 June 2012 advocates the use of current use value plus an appropriate premium as a benchmark for testing CIL and local plan policy requirements.
- 3.10 It is clear from the LHDG guidance, planning appeal decisions and HCA good practice publication that the most appropriate test of viability for planning policy purposes is to consider the residual value of schemes compared to the existing or current use value plus a premium. As discussed later in this report, our study adopts a range of benchmark land values, reflecting differing circumstances in which sites are brought forward.
- 3.11 The examination on the Mayor of London's 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." (para 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" (para 9).*
- 3.12 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. (para 32 – emphasis added).*
- 3.13 It is important to stress, however, 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 individual Charging Authority.

⁷ This group was led by the Homes and Communities Agency and comprises representatives from the National Home Builders Federation, the Royal Town Planning Institute, local authorities and valuers (including BNP Paribas Real Estate).

4 Development appraisals

Residential development

- 4.1 We have appraised a series of development typologies, reflecting both the range of sales values/capital values and also sizes/types of development and densities of development across the Borough. The inputs to the appraisals are based on research on the local housing market and the inputs adopted by applications in scheme-specific development appraisals submitted with planning applications.

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. We have considered comparable evidence of both transacted properties in the area and properties currently on the market to establish appropriate values for testing purposes. This exercise indicates that developments in the Borough will attract average sales values ranging from circa £4,090 to £7,535 per square metre.
- 4.3 Sales values vary between different parts of the Borough with Canary Wharf and the Tower of London/St Katherine's Docks, Aldgate and Wapping areas achieving the highest values and Cubit Town, Victoria Park, Fish Island, Bow and Mile End areas having been identified to have the lowest values. The average values we have assumed in our appraisals are shown in Table 4.3.1. These average values are supported by three sources; firstly, Land Registry data on sales values achieved, secondly, pricing on individual development proposals from databases such as Molior and EGi London Residential Research, and finally Right Move and local agents.

Table 4.3.1: Average sales values used in appraisals

Market Area	Market Area Description	Average values £s per sq ft	Average values £s per sq m
1	Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4)	£380	£4,090
2	South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6)	£430	£4,629
3	Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5), Stepney (E1 0 E1 3, E1 4, E2 0) and South Isle of Dogs (E14 3)	£470	£5,059
4	Shadwell, South Whitechapel (E1 1, E1 2), E14 7 and Blackwall (non- riverside) and Leamouth (E14 0, E 14 2)	£500	£5,382
5	Limehouse & West Isle of Dogs (E1W 3, E1W 8), Shoreditch (E2 7) Blackwall (riverside) (E14 0)	£575	£6,189
6	Spitalfields (E1 6)	£650	£6,997
7	Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	£700	£7,535

- 4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term. Whilst this predicted growth cannot be guaranteed, we have run a sensitivity analysis assuming growth in sales values of 10%, accompanied by 5% increase in costs (the latter assuming a pick up in construction activity and higher labour and materials costs). We have also modelled a fall in prices of 5%, to provide the Council with an indication of the impact a reverse in values would have on viability.

Affordable housing tenure and values

- 4.5 The Council's policy position seeks the maximum reasonable amount of housing provision. Developments comprised of 10 or more units should provide at least 35%-50% affordable housing, subject to viability, with a tenure mix of 70% rented housing and 30% intermediate housing.
- 4.6 The Council has set out its approach to the 'Affordable Rent' tenure in the emerging Managing Development DPD. This provides an indication of the average levels of Affordable Rent expected across the Borough as a whole (see table below). However, the Council acknowledge that Affordable Rent levels will vary based on the local market rent levels in different parts of the Borough. As such, Affordable Rent levels will be informed by the research carried out by POD (2011), which takes account of local socio-economic circumstances.
- 4.7 For modelling purposes we have adopted target rents for the base position and we have applied the POD rents in our sensitivity tests (which include service charges), i.e. replacing social rented units with Affordable Rent units. These are shown in the table below:

Postcode	Weekly Rents (Inclusive of all Service Charges)				
	1 Bed	2 Bed	3 Bed	4 Bed	5 bed
E1	£200.25	£213.23	£241.85	£279.35	£295.34
E2	£199.20	£219.70	£265.04	£292.21	£325.77
E3	£163.05	£190.38	£210.00	£240.00	£265.69
E14 (inc Docklands)	£206.55	£231.00	£244.50	£271.04	£304.69
E14 (Excl Docklands)	£152.70	£168.17	£187.85	£250.04	£282.98

Table 4.7.1 LB Tower Hamlets POD Rents

- 4.8 The DCLG/HCA '2011-2015 Affordable Homes Programme – Framework' (February 2011) document clearly states that RPs will not receive grant funding for any affordable housing provided through planning obligations. Consequently, all our appraisals assume nil grant. We recommend that the Council revisits this assumption when it next reviews its charging schedule, by which time a new funding programme may have been introduced by central government.
- 4.9 For shared ownership units, we have assumed that RPs will sell 25% initial equity stakes and charge a rent of 2.75% on the retained equity. A 10% charge for management is deducted from the rental income and the net amount is capitalised using a yield of 5.25%.
- 4.10 A table setting out the blended rates adopted in this study for the affordable housing are set out at Appendix 3.

Residential development types, density and mix

- 4.11 We have run appraisals using the range of densities that are typically encountered in the Borough. We have had regard to the density of development indicated by the London Plan density matrix and the Council's Core Strategy.
- 4.12 Tables 4.11.1 and 4.11.2 summarise the different development typologies selected for testing purposes. These reflect the range of developments that have and will in future come forward across the Borough.

Table 4.11.1: Unit Mix

Site type	1 Bed flat	2 bed flat	3 bed flat	4 Bed Flat	3 bed house
Unit size	50 sqm	70 sqm	86 sqm	90 sqm	96 sqm
1					100%
2	33%	33%	33%		-
3	35%	35%	20%		10%
4	35%	35%	22%	8%	-
5	40%	30%	20%	10%	-
6	25%	30%	30%	15%	-
7	35%	35%	20%	10%	-

Table 4.11.2: Development typologies

	Number of units	Housing type	Development density units per ha	Net developable area (ha)
1	3	Houses	50	0.06
2	6	Flats	120	0.05
3	25	Houses and flats	80	0.31
4	50	Flats	125	0.40
5	100	Flats	200	0.50
6	250	Flats	175	1.43
7	400	Flats	400	1.00

Residential build costs

- 4.13 We have sourced build costs for the residential schemes from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. In addition to the build costs outlined below, our appraisals include a contingency of 5% of build costs. Our approach for each site is set out in the following paragraphs.
- 4.14 **Site type 1** is a scheme of 3 houses. The BCIS base cost for 'One-off housing semi-detached (3 units or less)' is £1,025 per square metre, excluding external works and fees. After a 15% allowance for external works and a 6% allowance for CSH level 4 has been added, the final build cost is £1,240 per square metre. As the scheme is comprised wholly of houses, we have assumed a gross to net ratio of 100%.

- 4.15 **Site type 2** is a scheme of 6 flats. We have adopted the BCIS base cost for “flats – generally” of £1,058 per square metre, excluding external works and fees. After a 15% allowance for external works has been added, together with an allowance for meeting the costs of CSH level 4 (6%) the final build cost is £1,280 per square metre. We have assumed a net to gross ratio of 85%, so costs expressed per net square metre are £1,506 per square metre.
- 4.16 **Site type 3** is a scheme of 25 flats and houses. We have adopted the BCIS base cost for “flats – generally” of £1,058 per square metre, excluding external works and fees. After a 15% allowance for external works has been added, together with an allowance for meeting the costs of CSH level 4 (6%) the final build cost is £1,280 per square metre. We have assumed a net to gross ratio of 85%, so costs expressed per net square metre are £1,506 per square metre. For the houses we have adopted the BCIS base cost for ‘houses – generally’ of £919 per square metre. After a 15% allowance for external works and a 6% allowance for CSH level 4 has been added, the final build cost is £1,112 per square metre.
- 4.17 **Site type 4** is a scheme of 50 flats. We have adopted the BCIS base cost for “flats – generally” of £1,058 per square metre, excluding external works and fees. After a 15% allowance for external works has been added, together with an allowance for meeting the costs of CSH level 4 (6%) the final build cost is £1,280 per square metre. We have assumed a net to gross ratio of 85%, so costs expressed per net square metre are £1,506 per square metre.
- 4.18 **Site type 5** is a scheme of 100 flats and houses. For the flats, we have adopted the BCIS base cost for “flats of 6 or more storeys” of £1,412 per square metre, excluding external works and fees. After a 15% allowance for external works and a 6% allowance for CSH level 4 has been added, the final build cost is £1,709 per square metre. We have assumed a net to gross ratio of 80%, so costs expressed per net square metre are £2,136 per square metre.
- 4.19 **Site type 6** is a scheme of 250 flats. We have adopted the BCIS for “flats of 6 or more storeys” of £1,412 per square metre. After adding external works (15%) and an allowance for CSH level 4 (6%), the costs increase to £1,709 per square metre. On the basis of an assumed net to gross ratio of 80%, the costs expressed on a net basis equate to £2,136 per square metre.
- 4.20 **Site type 7** is a scheme of 400 flats and houses. Given the higher density of the scheme, we have adopted the BCIS upper quartile figure “flats of 6 or more storeys” of £1,572 per square metre, excluding external works and fees. After a 15% allowance for external works and a 6% allowance for CSH level 4 has been added, the final build cost is £1,902 per square metre. We have assumed a net to gross ratio of 75%, so costs expressed per net square metre are £2,536 per square metre.
- 4.21 A summary of build costs for each scheme type is provided in Table 4.20.1.

Table 4.20.1: Build costs

Site type	BCIS base – quarter 2 2012	Base cost	External works and CSH level 4	All-in cost (gross)	All-in cost (net)
1	Houses - One-off housing semi-detached (3 units or less)	£1,025	£215	£1,240	£1,240
2	Flats - generally	£1,058	£222	£1,280	£1,506
3	Flats - generally	£1,058	£222	£1,280	£1,506
3	Houses - generally	£919	£193	£1,112	£1,112
4	Flats - generally	£1,058	£222	£1,280	£1,506
5	Flats 6+ storeys	£1,412	£297	£1,709	£2,136
6	Flats 6+ storeys	£1,412	£297	£1,709	£2,136
7	Flats 6+ storeys	£1,572	£330	£1,902	£2,536

- 4.22 As identified above, an additional 6% allowance is included across all tenures for meeting Code for Sustainable Homes level 4, which is reflective of the findings of work undertaken by Davis Langdon on behalf of the DCLG⁸.

Professional fees

- 4.23 In addition to base build costs, schemes will incur professional fees, covering design, valuation, highways consultants and so on. Our appraisals incorporate an allowance of between 10% to 12%, depending on the complexity of the scheme. This allowance incorporates all professional inputs and planning fees, EPCs and NHBC costs.
- 4.24 Our appraisals incorporate an allowance of 3% of GDV to cover marketing costs. An additional £600 per unit is included for legal costs on sales.

Finance costs

- 4.25 Our appraisals incorporate finance costs on land and build at 7%.

Stamp duty and acquisition costs

- 4.26 We include stamp duty at 4% of land costs, agents fees of 1% and legal fees on acquisition of 0.8%.

Mayoral CIL

- 4.27 Mayoral CIL will be payable on all developments that receive planning consent after 1 April 2012. Tower Hamlets falls within Zone 2, where a CIL of £35 per square metre will be levied. The Mayoral CIL takes precedence over Borough requirements, including affordable housing. CIL regulation 14(3) requires that the Council has regard to the Mayoral CIL when assessing the viability of development for the purposes of setting its own rates of CIL. Our appraisals test the ability of the typologies to absorb a range of CIL rates, included in which is the Mayoral CIL, so as to establish the maximum CIL that the development can afford. In this regard CIL is treated as a cost to development and to establish the maximum Borough CIL a development can absorb,

⁸ The Cost of building to the Code for Sustainable Homes, Updated cost review (August 2011) by Davis Langdon on behalf of the DCLG.

Mayoral CIL will need to be deducted from the output maximum CIL level identified in our appraisals.

Section 278 and residual Section 106 costs

- 4.28 Our appraisals incorporate an allowance of £1,220 per unit to address any Section 278 and residual Section 106 costs. This figure is considered to be a reasonable proxy for likely sums to be sought after CIL is adopted. The figure adopted is broadly in line with those adopted by many other London boroughs and is regarded as reasonable for testing purposes and incorporates an appropriate top-up to account for factors specific to Tower Hamlets. Once CIL is adopted, Section 106 contributions will remain negotiable and in this regard there is scope for these to flex according to viability.

Development and sales periods

- 4.29 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 5 units per month. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. The build and sales periods for each scheme type are summarised in Table 4.46.1 below.

Developer's profit

- 4.30 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 15-17% of development costs. 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 and as such 20% has been factored into the appraisals. 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).
- 4.31 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.
- 4.32 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 may not allow profit levels to decrease much lower than their current level of 20%.
- 4.33 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 and Homes and Communities Agency's guidelines in its Economic Appraisal Tool.

Phasing of CIL payments

- 4.34 For testing purposes, we have assumed that any CIL due will be split into three equal instalments, payable at the months shown in Table 4.46.1. It should be noted that this approach does not necessarily reflect the instalments policy which the Council is intending to adopt – this is currently under consideration and will be confirmed in due course. A sensitivity analysis of adopting the London Mayoral CIL instalments approach has been undertaken for testing purposes. This has identified that this results in a marginal impact on viability. It is noted that an instalments policy can be amended at any time by a Charging Authority and is not a matter that the Examiner is required to consider.

Benchmark land values for the residential analysis

- 4.35 Benchmark land values, based on the current use value or alternative use value of sites are key considerations 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 current use value. Current 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. Current use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.36 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.
- 4.37 In considering the value of sites in existing commercial use, it is necessary to understand the concept of 'yields'. Yields form the basis of the calculation of a building's capital value, based on the net rental income that it generates. Yields are used to calculate the capital value of any building type which is rented, including both commercial and residential uses. Yields are used to calculate the number of times that the annual rental income will be multiplied to arrive at a capital value. Yields reflect the confidence of a potential purchaser of a building in the income stream (i.e. the rent) that the occupant will pay. They also reflect the quality of the building and its location, as well as general demand for property of that type. The lower the covenant strength of the occupier (or potential occupiers if the building is currently vacant), and the poorer the location of the building, the greater the risk that the tenant may not pay the rent. If this risk is perceived as being high, the yield will be high, resulting in a lower number of years rent purchased (i.e. a lower capital value).
- 4.38 Over the past four years, yields for commercial property have 'moved out' (i.e. increased), signalling lower confidence in the ability of existing tenants to pay their rent and in future demand for commercial space. This has the effect of depressing the capital value of commercial space. However, as the economy recovers, we would expect yields to improve (i.e. decrease), which will result in

increased capital values. Consequently, current use values might increase, increasing the base value of sites that might come forward, which may have implications for landowners' decisions on releasing sites for alternative uses.

- 4.39 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.
- 4.40 The four benchmark land values used in this study have been selected to provide a broad indication of likely land values across the Borough, but it is important to recognise that other site uses and values may exist on the ground. There can never be a single threshold land value at which we can say definitively that land will come forward for development, especially in urban areas.
- 4.41 It is also necessary to recognise that a landowner will require an additional incentive to release the site for development⁹. The premium above current use value would be reflective of specific site circumstances (the primary factors being the occupancy level and strength of demand from alternative occupiers). For policy testing purposes it is not possible to reflect the circumstances of each individual site, so a blanket assumption of a 20% premium has been adopted to reflect the 'average' situation
- 4.42 **Benchmark Land Value 1:** This benchmark assumes higher value secondary office space on a hectare of land, with 40% site coverage and 4 storeys. The rent assumed is based on lettings of second hand offices in the Borough at £12.62 per sq ft. We have assumed a £50 per sq ft allowance for refurbishment and a letting void of three years. The capital value of the building would be £12.95 million, to which we have added a 20% premium, resulting in a benchmark of £15.54 million.
- 4.43 **Benchmark Land Value 2:** This benchmark assumes lower value secondary office space on a hectare of land, with 40% site coverage and 4 storeys. The rent assumed is based on lettings of second hand offices in the Borough at £9.92 per sq ft. We have assumed a £50 per sq ft allowance for refurbishment and a letting void of three years. The capital value of the building would be £8.34 million, to which we have added a 20% premium, resulting in a benchmark of £10.01 million.
- 4.44 **Benchmark Land Value 3:** This benchmark assumes lower value secondary industrial space on a hectare of land, with 60% site coverage and 1.5 storeys. The rent assumed is based on lettings of secondary industrial floorspace in the Borough at £4.95 per sq ft. We have assumed a letting void of three years. The capital value of the building would be £4.41million, to which we have added a 20% premium, resulting in a benchmark of £5.3 million.
- 4.45 **Benchmark Land Value 4:** This benchmark assumes a community building, which could include buildings owned by the Council and other public sector bodies, and community/charity groups. We have assumed site coverage of

⁹ This approach is therefore consistent with the National Planning Policy Framework, which indicates that development should provide "competitive returns" to landowners. A 20% return above current use value is a competitive return when compared to other forms of investment.

50% across a hectare of land, with a single storey building. The rent assumed is based on our estimate of £4 per sq ft. We have assumed a letting void of one year. The capital value of the building would be £2.49 million, to which we have added a 20% premium, resulting in a benchmark of £2.99 million.

- 4.46 We would draw readers' attention to the comments on land values in Examiner's report on the Mayor of London's CIL¹⁰, which indicates that owners will need to adjust their expectations to accommodate allowances for infrastructure.
- 4.47 Our residential appraisal inputs are summarised in Table 4.46.1.

¹⁰ Para 32: "the price paid for development land may be reduced.... a reduction in development land value is an inherent part of the CIL concept.... 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."

Table 4.46.1: Residential appraisal assumptions for each site type

Appraisal input	Source/Commentary	Site type number and assumptions						
		1	2	3	4	5	6	7
Number of units		3	6	25	50	100	250	400
Base construction costs (£s per sq metre)	BCIS adjusted for location. Based on gross areas before external works. Additional adjustments as set out in Table 4.19.1	£1,025	£1,058	Flats - £1,058 Houses - £919	£1,058	£1,412	£1,412	£1,572
External works (% of build costs)	Based on average scheme cost.	15%	15%	15%	15%	15%	15%	15%
Code for sustainable homes level 4	Based on DCLG/ Davis Langdon Study	6%	6%	6%	6%	6%	6%	6%
Contingency (% of build cost)	Industry norm (5%)	5%	5%	5%	5%	5%	5%	5%
Professional fees (% of build)	BNPPRE assumption	10%	10%	10%	10%	10%	12%	12%
Construction period (months)	We assume that developers will build at the rate they are able to sell.	12	12	18	18	20	24	24
Sales period (months)	Determined by ability of market to absorb new development	2	2	5	10	12	25	30
Sale start (month from commencement)	Linked to later stages of construction period	12	12	18	16	20	20	20
Sales rate (units per month)	Reflective of current market, could improve.	1.5	3	5	5	5	5	5
Profit on private (% of GDV)	BNPPRE assumption – reflective of current funder requirements	20%	20%	20%	20%	20%	20%	20%
Profit on affordable (% of GDV)	Reduced risk due to pre-sale to RP	n/a	n/a	6%	6%	6%	6%	6%
Phasing of CIL payments	BNPPRE assumption – equal splits, paid in months shown in table	1 / 6 / 6	1 / 6 / 6	1 / 6 / 12	1 / 6 / 12	1 / 12 / 18	1 / 12 / 24	1/18/24
Gross to net ratio for flats	BNPPRE assumption	n/a	85%	85%	85%	80%	80%	75%
Density and site area (ha, developable area)		50 uph 0.06 ha	120 uph 0.05 ha	80 uph 0.31 ha	125 uph 0.40 ha	200 uph 0.50 ha	175 uph 1.43 ha	400 uph 1.00 ha

Commercial development

- 4.48 We have appraised a series of commercial development typologies, reflecting a range of use classes at average rent levels achieved on lettings of commercial space in actual developments. In each case, our assessment assumes an intensification of the site, based on three types of commercial development. In each case, the existing use value assumes that the existing building is 30%-50% of the size of the new development, with a lower rent and higher yield reflecting the secondary nature of the building.

Commercial rents and yields

- 4.49 Our research on lettings of commercial floorspace indicates a range of rents achieved, as summarised in table 4.48.1. This table also includes our assumptions on appropriate yields to arrive at a capital value of the commercial space. New build office developments are likely to attract a premium rent above second hand rents, however such development is likely to be relatively modest and limited to parts of the borough where offices achieve higher rents i.e. City Fringe and Docklands areas. The rents and yields adopted in our appraisals are summarised in Table 4.48.1.

- 4.50 Our appraisals of commercial floorspace test the viability of developments on existing commercial sites. For these developments, we have assumed that the site could currently accommodate one of three existing uses (i.e. thereby allowing the site to be assessed in relation to three current use values (CUVs)) and the development involves the intensification of site. We have assumed lower rents and higher yields for existing space than the planned new floorspace. This reflects the lower quality and lower demand for second hand space, as well as the poorer covenant strength of the likely occupier of second hand space. A modest refurbishment cost is allowed for to reflect costs that would be incurred to secure a letting of the existing space. A 15% - 20% landowner premium is added to the resulting existing use value as an incentive for the site to come forward for development. The actual premium would vary between sites, and be determined by site-specific circumstances, so the 15% - 20% premium has been adopted as a 'top of range' scenario for testing purposes.

Commercial build costs

- 4.51 We have sourced build costs for the commercial schemes from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. These costs vary between different uses and exclude external works and fees (our appraisals include separate allowances for these costs). Costs for each type of development are shown in Table 4.48.1.

Profit

- 4.52 In common with residential schemes, commercial schemes need to show a risk adjusted profit to secure funding. Profit levels are typically around 20% of developments costs and we have incorporated this assumption into our appraisals.

Mayoral CIL and Crossrail Section 106

- 4.53 As identified in para 4.26, a Mayoral CIL tariff of £35 per square metre has been payable on all developments that receive planning consent in Tower Hamlets from 1 April 2012. Our appraisals include Mayoral CIL as a cost, so

the outputs identified are the maximum viable levels of Borough CIL and any potential Crossrail top up charge liable on developments.

- 4.54 As mentioned in section 2, there are three designated areas in Tower Hamlets that are identified as areas, where if considered appropriate, the Mayor may seek to negotiate a top up on Mayoral CIL towards Crossrail Section 106 for certain developments, dependant on their perceived impact in contributing to transport needs.
- 4.55 As identified in sections 2.21 and 2.22, calculating the level of top up to be assumed is not entirely straightforward particularly in relation to mixed-use developments. In areas where Crossrail Section 106 contributions are applicable, the recommended rates account for the full indicative top up charge, with the exception of offices in the North Docklands area where viability is identified as being challenging. In order to allow for both funding towards Crossrail and Borough infrastructure requirements to support the growth identified in the Local Plan, the Council and BNP Paribas Real Estate consider that a reasonable approach would be to share the viable level of charge identified. Further, this takes into consideration that the actual Crossrail Section 106 top up charge that will be secured is likely to be lower than the indicative level set out in the SPD. This is as a result of office developments coming forward during the life of the charging schedule in the north Docklands area being likely to form part of mixed use schemes, which attract further discounts. In this context, we consider this to be a reasonable basis to set CIL rates within Tower Hamlets.

Section 278 and residual Section 106 costs

- 4.56 Our appraisals incorporate an allowance of £5 per square foot (£53.82 per square metre) to address any Section 278 and residual Section 106 costs. This figure is considered to be a reasonable proxy for likely sums to be sought after CIL is adopted. It is noted that Section 106 contributions will remain negotiable and in this regard there is scope for these to flex according to viability.

Table 4.48.1: Commercial appraisal assumptions for each use

Appraisal input	Source/Commentary	Offices City Fringe	Offices north Docklands	Offices South Docklands	Offices elsewhere	All other retail (A1-A5) City Fringe and north Docklands	All other retail (A1-A5) elsewhere	Conv based supermarkets & superstores & retail warehousing	Industrial	Student housing	Hotel
Total floor area (sq ft)	Generic scheme	30,000	30,000	30,000	30,000	30,000	30,000	10,764 and 53,820	30,000	149,367	30,000
Rent (£s per sq ft)	Based on average lettings sourced from EGI and Focus	£35	£35	£25	£20	£30	£20	£21.50	£10	£200 per week (51 week let)	£30.59 and £36.56 (£110,201 and £221,893 per rm cap value)
Rent free/void period (years)	BNPPRE assumption	2 years	2.5 years	2.5 years	2 years	2 years	2 years	2 years	2 years	n/a	n/a
Yield	BNPPRE prime yield schedule, research on comparable evidence and discussions with local agents	5.75%	6.25%	6.25%	7%	6.25%	6.75%	5.75%	7.5%	6.25%	6.4% and 6.6%
Purchaser's costs (% of GDV)	Stamp duty 4%, plus agent's and legal fees	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%
Demolition costs (£s per sq ft of existing space)	Based on experience from individual schemes	£5	£5	£5	£5	£5	£5	£5	£5	£5	£5
Gross to net (net as % of gross)	Based on experience from individual schemes	82%	82%	82%	82%	82%	82%	82%	90%	72.5%	75%
Base construction costs (£s per sq ft)	BCIS costs. Offices – 'generally' for air conditioned offices with adjustment for quality. 'Generally' figure for industrial, supermarkets, retail warehouse and town centre retail.	£200	£200	£200	£137	£150	£137	£121 and £117	£60	£137.40	£155 and £175
External works (% of build costs)	BNPPRE assumption	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Contingency (% of build costs)	BNPPRE assumption	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%

Table 4.48.1 (continued) Commercial appraisal assumptions for each use

Appraisal input	Source/Commentary	Offices City Fringe	Offices north Docklands	Offices South Docklands	Offices elsewhere	All other retail (A1-A5) City Fringe and north Docklands	All other retail (A1-A5) elsewhere	Convenience based supermarkets & superstores & retail warehousing	Industrial	Student housing	Hotel
Letting agent's fee	(% of first year's rent)	10%	10%	10%	10%	10%	10%	10%	10%	n/a%	10%
Agent's fees and legal fees	(% of capital value)	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%
Interest rate	BNPPRE assumption	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%
Professional fees (% of build)	BNPPRE assumption, relates to complexity of scheme	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Profit (% of costs)	BNPPRE assumption based on schemes submitted for planning	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%

Table 4.48.2 Commercial appraisal assumptions for each use – current use benchmarks

Appraisal input	Source/Commentary	Offices City Fringe	Offices north Docklands	Offices South Docklands	Offices elsewhere	All other retail (A1-A5) City Fringe and north Docklands	All other retail (A1-A5) elsewhere	Convenience based supermarkets & superstores & retail warehousing	Industrial	Student housing	Hotel
Existing floorspace (sq ft)	Assumed to be between 25% to 50% of new space	30%	30%	30%	30%	30%	30%	30%	50%	30%	30%
Rent on existing floorspace	Reflects poor quality second hand space of same use, low optimisation of site etc and ripe for redevelopment	£12.50 to £18	£8 to £18	£8 to £18	£5 - £10	£10 to £20	£6 to £10	£6 - £10	£5 - £8	£12	£10 - £20
Yield on existing floorspace	BNPPRE assumption, reflecting lower covenant strength of potential tenants, poor quality building etc	7% - 6.75%	7.25% -8%	7.25% -8%	8%	6.5% -7.5%	8%	8%	8%	8%	7% - 6.75%
Rent free on existing space	Years	3	3	3	3	3	3	3	3	3	3
Refurbishment costs (£s per sq ft)	General allowance for bringing existing space up to lettable standard	£50	£50	£50	£30	£50	£50	£50	£30	£50	£50

Table 4.48.2 (continued) Commercial appraisal assumptions for each use – existing uses

Appraisal input	Source/Commentary	Offices City Fringe	Offices north Docklands	Offices South Docklands	Offices elsewhere	All other retail (A1-A5) City Fringe and north Docklands	All other retail (A1-A5) elsewhere	Convenience based supermarkets & superstores & retail warehousing	Industrial	Student housing	Hotel
Fees on refurbishment (% of refurb cost)	BNPPRE assumption	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%
Landowner premium	BNPPRE assumption – in reality the premium is likely to be lower, therefore this is a conservative assumption	20%	15% - 20%	15% - 20%	15% - 20%	20%	15% - 20%	15% - 20%	15% - 20%	20%	20%

5 Appraisal outputs

Residential appraisals

- 5.1 The full outputs from our appraisals of residential development are attached as Appendix 4. We have modelled seven site types, reflecting different densities and types of development, which are tested in each of the seven sub-market areas identified in Section 4 and against four land value benchmarks. These types are summarised in table 5.1.1 below.

Table 5.1.1: Development types

	Number of units	Housing type	Development density units per ha	Net developable area (ha)
1	3	Houses	50	0.06
2	6	Flats	120	0.05
3	25	Houses and flats	80	0.31
4	50	Flats	125	0.40
5	100	Flats	200	0.50
6	250	Flats	175	1.43
7	400	Flats	400	1.00

Scenarios tested

- 1. Base sales and base costs (including Code for Sustainable Homes Level 4); 35% affordable housing (excluding Site type 1 and 2, which fall below the threshold of 10 units) with rented element let at rents linked to LHAs;
 - 2. Sales values fall by 5%;
 - 3. Sales values increase by 10% and build costs increase by 5%;
 - 4. As (1) with Affordable Rent instead of social rented;
 - 5. As (1) with 50% affordable housing;
 - 6. As (1) with 30% affordable housing;
 - 7. As (1) with 20% affordable housing; and
 - 8. As (1) with 0% affordable housing.
- 5.2 We assume that all development types will meet Code for Sustainable Homes Level 4. Level 4 is reflected through a 6% adjustment to our base build costs for all tenures.
- 5.3 For all types of site, we have run two sensitivity analyses; firstly, with sales values falling by 5% and secondly, with sales values increasing by 10% and build costs also increasing by 5%. This analysis is provided for illustrative purposes and may assist the Council in understanding how viability might be affected by movements in sales values (up and down) over time and increased sustainability requirements. However, the future trajectory of the housing market is inherently uncertain and predictions cannot be relied upon.
- 5.4 The residual land values from each of the scenarios above in each of the nine housing market areas are then compared to four benchmark land values ('BLVs') based on the assumptions set out in paragraphs 4.34 to 4.45 This comparison enables us to determine whether the imposition of CIL would have an impact on development viability. In some cases, the equation RLV less BLV results in a negative number, so the development would not proceed,

whether CIL was imposed or not. We therefore focus on situations where the RLV is greater than BLV and where (all other things being equal) the development would proceed. In these situations, CIL has the potential to 'tip the balance' of viability into a negative position.

Commercial appraisals

- 5.5 Our research on rents achieved on commercial lettings indicates a range of rents within each main use class. Our commercial appraisals therefore model base position and test the range of rates (higher and lower than the base level) and changes to yields. This enables us to draw conclusions on maximum potential rates of CIL. For each type of development tested, we have run appraisals of a quantum of floorspace, each with rent levels reflecting the range identified by our research.

Presentation of data

Residential appraisals results

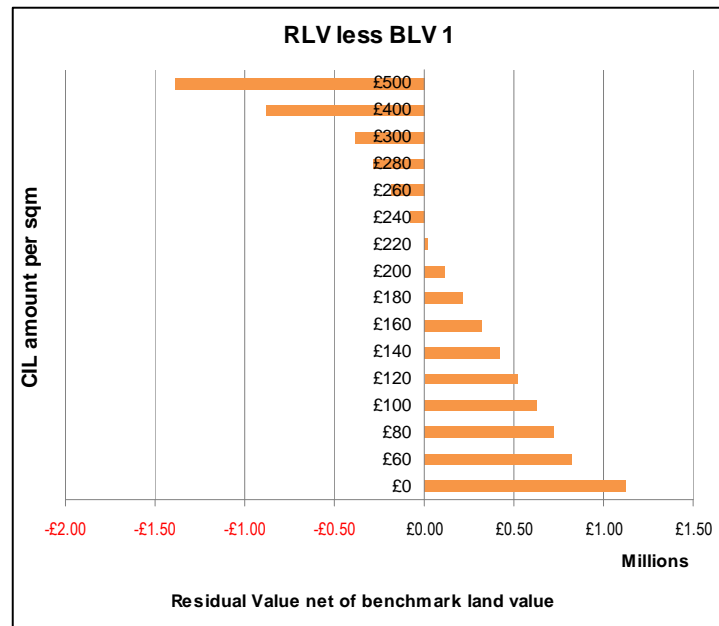
- 5.6 The results for each site are presented in six spreadsheets, as follows:
- Base sales values, 35% affordable housing (where applicable) CSH level 4 on all tenures;
 - Sales values -5%;
 - Sales values + 10%, build costs + 5%;
 - Scenario 1 with Affordable Rent in place of social rent;
 - Scenario 1 with increased affordable housing (50%);
 - Scenario 1 with reduced affordable housing (30%);
 - Scenario 1 with reduced affordable housing (20%); and
 - Scenario 1 with no affordable housing (0%).
- 5.7 A sample of the format of the results is provided below. This sample relates to site type 1.

CIL Viability		LB Tower Hamlets		Benchmark Land Values (per net developable ha)			
SITE TYPE		1	BLV1	BLV2	BLV3	BLV4	
3 UNITS			Offices (higher)	Offices (lower)	Industrial/WH	Community uses	
HOUSES			£15,547,081	£10,010,044	£5,300,227	£2,990,000	
50 UPH	Net area as percentage of gross		100%				
CSH level:	4 on AH				Sales value inflation		
	4 on private				Build cost inflation		
Aff Hsg:							
Site type 1	Description:	Area 1	£4090 psm CT,Fish,Bow,Mile	Site area:	0.06 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	557,513	9,291,892	- 6,255,190	- 718,153	3,991,664	6,301,892	
60	536,262	8,937,705	- 6,609,376	- 1,072,339	3,637,478	5,947,705	
80	529,179	8,819,643	- 6,727,439	- 1,190,402	3,519,415	5,829,643	
100	522,095	8,701,580	- 6,845,501	- 1,308,464	3,401,353	5,711,580	
120	507,927	8,465,456	- 7,081,625	- 1,544,588	3,165,229	5,475,456	

- 5.8 Each spreadsheet provides residual values at varying amounts of CIL, starting at £0 and increasing to £500 per square metre. CIL applies to net additional floor area only. Our appraisals assume no deduction for existing floorspace, thereby providing the worst case scenario¹¹.
- 5.9 Separate data tables are provided in each spreadsheet for each of the housing market areas:
- Area 1: Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4);
 - Area 2: South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6) Blackwall (non riverside) and Leamouth (E14 0, E 14 2)
 - Area 3: Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5) and Stepney (E1 0, E1 3, E1 4, E2 0) and South Isle of Dogs (E14 3);
 - Area 4: Shadwell and South Whitechapel (E1 1, E1 2) and E14 7;
 - Area 5: Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8), Shoreditch (E2 7) and Blackwall (riverside) (E14 0);
 - Area 6: Spitalfields (E1 6); and
 - Area 7: Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2).
- 5.10 The RLV is converted to a per hectare rate and compared to the four benchmark land values (see paragraphs 4.41 to 4.44). This is shown in the columns headed 'RLV less BLV1, BLV2' etc. A positive number indicates that the development is viable, as the developer will receive a normal level of development profit and the land value will be sufficient for the site to come forward.
- 5.11 The numerical data is then displayed in four graphs, one for each threshold land value. The graphs show the amount by which the RLV exceeds BLV (or is less than BLV) for each level of CIL. In the **illustrative** example overleaf (Chart 5.11.1), the graph shows that the maximum viable level of CIL would be £220 per square metre, but that above this level, higher levels of CIL would render the scheme unviable. It is important to note that the charts do not have the same scale and the reader needs to bear this in mind if comparing one chart to another.

¹¹ Existing buildings must be occupied for their lawful use for at least six months out of the twelve months prior to grant of planning permission to qualify as existing floorspace for the purposes of calculating CIL liability.

Chart 5.11.1: Illustrative example of data chart



Commercial appraisal results

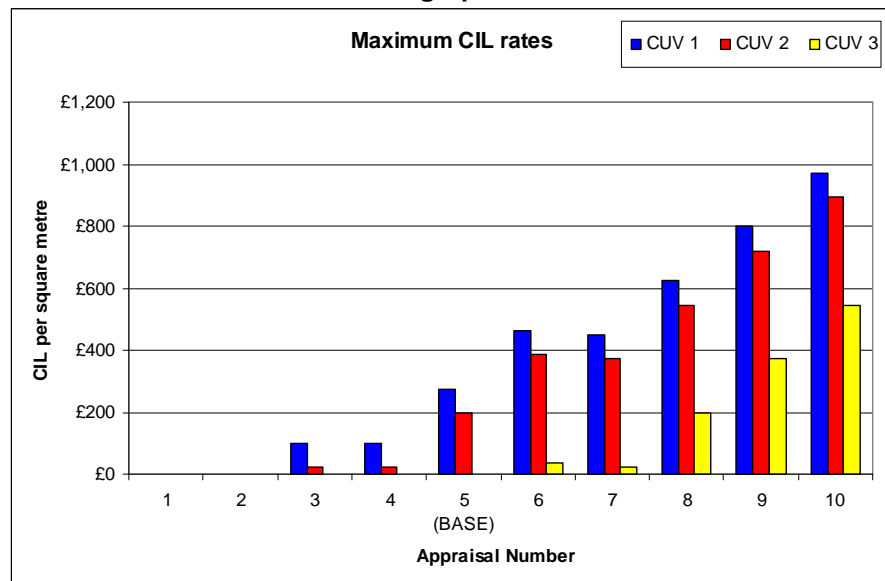
- 5.12 The commercial appraisal results are more straightforward, due to the narrower range of variables that need to be considered in comparison to residential development. The appraisals include a 'base' rent level, with sensitivity analyses which model rents above and below the base level (an illustration is provided in Chart 5.12.1). The maximum CIL rates are then shown per square metre, against three different current use values (see Table 4.48.2). Chart 5.12.1 provides an **illustration** of the outputs in numerical format, while Chart 5.12.2 shows the data in graph format. In this example, the scheme could viably absorb a CIL of between £0 and £275 per square metre, depending on the current use value. The analysis demonstrates the significant impact of very small changes in yields (see appraisals 4 and 6, which vary the yield by 0.25% up or down) on the viable levels of CIL.

Chart 5.12.1: Illustration of sensitivity analyses

	£s per sqft	Yield	Rent free
Appraisal 1	£21.00	6.50%	2.00 years
Appraisal 2	£22.00	6.50%	2.00 years
Appraisal 3	£23.00	6.50%	2.00 years
Appraisal 4	£24.00	6.75%	2.00 years
Appraisal 5 (base)	£24.00	6.50%	2.00 years
Appraisal 6	£24.00	6.25%	2.00 years
Appraisal 7	£25.00	6.50%	2.00 years
Appraisal 8	£26.00	6.50%	2.00 years
Appraisal 9	£27.00	6.50%	2.00 years
Appraisal 10	£28.00	6.50%	2.00 years

Chart 5.12.2: Maximum CIL rates – numerical format

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-14%	£0	£0	£0
Appraisal 2	-9%	£0	£0	£0
Appraisal 3	-4%	£100	£23	£0
Appraisal 4	0%	£99	£21	£0
Appraisal 5 (base)	-	£275	£197	£0
Appraisal 6	0%	£465	£387	£38
Appraisal 7	4%	£449	£371	£23
Appraisal 8	8%	£624	£546	£197
Appraisal 9	11%	£798	£720	£371
Appraisal 10	14%	£972	£894	£546

Chart 5.12.3: Maximum CIL rates – graph format


6 Assessment of the results

- 6.1 This section should be read in conjunction with the full results attached at Appendix 4 (residential appraisal results) and Appendix 5 (commercial appraisal results). In these results, the residual land values are calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. These RLVs are then compared to benchmark land values.
- 6.2 The CIL regulations state that in setting a charge, local authorities must “aim to strike *what appears to the charging authority* to be 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. Our recommendations are that:
- Firstly, the Council 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, the Council 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, the Council 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.
- 6.3 The early examinations have seen a debate on how viability evidence should translate into CIL rates. It has now been widely recognised that there is no requirement for a Charging Authority to slavishly follow the outputs of residual valuations. At Shropshire Council’s examination in public, Newark & Sherwood Council argued that rates of CIL should be set at the level dictated by viability evidence which would (if followed literally) have resulted in a Charging Schedule with around thirty different charging zones across the Shropshire area. Clearly this would have resulted in a level of complexity that CIL is intended to avoid. The conclusion of this debate was that CIL rates should not necessarily be determined solely by viability evidence, but *should not be logically contrary* to the evidence. The Council should not follow a mechanistic process when setting rates – appraisals are just a guide to viability and are widely understood to be a less than precise tool.
- 6.4 This conclusion follows para 28 of the CIL Guidance, which states that *‘there is no requirement for a proposed rate to exactly mirror the evidence... There is room for some pragmatism.’* The Council should not follow a mechanistic process when setting rates – appraisals are just a guide to viability and are widely understood to be a less than precise tool. Further, Para 37 of the CIL Guidance also identifies that, *‘Charging authorities that plan to set differential levy rates should seek to avoid undue complexity, and limit the permutations of different charges that they set within their area.’*

Assessment – residential development

- 6.5 As CIL is intended to operate as a fixed charge, the Council will need to consider the impact on two key factors. Firstly, the need to strike a balance between maximising revenue to invest in infrastructure on the one hand and the need to *minimise* the impact upon development viability on the other. DCLG guidance recognises that CIL may make some developments unviable. Secondly, as CIL will effectively take a ‘top-slice’ of development value, there is a potential impact on the percentage or tenure mix of affordable housing that can be secured. This is a change from the current system of negotiated financial contributions, where the planning authority can weigh the need for contributions against the requirement that schemes need to contribute towards affordable housing provision.
- 6.6 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of CIL at certain levels. If a scheme is unviable before CIL is levied, it is unlikely to come forward and CIL would not be a factor that comes into play in the developer’s/landowner’s decision making. We have therefore disregarded the ‘unviable’ schemes in recommending an appropriate level of CIL. The unviable schemes will only become viable following a degree of real house price inflation, or in the event that the Council agrees to a lower level of affordable housing in the short term¹².

Determining maximum viable rates of CIL for residential development

- 6.7 As noted in paragraph 6.5, where a scheme is unviable the imposition of CIL at a nil level will not make the scheme viable. Other factors (i.e. sales values, build costs or benchmark land values) would need to change to make the scheme viable. For the purposes of establishing a maximum viable rate of CIL, we have had regard to the development scenarios that are currently viable and that might, therefore, be affected by a CIL requirement. All the results summarised below assume that current affordable housing requirements are met in full (sensitivity analyses which adopt reduced levels of affordable housing are provided in subsequent sections). In addition, as identified at para 4.26, the rates discussed below are **inclusive of the Mayoral CIL of £35 per square metre**.
- 6.8 Site type 1 generates residual values that are predominantly higher than the lower value ‘office use’ benchmark land values, and site type 2 generates residual values higher than the higher value ‘office use’ benchmark land values, even in some cases with CIL of as much as £500 per square metre (see Tables 6.8.1 and 6.8.2).

¹² However, as shown by the sensitivity analyses (which reduce affordable housing to 30% and 20%) even a reduction in affordable housing does not *always* remedy viability issues. In these situations, it is not the presence or absence of planning obligations that is the primary viability driver – it is simply that the value generated by residential development is lower than some existing use values. In these situations, sites would remain in their existing use.

Table 6.8.1: Site type 1 - maximum viable rates of CIL (£s per square metre)

Area	Existing use: Offices (higher)	Existing use: Offices (lower)	Existing use: Industrial	Existing use: community bldgs
Area 1	Not Viable (NV)	NV	500	500
Area 2	NV	180	500	500
Area 3	NV	300	500	500
Area 4	NV	500	500	500
Area 5	260	500	500	500
Area 6	500	500	500	500
Area 7	500	500	500	500

Table 6.8.2: Site type 2 - maximum viable rates of CIL (£s per square metre)

Area	Existing use: Offices (higher)	Existing use: Offices (lower)	Existing use: Industrial	Existing use: community bldgs
Area 1	180	300	500	500
Area 2	300	500	500	500
Area 3	500	500	500	500
Area 4	500	500	500	500
Area 5	500	500	500	500
Area 6	500	500	500	500
Area 7	500	500	500	500

6.9 Tables 6.9.1 to 6.9.5 summarise the results for site types 3, 4, 5, 6 and 7. Each table includes the maximum amounts of CIL that could be charged (including Mayoral CIL) in combination with varying levels of affordable housing and tenure (35% (with Affordable Rent), 35% (with social rented), 50%, 30% and 20%). In general terms, viability for these site types is worse in comparison to site type 1, due to the requirement for a percentage of the units to be provided as affordable housing.

6.10 Viability for higher density schemes (with high build costs) are identified as being more challenging and are generally unviable in the lower value areas and are unviable in the higher value areas (when compared to the higher benchmark land values) at policy levels of affordable housing. These types of development are therefore unlikely to come forward in the lower value areas, with lower rise developments being the optimum form of development. In lower value areas, site type 4 and 3 would generate the optimum results in terms of maximum viable levels of CIL.

Sensitivity analysis on affordable housing percentage

6.11 Current experience in the Borough indicates that delivering the Council's affordable housing target without grant can be challenging and in many cases a reduced level of provision is being accepted upon the acceptance of a proven viability case. We re-rested sites 3, 4, 5, 6 and 7 with the higher policy target of 50% as well as a reduced level of affordable housing (30% and 20%

of units). In addition we tested the policy level (35%) with Affordable Rent units instead of social rented units. The results of these analyses are included within tables 6.10.1 to 6.10.5. The primary purpose of this exercise was to determine whether changes to affordable housing requirements on individual schemes would enable unviable sites to contribute towards infrastructure. The results show positive movement in terms of the viability of CIL rates when affordable housing levels are reduced. While we are not suggesting that the Council should change its affordable housing policies, the exercise demonstrates that the Council's flexible application of its policy will ensure that CIL will not render development unviable. However, we appreciate that the Council will be keen to minimise the impact on affordable housing as far as possible and this is a key risk factor when determining rates of CIL.

- 6.12 In light of the Government's consultation on proposed changes to include affordable housing within the scope of CIL we have also tested schemes 3,4 5, 6 and 7 with 0% affordable housing to understand the maximum viable levels of CIL that could be levied if the Council were minded to pursue this approach. As expected and already demonstrated in site types 1 and 2, the results show positive movement and a higher level of CIL can be supported by development in all areas. The Council will need to consider whether this approach would be suitable in their area as there may be implications to this approach for achieving mixed and balanced communities.

Sensitivity analysis on values and costs

- 6.13 As noted in Section 5, we carried out further analyses which consider the impact of increases in sales values of 10%, accompanied by an increase in build costs of 5%. This data is **illustrative only**, as the future housing market trajectory is very uncertain given the economic outlook and technologies for sustainability measures are likely to become cheaper over time. However, **if** such increases were to occur, tables 6.13.1 to 6.13.7 show the results in terms of the levels of CIL that could be absorbed.

Table 6.9.1: Site type 3 - maximum viable rates of CIL¹³ (£s per square metre)

Area	Existing use: Offices (higher)						Existing use: Offices (lower)						Existing use: Warehousing/ storage						Existing use: community buildings						
	50%	35% (AR)	35% (SR)	30%	20%	0%	50%	35% (AR)	35% (SR)	30%	20%	0%	50%	35% (AR)	35% (SR)	30%	20 %	0%	50%	35% (AR)	35% (SR)	30%	20%	0%	
Affordable hsg %																									
Area 1	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	140	NV	180	120	160	220	500	
Area 2	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	0	NV	NV	160	500	140	500	280	400	500	900	
Area 3	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	240	160	220	280	800	300	500	500	500	500	1000	
Area 4	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	140	0	300	260	300	500	1000	500	500	500	500	500	1250	
Area 5	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	180	600	400	500	500	500	500	1500	500	500	500	500	500	1750	
Area 6	NV	NV	NV	NV	NV	200	NV	300	220	280	500	1000	500	500	500	500	500	2000	500	500	500	500	500	2000	
Area 7	NV	NV	NV	NV	NV	500	60	500	500	500	500	1500	500	500	500	500	500	2000	500	500	500	500	500	2000	

Table 6.9.2: Site type 4 - maximum viable rates of CIL (£s per square metre)

Area	Existing use: Offices (higher)						Existing use: Offices (lower)						Existing use: Warehousing/ storage						Existing use: community buildings						
	50%	35% (AR)	35% (SR)	30%	20%	0%	50%	35% (AR)	35% (SR)	30%	20%	0%	50%	35% (AR)	35% (SR)	30%	20 %	0%	50%	35% (AR)	35% (SR)	30%	20%	0%	
Affordable hsg %																									
Area 1	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	120	0	100	180	400	100	300	240	260	300	700	
Area 2	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	200	0	280	240	260	400	800	280	500	500	500	500	1000	
Area 3	NV	NV	NV	NV	NV	NV	NV	60	NV	NV	180	500	240	500	500	500	500	1000	500	500	500	500	500	1250	
Area 4	NV	NV	NV	NV	NV	120	NV	160	100	180	260	750	400	500	500	500	500	1250	500	500	500	500	500	1500	
Area 5	NV	0	NV	NV	160	600	160	500	500	500	500	1250	500	500	500	500	500	1750	500	500	500	500	500	2000	
Area 6	NV	280	200	260	500	1000	500	500	500	500	500	1500	500	500	500	500	500	2000	500	500	500	500	500	2000	
Area 7	0	500	500	500	500	1250	500	500	500	500	500	2000	500	500	500	500	500	2000	500	500	500	500	500	2000	

Table 6.9.3: Site type 5 - maximum viable rates of CIL (£s per square metre)

Area	Existing use: Offices (higher)						Existing use: Offices (lower)						Existing use: Warehousing/ storage						Existing use: community buildings						
	50%	35% (AR)	35% (SR)	30%	20%	0%	50%	35% (AR)	35% (SR)	30%	20%	0%	50%	35% (AR)	35% (SR)	30%	20 %	0%	50%	35% (AR)	35% (SR)	30%	20%	0%	
Affordable hsg %																									
Area 1	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	120	NV	NV	NV	NV	0	200	
Area 2	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	120	NV	0	NV	0	140	400	NV	160	100	160	220	600	
Area 3	NV	NV	NV	NV	NV	0	NV	NV	NV	NV	0	240	NV	200	140	180	260	700	0	300	240	280	500	850	
Area 4	NV	NV	NV	NV	NV	200	NV	0	NV	0	180	500	NV	280	240	280	500	900	180	500	400	500	500	1000	
Area 5	NV	100	NV	0	200	600	NV	500	260	300	500	1000	300	500	500	500	500	1250	500	500	500	500	500	1500	
Area 6	NV	400	240	300	500	1000	280	500	500	500	500	1500	500	500	500	500	500	1750	500	500	500	500	500	1750	
Area 7	140	500	500	500	500	1250	500	500	500	500	500	1750	500	500	500	500	500	2000	500	500	500	500	500	2000	

¹³ NV = Site is not viable before CIL is applied. These results are disregarded for the purpose of recommended CIL rates, as the sites would remain in their current use, unless other (non-CIL related) factors were to change.

Table 6.9.4: Site type 6 - maximum viable rates of CIL (£s per square metre)

Area	Existing use: Offices (higher)						Existing use: Offices (lower)						Existing use: Warehousing/ storage						Existing use: community buildings											
	50%	35% (AR)	35% (SR)	30%	20%	0%	50%	35% (AR)	35% (SR)	30%	20%	0%	50%	35% (AR)	35% (SR)	30%	20 %	0%	50%	35% (AR)	35% (SR)	30%	20%	0%						
Affordable hsg %																														
Area 1	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	0	NV	NV	NV	NV	NV	140						
Area 2	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	0	200	NV	100	NV	80	180	400						
Area 3	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	200	NV	120	0	100	200	500	NV	240	180	220	280	700						
Area 4	NV	NV	NV	NV	NV	0	NV	NV	NV	NV	80	400	NV	200	160	200	280	750	100	300	260	300	500	900						
Area 5	NV	200	NV	NV	60	400	NV	260	160	200	300	850	200	500	500	500	500	1000	500	500	500	500	500	1250						
Area 6	NV	500	100	180	300	950	160	500	500	500	500	1250	500	500	500	500	500	1500	500	500	500	500	500	1750						
Area 7	NV	500	260	400	500	1000	400	500	500	500	500	1500	500	500	500	500	500	1750	500	500	500	500	500	2000						

Table 6.9.5: Site type 7 - maximum viable rates of CIL (£s per square metre)

Area	Existing use: Offices (higher)						Existing use: Offices (lower)						Existing use: Warehousing/ storage						Existing use: community buildings											
	50%	35% (AR)	35% (SR)	30%	20%	0%	50%	35% (AR)	35% (SR)	30%	20%	0%	50%	35% (AR)	35% (SR)	30%	20 %	0%	50%	35% (AR)	35% (SR)	30%	20%	0%						
Affordable hsg %																														
Area 1	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	N	NV	NV	NV	NV	NV	0						
Area 2	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	60	NV	NV	NV	NV	NV	200	NV	NV	NV	NV	0	200						
Area 3	NV	NV	NV	NV	NV	100	NV	NV	NV	NV	0	200	NV	0	NV	0	140	400	NV	120	0	100	180	500						
Area 4	NV	NV	NV	NV	NV	200	NV	NV	NV	NV	140	400	NV	140	80	140	220	600	NV	200	140	200	260	700						
Area 5	NV	200	80	140	240	700	NV	300	220	260	500	900	140	500	300	500	500	1000	200	500	500	500	500	1000						
Area 6	60	500	300	500	500	1000	240	500	500	500	500	1250	500	500	500	500	500	1250	500	500	500	500	500	1500						
Area 7	240	500	500	500	500	1250	500	500	500	500	500	1500	500	500	500	500	500	1750	500	500	500	500	500	1750						

Table 6.13.1: Site type 1 - maximum viable rates of CIL¹⁴ (£s per square metre) – sales value inflation of 10% and build cost inflation of 5% (Inflated)

Area	Existing use: Offices (higher)		Existing use: Offices (lower)		Existing use: Warehousing/ storage		Existing use: community buildings	
	Current	Inflated	Current	Inflated	Current	Inflated	Current	Inflated
<i>Sales values and costs</i>								
Area 1	NV	NV	NV	100	500	500	500	500
Area 2	NV	NV	180	280	500	500	500	500
Area 3	NV	NV	300	500	500	500	500	500
Area 4	NV	140	500	500	500	500	500	500
Area 5	260	500	500	500	500	500	500	500
Area 6	500	500	500	500	500	500	500	500
Area 7	500	500	500	500	500	500	500	500

Table 6.13.2: Site type 2 - maximum viable rates of CIL (£s per square metre) – sales value inflation of 10% and build cost inflation of 5%

Area	Existing use: Offices (higher)		Existing use: Offices (lower)		Existing use: Warehousing/ storage		Existing use: community buildings	
	Current	Inflated	Current	Inflated	Current	Inflated	Current	Inflated
<i>Sales values and costs</i>								
Area 1	180	240	300	500	500	500	500	500
Area 2	300	500	500	500	500	500	500	500
Area 3	500	500	500	500	500	500	500	500
Area 4	500	500	500	500	500	500	500	500
Area 5	500	500	500	500	500	500	500	500
Area 6	500	500	500	500	500	500	500	500
Area 7	500	500	500	500	500	500	500	500

¹⁴ NV = Site is not viable before CIL is applied. These results are disregarded for the purpose of recommended CIL rates, as the sites would remain in their current use, unless other (non-CIL related) factors were to change.

Table 6.13.3: Site type 3 - maximum viable rates of CIL (£s per square metre) – sales value inflation of 10% and build cost inflation of 5%

Area	Existing use: Offices (higher)		Existing use: Offices (lower)		Existing use: Warehousing/ storage		Existing use: community buildings	
	Current	Inflated	Current	Inflated	Current	Inflated	Current	Inflated
<i>Sales values and costs</i>								
Area 1	NV	NV	NV	NV	NV	NV	120	200
Area 2	NV	NV	NV	NV	NV	120	280	500
Area 3	NV	NV	NV	NV	NV	260	500	500
Area 4	NV	NV	NV	NV	160	500	500	500
Area 5	NV	NV	NV	100	260	500	500	500
Area 6	NV	NV	220	500	500	500	500	500
Area 7	NV	NV	500	500	500	500	500	500

Table 6.13.4: Site type 4 - maximum viable rates of CIL (£s per square metre) – sales value inflation of 10% and build cost inflation of 5%

Area	Existing use: Offices (higher)		Existing use: Offices (lower)		Existing use: Warehousing/ storage		Existing use: community buildings	
	Current	Inflated	Current	Inflated	Current	Inflated	Current	Inflated
<i>Sales values and costs</i>								
Area 1	NV	NV	NV	NV	0	140	240	300
Area 2	NV	NV	NV	NV	240	400	500	500
Area 3	NV	NV	NV	120	500	500	500	500
Area 4	NV	NV	100	220	500	500	500	500
Area 5	NV	60	500	500	500	500	500	500
Area 6	200	500	500	500	500	500	500	500
Area 7	500	500	500	500	500	500	500	500

Table 6.13.5: Site type 5 - maximum viable rates of CIL (£s per square metre) – sales value inflation of 10% and build cost inflation of 5%

Area	Existing use: Offices (higher)		Existing use: Offices (lower)		Existing use: Warehousing/ storage		Existing use: community buildings	
	Current	Inflated	Current	Inflated	Current	Inflated	Current	Inflated
<i>Sales values and costs</i>								
Area 1	NV	NV	NV	NV	NV	NV	NV	NV
Area 2	NV	NV	NV	NV	NV	0	100	180
Area 3	NV	NV	NV	NV	140	220	240	400
Area 4	NV	NV	NV	100	240	400	400	500
Area 5	NV	120	260	500	500	500	500	500
Area 6	240	500	500	500	500	500	500	500
Area 7	500	500	500	500	500	500	500	500

Table 6.13.6: Site type 6 - maximum viable rates of CIL (£s per square metre) – sales value inflation of 10% and build cost inflation of 5%

Area	Existing use: Offices (higher)		Existing use: Offices (lower)		Existing use: Warehousing/ storage		Existing use: community buildings	
	Current	Inflated	Current	Inflated	Current	Inflated	Current	Inflated
<i>Sales values and costs</i>								
Area 1	NV	NV	NV	NV	NV	NV	NV	NV
Area 2	NV	NV	NV	NV	NV	NV	NV	NV
Area 3	NV	NV	NV	NV	0	140	180	100
Area 4	NV	NV	NV	NV	160	240	260	240
Area 5	NV	NV	160	260	500	500	500	500
Area 6	100	240	500	500	500	500	500	500
Area 7	260	500	500	500	500	500	500	500

Table 6.13.7: Site type 7 - maximum viable rates of CIL (£s per square metre) – sales value inflation of 10% and build cost inflation of 5%

Area	Existing use: Offices (higher)		Existing use: Offices (lower)		Existing use: Warehousing/ storage		Existing use: community buildings	
	<i>Current</i>	<i>Inflated</i>	<i>Current</i>	<i>Inflated</i>	<i>Current</i>	<i>Inflated</i>	<i>Current</i>	<i>Inflated</i>
<i>Sales values and costs</i>								
Area 1	NV	NV	NV	NV	NV	NV	NV	NV
Area 2	NV	NV	NV	NV	NV	NV	NV	NV
Area 3	NV	NV	NV	NV	NV	0	0	120
Area 4	NV	NV	NV	0	80	160	140	220
Area 5	80	180	220	300	300	500	500	500
Area 6	300	500	500	500	500	500	500	500
Area 7	500	500	500	500	500	500	500	500

Suggested CIL rates

- 6.14 Although the results indicate that viability of residential development is currently challenging, it should be possible for rates of CIL to be levied across all areas, subject to allowing for a buffer or margin to address risks to delivery. There are four key risk factors:
- The first is that individual sites might incur exceptional costs (decontamination, difficult ground conditions etc) and as a result the residual land value could fall. Developers will try and reflect such costs in their offer to the landowner, but the extent of any issues is not always fully apparent until the land value is fixed. Where sites have an existing use, an owner will not be prepared to accept a reduction below the value of the current building to accommodate exceptional costs on a redevelopment;
 - Secondly, current use values on individual sites will inevitably vary and will fall somewhere between the values used in our appraisals. As a result, the ability of schemes to absorb high rates of CIL could be adversely affected;
 - Thirdly, sales values could fall or normal build costs could rise over the life of the Charging Schedule, adversely affecting scheme viability; and
 - Fourthly, imposing a high rate of CIL (that vastly exceeds the current levels of Section 106 obligations) in the Council's first Charging Schedule could 'shock' the land market with a consequential risk that land supply falls. This factor has led many charging authorities to seek to limit their CIL rates to around 5% of development costs, or to set their CIL rates so that they are broadly comparable to existing Section 106 contributions¹⁵.
- 6.15 In arriving at a conclusion on recommended rates, it is necessary to consider the different weight that should be attached to appraisal results tested against each of the four benchmark land values. The appraisals indicate that the residual values generated by residential schemes are unlikely to outperform the value of higher value existing offices. Consequently, these buildings are more likely to remain in their existing use in many parts of the Borough, rather than be redeveloped. The bulk of housing supply is therefore likely to come from sites in lower values uses, where the appraisals indicate that CIL would be absorbed.
- 6.16 It is also important to consider that where a scheme is shown as unviable before the application of CIL, it will be other factors such as sales values and build costs that will need to adjust for the scheme to become viable.
- 6.17 The maximum rates of CIL indicated by our appraisals are outlined below. Given the range of results above, and the risk factors outlined in the previous paragraph, our conclusion is that the rates of CIL that the Council might set – having regard to the range of the results and taking account of viability across the Borough as a whole – should be set at a discount of circa 25% to the maximum rates, as shown in Table 6.17.1.

¹⁵ For example, Wandsworth Council has adopted this approach in the Vauxhall Nine Elms Opportunity Area, where the existing tariff has been converted into a per square metre CIL rate.

Table 6.17.1: Maximum and suggested CIL rates

Area	Maximum CIL indicated by appraisals (£s per sqm)	Maximum CIL, net of Mayoral CIL (£s per sqm)	Suggested CIL after buffer (£s per sqm)
Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4)	80	45	35
South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6)	100	65	50
Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5), Stepney (E1 0 E1 3, E1 4, E2 0) and South Isle of Dogs (E14 3)	120	85	65
Shadwell, South Whitechapel (E1 1, E1 2), E14 7 and Blackwall (non-riverside) and Leamouth (E14 0, E 14 2)	160	125	95
Limehouse & West Isle of Dogs (E1W 3, E1W 8), Shoreditch (E2 7) Blackwall (riverside) (E14 0)	300	265	200
Spitalfields (E1 6)	300	265	200
Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	300	265	200

- 6.18 In determining the maximum levels of CIL and the recommended rates above, we have based our assessment on current costs and values only. We have run a set of appraisals that show the impact of an increase in sales values, accompanied by an increase in build costs and a further set of results that show the impact of a fall in sales values (the results are summarised in tables 6.13.1 to 6.13.7 and included in Appendix 4). These appraisals provide an indication of the likely movement in viability that any "buffer" below the maximum rates would need to accommodate.

- 6.19 Should the Council wish to do so, it would be possible to combine areas into one charging zone, thereby simplifying the charging schedule into three charging areas. This is shown in table 6.19.1 below:

Table 6.19.1: Suggested CIL charging zones and rates

Area	Suggested CIL (£s per sqm)
Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4), South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6, E14 0)	35
Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5), North Whitechapel (E1 5) Stepney (E1 0 E1 3, E1 4, E2 0), South Isle of Dogs (E14 3), Shadwell, South Whitechapel (E1 1, E1 2), E14 7 and Blackwall (non- riverside) and Leamouth (E14 0, E 14 2)	65
Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8), Shoreditch (E2 7), Blackwall (riverside) (E14 0), Spitalfields (E1 6), Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	200

Suggested CIL Rates - including affordable housing contributions within CIL

- 6.20 Given the Government's recent consultation on the inclusion of affordable housing within the scope of CIL, the Council wish to understand the levels of CIL which could be levied should they choose to apply this approach. In this regard we have sensitivity tested viability in the Borough assuming no affordable housing is provided on site.
- 6.21 In order to test this, we have run our appraisals with higher levels of CIL charges (up to £2,000 per square metre) and 0% affordable housing. Our conclusion is that the rates of CIL that the Council might set, having regard to the range of the results and taking account of viability across the Borough as a whole, are as follows.

Table 6.21.1: Maximum and Proposed CIL rates - including AH contributions within CIL

Area	Maximum CIL indicated by appraisals (£s per sqm)	Suggested CIL after buffer (£s per sqm)
Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4)	120	85
South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6)	400	280
Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5), Stepney (E1 0 E1 3, E1 4, E2 0) and South Isle of Dogs (E14 3)	700	490
Shadwell, South Whitechapel (E1 1, E1 2), E14 7 and Blackwall (non- riverside) and Leamouth (E14 0, E 14 2)	900	630

Area	Maximum CIL indicated by appraisals (£s per sqm)	Suggested CIL after buffer (£s per sqm)
Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8), Shoreditch (E2 7) and Blackwall (riverside) (E14 0)	1,250	875
Spitalfields (E1 6)	1,500	1,050
Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	1,750	1,225

6.21.2: Proposed CIL charging zones and rates - including AH contributions within CIL

Area	Suggested CIL after buffer (£s per sqm)
Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4), South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6, E14 0)	85
Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5), North Whitechapel (E1 5) Stepney (E1 0 E1 3, E1 4, E2 0), South Isle of Dogs (E14 3), Shadwell, South Whitechapel (E1 1, E1 2), E14 7 and Blackwall (non- riverside) and Leamouth (E14 0, E 14 2)	500
Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8), Shoreditch (E2 7), Blackwall (riverside) (E14 0), Spitalfields (E1 6), Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	1,000

- 6.22 We would caution the Council against taking this approach and recommend that the Council carefully consider the implications of this option. On the positive side, all developments will contribute towards affordable housing through CIL, which will be a fixed requirement. It would also allow the Council flexibility to spend the money on repairing or bringing existing stock within the Borough up to decent homes standard. On the downside, however, all CIL money collected will remain in one central fund and it will be up to the Council to prioritise how this is spent. Including affordable housing into this fund may result in affordable housing being prioritised over other infrastructure that would otherwise be delivered. This option would also require the Council to either deliver affordable housing themselves or fund RPs to deliver affordable housing developments in the Borough. Further, as no affordable housing will be provided on-site this will result in mono-tenure housing developments being delivered in the Borough.

Assessment – commercial development

- 6.23 Our appraisals indicate that the potential for commercial schemes to be viably delivered varies between different uses as well as location. That is to say that higher rents are achieved in the City Fringe and Canary Wharf/Docklands areas, which result in sufficient surplus residual value to absorb a CIL. Outside these areas rents for commercial developments are lower, which reduces the ability of developments to absorb CIL.

6.24 As noted in section 4, the level of rents that can be achieved for commercial space varies according to exact location; quality of building; and configuration of space. Consequently, our appraisals adopt a 'base' position based on average rents for each type of development and show the results of appraisals with lower and higher rents. This analysis will enable the Council to consider the robustness of potential CIL charges on commercial uses, including the impact that changes in rents might have on viability.

Office development - City Fringe, and north Docklands locations

6.25 Our research on offices in the City Fringe and north Docklands areas indicate that the rent levels are significantly higher than those achieved in the rest of the Borough (circa £25 to £40 per sq ft, compared to circa £15 to £25 per sq ft elsewhere). Rents in the south Docklands area are identified to be lower than those currently achieved in the north at circa £25 per sq ft. Currently yields in the City Fringe locations are stronger (identified as being as keen as just over 4%, however generally being between 5.25% and 5.8%) than those in the Docklands locations (identified as being circa 6.25%) and as a result office values are higher in the City Fringe. This is demonstrated in Charts 6.25.1, 6.25.2.

Chart 6.25.1: Office development - City Fringe

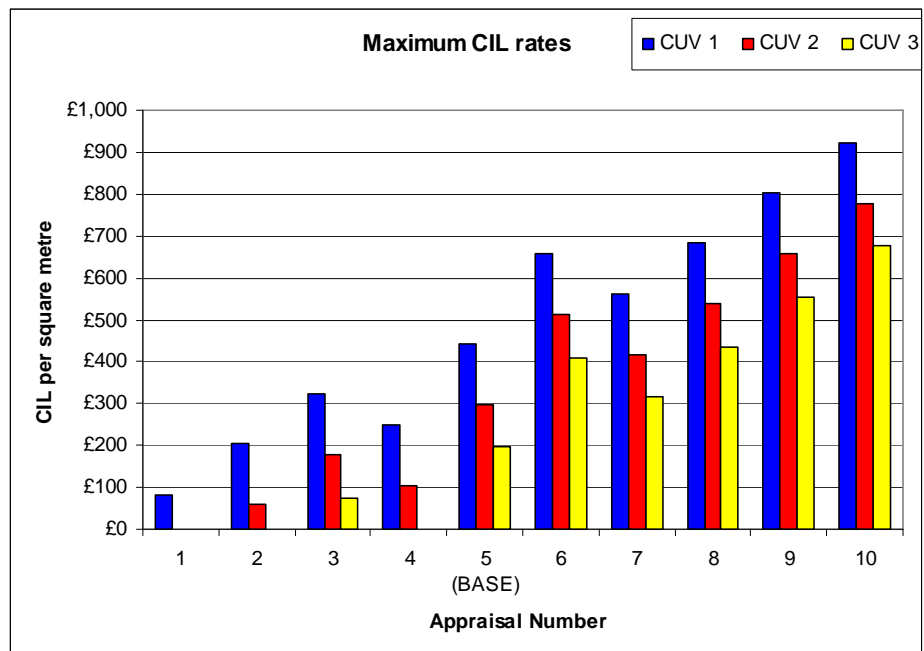
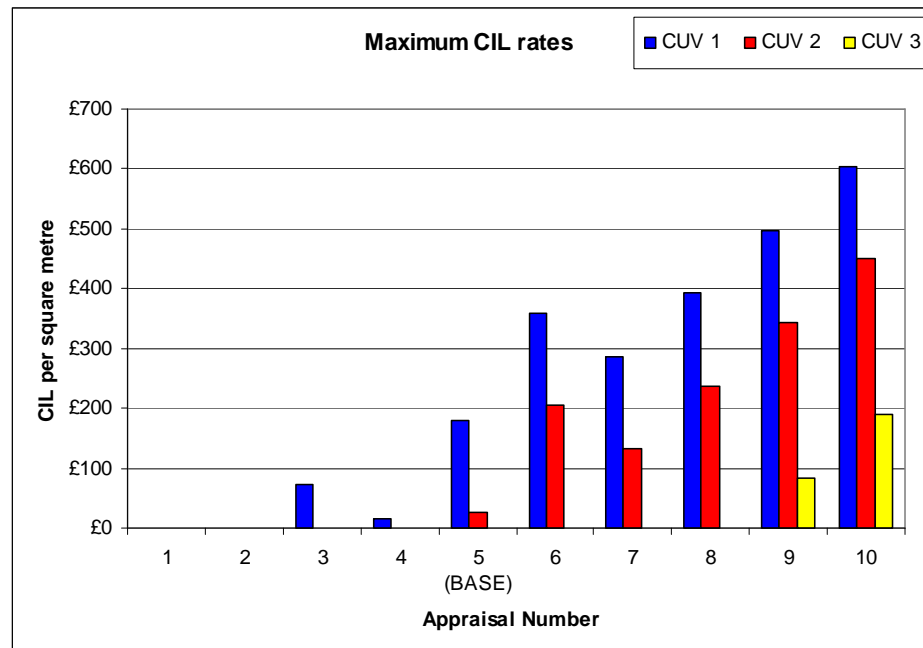


Chart 6.24.2: Office development – north Docklands



- 6.26 The results of our office appraisals indicate that at present, only developments in the City Fringe and north Docklands locations are likely to generate positive residual land values. It is therefore likely that office development will be focused in the City Fringe and north Docklands locations over the life of the Charging Schedule.
- 6.27 Focusing on the 'Base' scenario in north Docklands (appraisal 5 in Chart 6.25.2), office developments can support a CIL rate of between £0 and £180 per square metre (inclusive of any Crossrail Section 106 sought) dependant on the existing use of the site.
- 6.28 With regard to the City Fringe area, the viable level of borough CIL ranges from £196 per square metre to £443 per square metre (inclusive of any Crossrail Section 106 top up sought), depending on the current use value of the site. Based on current use value 2, the maximum potential CIL rate would be circa £298 per square metre (inclusive of any Crossrail Section 106 sought).

Office development – other locations in the Borough

- 6.29 The results of our office appraisals in the rest of the Borough indicate that the rent levels achievable are likely to be considerably lower than in the City Fringe, and north and south Docklands areas (circa £15 - £20 per sq ft).
- 6.30 Consequently, office developments are unlikely to be viable, unless rents increase significantly over the life of the Charging Schedule. Long term demand for offices outside the City Fringe, north and south Docklands areas is likely to be weak and it is therefore unlikely that any significant level of office development will come forward in areas beyond these locations.

Convenience based supermarkets and superstores and retail warehousing (over 280 square metres)

- 6.31 Our appraisals of convenience based supermarkets and superstores¹⁶ and retail warehousing¹⁷ development indicate a greater degree of viability than for comparison retail.
- 6.32 Other charging authorities have considered the differences in viability between comparison retail and convenience based retail and retail warehousing. It is acknowledged that size does not necessarily result in the higher values generated by convenience based supermarkets and superstores and retail warehousing uses. Rather, is it a combination of factors including:
- The availability of car parking;
 - The operational economics of supermarkets/superstores (these uses are known to be efficient at generating volume sales whilst having low operating costs);
 - The rents that retailers are willing to pay to occupy these units tend to be high (particularly with regard to comparison retailing as these locations will command prime rents in the area);
 - The value which the investment market ascribe to such units is high. This is due to such units being occupied by operators with greater covenant strength, which results in lower yields being applied; and
 - Such large developments are also likely to come forward on sites which have lower existing use values i.e. a large majority of large retail units have historically been developed on former industrial sites and as a result a lower benchmark land value is achieved, which results in a higher surplus and consequently a potential for a higher CIL rate.
- 6.33 We have undertaken a review of convenience based supermarkets in the borough using the VOA business rates website, which has identified that units of this nature, which attract such occupiers are all, with a small number of exceptions, larger than the Sunday Trading Law threshold of 280 square metres. We have also researched such occupiers published space requirements when seeking sites as identified on their websites which has also confirmed this position.
- 6.34 Our appraisals show that a maximum borough CIL ranging from £293 to £502 per square metre (inclusive of any Crossrail Section 106 that might be sought) could be levied on such retail space, depending on the size of the store and the value of the existing use of the site (see Charts 6.34.1 and 6.34.2).

¹⁶ Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

¹⁷ Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

Chart 6.34.1: Convenience based supermarkets and superstores and retail warehousing (whole area) (1,000 sq m)

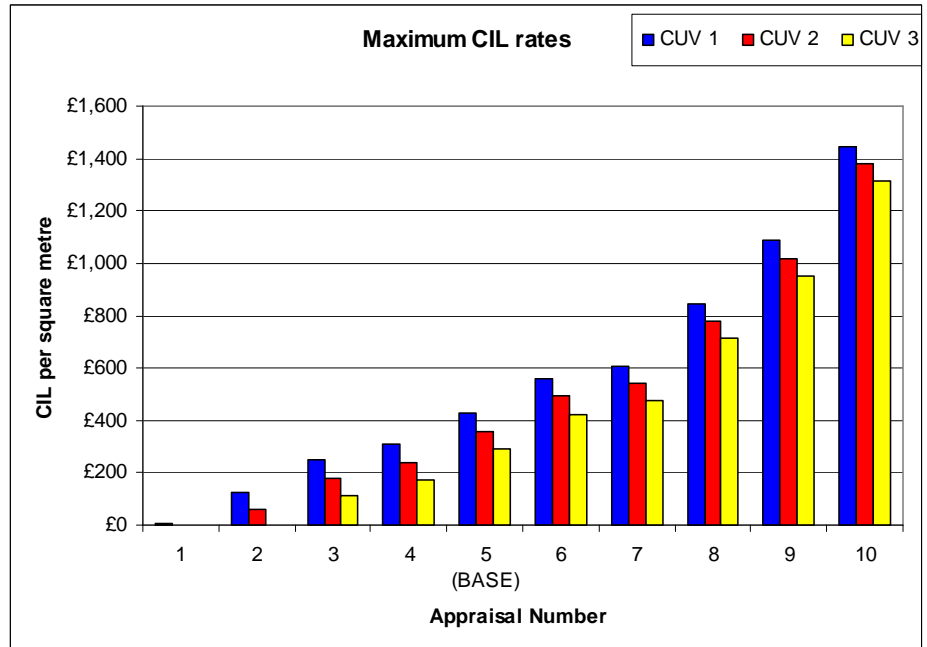
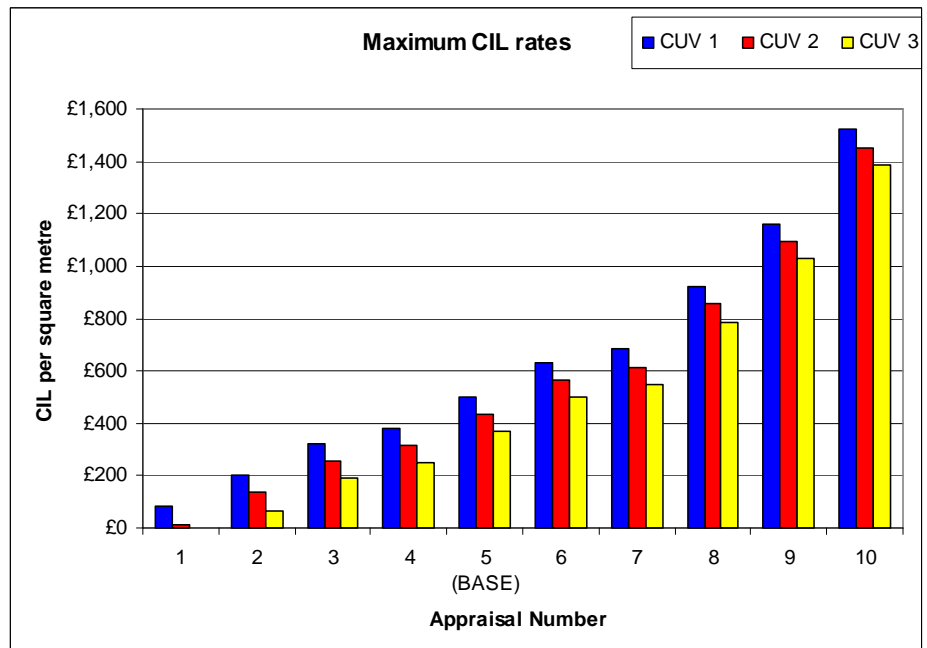


Chart 6.34.2: Convenience based supermarkets and superstores and retail warehousing (whole area) (5,000 sq m)

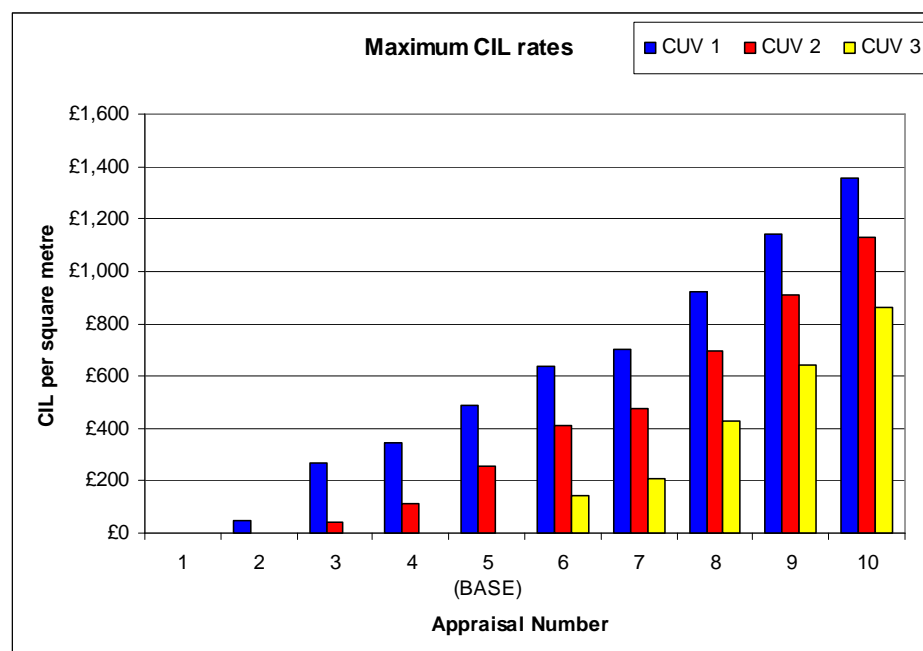


6.35 Given the above, we would recommend the Council sets its CIL rate in the context of a maximum CIL of up to £293 per square metre (inclusive of any Crossrail Section 106 that might be sought) based on CUV 3 of the 1,000 square metre unit appraisal).

Retail development – City Fringe and Canary Wharf/Docklands (excluding convenience based supermarkets and superstores and retail warehousing (over 280 square metres))

- 6.36 Our appraisals of the City Fringe and north Docklands retail developments (excluding convenience based supermarkets and superstores and retail warehousing (over 280 square metres)) indicate that residual land values will exceed current use values by a sufficient margin to allow for a CIL to be levied. The maximum borough CIL (inclusive of any Crossrail Section 106 that might be sought) the Council could levy on this development type would be between £0 and £485 per square metre. However, it should be noted that this is sensitive to small changes in the rent or yield i.e. if the yield were to shift out by 0.25% the maximum levels of CIL would be £0 - £343 per square metre, whilst a reduction in the rent by circa 10% would result in a maximum CIL of £0 - £267 per square metre. We consider that a maximum borough CIL rate (inclusive of any Crossrail Section 106 top up sought) of £258 per square metre would be reasonable for such developments in Tower Hamlets based on CUV 2.

Chart 6.36.1: Retail developments in the City Fringe and north Docklands areas (excluding convenience based supermarkets and superstores and retail warehousing (over 280 square metres))



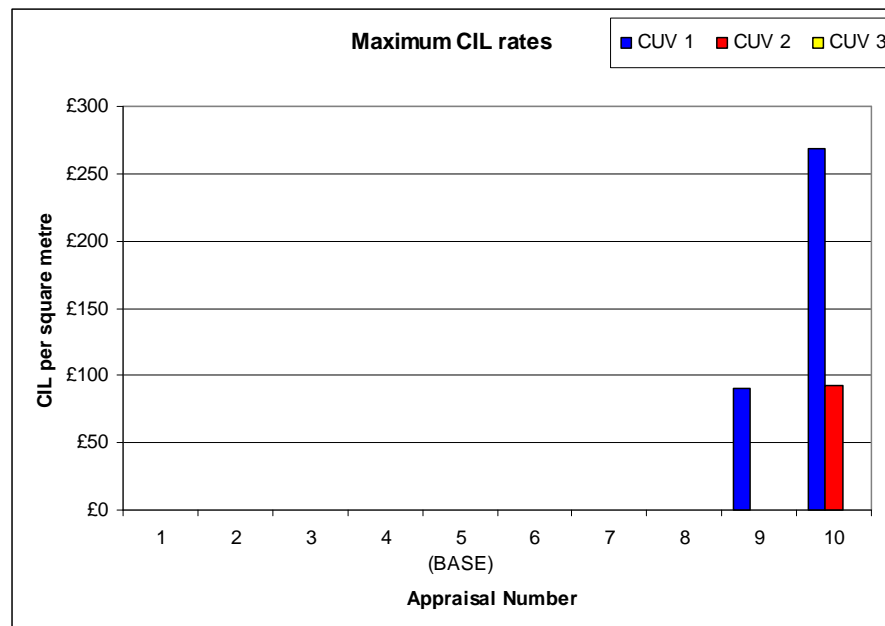
Retail development – rest of the Borough (excluding convenience based supermarkets and superstores and retail warehousing (over 280 square metres))

- 6.37 Rents for retail development (excluding convenience based supermarkets and superstores and retail warehousing (over 280 square metres)) across the rest of the Borough are significantly lower than rents in City Fringe and north Docklands locations (circa £15 - £20 per sq ft). Consequently, it is unlikely that such retail development will be sufficiently viable to attract significant interest from developers at the current time and our appraisals indicate that in the base case CIL cannot viably be levied on retail development outside the prime shopping locations of the City Fringe and north Docklands.

Industrial and warehouse development

- 6.38 Our appraisals of industrial development indicate that residual values are likely to be too low to absorb any level of CIL above the existing Mayoral CIL requirement of £35 per square metre. A considerable increase in new build industrial rents would be required before any CIL could be absorbed (see Chart 6.38.1).

Chart 6.38.1: Industrial development



Student Housing

- 6.39 Rents for student housing in the Borough are not dissimilar from schemes in other non-central London boroughs (circa £200 per week for a single en-suite room), however it is noted that accommodation in the city fringe area is able to achieve rents well in excess of this starting level. Two markets for Student housing in the Borough have been identified. The first is schemes let at reduced rent levels by universities, which require cross subsidy from university resources, and are identified as being unviable. It is noted, however, that when developed, these schemes may be exempt from CIL given the universities' charitable status. The second market is comprised by those let at private sector rent levels, which generate sufficient surplus residual values to absorb a maximum borough CIL of up to £654 per square metre, net of an affordable housing contribution. Policy DM6 in the Managing development Document requires student housing to contribute to the provision of affordable housing if not providing accommodation specifically for accredited universities within the borough. We have therefore sensitivity tested student accommodation allowing for an affordable housing contribution of 35%. Our appraisal identifies the maximum CIL available to be £231 per square metre. (See Appendix 5 for a copy of our appraisals).

Hotel development

- 6.40 Our hotel development appraisals are attached at Appendix 5. This indicates that at current values, this type of development could absorb a maximum borough CIL rate of between £759 to £112 per square metre, which includes any Crossrail Section 106 that might be sought, dependant on the type of hotel

and current use value of the site. However, it should be noted that this is sensitive to small changes in the rent or yield i.e. if the yield were to shift out by 0.25% the maximum levels of CIL would be £0 - £602 per square metre, whilst a reduction in the rent by circa 10% would result in a maximum CIL of £0 - £226 per square metre. We consider that a maximum borough CIL rate (inclusive of any Crossrail Section 106 top up sought) of £343 per square metre would be reasonable for such developments in Tower Hamlets based on CUV 2 of the second appraisal.

D1 and D2 floorspace development

- 6.41 D1 and D2 floorspace typically includes uses that do not accommodate revenue generating operations, such as schools, health centres, museums and places of worship. Other uses that do generate an income stream (such as swimming pools) have operating costs that are far higher than the income and require public subsidy. Many D1 uses will be infrastructure themselves, which CIL will help to provide. It is therefore unlikely that D1 and D2 uses will be capable of generating any contribution towards CIL and as such we recommend that the Council considers a nil rate for these uses.

7 Strategic Sites

Background

- 7.1 In December 2012, the Department for Communities and Local Government published new CIL Statutory Guidance (and subsequent to this a further set of guidance has been published in April 2013). The December 2012 Guidance brought in a requirement for charging authorities to consider the viability of the strategic sites in their Local Plan, which has been maintained in the 2013 Guidance. Para 27 states, *‘the focus should be in particular on strategic sites on which the relevant Plan relies and those sites (such as brownfield sites) where the impact of the levy on economic viability is likely to be most significant.’* The new guidance goes on to specify that after viability testing their major strategic sites, charging authorities can consider setting rates specific to these sites. Para 34 identifies that, *‘in some cases, charging authorities could treat a major strategic site as a separate geographical zone where it is supported by robust evidence on economic viability.’*
- 7.2 In February 2012 BNP Paribas Real Estate produced a report assessing the viability of strategic allocation sites within the Council’s Managing Development Document, where infrastructure was to be provided on-site such as schools, open space, idea stores etc. It is considered that this work provides *‘appropriate available evidence’* for the Council to consider when preparing their draft charging schedule, in line with the CIL legislation (section 211 (7A)). As such, the viability exercise undertaken on the sites included in Managing Development Document viability report, where considered appropriate, have been reviewed and updated accordingly to accord with and form part of the CIL viability evidence base.
- 7.3 We note that 17 months have elapsed since the Managing Development Document viability assessment was undertaken. During this intervening period residential sales values in the Borough are identified by the Land Registry to have increased by circa 3.5%.

Sites

- 7.4 We have run high level appraisals of eight strategic sites with such infrastructure requirements as highlighted above. The eight sites were selected with reference to the requirements set out in section 27 of the DCLG’s CIL Statutory Guidance. The sites considered and their key features are summarised in table 7.4.1 below. It is noted that some of the sites require a District Heating System; as on site combined heat and power one of the most cost effective methods of meeting Code for Sustainable Homes level 4, we have not identified this requirement separately in the table.

Table 7.4.1 Details of strategic sites assessed

Site name	Existing use	Site size (ha)	Infrastructure requirement	Current ownership
Bishopsgate Goods Yard	Shoreditch High Street Overground Station and vacant land	4.24	Local park and Idea Store	Private
Marian Place Gas Works and The Oval	Active gas holders and warehousing	3.75	Local park	Council and private

Site name	Existing use	Site size (ha)	Infrastructure requirement	Current ownership
London Dock	Offices and parking	4.28	Secondary school	Private
Bow Common Gas Works	Gas holders	3.94	Primary school	Private
Ailsa Street (south)	Industrial activities, former primary school and vacant land	3.50 ¹⁸	Primary school	Council and private
Leven Road Gas Works	Active gas holders	8.56	Local park and primary school	Private
Wood Wharf	Industrial, offices, open storage and residential	7.26	Health Facility and Idea Store	Private
Westferry Printworks	Offices, printworks and car parking	6.16	Secondary school and local park	Private

Methodology

- 7.5 As per the viability assessment undertaken for the Sites and Place Making DPD we have used *Argus Developer* (“Argus”) to undertake the high level appraisals of developments on the eight sites. Argus is a commercially available development appraisal package in widespread use throughout the development industry. It has been accepted by a number of local planning authorities for the purpose of viability assessments and has also been accepted at planning appeals. Banks also consider Argus to be a reliable tool for secured lending valuations. Further details can be accessed at www.argussoftware.com
- 7.6 Argus is essentially a cash-flow model. Such models all work on a similar basis:
- Firstly, the value of the completed development is assessed.
 - Secondly, the development costs are calculated, including either the profit margin required or land costs. In our appraisals we include profit as a development cost.
- 7.7 The difference between the total development value and total costs equates to the residual land value (“RLV”). The model is normally set up to run over a development period from the date of the commencement of the project until the project completion, when the development has been constructed and is occupied.
- 7.8 The cash-flow approach allows the finance charges to be accurately calculated over the development period. This approach can accommodate more complex arrangements where a number of different uses are provided or development is phased.
- 7.9 In order to assess whether a development scheme can be regarded as being economically viable, with a given level of planning obligations, it is necessary to compare the RLV that is produced with a benchmark land value. If a development generates a RLV that is higher than the benchmark it can be

¹⁸ Net of north site (3.5 ha) for Waste facility

regarded as being economically viable and therefore capable of providing a greater quantum of obligations. However, if a development generates a RLV that is lower than the benchmark, it should be deemed economically unviable and the quantum of planning obligations would need to be reduced until viability is achieved.

- 7.10 Following comments made to the DCS consultation the approach to appraising the larger sites (Bishopsgate Goods Yard, London Docks, Wood Wharf and Westferry Printworks) have been amended from a RLV assuming a profit on GDV and finance costs to an un-gearred IRR assuming a fixed land cost (the identified benchmark land value). For long term projects of this nature it would not be unreasonable for a developer / landowner to measure profitability on this basis.

Inputs

- 7.11 The inputs for the appraisals undertaken on the eight sites are set out clearly in Appendix 6.

Viability Benchmarks

- 7.12 We have estimated the existing use values (“EUVs”) of each of the sites, using pro-rata values from other sites in the same use and published benchmarks (*Valuation Office Agency January 2011 Property Market Report*). In order to encourage the landowners to bring the sites forward for development, we have added a premium of 20% to the value, in addition to a 20% buffer to account for individual site constraints and unknown factors. The benchmark land values that result from this calculation are shown in Table 7.12.1 below.

Table 7.12.1: Viability benchmarks

Site	Existing Use Value (£ millions)
Bishopsgate Goods Yard	17.808
Marian Place Gas Works and The Oval	15.750
London Docks	48.55
Bow Common Gas Works	8.720
Ailsa Street	4.354
Leven Road Gas Works	17.976
Wood Wharf	(extant consent) 4.250 (industrial Land value) 38.480
Westferry Printworks	51.744

Appraisal results

- 7.13 Table 7.13.1 below shows the residual land value for each site against the viability benchmark.

Table 7.13.1: Appraisal results of smaller sites

Site/scenario	Residual Land Value (£ millions)	Viability Benchmark (£ millions)	Surplus / deficit against benchmark (£ millions)
Marian Place Gas Works and The Oval	10.890	15.750	-5.14
Bow Common Gas Works	3.156	8.720	-5.564
Ailsa Street	4.826	4.354	0.472
Leven Road Gas Works	15.043	17.976	-2.933

Table 7.13.1: Appraisal results of large sites

Site/scenario	Fixed Land cost (£ millions)	IRR achieved	IRR achieved with no Borough CIL
Bishopsgate Goods Yard	17.808	13.67%	19.04%
London Docks	48.55	14.02%	17.12%
Wood Wharf	(ext consent) 4.250 (ind land value) 38.480	17.79% 13.28%	25.62% 18.59%
Westferry Printworks	51.744	15.33%	18.11%

Assessment and suggested CIL rates

- 7.14 We have undertaken an assessment of each of the strategic sites identified by the Council, applying the CIL liability that the sites would incur, based on the CIL Zone they are located within in the Borough. We have assumed a ‘worst case scenario’ approach in that all proposed floorspace (with the exception of affordable housing) is CIL liable, and no discount has been assumed for existing floorspace. We have also accounted for a full Crossrail Section 106 top up as appropriate.
- 7.15 With respect to the larger sites the schemes are identified as achieving IRRs of over 13%. We appreciate that developer’s often identify that they are targeting an IRR of 20%, however, it has been our experience on large schemes in London that developers have agreed to proceed with developments identified as generating IRRs of between 11% and 13%. On this basis we are of the opinion that the majority of the sites tested can viably afford to pay the Borough’s proposed CIL. With regard to smaller sites identified as being unviable, we have undertaken sensitivity analysis and consider that it is not the Borough’s proposed CIL rate that is making the sites unviable. That is to say, adopting a nil rate for CIL on the sites would not result in the developments generating residual land values above the identified benchmark land value. It is considered that the development of the sites is more likely to depend upon growth in sales values over the plan period.
- 7.16 Furthermore, the Borough CIL proposed for each of the strategic sites has been identified as being no more than circa 5% of scheme costs (see table 7.16.1 below). This is considered to be a very small part of a development’s cost and should not be the determining factor as to whether or not a development goes ahead.

Table 7.16.1 Analysis of Borough CIL as a percentage of development costs

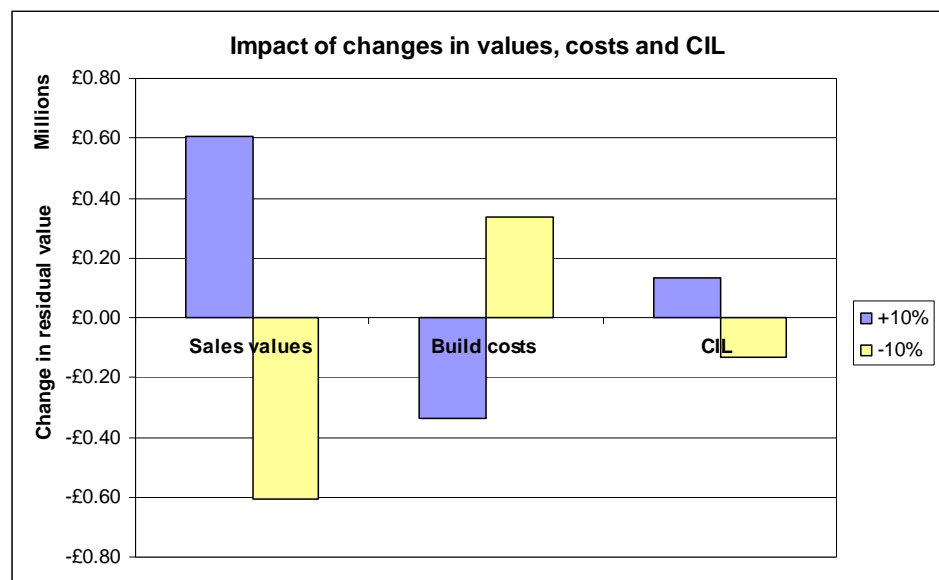
Site/scenario	LBTH CIL	Costs excluding LBTH CIL	CIL as a % of costs
Bishopsgate Goods Yard	£17,128,482	£340,426,121	5.03%
Marian Place Gas Works and The Oval	£1,543,621	£122,791,474	1.26%
London Docks	£25,675,112	£813,800,110	3.15%
Bow Common Gas Works	£879,867	£106,897,570	0.82%
Ailsa Street	£664,516	£81,333,226	0.82%
Leven Road Gas Works	£1,066,483	£145,811,608	0.73%
Wood Wharf	£56,738,487	£2,491,620,089	2.28%
Westferry Printworks	£11,599,291	£361,079,859	3.21%

- 7.17 In light of the above findings, we recommend the Council considers maintaining the proposed CIL rates across the Borough as they are not deemed to be of a sufficient magnitude that is likely to threaten the development of the strategic sites and as a result the *'delivery of the relevant Plan as a whole'* (CIL Guidance 2012 Para 11).

8 Conclusions and recommendations

- 8.1 The results of our analysis indicate a degree of variation in viability of development in terms of different uses. In light of these variations, two options are available to the Council under the CIL regulations. Firstly, the Council could set a single CIL rate across the Borough, having regard to the least viable types of development and least viable locations. This option would suggest the adoption of the ‘lowest common denominator’, with sites that could have provided a greater contribution towards infrastructure requirements not doing so. In other words, the Council could be securing the benefit of simplicity at the expense of potential income foregone that could otherwise have funded infrastructure. Secondly, the Council has the option of setting different rates for different types of development and different areas. The results of our study point firmly towards the second option as our recommended route, particularly for residential development.
- 8.2 We have also referred to the results of development appraisals as being highly dependent upon the inputs, which will vary significantly between individual developments. In the main, the imposition of CIL is not *the* critical factor in determining whether a scheme is viable or not (with the relationship between scheme value, costs and land value benchmarks being far more important). This is evidenced by the very marginal differences between the ‘pre’ and ‘post’ CIL residential appraisals shown in the charts in Section 6. This point is also illustrated in Chart 8.2.1 below, which compares the impact on the residual value of a scheme of a 10% increase and decrease in sales values and a 10% increase and decrease in build costs to a £100 per sq metre change in CIL.

Chart 8.2.1: Impact of changing levels of CIL in context of other factors



- 8.3 Given CIL’s nature as a fixed tariff, it is important that the Council selects rates that are not on the limit of viability. This is particularly important for commercial floorspace, where the Council does not have the ability to ‘flex’ other planning obligations to absorb site-specific viability issues. In contrast, the Council could in principle set higher rates for residential schemes as the level of affordable housing could be adjusted in the case of marginally viable schemes. However, this approach runs the risk of frustrating one of the Council’s other key objectives of delivering affordable housing. Consequently, sensitive CIL rate setting for residential schemes is also vital.

8.4 Our recommendations on levels of CIL are therefore summarised as follows:

- The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the Council keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future changes. In this regard we are of the opinion that the Council should consider reviewing the Charging Schedule by at least 2016 and potentially earlier if the Mayoral CIL for Crossrail is increased before this date.

Residential – excluding affordable housing contributions in CIL

- The ability of **residential schemes** to make CIL contributions varies depending on area and the current use of the site. Having regard to these variations, residential schemes should be able to absorb a **maximum** CIL rate of between £80 to £300 per square metre. The department for Communities and Local Government ('DCLG') guidance requires that charging authorities do not set their CIL at the margins of viability. Other authorities have set their rates at a discount (buffer) to the maximum rate, with discounts ranging from circa 25% to 50%. We would recommend a buffer of circa 25% for Tower Hamlets. Taking a broad view across our appraisals, the maximum rates suggested are as follows:

Table 8.4.1: Proposed Maximum CIL rates – residential

Area	Maximum CIL indicated by appraisals (£s per sqm)	Maximum CIL, net of Mayoral CIL (£s per sqm)	Suggested CIL after buffer (£s per sqm)
Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4)	80	45	35
South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6)	100	65	50
Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5), Stepney (E1 0 E1 3, E1 4, E2 0) and South Isle of Dogs (E14 3)	120	85	65
Shadwell, South Whitechapel (E1 1, E1 2), E14 7 and Blackwall (non-riverside) and Leamouth (E14 0, E 14 2)	160	125	95
Limehouse & West Isle of Dogs (E1W 3, E1W 8), Shoreditch (E2 7) Blackwall (riverside) (E14 0)	300	265	200
Spitalfields (E1 6)	300	265	200
Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	300	265	200

- Whilst the maximum rates are higher than the proposed rates, the inclusion of a buffer will help to mitigate a number of risk factors (primarily the potentially adverse impact on land supply of setting the rates at a high level and 'shocking' the market). However, there is no prescribed percentage buffer and this is entirely a matter for the Charging Authority's judgement.
- Should the Council wish to do so, it would be possible to combine areas into one charging zone, thereby simplifying the charging schedule into three charging areas. This is shown in table 8.4.2 below. A map showing the boundaries of the three zones is attached as Appendix 1.

Table 8.4.2: Proposed CIL charging zones and rates - residential

CIL Zones	Maximum CIL indicated by appraisals (£s per sqm)	Suggested CIL after buffer (£s per sqm)
Zone 1 Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8), Shoreditch (E2 7), Blackwall (riverside) (E14 0), Spitalfields (E1 6), Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	300	200
ZONE 2 Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5), North Whitechapel (E1 5) Stepney (E1 0 E1 3, E1 4, E2 0), South Isle of Dogs (E14 3), Shadwell, South Whitechapel (E1 1, E1 2), E14 7 and Blackwall (non-riverside) and Leamouth (E14 0, E 14 2)	120-160	65
ZONE 3 Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4), South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6, E14 0)	80-100	35

Residential – including affordable housing contributions within CIL

- In light of the Government's consultation on the inclusion of affordable housing within the scope of CIL, we have run sensitivity tests to understand the level of CIL contributions residential developments could viably afford assuming no affordable housing is provided on site.
- Our conclusion having regard to the range of the results and taking account of viability across the Borough as a whole is that the rates of CIL that the Council might set were the rate to include contributions towards affordable housing are set out in tables 8.4.3 and 8.4.4 below.

Table 8.4.3: Maximum and Proposed CIL rates – residential including AH contributions within CIL

Area	Maximum CIL indicated by appraisals (£s per sqm)	Suggested CIL after buffer (£s per sqm)
Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4)	120	85
South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6)	400	280
Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5), Stepney (E1 0 E1 3, E1 4, E2 0) and South Isle of Dogs (E14 3)	700	490
Shadwell, South Whitechapel (E1 1, E1 2), E14 7 and Blackwall (non- riverside) and Leamouth (E14 0, E 14 2)	900	630
Limehouse & West Isle of Dogs (E1W 3, E1W 8), Shoreditch (E2 7) Blackwall (riverside) (E14 0)	1,250	875
Spitalfields (E1 6)	1,500	1,050
Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	1,750	1,225

Table 8.4.4: Proposed CIL charging zones and rates – residential including AH contributions within CIL

CIL Zones	Suggested CIL after buffer (£s per sqm)
Zone 1 Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8), Shoreditch (E2 7), Blackwall (riverside) (E14 0), Spitalfields (E1 6), Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	1,000
ZONE 2 Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5), North Whitechapel (E1 5) Stepney (E1 0 E1 3, E1 4, E2 0), South Isle of Dogs (E14 3), Shadwell, South Whitechapel (E1 1, E1 2), E14 7 and Blackwall (non- riverside) and Leamouth (E14 0, E 14 2)	500
ZONE 3 Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4), South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6, E14 0)	85

Commercial

- In specified locations in the Borough the Mayor may seek to negotiate Section 106 contributions over and above Mayoral CIL towards Crossrail on office, hotel and retail developments, dependant on the size and impact of the proposed development and viability issues. This potential additional burden on developments has been taken into consideration when recommending the proposed CIL rates.
- When recommending rates, full account has been taken of the Mayoral CIL tariff of £35 per square metre required in Tower Hamlets and in areas where Crossrail Section 106 contributions are applicable, the recommended rates account for 100% of the top-up payable with the exception of the North Docklands area. In order to allow for both funding towards Crossrail and Borough infrastructure requirements in this area the Council and BNP Paribas Real Estate consider that a reasonable approach would be to share the viable level of charge identified.
- **Office developments** in the City Fringe and north Docklands areas have the potential to generate residual values which would support a CIL rate based on higher rents and yields. Office developments in the south Docklands area, however, are achieving lower rents and our appraisals indicate that CIL could not be viably levied. At current rent and yield levels, office development elsewhere in the Borough is unlikely to come forward in the short to medium term as the capital values generated are insufficient to cover development costs.
 - At current rent levels, office development in **City Fringe** locations have been identified as being able to absorb a maximum CIL of £298 per square metre (inclusive of any Crossrail Section 106 top up that may be sought). After allowing for a buffer of 25%, which in our experience we consider to be appropriate to deal with site-specific issues and changes in values over time, as well as the full Mayoral indicative Crossrail Section 106 top-up of £105 per square metre) we suggest the Council considers setting a rate of £120 per square metre.
 - In the **north Docklands area**, our appraisals have identified that office development could support a maximum CIL rate of £180 per square metre (inclusive of any Crossrail Section 106 top up sought) based on CUV 1. After allowing for a buffer of 25%, which we consider to be appropriate to deal with site-specific issues and changes in values over time this produces a maximum rate of £135 per square metre. BNP Paribas Real Estate and the Council consider it reasonable for the Council and the GLA to share the remaining sum available to provide infrastructure to support growth in this area.¹⁹ On this basis we would suggest that the Council considers setting a rate of £60 per square metre.
 - At current rent levels, our base appraisals indicate that no CIL could be levied on office development in the **south Docklands area and elsewhere in the Borough** and therefore recommend that the Council sets a nil rate for these areas. It is unlikely that office space will come forward in the short to medium term as the capital values generated are insufficient to cover development costs.
- **Convenience based supermarkets and superstores and retail warehousing (over 280 square metres)** is likely to be viable across the Borough with a maximum borough CIL rate of £293 per square metre

¹⁹ It is noted that in mixed use schemes including residential this percentage will be higher given the methodology of discounting Mayoral CIL from the top up liability.

(inclusive of any Crossrail Section 106 top up sought). After allowing a buffer of 25%, to address any site specific issues and the full indicative Crossrail Section 106 top up charge liable on developments in the borough (the highest being in the Docklands area of £86 per square metre) we would recommend the Council considers adopting a single CIL rate of £135 per square metre for such uses in the Borough.

- Residual values generated by **retail developments (excluding convenience based supermarkets and superstores and retail warehousing (over 280 square metres))** are higher than current use values to varying degrees across the Borough. However, to a degree smaller retail development will involve the re-use of existing retail space, which will not be CIL liable.
- Residual values generated **by such retail developments in the City Fringe and north Docklands locations** are sufficiently higher than current use values and could absorb a CIL of up to £258 per square metre. Allowing for a buffer, which we consider to be appropriate to deal with site-specific issues and changes in values over time as well as the full indicative Crossrail Section 106 top up charge liable on developments in the borough (the highest being in the Docklands area of £86 per square metre), we suggest the Council considers a CIL of £70 per square metre in the City Fringe and north Docklands areas.
- **Elsewhere in the Borough**, rents for such retail development are considerably lower and our appraisals identify that developments are unable to viably support to absorb CIL. We therefore recommend that the Council considers a nil rate on retail development outside the City Fringe and north Docklands locations.
- Our appraisals of developments of **industrial and warehousing** floorspace indicate that these uses are unlikely to generate positive residual land values. We therefore recommend a nil rate for industrial floorspace.
- **Student housing** in the Borough generates sufficient surplus residual values to absorb a maximum CIL of up to £651 per square metre excluding affordable housing. After allowing for a buffer, which in our experience we consider to be reasonable to deal with site-specific factors, we suggest a rate of no higher than £425 per square metre.
- We consider that **Hotel developments** are able to generate a sufficient surplus to absorb a maximum borough CIL (including Crossrail Section 106 top up) of £343 per square metre. After allowing for a buffer of 25%, which we consider to be appropriate to deal with site-specific factors, as well as the full indicative Crossrail Section 106 top up charge liable on developments in the borough (the highest being in the Docklands area of £46 per square metre), we suggest the Council considers a rate of £210 per square metre for such uses across the Borough.
- **D1 and D2** uses often do not generate sufficient income streams to cover their costs. Consequently, they require some form of subsidy to operate. This type of facility is very unlikely to be built by the private sector. We therefore suggest that a nil rate of CIL be set for D1 uses.

Strategic Sites

- 8.5 Our assessment of the identified strategic sites has concluded that the majority of the sites can viably afford to pay the Borough's CIL liability identified. With regard to the remainder of the sites, it is evident that CIL is not the determining factor making the sites unviable, i.e. adopting a nil CIL rate on these sites

would not result in the developments generating residual land values above the identified benchmark land value. In this regard we have undertaken an assessment of the Borough CIL liable for each of the strategic sites and this has identified that, this charge is no more than 5% of development costs.

- 8.6 The viable development of the strategic sites identified as being unviable is more likely to depend upon growth in sales values over the plan period or a commercial decision taken by developers based on an expectation of growth in future.
- 8.7 In light of our findings we recommend that the Council considers maintaining the proposed CIL rates across the Borough as they are not deemed to be of a sufficient magnitude that is likely to threaten the development of the strategic sites and as a result the 'delivery of the relevant Plan as a whole' (CIL Guidance 2012 Para 11).

Proposed rates

- 8.8 The proposed Tower Hamlets CIL rates are summarised in Table 8.8.1.

Table 8.8.1: Proposed CIL rates

Development type	Proposed CIL rate per square metre		
	ZONE 1	ZONE 2	ZONE 3
Residential ²⁰	£200	£65	£35
Student Housing	£425		
Hotel	£210		
Convenience retail/retail warehousing (over 280 sq m)	£135		
Retail (except Convenience supermarkets, superstores and retail warehousing over 280sqm)	Elsewhere in Borough	City Fringe	North Docklands
	Nil	£70	
Offices	Nil	£120	£60
All other uses	Nil		

- 8.9 For residential schemes, the application of CIL is unlikely to be an overriding factor in determining whether or not a scheme is viable. When considered in context of total scheme value, CIL will be a modest amount, typically accounting for between 0.75 and 3.25% of value (see Table 8.9.1). Some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the Council pays limited regard to these schemes.

²⁰ These rates assume that affordable housing will be secured through Section 106

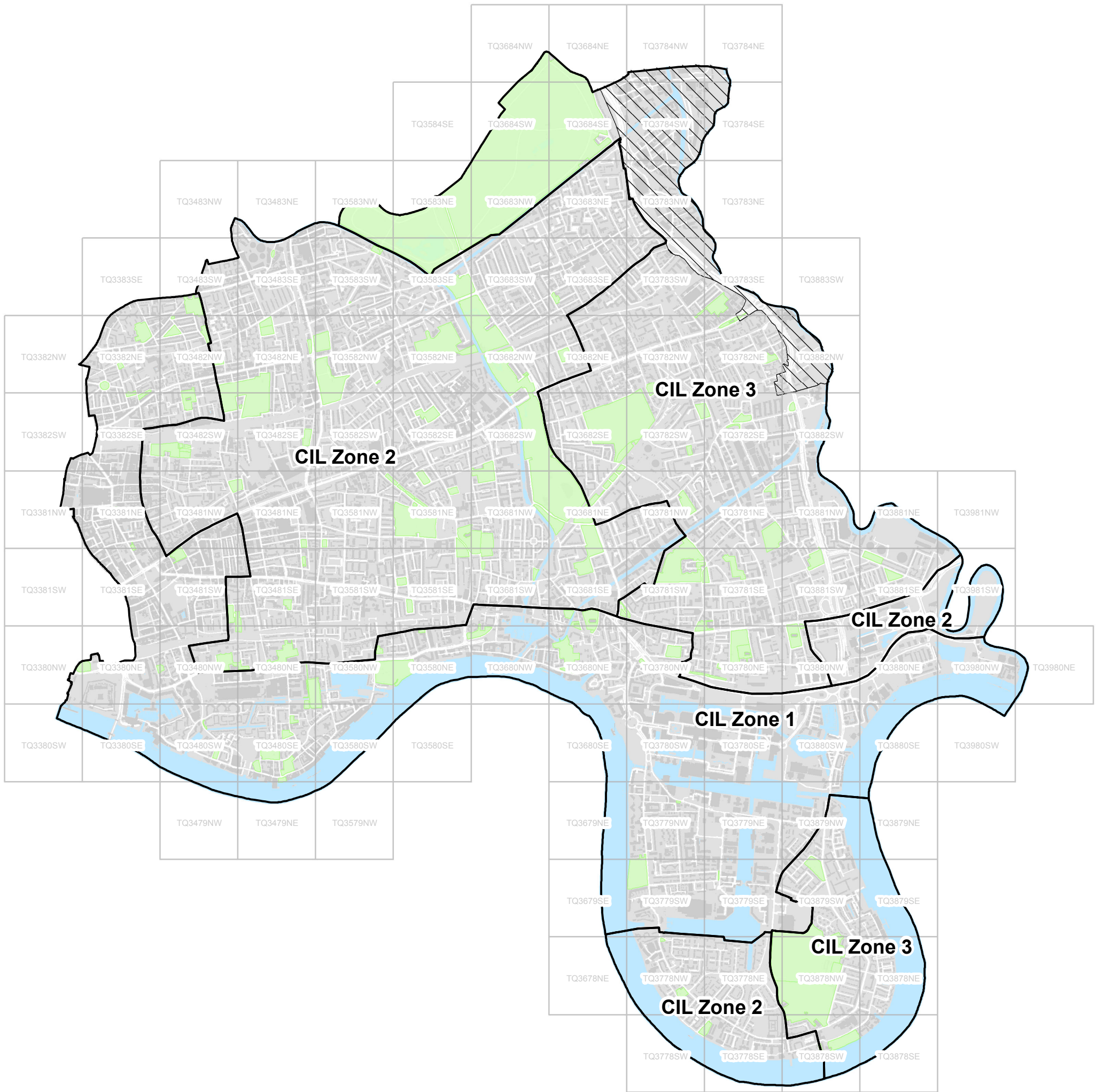
Table 8.9.1: CIL as a proportion of scheme value




Area	Maximum CIL indicated by appraisals (£s per sqm) ²¹	Suggested CIL after buffer (£s per sqm)	CIL as % of maximum viable rate	CIL and % of Gross Development Value ²²
Cubitt Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4)	80	35	44%	0.83%
South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6)	100	35	35%	0.74%
Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5), Stepney (E1 0 E1 3, E1 4, E2 0) and South Isle of Dogs (E14 3)	100	35	35%	0.74%
Shadwell, South Whitechapel (E1 1, E1 2), E14 7 and Blackwall (non- riverside) and Leamouth (E14 0, E 14 2)	160	65	40%	1.2%
Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8), Shoreditch (E2 7) and Blackwall (riverside) (E14 0)	300	200	67%	3.23%
Spitalfields (E1 6)	300	200	67%	2.88%
Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	300	200	67%	2.68%

²¹ The percentages for residential schemes are based on the appraisals for site type 4.

²² The percentages here assume that CIL is levied on the entire floorspace of the development (except for affordable housing, which benefits from social housing relief) and that there is no deduction for existing floorspace. These percentages therefore represent the worst case scenario.

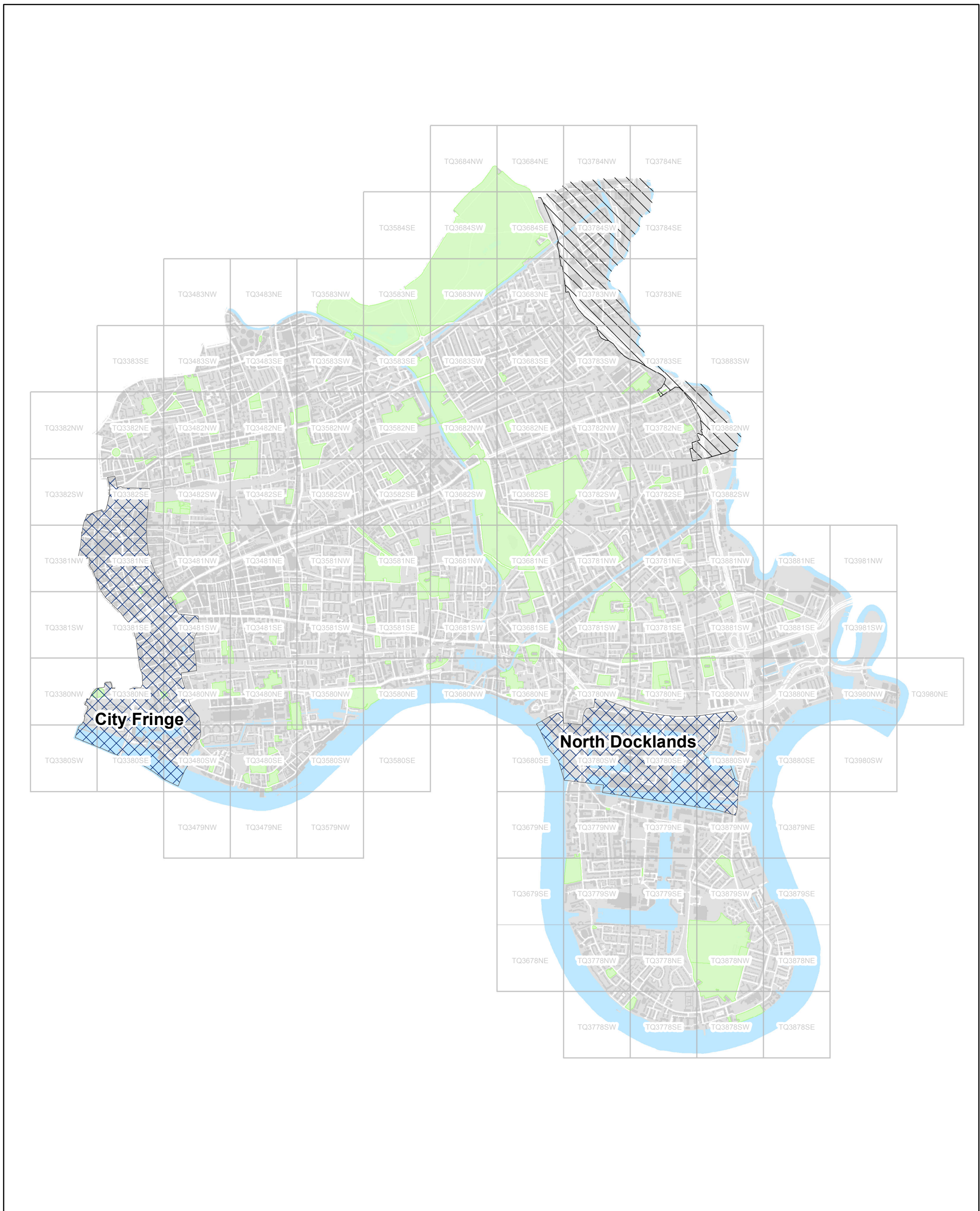
Appendix 1 Charging zones maps






-  Draft Residential Charging Zone Boundaries
-  Ordnance Survey Grid (*Labels represent grid reference*)
-  London Legacy Development Corporation Area



Appendix 1: Draft Office & Retail (except Convenience Supermarkets, Superstores and Retail Warehousing) Charging Zones



-  Draft Office & Retail (except Convenience Supermarkets, Superstores and Retail Warehousing) Charging Zones
-  Ordnance Survey Grid (*Labels represent grid reference*)
-  London Legacy Development Corporation Area

Date: 12/09/2013



Appendix 2 Private residential sales values

Summary of Residential Land Values Research

Postcode	Egi – Average (£ psf)	Molior			Information from BNP Paribas Real Estate's Previous research on residential values and viability assessments on schemes (£ psf)	Right Move second hand sales (£ psf)	Average (£ psf)	Land Registry Q1 2012 Average Sales Price
		Average (£ psf)	Lowest (£ psf)	Highest (£ psf)				
E1 0	£495	£459	£380	£607			£475	£275,897
E1 1	£570	£528	£368	£757			£525	£313,706
E1 2		£521	£479	£533			£520	£229,538
E1 3		£473	£417	£520			£470	£309,214
E1 4	£400						£400	£295,228
E1 5							£400	£300,224
E1 6	£637	£647	£550	£909			£645	£338,964
E1 7	£849	£1,017	£700	£1,227			£700	£491,666
E1 8	£826				£600		£700	£402,600
E1W 1								£542,000
E1W 2	£706	£668	£531	£971			£687	£455,666
E1W 3						£570	£570	£485,600
E14 0		£673	£518	£926	£475	£325	£400	£267,235
E14 2					£475	£425	£400	£284,377
E14 3					£460	£425	£400	£326,242
E14 4	£700						£700	£508,333
E14 5						£520	£520	£385,833
E14 6	£411	£428	£364	£477			£400	£243,781
E14 7	£480	£495	£397	£689			£480	£277,705

Postcode	Egi – Average (£ psf)	Moliore			Information from BNP Paribas Real Estate's Previous research on residential values and viability assessments on schemes (£ psf)	Right Move second hand sales (£ psf)	Average (£ psf)	Land Registry Q1 2012 Average Sales Price
		Average (£ psf)	Lowest (£ psf)	Highest (£ psf)				
E14 8						£580	£580	£459,091
E14 9	£645	£626	£454	£1,014	£647	£698	£660	£366,179
E2 0						£525	£525	£267,235
E2 6	£469	£486	£386	£627			£480	£308,110
E2 7						£575	£575	£362,750
E2 9					£460		£460	£340,576
E3 2	£353	£399	£311	£557	£400		£380	£255,970
E3 3	£466	£472	£380	£702	£402		£440	£235,761
E3 4	£428	£402	£326	£449	£359		£390	£259,727
E3 5		£480	£408	£619			£480	£335,238

Appendix 3 Affordable housing values

Summary of Affordable Housing Values adopted in Study

Market areas	Affordable Housing Blended Average (in £ per sq ft)					Overall average
	Typology 3	Typology 4	Typology 5	Typology 6	Typology 7	
1 - Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4)	£135.04	£135.94	£136.33	£134.66	£135.97	£135.59
2 - South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6)	£146.90	£147.93	£148.28	£146.20	£ 147.93	£ 147.45
3 - Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5), Stepney (E1 0 E1 3, E1 4, E2 0) and South Isle of Dogs (E14 3)	£156.08	£ 157.13	£157.46	£154.90	£157.13	£156.54
4 - Shadwell, South Whitechapel (E1 1, E1 2), E14 7 and Blackwall (non- riverside) and Leamouth (E14 0, E 14 2)	£162.51	£163.57	£163.94	£161.06	£163.57	£ 162.93
5 - Limehouse & West Isle of Dogs (E1W 3, E1W 8), Shoreditch (E2 7) Blackwall (riverside) (E14 0)	£177.61	£178.68	£179.30	£175.66	£178.68	£177.98
6 - Spitalfields (E1 6)	£192.70	£193.79	£194.65	£190.27	£193.78	£193.04
7 - Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	£202.12	£203.21	£ 204.13	£199.57	£203.21	£202.45

Appendix 4 Residential appraisal results

CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

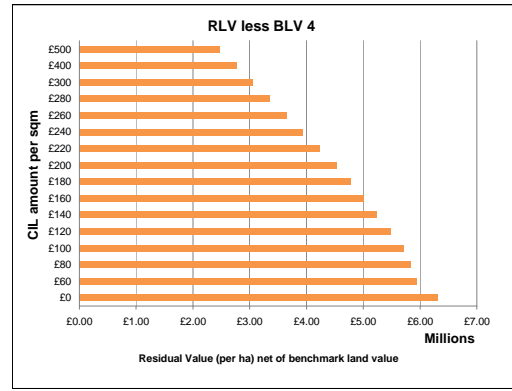
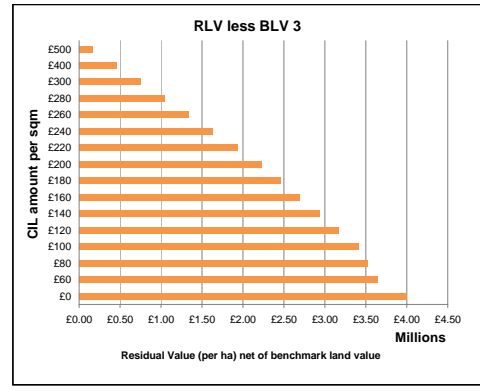
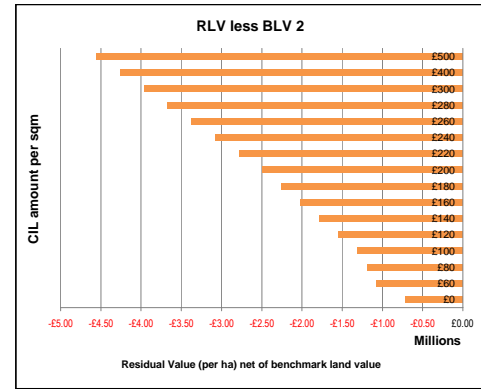
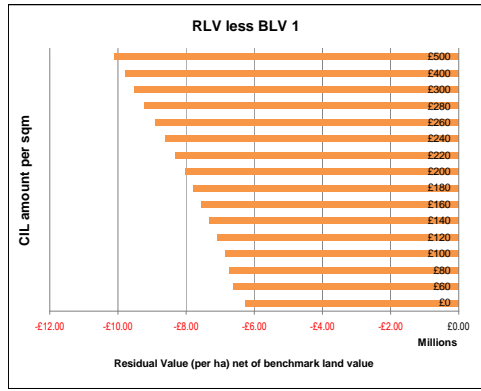
SITE TYPE 1
 3 UNITS
 HOUSES
 50 UPH Net area as percentage of gross

100%

CSH level: 4 on AH	Sales value inflation
4 on private	Build cost inflation
Aff Hsg:	

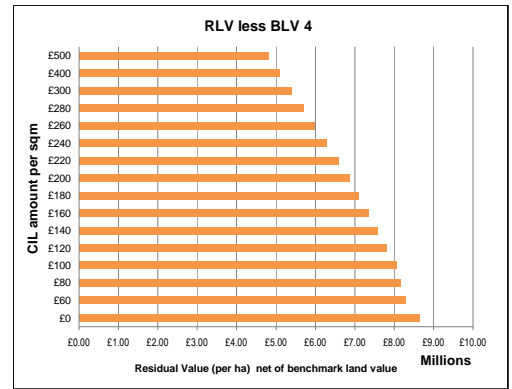
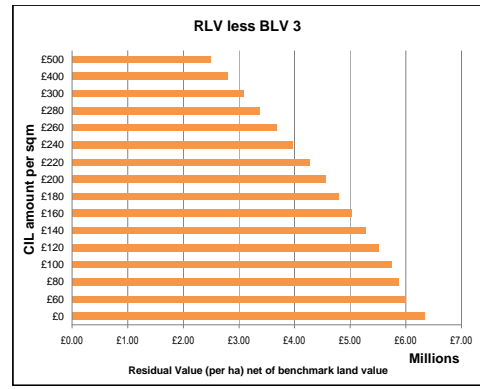
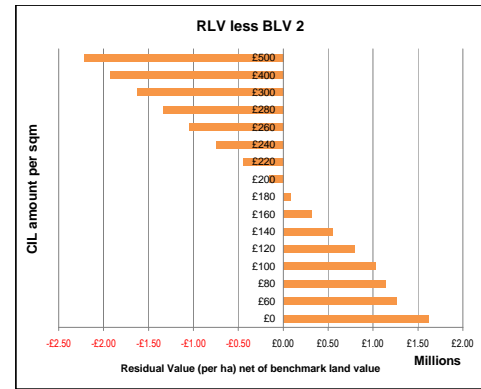
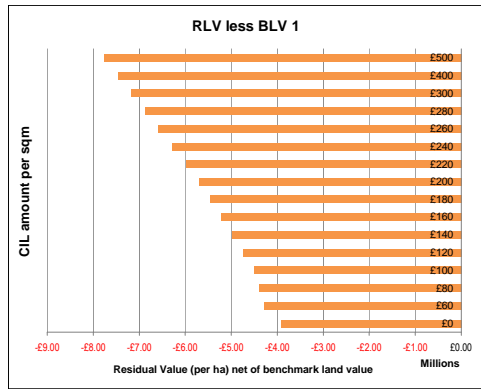
Site type 1 Description: **Area 1 £4090 psm** 0 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	557,513	9,291,892	-6,255,190	718,153	3,991,664	6,301,892
60	536,262	8,937,705	-6,609,376	1,072,339	3,637,478	5,947,705
80	529,179	8,819,643	-6,727,439	1,190,402	3,519,415	5,829,643
100	522,095	8,701,580	-6,845,501	1,308,464	3,401,353	5,711,580
120	507,927	8,465,456	-7,081,625	1,544,588	3,165,229	5,475,456
140	493,760	8,229,332	-7,317,750	1,780,713	2,929,104	5,239,332
160	479,592	7,993,207	-7,553,874	2,016,837	2,692,980	5,003,207
180	465,425	7,757,083	-7,789,999	2,252,962	2,456,855	4,767,083
200	451,257	7,520,958	-8,026,123	2,489,086	2,220,731	4,530,958
220	433,548	7,225,803	-8,321,279	2,784,242	1,925,575	4,235,803
240	415,839	6,930,647	-8,616,434	3,079,397	1,630,420	3,940,647
260	398,129	6,635,492	-8,911,590	3,374,553	1,335,264	3,645,492
280	380,420	6,340,336	-9,206,745	3,669,708	1,040,109	3,350,336
300	362,711	6,045,180	-9,501,901	3,964,864	744,953	3,055,180
400	345,001	5,750,025	-9,797,056	4,260,019	449,797	2,760,025
500	327,292	5,454,869	-10,092,212	4,555,175	154,642	2,464,869



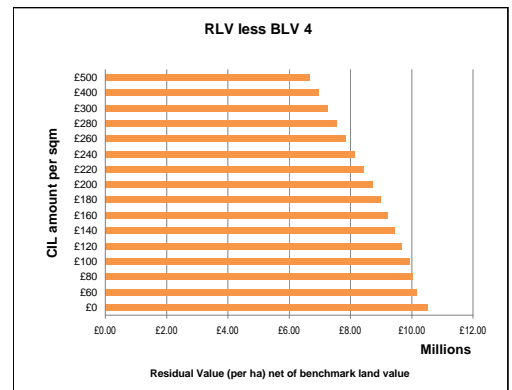
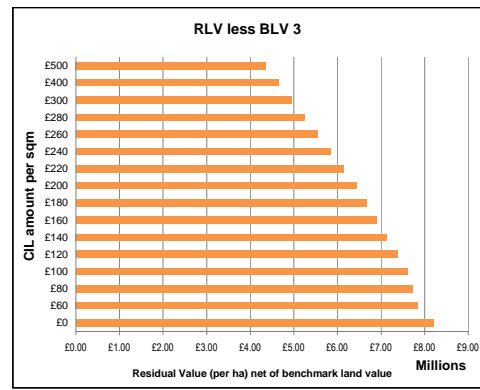
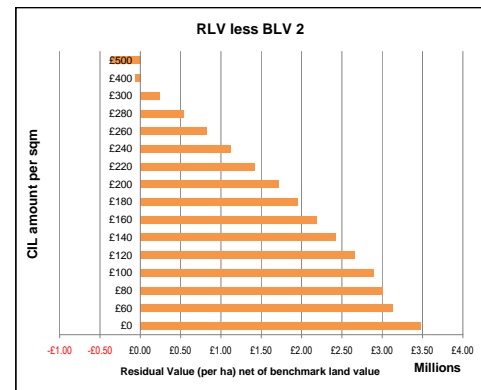
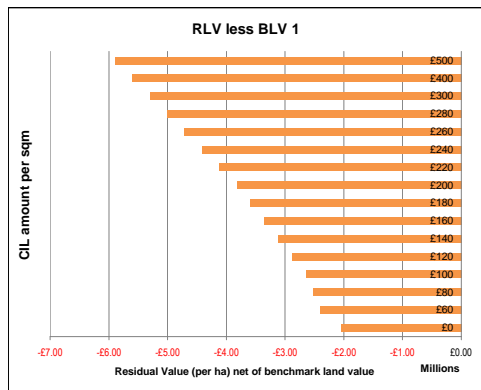
Site type 1 Description: **Area 2 £4629 psm** 0 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	697,500	11,625,005	-3,922,076	1,614,961	6,324,778	8,635,005
60	676,249	11,270,818	-4,276,263	1,260,774	5,970,591	8,280,818
80	669,165	11,152,756	-4,394,325	1,142,712	5,852,529	8,162,756
100	662,082	11,034,694	-4,512,387	1,024,650	5,734,466	8,044,694
120	647,914	10,798,569	-4,748,512	788,525	5,498,342	7,808,569
140	633,747	10,562,445	-4,984,636	552,401	5,262,218	7,572,445
160	619,579	10,326,321	-5,220,761	316,276	5,026,093	7,336,321
180	605,412	10,090,196	-5,456,885	80,152	4,789,969	7,100,196
200	591,244	9,854,072	-5,693,010	155,973	4,553,844	6,864,072
220	573,535	9,558,916	-5,988,165	451,128	4,258,689	6,568,916
240	555,826	9,263,761	-6,283,321	746,284	3,963,533	6,273,761
260	538,116	8,968,605	-6,578,476	1,041,439	3,668,378	5,978,605
280	520,407	8,673,449	-6,873,632	1,336,595	3,373,222	5,683,449
300	502,698	8,378,294	-7,168,787	1,631,750	3,078,066	5,388,294
400	484,988	8,083,138	-7,463,943	1,926,906	2,782,911	5,093,138
500	467,279	7,787,983	-7,759,099	2,222,062	2,487,755	4,797,983



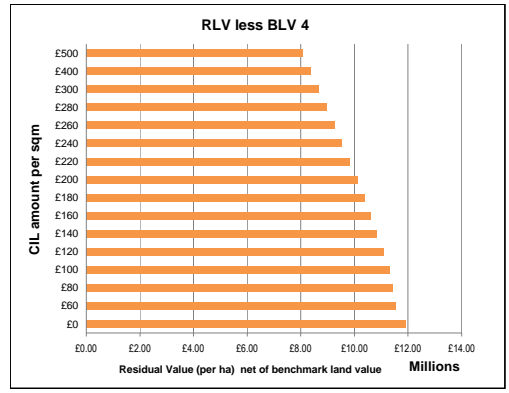
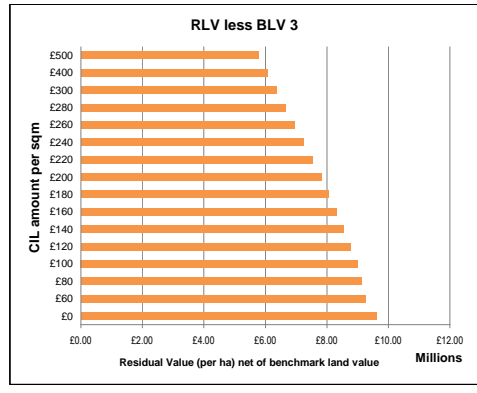
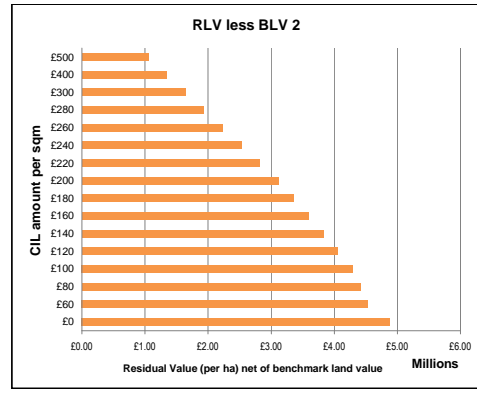
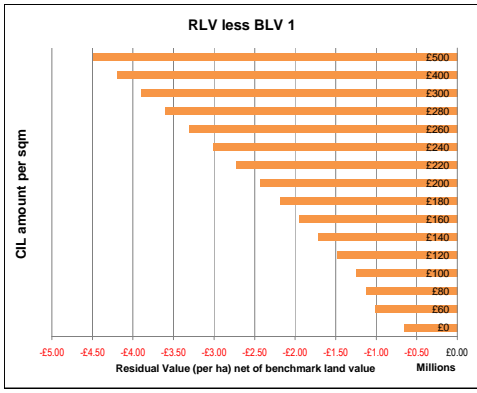
Site type 1 Description: **Area 3 £5059 psm** 0 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	809,490	13,491,496	-2,055,586	3,481,451	8,191,268	10,501,496
60	788,239	13,137,309	-2,409,772	3,127,265	7,837,082	10,147,309
80	781,155	13,019,247	-2,527,834	3,009,203	7,719,019	10,029,247
100	774,071	12,901,185	-2,645,897	2,891,140	7,600,957	9,911,185
120	759,904	12,665,060	-2,882,021	2,655,016	7,364,833	9,675,060
140	745,736	12,428,936	-3,118,146	2,418,891	7,128,708	9,438,936
160	731,569	12,192,811	-3,354,270	2,182,767	6,892,584	9,202,811
180	717,401	11,956,687	-3,590,394	1,946,643	6,656,459	8,966,687
200	703,234	11,720,562	-3,826,519	1,710,518	6,420,335	8,730,562
220	685,524	11,425,407	-4,121,674	1,415,363	6,125,179	8,435,407
240	667,815	11,130,251	-4,416,830	1,120,207	5,830,024	8,140,251
260	650,106	10,835,096	-4,711,986	825,051	5,534,868	7,845,096
280	632,396	10,539,940	-5,007,141	529,896	5,239,713	7,549,940
300	614,687	10,244,785	-5,302,297	234,740	4,944,557	7,254,785
400	596,978	9,949,629	-5,597,452	60,415	4,649,402	6,959,629
500	579,268	9,654,473	-5,892,608	355,571	4,354,246	6,664,473



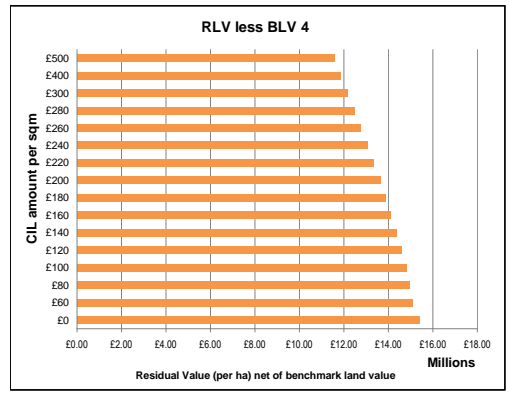
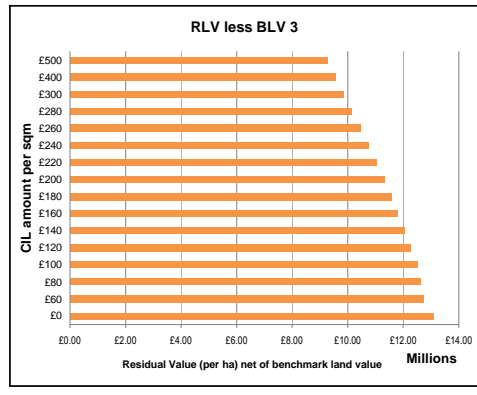
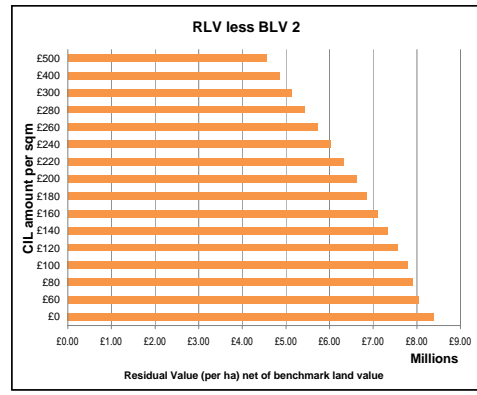
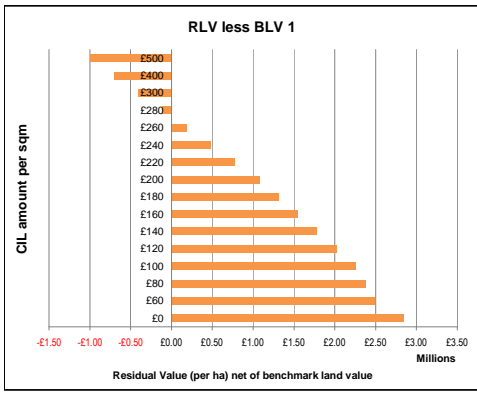
Site type 1 Description: **Area 4** £382 psm 0 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	893,482	14,891,364	- 655,718	4,881,320	9,591,136	11,901,364
60	872,231	14,537,177	- 1,009,904	4,527,133	9,236,950	11,547,177
80	865,147	14,419,115	- 1,127,966	4,409,071	9,118,887	11,429,115
100	858,063	14,301,053	- 1,246,029	4,291,008	9,000,825	11,311,053
120	843,896	14,064,928	- 1,482,153	4,054,884	8,764,701	11,074,928
140	829,728	13,828,804	- 1,718,278	3,818,760	8,528,576	10,838,804
160	815,561	13,592,679	- 1,954,402	3,582,635	8,292,452	10,602,679
180	801,393	13,356,555	- 2,190,526	3,346,511	8,056,327	10,366,555
200	787,226	13,120,430	- 2,426,651	3,110,386	7,820,203	10,130,430
220	769,516	12,825,275	- 2,721,806	2,815,231	7,525,047	9,835,275
240	751,807	12,530,119	- 3,016,962	2,520,075	7,229,892	9,540,119
260	734,098	12,234,964	- 3,312,118	2,224,919	6,934,736	9,244,964
280	716,388	11,939,808	- 3,607,273	1,929,764	6,639,581	8,949,808
300	698,679	11,644,653	- 3,902,429	1,634,608	6,344,425	8,654,653
400	680,970	11,349,497	- 4,197,584	1,339,453	6,049,270	8,359,497
500	663,260	11,054,341	- 4,492,740	1,044,297	5,754,114	8,064,341



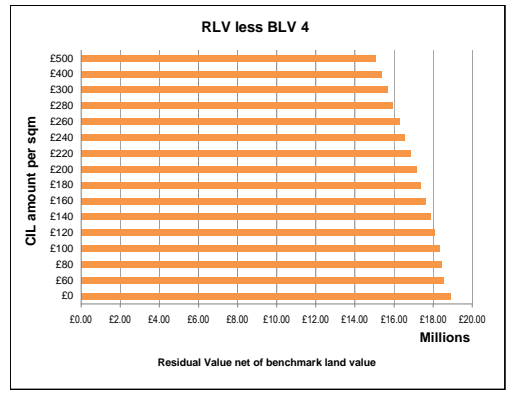
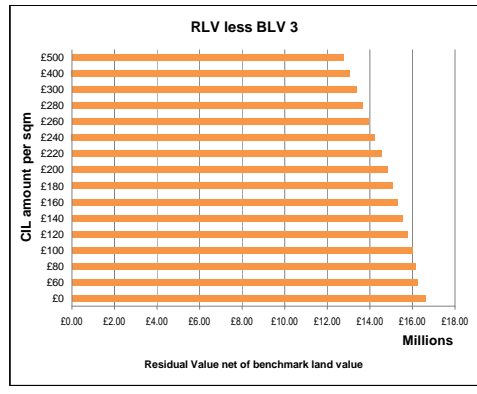
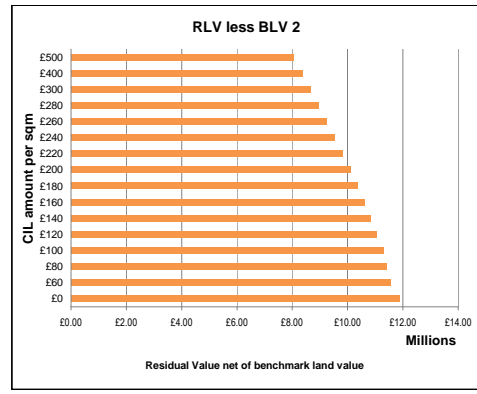
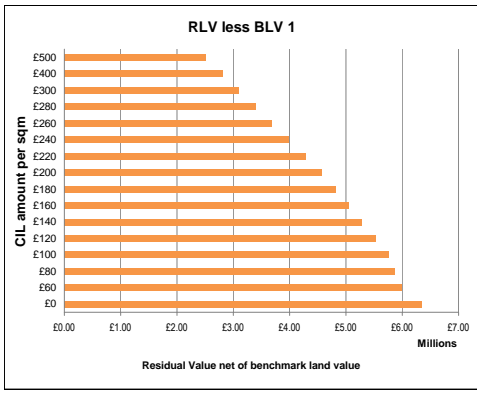
Site type 1 Description: **Area 5** £6189 psm 0 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,103,462	18,391,034	2,843,953	8,380,990	13,090,806	15,401,034
60	1,082,211	18,036,847	2,489,766	8,026,803	12,736,620	15,046,847
80	1,075,127	17,918,785	2,371,704	7,908,741	12,618,558	14,928,785
100	1,068,043	17,800,723	2,253,641	7,790,679	12,500,495	14,810,723
120	1,053,876	17,584,598	2,017,517	7,554,554	12,264,371	14,574,598
140	1,039,708	17,328,474	1,781,393	7,318,430	12,028,246	14,338,474
160	1,025,541	17,092,349	1,545,268	7,082,305	11,792,122	14,102,349
180	1,011,373	16,856,225	1,309,144	6,846,181	11,555,998	13,866,225
200	997,206	16,620,100	1,073,019	6,610,056	11,319,873	13,630,100
220	979,497	16,324,945	777,864	6,314,901	11,024,718	13,334,945
240	961,787	16,029,789	482,708	6,019,745	10,729,562	13,039,789
260	944,078	15,734,634	187,553	5,724,590	10,434,406	12,744,634
280	926,369	15,439,478	- 107,603	5,429,434	10,139,251	12,449,478
300	908,659	15,144,323	- 402,759	5,134,278	9,844,095	12,154,323
400	890,950	14,849,167	- 697,914	4,839,123	9,548,940	11,859,167
500	873,241	14,554,012	- 993,070	4,543,967	9,253,784	11,564,012



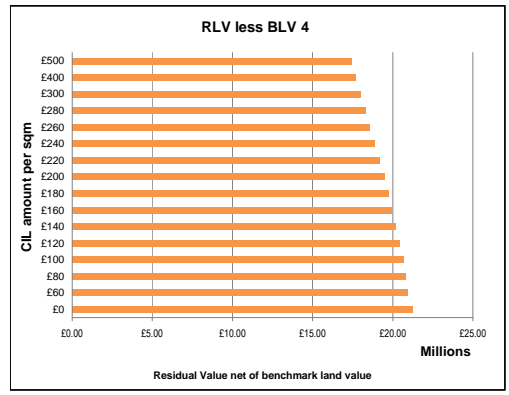
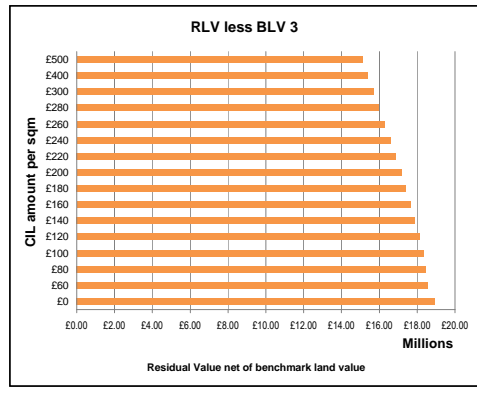
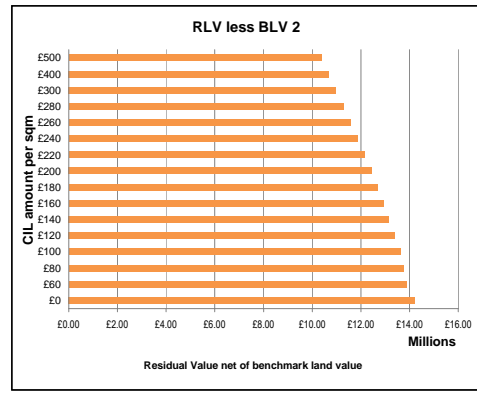
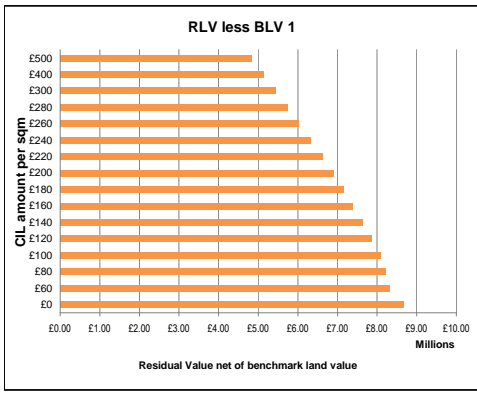
Site type 1 Description: **Area 6** £6997 psm 0 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,313,442	21,890,704	6,343,623	11,880,660	16,590,477	18,900,704
60	1,292,191	21,536,517	5,989,436	11,526,473	16,236,290	18,546,517
80	1,285,107	21,418,455	5,871,374	11,408,411	16,118,228	18,428,455
100	1,278,024	21,300,393	5,753,312	11,290,349	16,000,165	18,310,393
120	1,263,856	21,064,268	5,517,187	11,054,224	15,764,041	18,074,268
140	1,249,689	20,828,144	5,281,063	10,818,100	15,527,917	17,838,144
160	1,235,521	20,592,019	5,044,938	10,581,975	15,291,792	17,602,019
180	1,221,354	20,355,895	4,808,814	10,345,851	15,055,668	17,365,895
200	1,207,186	20,119,771	4,572,689	10,109,726	14,819,543	17,129,771
220	1,189,477	19,824,615	4,277,534	9,814,571	14,524,388	16,834,615
240	1,171,768	19,529,459	3,982,378	9,519,415	14,229,232	16,539,459
260	1,154,058	19,234,304	3,687,223	9,224,260	13,934,077	16,244,304
280	1,136,349	18,939,148	3,392,067	8,929,104	13,638,921	15,949,148
300	1,118,640	18,643,993	3,096,912	8,633,949	13,343,765	15,653,993
400	1,100,930	18,348,837	2,801,756	8,338,793	13,048,610	15,358,837
500	1,083,221	18,053,682	2,506,600	8,043,637	12,753,454	15,063,682



Site type 1 Description: **Area 7** £7535 psm 0 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,453,429	24,223,817	8,676,736	14,213,773	18,923,590	21,233,817
60	1,432,178	23,869,631	8,322,549	13,859,586	18,569,403	20,879,631
80	1,425,094	23,751,568	8,204,487	13,741,524	18,451,341	20,761,568
100	1,418,010	23,633,506	8,086,425	13,623,462	18,333,279	20,643,506
120	1,403,843	23,397,382	7,850,301	13,387,338	18,097,154	20,407,382
140	1,389,675	23,161,257	7,614,176	13,151,213	17,861,030	20,171,257
160	1,375,508	22,925,133	7,378,052	12,915,089	17,624,905	19,935,133
180	1,361,341	22,689,008	7,141,927	12,678,964	17,388,781	19,699,008
200	1,347,173	22,452,884	6,905,803	12,442,840	17,152,657	19,462,884
220	1,329,464	22,157,728	6,610,647	12,147,684	16,857,501	19,167,728
240	1,311,754	21,862,573	6,315,492	11,852,529	16,562,345	18,872,573
260	1,294,045	21,567,417	6,020,336	11,557,373	16,267,190	18,577,417
280	1,276,336	21,272,262	5,725,180	11,262,218	15,972,034	18,282,262
300	1,258,626	20,977,106	5,430,025	10,967,062	15,676,879	17,987,106
400	1,240,917	20,681,951	5,134,869	10,671,906	15,381,723	17,691,951
500	1,223,208	20,386,795	4,839,714	10,376,751	15,086,568	17,396,795



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 1

3 UNITS

HOUSES

50 UPH

Net area as percentage of gross

100%

CSH level: 4 on AH

-5% Sales value inflation

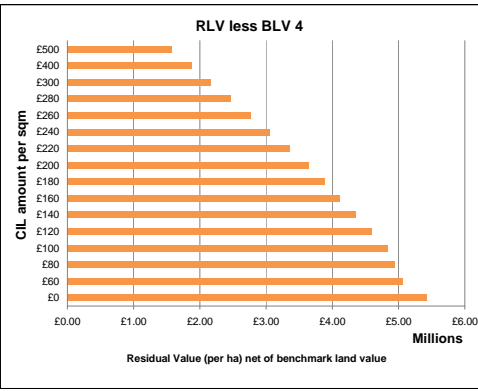
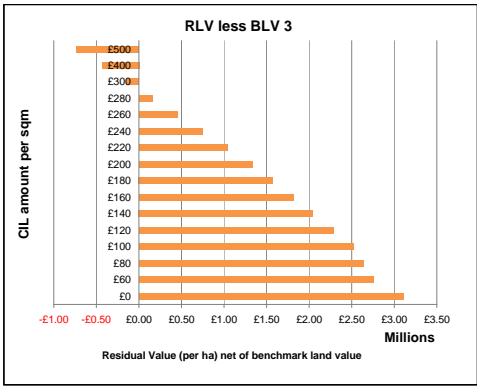
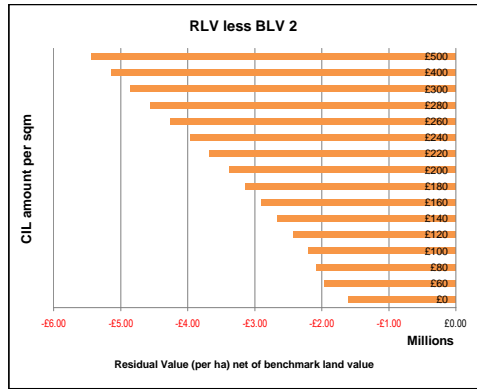
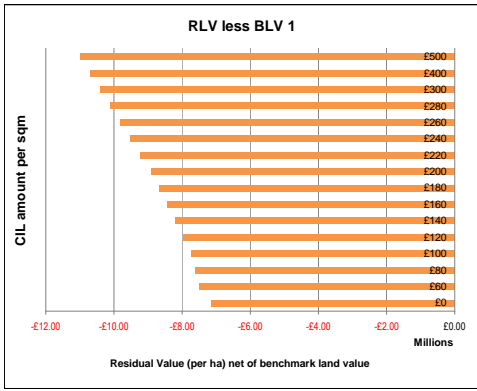
4 on private

Build cost inflation

Aff Hsg:

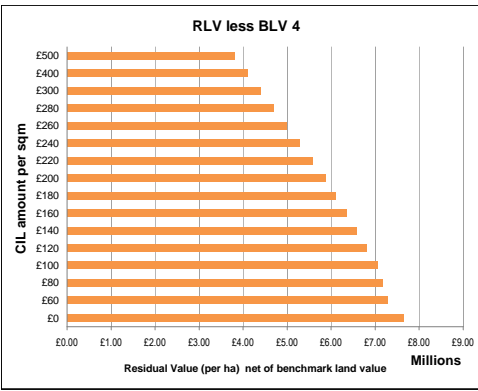
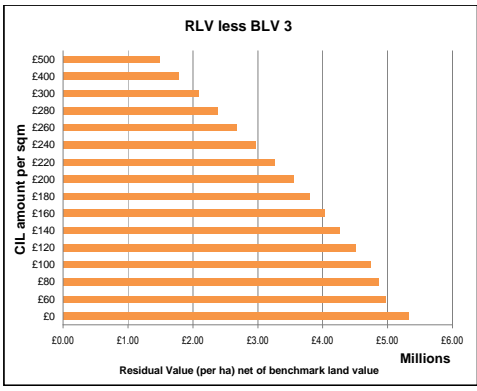
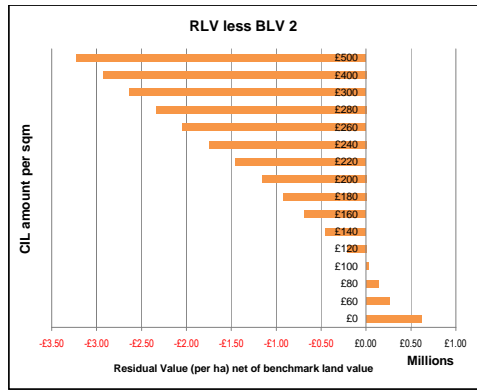
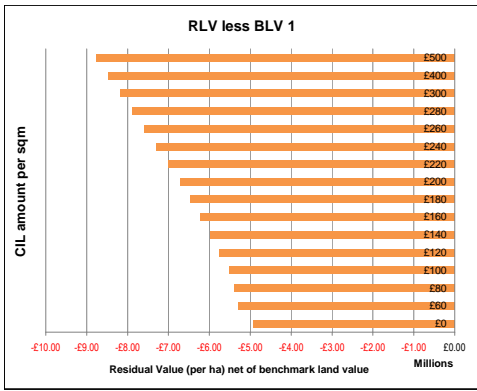
Site type 1 Description: **Area 1 £4090 psm** 0 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	504,319	8,405,308	-7,141,773	-1,604,736	-3,105,081	-5,415,308
60	483,067	8,051,122	-7,495,959	-1,958,922	-2,750,894	-5,061,122
80	475,984	7,933,060	-7,614,022	-2,076,985	-2,632,832	-4,943,060
100	468,900	7,814,997	-7,732,084	-2,195,047	-2,514,770	-4,824,997
120	454,732	7,578,873	-7,968,208	-2,431,171	-2,278,646	-4,588,873
140	440,565	7,342,748	-8,204,333	-2,667,296	-2,042,521	-4,352,748
160	426,397	7,106,624	-8,440,457	-2,903,420	-1,806,397	-4,116,624
180	412,230	6,870,500	-8,676,582	-3,139,545	-1,570,272	-3,880,500
200	398,063	6,634,375	-8,912,706	-3,375,669	-1,334,148	-3,644,375
220	380,353	6,398,220	-9,207,862	-3,670,825	-1,038,992	-3,349,220
240	362,644	6,044,064	-9,503,017	-3,965,980	-743,837	-3,054,064
260	344,935	5,748,908	-9,798,173	-4,261,136	-448,681	-2,758,908
280	327,225	5,453,753	-10,093,328	-4,556,291	-153,525	-2,463,753
300	309,516	5,158,597	-10,388,484	-4,851,447	-141,630	-2,168,597
400	291,807	4,863,442	-10,683,639	-5,146,602	-436,786	-1,873,442
500	274,097	4,568,286	-10,978,795	-5,441,758	-731,941	-1,578,286



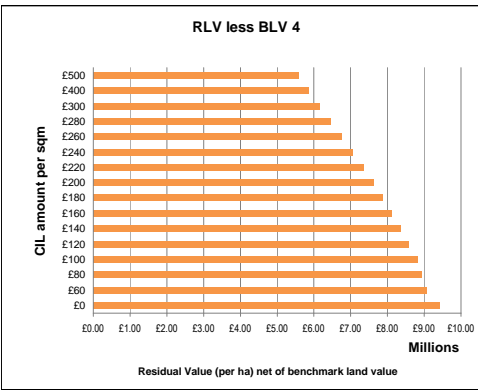
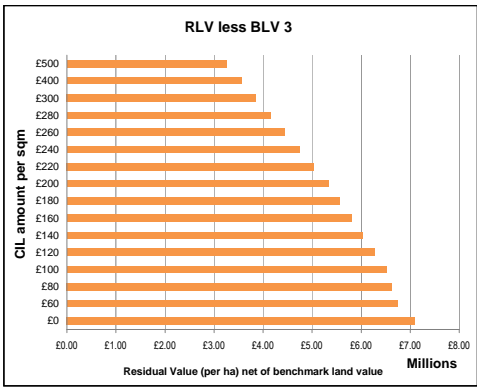
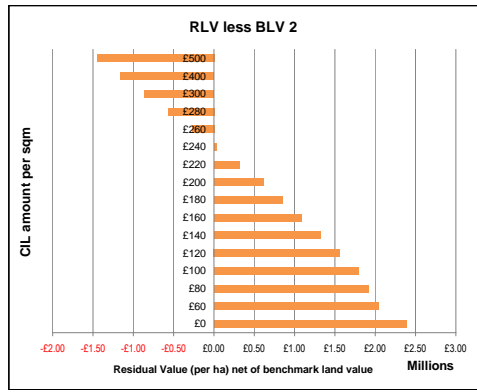
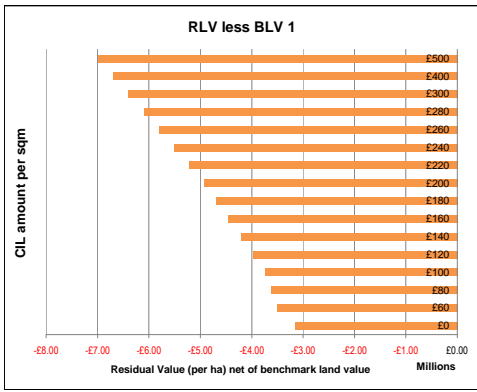
Site type 1 Description: **Area 2 £4629 psm** 0 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	637,306	10,621,766	-4,925,315	-611,722	-5,321,539	-7,631,766
60	616,055	10,267,580	-5,279,502	-257,535	-4,967,352	-7,277,580
80	608,971	10,149,517	-5,397,564	-139,473	-4,849,290	-7,159,517
100	601,887	10,031,455	-5,515,626	-21,411	-4,731,228	-7,041,455
120	587,720	9,795,331	-5,751,751	-214,714	-4,495,103	-6,805,331
140	573,552	9,559,206	-5,987,875	-450,838	-4,258,979	-6,569,206
160	559,385	9,323,082	-6,223,999	-686,962	-4,022,854	-6,333,082
180	545,217	9,086,957	-6,460,124	-923,087	-3,786,730	-6,096,957
200	531,050	8,850,833	-6,696,248	-1,159,211	-3,550,605	-5,860,833
220	513,341	8,555,677	-6,991,404	-1,454,367	-3,255,450	-5,565,677
240	495,631	8,260,522	-7,286,560	-1,749,522	-2,960,294	-5,270,522
260	477,922	7,965,366	-7,581,715	-2,044,678	-2,665,139	-4,975,366
280	460,213	7,670,211	-7,876,871	-2,339,834	-2,369,983	-4,680,211
300	442,503	7,375,055	-8,172,026	-2,634,989	-2,074,828	-4,385,055
400	424,794	7,079,900	-8,467,182	-2,930,145	-1,779,672	-4,089,900
500	407,085	6,784,744	-8,762,337	-3,225,300	-1,484,517	-3,794,744



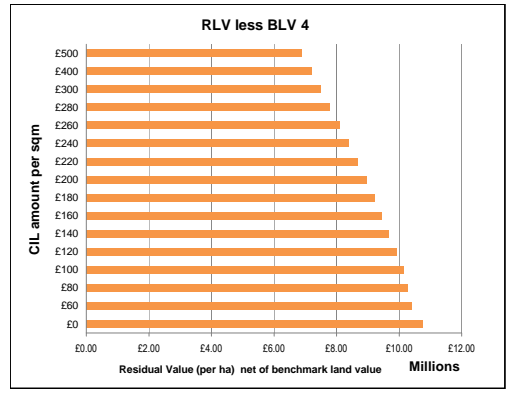
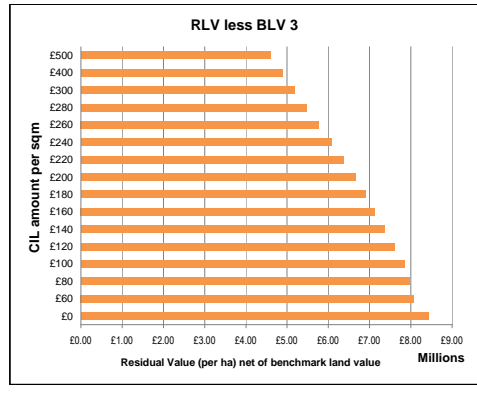
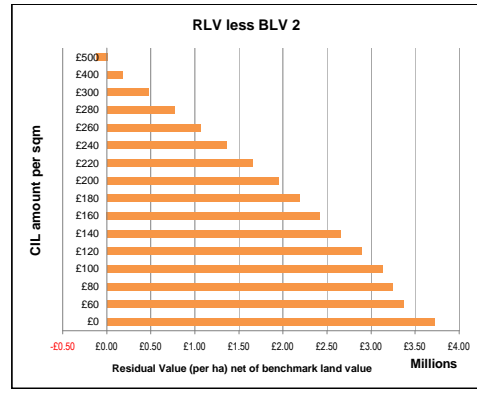
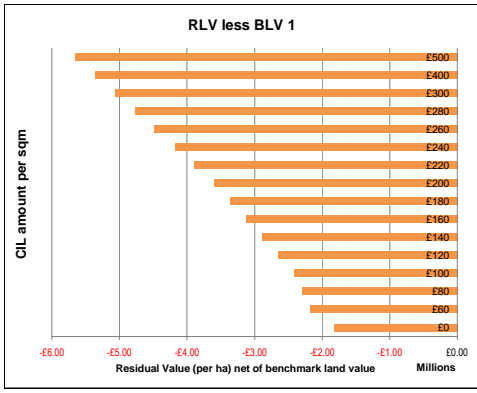
Site type 1 Description: **Area 3 £5059 psm** 0 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	743,696	12,394,932	-3,152,149	-2,384,888	-7,094,705	-9,404,932
60	722,445	12,040,746	-3,506,336	-2,030,702	-6,740,518	-9,050,746
80	715,361	11,922,684	-3,624,398	-1,912,639	-6,622,456	-8,932,684
100	708,277	11,804,621	-3,742,460	-1,794,577	-6,504,394	-8,814,621
120	694,110	11,568,497	-3,978,584	-1,558,453	-6,268,269	-8,578,497
140	679,942	11,332,372	-4,214,709	-1,322,328	-6,032,145	-8,342,372
160	665,775	11,096,248	-4,450,833	-1,086,204	-5,796,021	-8,106,248
180	651,607	10,860,124	-4,686,958	-850,079	-5,559,896	-7,870,124
200	637,440	10,623,999	-4,923,082	-613,955	-5,323,772	-7,633,999
220	619,731	10,328,843	-5,218,238	-318,799	-5,028,616	-7,338,843
240	602,021	10,033,688	-5,513,393	-23,644	-4,733,461	-7,043,688
260	584,312	9,738,532	-5,808,549	-271,512	-4,438,305	-6,748,532
280	566,603	9,443,377	-6,103,704	-566,667	-4,143,149	-6,453,377
300	548,893	9,148,221	-6,398,860	-861,823	-3,847,994	-6,158,221
400	531,184	8,853,066	-6,694,016	-1,156,979	-3,552,838	-5,863,066
500	513,475	8,557,910	-6,989,171	-1,452,134	-3,257,683	-5,567,910



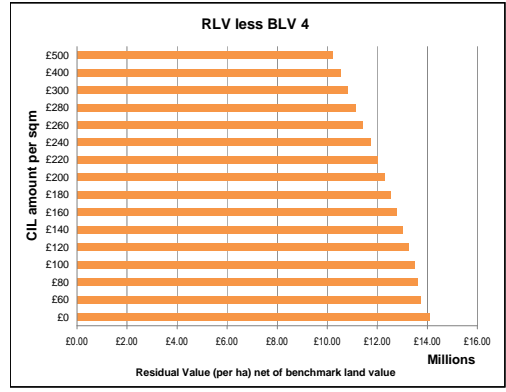
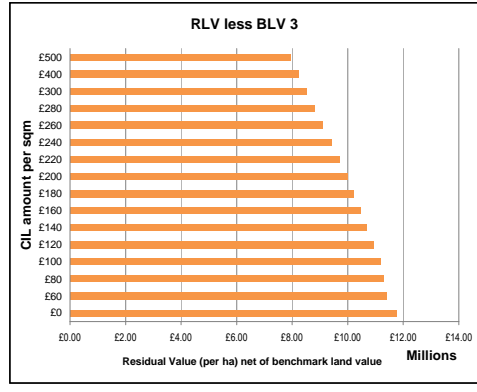
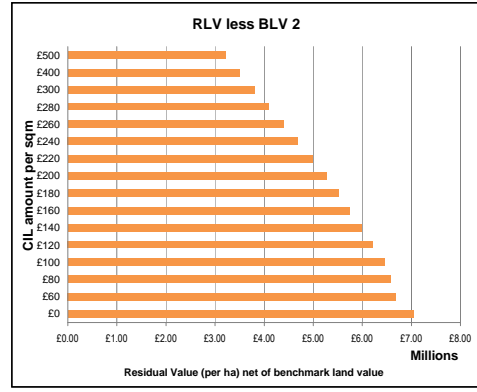
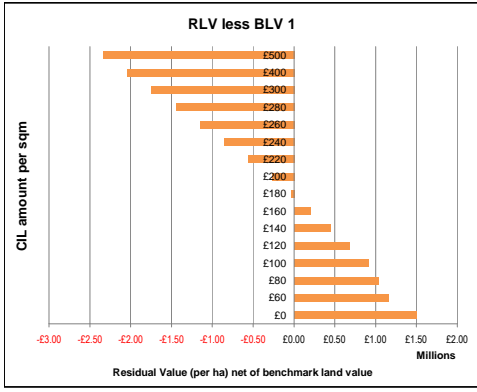
Site type 1 Description: **Area 4** £5382 psm 0 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	823,488	13,724,807	-1,822,274	3,714,763	8,424,580	10,734,807
60	802,237	13,370,620	-2,176,461	3,360,576	8,070,393	10,380,620
80	795,153	13,252,558	-2,294,523	3,242,514	7,952,331	10,262,558
100	788,070	13,134,496	-2,412,585	3,124,452	7,834,269	10,144,496
120	773,902	12,898,371	-2,648,710	2,888,327	7,598,144	9,908,371
140	759,735	12,662,247	-2,884,834	2,652,203	7,362,020	9,672,247
160	745,567	12,426,123	-3,120,959	2,416,078	7,125,895	9,436,123
180	731,400	12,190,000	-3,357,083	2,179,954	6,889,771	9,199,999
200	717,232	11,953,874	-3,593,208	1,943,829	6,653,646	8,963,874
220	699,523	11,658,718	-3,888,363	1,648,674	6,358,491	8,668,718
240	681,814	11,363,563	-4,183,519	1,353,518	6,063,335	8,373,563
260	664,104	11,068,407	-4,478,674	1,058,363	5,768,180	8,078,407
280	646,395	10,773,251	-4,773,830	763,207	5,473,024	7,783,251
300	628,686	10,478,096	-5,068,985	468,052	5,177,868	7,488,096
400	610,976	10,182,940	-5,364,141	172,896	4,882,713	7,192,940
500	593,267	9,887,785	-5,659,296	122,259	4,587,557	6,897,785



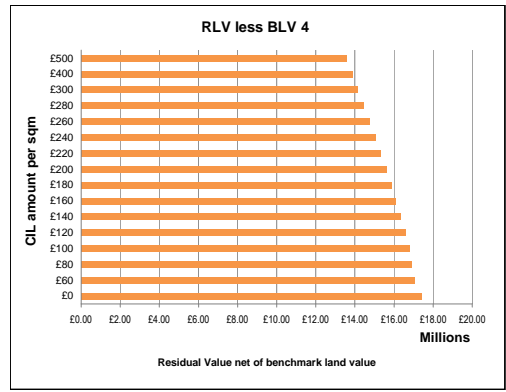
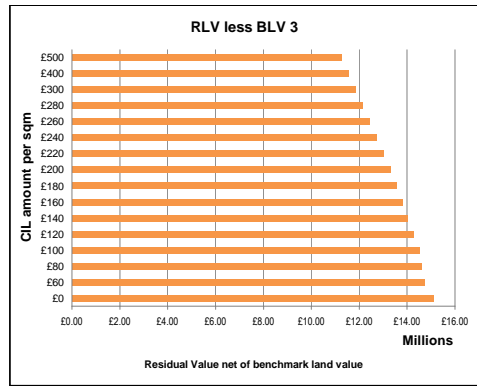
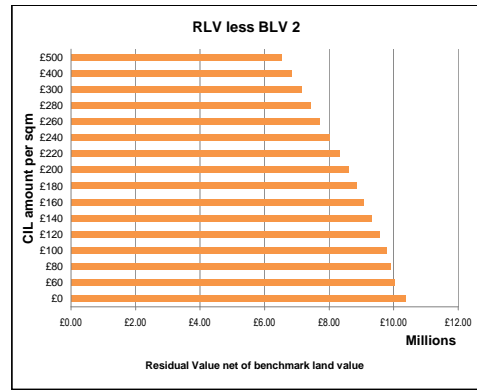
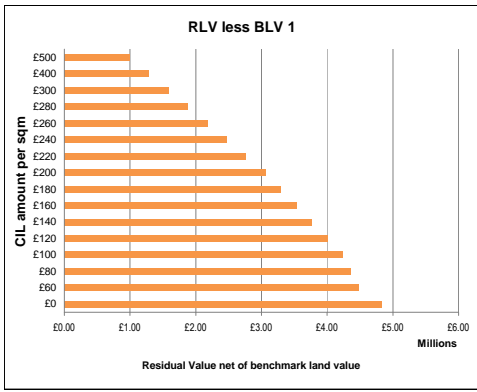
Site type 1 Description: **Area 5** £6189 psm 0 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,022,970	17,049,494	1,502,412	7,039,449	11,749,266	14,059,494
60	1,001,718	16,695,307	1,148,226	6,685,263	11,395,080	13,705,307
80	994,635	16,577,245	1,030,163	6,567,201	11,277,017	13,587,245
100	987,551	16,459,183	912,101	6,449,138	11,158,955	13,469,183
120	973,383	16,223,058	675,977	6,213,014	10,922,831	13,233,058
140	959,216	15,986,934	439,852	5,976,889	10,686,706	12,996,934
160	945,049	15,750,809	203,728	5,740,765	10,450,582	12,760,809
180	930,881	15,514,685	32,397	5,504,641	10,214,457	12,524,685
200	916,714	15,278,560	-268,521	5,268,516	9,978,333	12,288,560
220	899,004	14,983,405	-563,677	4,973,361	9,683,177	11,993,405
240	881,295	14,688,249	-858,832	4,678,205	9,388,022	11,698,249
260	863,586	14,393,094	-1,153,988	4,383,049	9,092,866	11,403,094
280	845,876	14,097,938	-1,449,143	4,087,894	8,797,711	11,107,938
300	828,167	13,802,782	-1,744,299	3,792,738	8,502,555	10,812,782
400	810,458	13,507,627	-2,039,454	3,497,583	8,207,400	10,517,627
500	792,748	13,212,471	-2,334,610	3,202,427	7,912,244	10,222,471



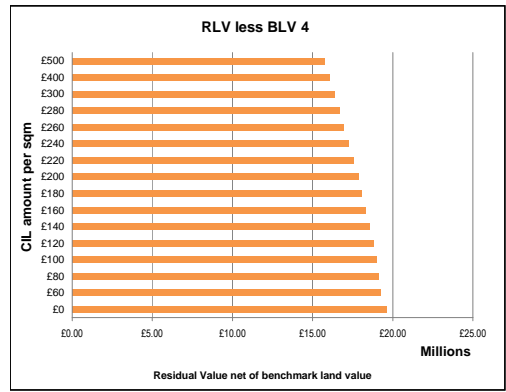
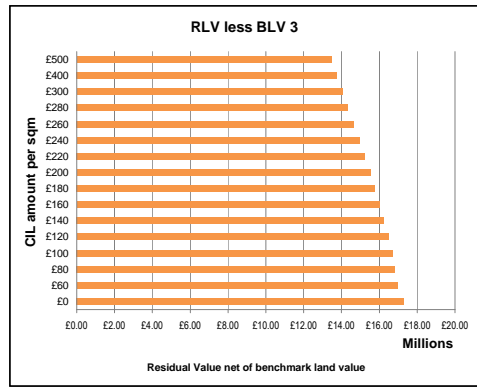
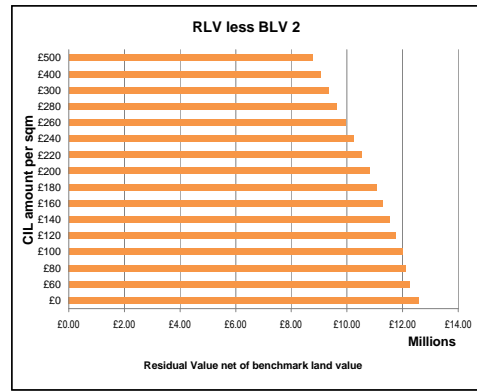
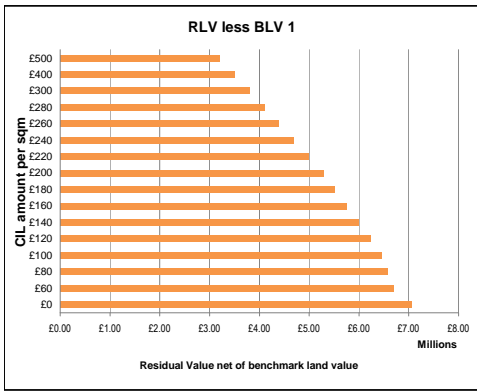
Site type 1 Description: **Area 6** £6997 psm 0 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,222,451	20,374,180	4,827,099	10,364,136	15,073,953	17,384,180
60	1,201,200	20,019,994	4,472,912	10,009,949	14,719,766	17,029,994
80	1,194,116	19,901,931	4,354,850	9,891,887	14,601,704	16,911,931
100	1,187,032	19,783,869	4,236,788	9,773,825	14,483,642	16,793,869
120	1,172,865	19,547,745	4,000,663	9,537,700	14,247,517	16,557,745
140	1,158,697	19,311,620	3,764,539	9,301,576	14,011,393	16,321,620
160	1,144,530	19,075,496	3,528,415	9,065,452	13,775,268	16,085,496
180	1,130,362	18,839,371	3,292,290	8,829,327	13,539,144	15,849,371
200	1,116,195	18,603,247	3,056,166	8,593,203	13,303,019	15,613,247
220	1,098,485	18,308,091	2,761,010	8,298,047	13,007,864	15,318,091
240	1,080,776	18,012,936	2,465,855	8,002,892	12,712,708	15,022,936
260	1,063,067	17,717,780	2,170,699	7,707,736	12,417,553	14,727,780
280	1,045,357	17,422,625	1,875,543	7,412,580	12,122,397	14,432,625
300	1,027,648	17,127,469	1,580,388	7,117,425	11,827,242	14,137,469
400	1,009,939	16,832,314	1,285,232	6,822,269	11,532,086	13,842,314
500	992,229	16,537,158	990,077	6,527,114	11,236,931	13,547,158



Site type 1 Description: **Area 7** £7535 psm 0 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,355,438	22,590,638	7,043,557	12,580,594	17,290,411	19,600,638
60	1,334,187	22,236,451	6,689,370	12,226,407	16,936,224	19,246,451
80	1,327,103	22,118,389	6,571,308	12,108,345	16,818,162	19,128,389
100	1,320,020	22,000,327	6,453,246	11,990,283	16,700,100	19,010,327
120	1,305,852	21,764,202	6,217,121	11,754,158	16,463,975	18,774,202
140	1,291,685	21,528,078	5,981,000	11,518,034	16,227,851	18,538,078
160	1,277,517	21,291,954	5,744,872	11,281,909	15,991,726	18,301,954
180	1,263,350	21,055,829	5,508,748	11,045,785	15,755,602	18,065,829
200	1,249,182	20,819,705	5,272,623	10,809,660	15,519,477	17,829,705
220	1,231,473	20,524,549	4,977,468	10,514,505	15,224,322	17,534,549
240	1,213,764	20,229,393	4,682,312	10,219,349	14,929,166	17,239,393
260	1,196,054	19,934,238	4,387,157	9,924,194	14,634,011	16,944,238
280	1,178,345	19,639,082	4,092,001	9,629,038	14,338,855	16,649,082
300	1,160,636	19,343,927	3,796,846	9,333,883	14,043,699	16,353,927
400	1,142,926	19,048,771	3,501,690	9,038,727	13,748,544	16,058,771
500	1,125,217	18,753,616	3,206,534	8,743,571	13,453,388	15,763,616



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 "Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

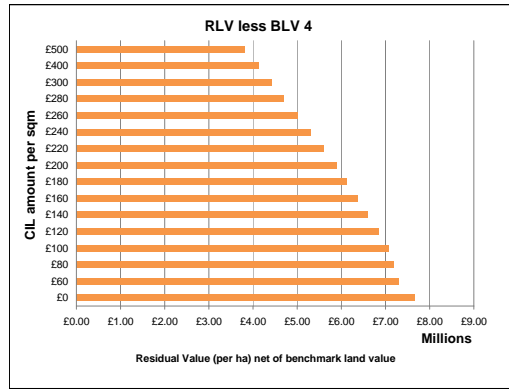
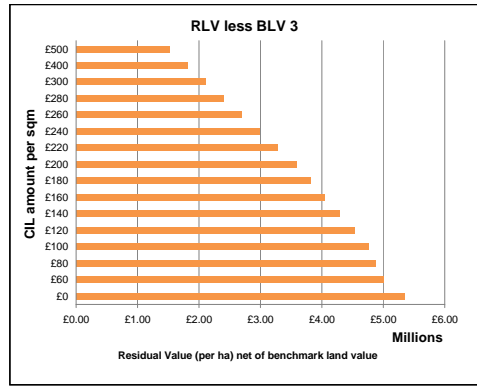
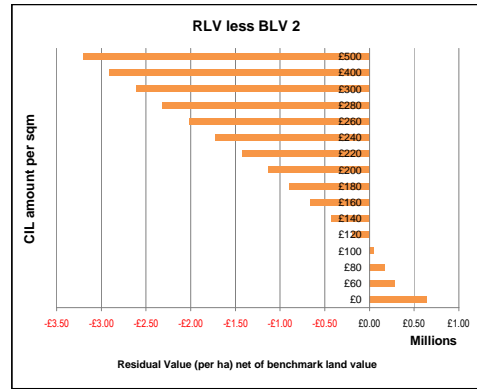
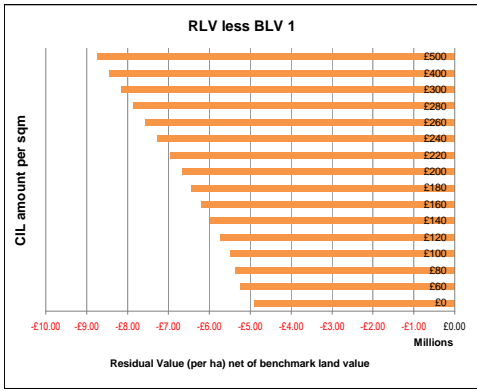
SITE TYPE 1
 3 UNITS
 HOUSES
 50 UPH Net area as percentage of gross

100%

CSH level: 4 on AH	10%	Sales value inflation
4 on private	5%	Build cost inflation
Aff Hsg:		

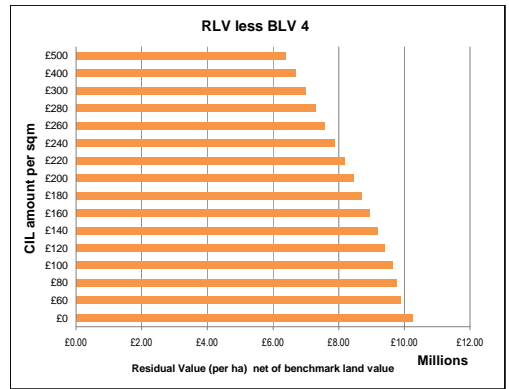
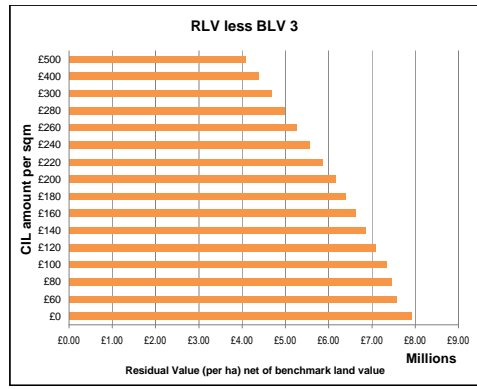
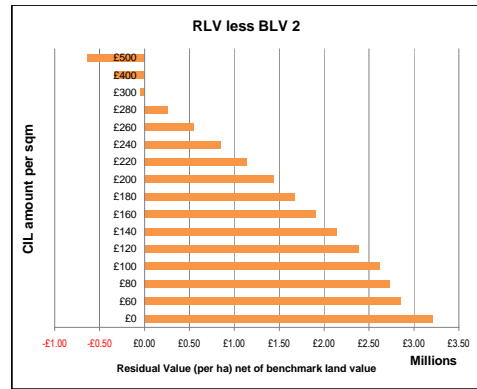
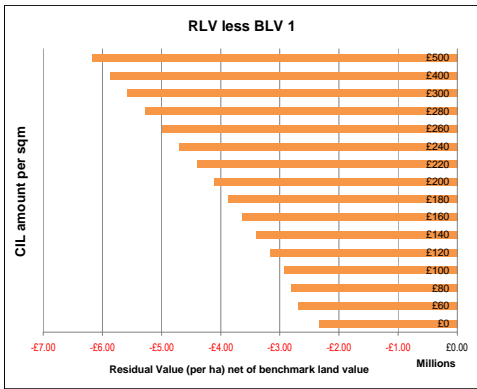
Site type 1 Description: **Area 1 £4090 psm** 0 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	638,872	10,647,872	-4,899,209	637,828	5,347,644	7,657,872
60	617,621	10,293,685	-5,253,396	283,641	4,993,458	7,303,685
80	610,537	10,175,623	-5,371,458	165,579	4,875,396	7,185,623
100	603,454	10,057,561	-5,489,521	47,516	4,757,333	7,067,561
120	589,286	9,821,436	-5,725,645	188,608	4,521,209	6,831,436
140	575,119	9,585,312	-5,961,769	424,732	4,285,084	6,595,312
160	560,951	9,349,187	-6,197,894	660,857	4,048,960	6,359,187
180	546,784	9,113,063	-6,434,018	896,981	3,812,836	6,123,063
200	532,616	8,876,938	-6,670,143	1,133,106	3,576,711	5,886,938
220	514,907	8,581,783	-6,965,298	1,428,261	3,281,556	5,591,783
240	497,198	8,286,627	-7,260,454	1,723,417	2,986,400	5,296,627
260	479,488	7,991,472	-7,555,609	2,018,572	2,691,244	5,001,472
280	461,779	7,696,316	-7,850,765	2,313,728	2,396,089	4,706,316
300	444,070	7,401,161	-8,145,921	2,608,884	2,100,933	4,411,161
400	426,360	7,106,005	-8,441,076	2,904,039	1,805,778	4,116,005
500	408,651	6,810,850	-8,736,232	3,199,195	1,510,622	3,820,850



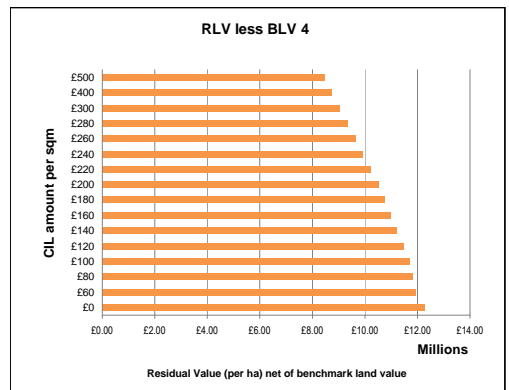
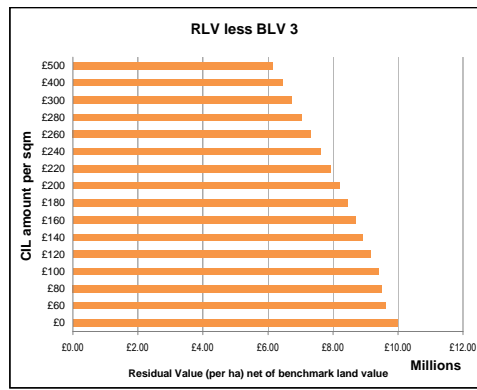
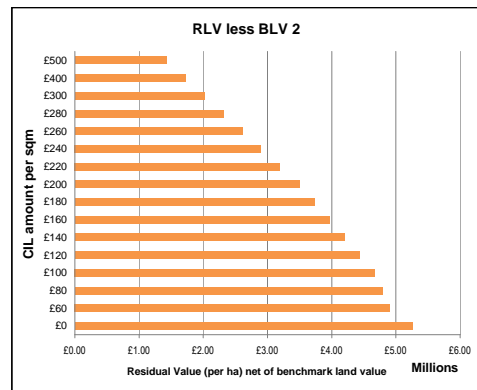
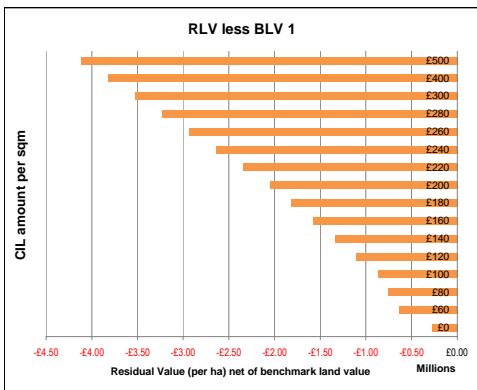
Site type 1 Description: **Area 2 £4629 psm** 0 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	792,858	13,214,297	-2,332,785	3,204,252	7,914,069	10,224,297
60	771,607	12,860,110	-2,686,971	2,850,066	7,559,883	9,870,110
80	764,523	12,742,048	-2,805,034	2,732,003	7,441,820	9,752,048
100	757,439	12,623,985	-2,923,096	2,613,941	7,323,758	9,633,985
120	743,272	12,387,861	-3,159,220	2,377,817	7,087,634	9,397,861
140	729,104	12,151,737	-3,395,345	2,141,692	6,851,509	9,161,737
160	714,937	11,915,612	-3,631,469	1,905,568	6,615,385	8,925,612
180	700,769	11,679,488	-3,867,594	1,669,443	6,379,260	8,689,488
200	686,602	11,443,363	-4,103,718	1,433,319	6,143,136	8,453,363
220	668,892	11,148,208	-4,398,874	1,138,163	5,847,980	8,158,208
240	651,183	10,853,052	-4,694,029	843,008	5,552,825	7,863,052
260	633,474	10,557,897	-4,989,185	547,852	5,257,669	7,567,897
280	615,764	10,262,741	-5,284,340	252,697	4,962,514	7,272,741
300	598,055	9,967,585	-5,579,496	42,549	4,667,358	6,977,585
400	580,346	9,672,430	-5,874,651	337,614	4,372,202	6,682,430
500	562,636	9,377,274	-6,169,807	632,770	4,077,047	6,387,274



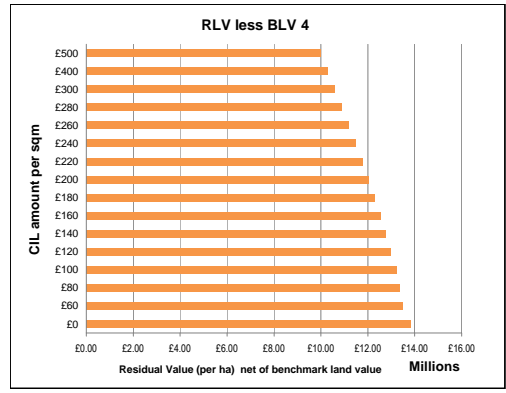
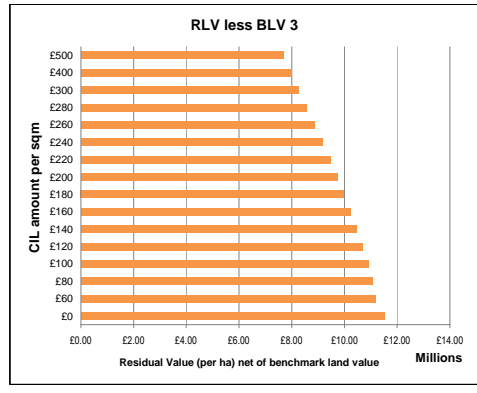
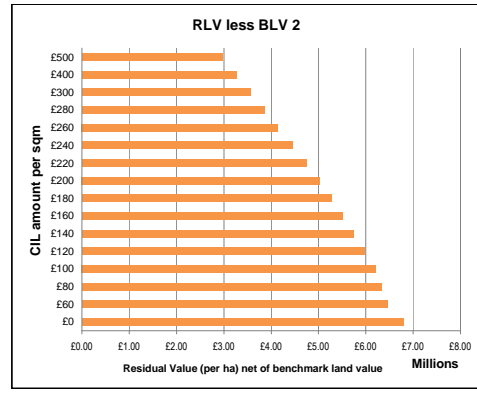
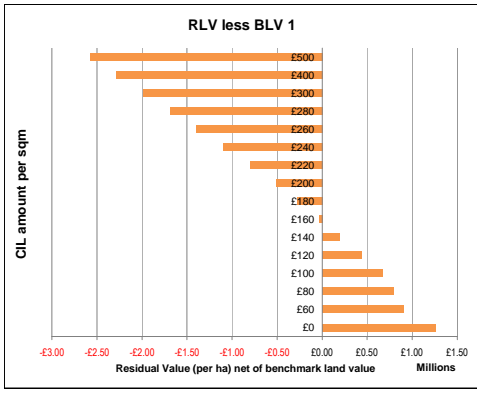
Site type 1 Description: **Area 3 £5059 psm** 0 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	916,046	15,267,436	-279,645	5,257,392	9,967,209	12,277,436
60	894,795	14,913,250	-633,832	4,903,205	9,613,022	11,923,250
80	887,711	14,795,187	-751,894	4,785,143	9,494,960	11,805,187
100	880,628	14,677,125	-869,956	4,667,081	9,376,898	11,687,125
120	866,460	14,441,001	-1,106,080	4,430,957	9,140,773	11,451,001
140	852,293	14,204,876	-1,342,205	4,194,832	8,904,649	11,214,876
160	838,125	13,968,752	-1,578,329	3,958,708	8,668,525	10,978,752
180	823,958	13,732,627	-1,814,454	3,722,583	8,432,400	10,742,627
200	809,790	13,496,503	-2,050,578	3,486,459	8,196,276	10,506,503
220	792,081	13,201,347	-2,345,734	3,191,303	7,901,120	10,211,347
240	774,372	12,906,192	-2,640,889	2,896,148	7,605,964	9,916,192
260	756,662	12,611,036	-2,936,045	2,600,992	7,310,809	9,621,036
280	738,953	12,315,881	-3,231,200	2,305,837	7,015,653	9,325,881
300	721,244	12,020,725	-3,526,356	2,010,681	6,720,498	9,030,725
400	703,534	11,725,570	-3,821,512	1,715,525	6,425,342	8,735,570
500	685,825	11,430,414	-4,116,667	1,420,370	6,130,187	8,440,414



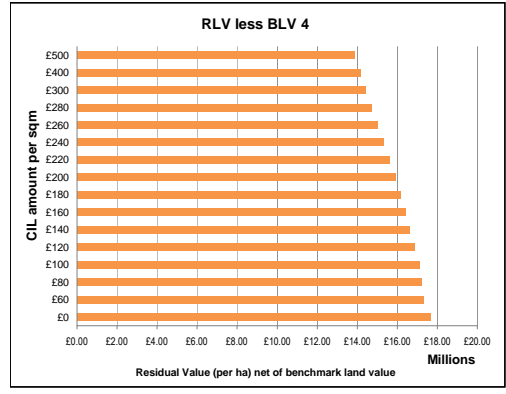
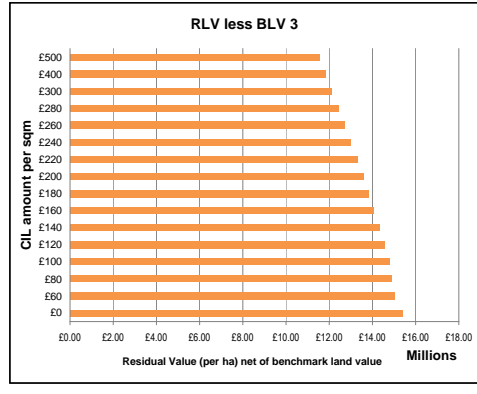
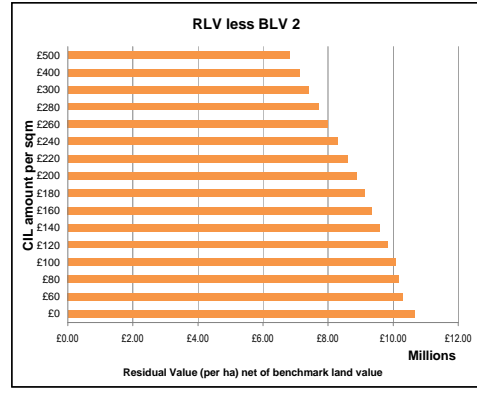
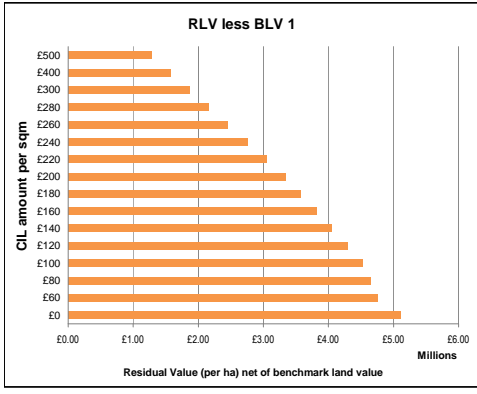
Site type 1 Description: **Area 4** £382 psm 0 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,008,437	16,807,291	1,260,210	6,797,247	11,507,064	13,817,291
60	987,186	16,453,105	906,023	6,443,060	11,152,877	13,463,105
80	980,103	16,335,042	787,961	6,324,998	11,034,815	13,345,042
100	973,019	16,216,980	669,899	6,206,936	10,916,753	13,226,980
120	958,851	15,980,856	433,774	5,970,811	10,680,628	12,990,856
140	944,684	15,744,731	197,650	5,734,687	10,444,504	12,754,731
160	930,516	15,508,607	-	5,498,563	10,208,379	12,518,607
180	916,349	15,272,482	-	5,262,438	9,972,255	12,282,482
200	902,181	15,036,358	-	5,026,314	9,736,130	12,046,358
220	888,014	14,800,233	-	4,790,189	9,500,006	11,810,233
240	873,846	14,564,109	-	4,554,065	9,263,881	11,574,109
260	859,679	14,327,984	-	4,317,940	9,027,756	11,337,984
280	845,511	14,091,860	-	4,081,815	8,791,631	11,101,860
300	831,344	13,855,735	-	3,845,690	8,555,506	10,865,735
400	795,925	13,265,424	-	2,281,657	3,255,380	7,965,197
500	778,216	12,970,269	-	2,576,812	2,960,225	7,670,042



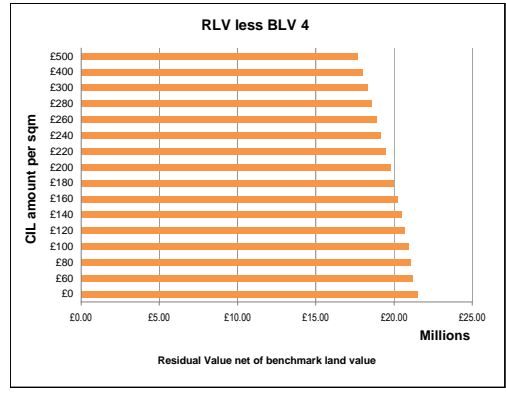
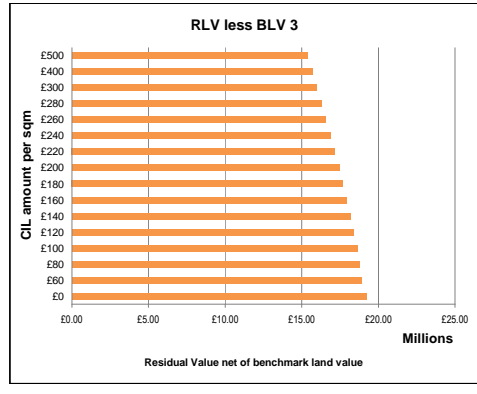
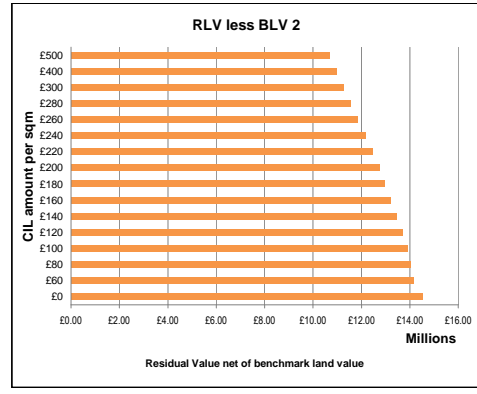
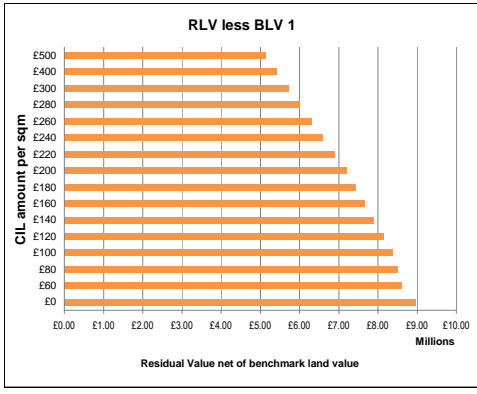
Site type 1 Description: **Area 5** £6189 psm 0 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,239,416	20,656,928	5,109,847	10,646,884	15,356,701	17,666,928
60	1,218,164	20,302,742	4,755,660	10,292,697	15,002,514	17,312,742
80	1,211,081	20,184,679	4,637,598	10,174,635	14,884,452	17,194,679
100	1,203,997	20,066,617	4,519,536	10,056,573	14,766,390	17,076,617
120	1,189,830	19,830,493	4,283,411	9,820,449	14,530,265	16,840,493
140	1,175,662	19,594,368	4,047,287	9,584,324	14,294,141	16,604,368
160	1,161,495	19,358,244	3,811,163	9,348,200	14,058,016	16,368,244
180	1,147,327	19,122,119	3,575,038	9,112,075	13,821,892	16,132,119
200	1,133,160	18,885,995	3,338,914	8,875,951	13,585,768	15,895,995
220	1,119,000	18,649,870	3,102,789	8,640,026	13,349,643	15,659,870
240	1,097,741	18,295,684	2,748,603	8,285,640	12,995,456	15,305,684
260	1,080,032	18,000,528	2,453,447	7,990,484	12,700,301	15,010,528
280	1,062,322	17,705,373	2,158,291	7,695,329	12,405,145	14,715,373
300	1,044,613	17,410,217	1,863,136	7,400,173	12,109,990	14,420,217
400	1,026,904	17,115,062	1,567,980	7,105,017	11,814,834	14,125,062
500	1,009,194	16,819,906	1,272,825	6,809,862	11,519,679	13,829,906



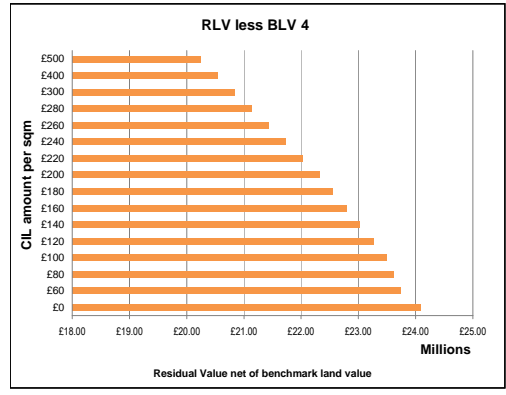
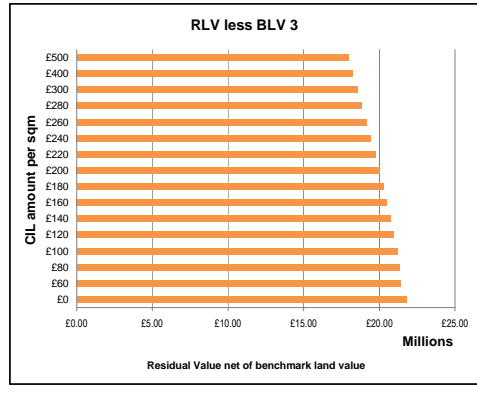
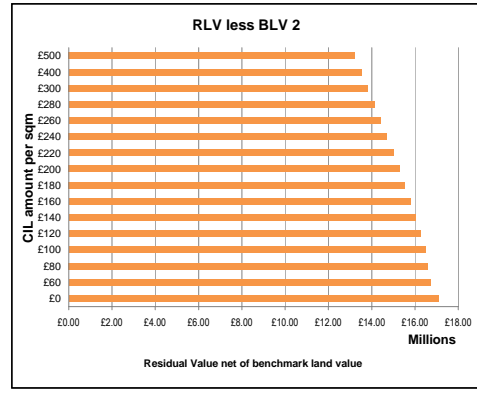
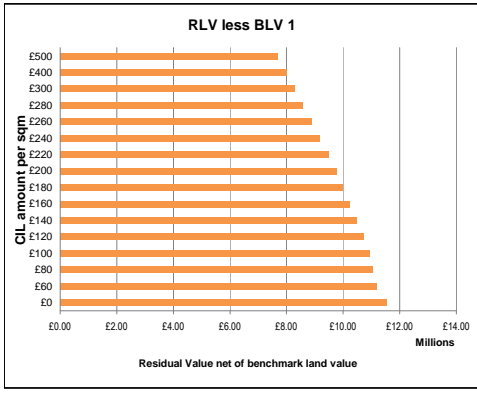
Site type 1 Description: **Area 6** £6997 psm 0 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,470,394	24,506,565	8,959,484	14,496,521	19,206,338	21,516,565
60	1,449,143	24,152,379	8,605,298	14,142,335	18,852,151	21,162,379
80	1,442,059	24,034,317	8,487,235	14,024,272	18,734,089	21,044,317
100	1,434,975	23,916,254	8,369,173	13,906,210	18,616,027	20,926,254
120	1,420,808	23,680,130	8,133,049	13,670,086	18,379,902	20,690,130
140	1,406,640	23,444,005	7,896,924	13,433,961	18,143,778	20,454,005
160	1,392,473	23,207,881	7,660,800	13,197,837	17,907,654	20,217,881
180	1,378,305	22,971,757	7,424,675	12,961,712	17,671,529	19,981,757
200	1,364,138	22,735,632	7,188,551	12,725,588	17,435,405	19,745,632
220	1,346,429	22,440,477	6,893,395	12,430,432	17,140,249	19,450,477
240	1,328,719	22,145,321	6,598,240	12,135,277	16,845,094	19,155,321
260	1,311,010	21,850,165	6,303,084	11,840,121	16,549,938	18,860,165
280	1,293,301	21,555,010	6,007,929	11,544,966	16,254,782	18,565,010
300	1,275,591	21,259,854	5,712,773	11,249,810	15,959,627	18,269,854
400	1,257,882	20,964,699	5,417,617	10,954,654	15,664,471	17,974,699
500	1,240,173	20,669,543	5,122,462	10,659,499	15,369,316	17,679,543



Site type 1 Description: **Area 7** £7535 psm 0 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,624,379	27,072,990	11,525,909	17,062,946	21,772,763	24,082,990
60	1,603,128	26,718,804	11,171,722	16,708,759	21,418,576	23,728,804
80	1,596,044	26,600,741	11,053,660	16,590,697	21,300,514	23,610,741
100	1,588,961	26,482,679	10,935,598	16,472,635	21,182,452	23,492,679
120	1,574,793	26,246,555	10,699,473	16,236,510	20,946,327	23,256,555
140	1,560,626	26,010,430	10,463,349	16,000,386	20,710,203	23,020,430
160	1,546,458	25,774,306	10,227,224	15,764,261	20,474,078	22,784,306
180	1,532,291	25,538,181	9,991,100	15,528,137	20,237,954	22,548,181
200	1,518,123	25,302,057	9,754,976	15,292,013	20,001,829	22,312,057
220	1,500,414	25,006,901	9,459,820	14,996,857	19,706,674	22,016,901
240	1,482,705	24,711,746	9,164,664	14,701,701	19,411,518	21,721,746
260	1,464,995	24,416,590	8,869,509	14,406,546	19,116,363	21,426,590
280	1,447,286	24,121,435	8,574,353	14,111,390	18,821,207	21,131,435
300	1,429,577	23,826,279	8,279,198	13,816,235	18,526,052	20,836,279
400	1,411,867	23,531,123	7,984,042	13,521,079	18,230,896	20,541,123
500	1,394,158	23,235,968	7,688,887	13,225,924	17,935,740	20,245,968



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

SITE TYPE 2

3 UNITS

FLATS

120 UPH

Net area as percentage of gross

100%

CSH level: 4 on AH

Sales value inflation

4 on private

Build cost inflation

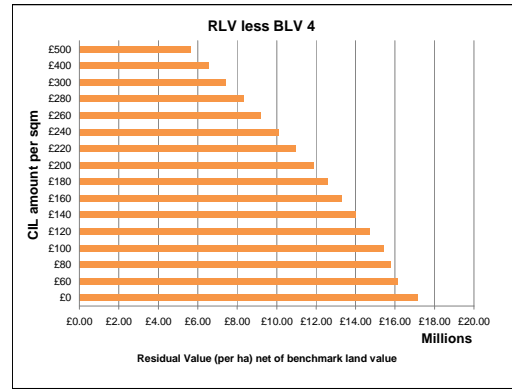
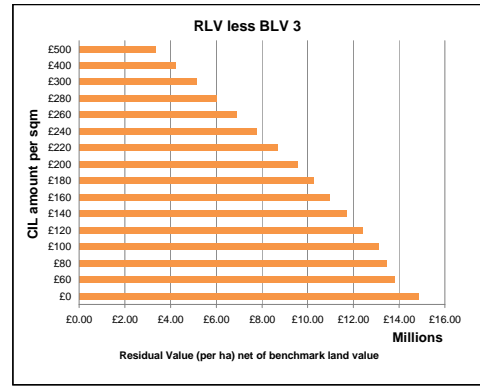
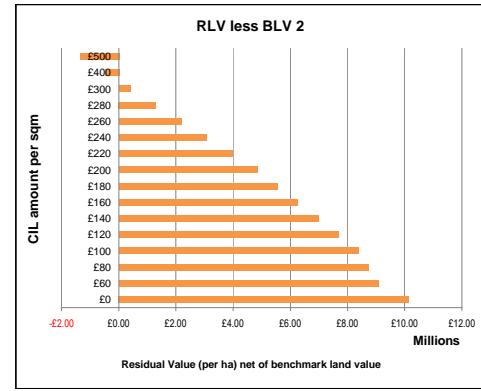
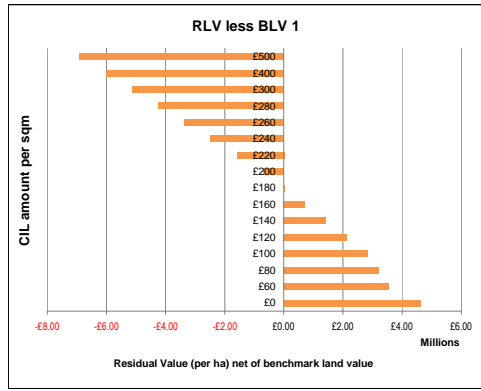
Aff Hsg:

Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

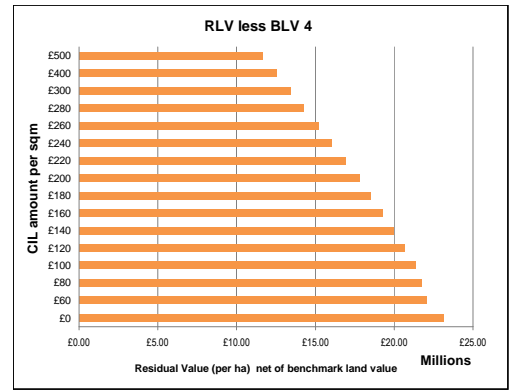
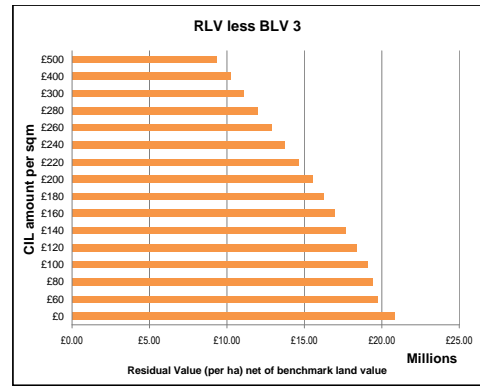
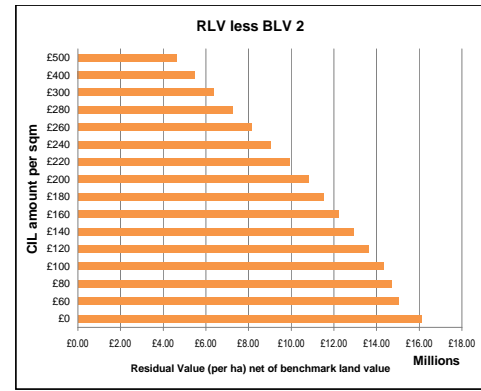
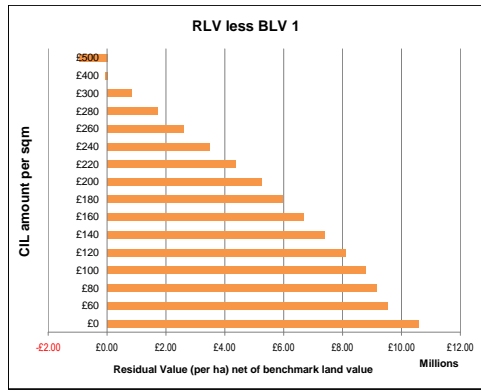
Site type 2 Description: Area 1 £4090 psm 0 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	503,909	20,156,370	4,609,288	10,146,325	14,856,142	17,166,370
60	477,353	19,094,122	3,547,041	9,084,078	13,793,895	16,104,122
80	468,501	18,740,040	3,192,958	8,729,995	13,439,812	15,750,040
100	459,649	18,385,957	2,838,876	8,375,913	13,085,730	15,395,957
120	441,945	17,677,792	2,130,711	7,667,748	12,377,565	14,687,792
140	424,241	16,969,627	1,422,546	6,959,583	11,669,400	13,979,627
160	406,537	16,261,462	714,381	6,251,418	10,961,235	13,271,462
180	388,832	15,553,297	6,216	5,543,253	10,253,070	12,563,297
200	371,128	14,845,132	701,949	4,835,088	9,544,905	11,855,132
220	348,998	13,959,926	1,587,155	3,949,882	8,659,699	10,969,926
240	326,868	13,074,720	2,472,362	3,064,675	7,774,492	10,084,720
260	304,738	12,189,513	3,357,568	2,179,469	6,889,286	9,199,513
280	282,608	11,304,307	4,242,774	1,294,263	6,004,804	8,314,307
300	260,478	10,419,101	5,127,980	409,057	5,118,874	7,429,101
400	238,347	9,533,895	6,013,187	476,150	4,233,667	6,543,895
500	216,217	8,648,688	6,898,393	1,361,356	3,348,461	5,658,688



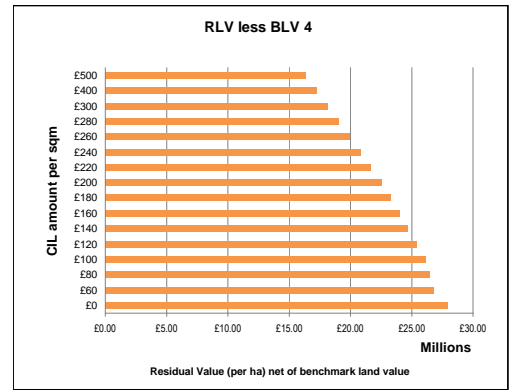
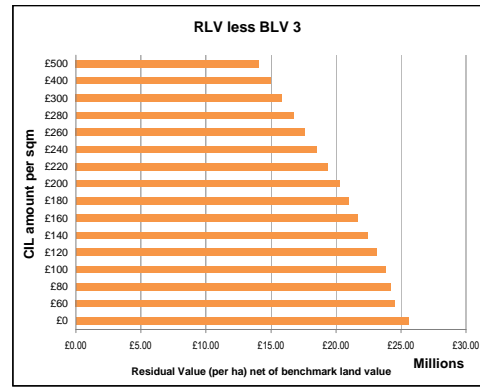
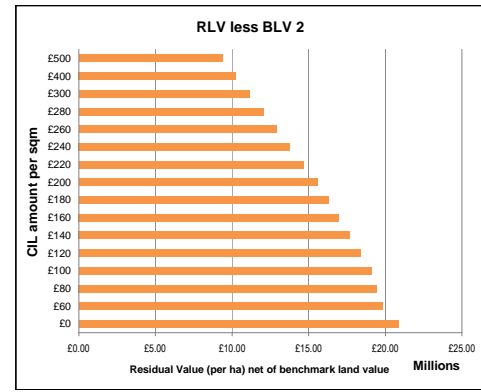
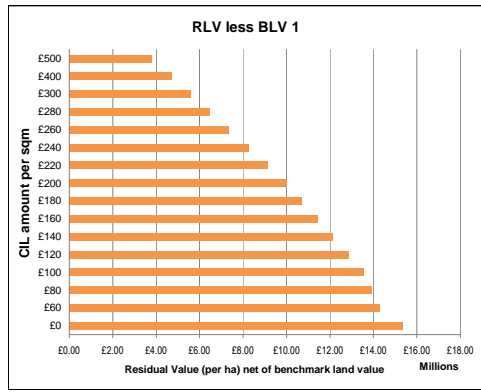
Site type 2 Description: Area 2 £4629 psm 0 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	652,601	26,104,059	10,556,978	16,094,015	20,803,832	23,114,059
60	626,045	25,041,812	9,494,730	15,031,767	19,741,584	22,051,812
80	617,193	24,887,729	9,140,648	14,677,685	19,387,502	21,697,729
100	608,341	24,333,647	8,786,565	14,323,602	19,033,419	21,343,647
120	590,637	23,625,482	8,078,400	13,615,437	18,325,254	20,635,482
140	572,933	22,917,317	7,370,235	12,907,272	17,617,089	19,927,317
160	555,229	22,209,152	6,662,070	12,199,107	16,908,924	19,219,152
180	537,525	21,500,987	5,953,905	11,490,942	16,200,759	18,510,987
200	519,821	20,792,822	5,245,740	10,782,777	15,492,594	17,802,822
220	497,690	19,907,615	4,360,534	9,897,571	14,607,388	16,917,615
240	475,560	19,022,409	3,475,328	9,012,365	13,722,182	16,032,409
260	453,430	18,137,203	2,590,122	8,127,159	12,836,975	15,147,203
280	431,300	17,251,997	1,704,915	7,241,952	11,951,769	14,261,997
300	409,170	16,366,790	819,709	6,356,746	11,066,563	13,376,790
400	387,040	15,481,584	65,497	5,471,540	10,181,357	12,491,584
500	364,909	14,596,378	950,703	4,586,334	9,296,150	11,606,378



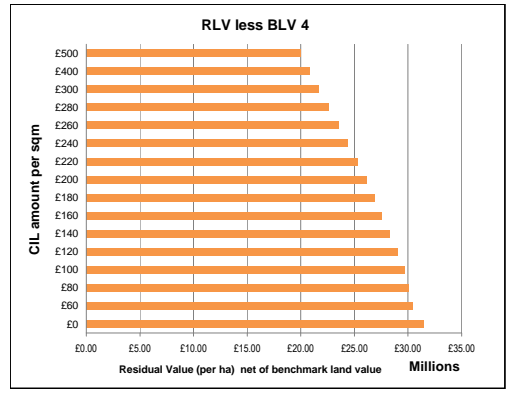
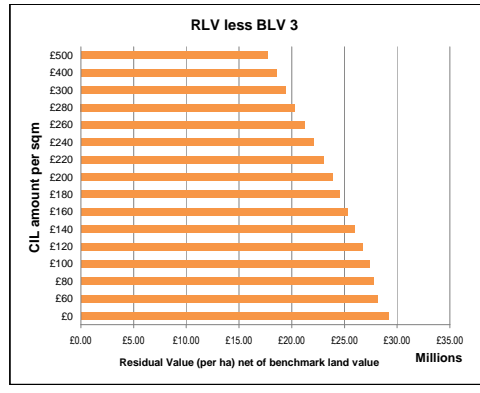
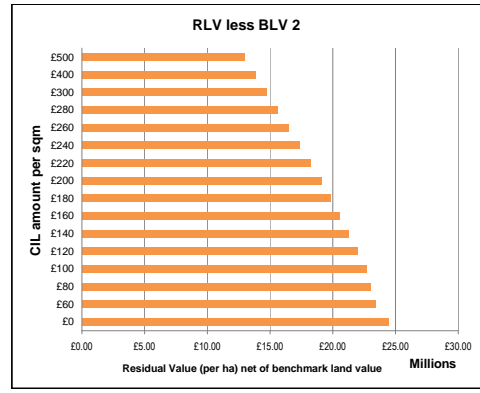
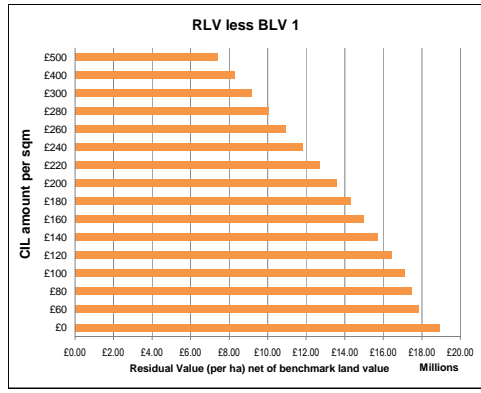
Site type 2 Description: Area 3 £5059 psm 0 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	771,555	30,862,210	15,315,129	20,852,166	25,561,983	27,872,210
60	744,999	29,799,963	14,252,882	19,789,919	24,499,736	26,809,963
80	736,147	29,445,880	13,898,799	19,435,836	24,145,653	26,455,880
100	727,295	29,091,798	13,544,717	19,081,754	23,791,571	26,101,798
120	709,591	28,383,633	12,836,552	18,373,589	23,083,406	25,393,633
140	691,887	27,675,468	12,128,387	17,665,424	22,375,241	24,685,468
160	674,183	26,967,303	11,420,222	16,957,259	21,667,076	23,977,303
180	656,478	26,259,138	10,712,057	16,249,094	20,958,911	23,269,138
200	638,774	25,550,973	10,003,892	15,540,929	20,250,746	22,560,973
220	616,644	24,665,767	9,118,685	14,655,723	19,365,539	21,675,767
240	594,514	23,780,561	8,233,479	13,770,516	18,480,333	20,790,561
260	572,384	22,895,354	7,348,273	12,885,310	17,595,127	19,905,354
280	550,254	22,010,148	6,463,067	12,000,104	16,709,921	19,020,148
300	528,124	21,124,942	5,577,860	11,114,898	15,824,714	18,134,942
400	505,993	20,239,736	4,692,654	10,229,691	14,939,508	17,249,736
500	483,863	19,354,529	3,807,448	9,344,485	14,054,302	16,364,529



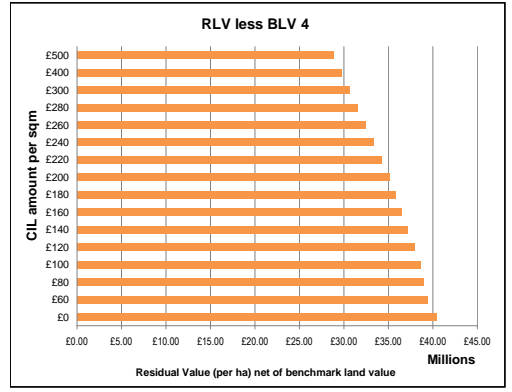
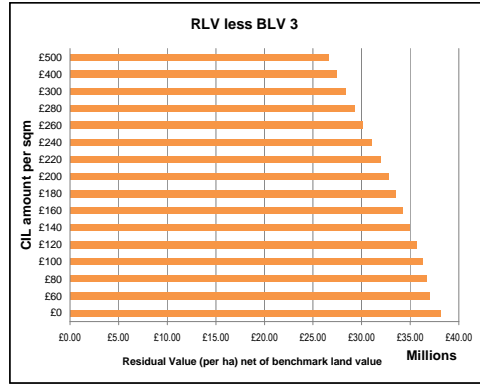
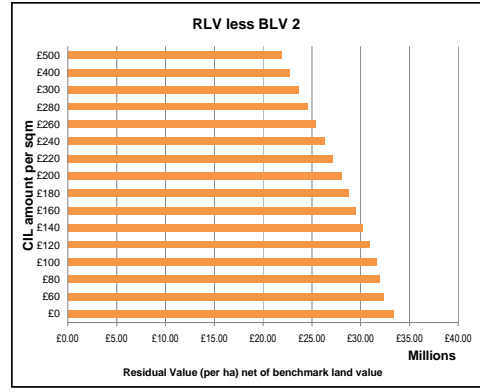
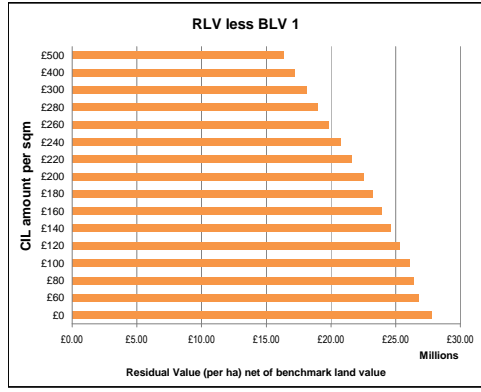
Site type 2 Description: **Area 4** £382 psm 0 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	860,771	34,430,824	18,883,743	24,420,780	29,130,597	31,440,824
60	834,214	33,368,577	17,821,495	23,358,532	28,068,349	30,378,577
80	825,362	33,014,494	17,467,413	23,004,450	27,714,267	30,024,494
100	816,510	32,660,412	17,113,330	22,650,367	27,360,184	29,670,412
120	798,806	31,952,247	16,405,165	21,942,202	26,652,019	28,962,247
140	781,102	31,244,082	15,697,000	21,234,037	25,943,854	28,254,082
160	763,398	30,535,917	14,988,835	20,525,872	25,235,689	27,545,917
180	745,694	29,827,752	14,280,670	19,817,707	24,527,524	26,837,752
200	727,990	29,119,587	13,572,505	19,109,542	23,819,359	26,129,587
220	705,860	28,234,380	12,687,299	18,224,336	22,934,153	25,244,380
240	683,729	27,349,174	11,802,093	17,339,130	22,048,947	24,359,174
260	661,599	26,463,968	10,916,887	16,453,924	21,163,740	23,473,968
280	639,469	25,578,762	10,031,680	15,568,717	20,278,534	22,588,762
300	617,339	24,693,555	9,146,474	14,683,511	19,393,328	21,703,555
400	595,209	23,808,349	8,261,268	13,798,305	18,508,122	20,818,349
500	573,079	22,923,143	7,376,062	12,913,099	17,622,915	19,933,143



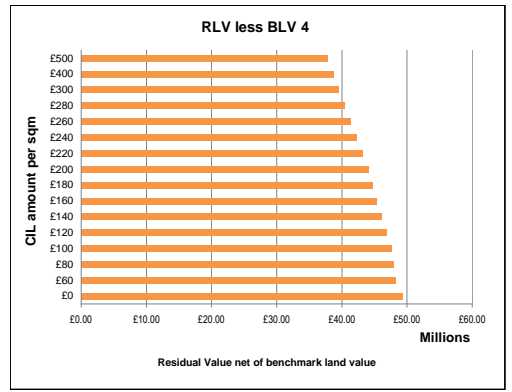
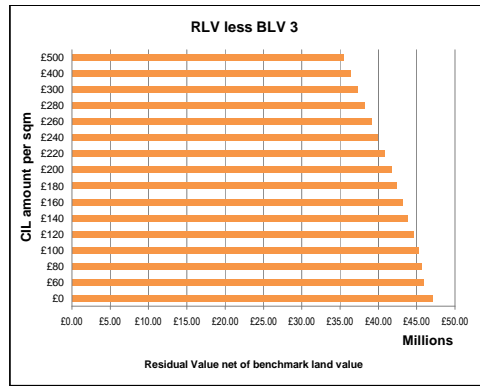
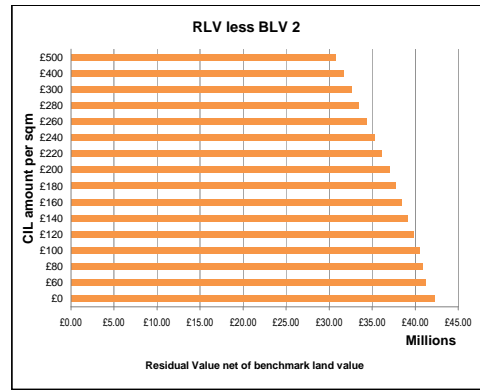
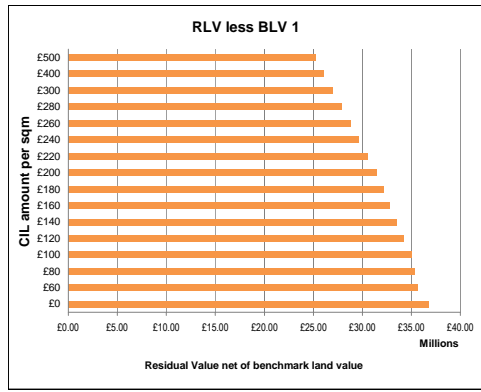
Site type 2 Description: **Area 5** £6189 psm 0 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,083,809	43,352,358	27,805,277	33,342,314	38,052,131	40,362,358
60	1,057,253	42,290,111	26,743,029	32,280,066	36,989,883	39,300,111
80	1,048,401	41,936,028	26,388,947	31,925,984	36,635,801	38,946,028
100	1,039,549	41,581,946	26,034,864	31,571,901	36,281,718	38,591,946
120	1,021,845	40,873,781	25,326,699	30,863,736	35,573,553	37,883,781
140	1,004,140	40,165,616	24,618,534	30,155,571	34,865,388	37,175,616
160	986,436	39,457,451	23,910,369	29,447,406	34,157,223	36,467,451
180	968,732	38,749,286	23,202,204	28,739,241	33,449,058	35,759,286
200	951,028	38,041,121	22,494,039	28,031,076	32,740,893	35,051,121
220	928,898	37,155,914	21,608,833	27,145,870	31,855,687	34,165,914
240	906,768	36,270,708	20,723,627	26,260,664	30,970,481	33,280,708
260	884,638	35,385,502	19,838,421	25,375,458	30,085,274	32,395,502
280	862,507	34,500,296	18,953,214	24,490,251	29,200,068	31,510,296
300	840,377	33,615,089	18,068,008	23,605,045	28,314,862	30,625,089
400	818,247	32,729,883	17,182,802	22,719,839	27,429,656	29,739,883
500	796,117	31,844,677	16,297,596	21,834,633	26,544,449	28,854,677



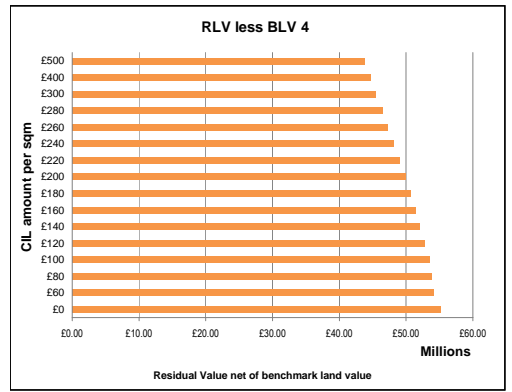
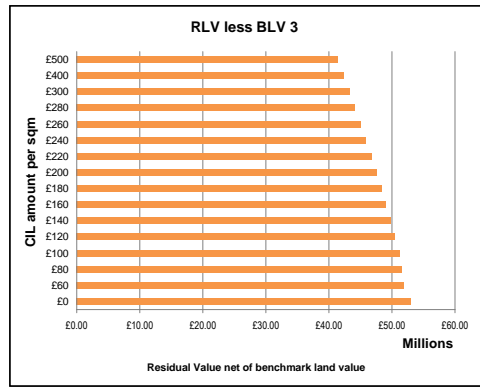
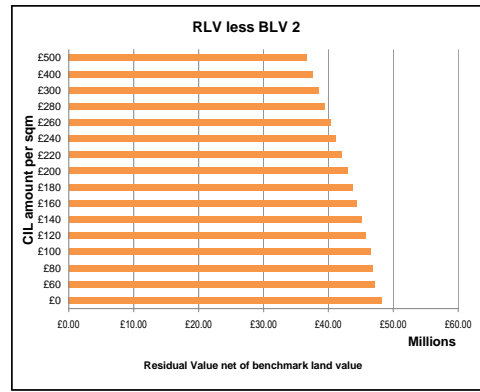
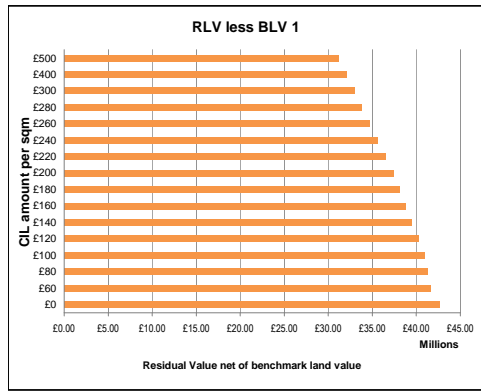
Site type 2 Description: **Area 6** £5997 psm 0 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,306,847	52,273,892	36,726,811	42,263,848	46,973,665	49,283,892
60	1,280,291	51,211,645	35,664,563	41,201,600	45,911,417	48,221,645
80	1,271,439	50,857,562	35,310,481	40,847,518	45,557,335	47,867,562
100	1,262,587	50,503,480	34,956,398	40,493,435	45,203,252	47,513,480
120	1,244,883	49,795,315	34,248,233	39,785,270	44,495,087	46,805,315
140	1,227,179	49,087,150	33,540,068	39,077,105	43,786,922	46,097,150
160	1,209,475	48,378,985	32,831,903	38,368,940	43,078,757	45,388,985
180	1,191,770	47,670,820	32,123,738	37,660,775	42,370,592	44,680,820
200	1,174,066	46,962,655	31,415,573	36,952,610	41,662,427	43,972,655
220	1,156,362	46,254,490	30,707,408	36,244,445	40,954,262	43,264,490
240	1,129,806	45,192,242	29,645,161	35,182,198	39,892,015	42,202,242
260	1,107,676	44,307,036	28,759,955	34,296,992	39,006,808	41,317,036
280	1,085,546	43,421,830	27,874,748	33,411,785	38,121,602	40,431,830
300	1,063,416	42,536,623	26,989,542	32,526,579	37,236,396	39,546,623
400	1,041,285	41,651,417	26,104,336	31,641,373	36,351,190	38,661,417
500	1,019,155	40,766,211	25,219,130	30,756,167	35,465,983	37,776,211



Site type 2 Description: **Area 7** £7535 psm 0 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,455,540	58,221,581	42,674,500	48,211,537	52,921,354	55,231,581
60	1,428,983	57,159,334	41,612,253	47,149,290	51,859,107	54,169,334
80	1,420,131	56,805,251	41,258,170	46,795,207	51,505,024	53,815,251
100	1,411,279	56,451,169	40,904,088	46,441,125	51,150,942	53,461,169
120	1,393,575	55,743,004	40,195,923	45,732,960	50,442,777	52,753,004
140	1,375,871	55,034,839	39,487,758	45,024,795	49,734,612	52,044,839
160	1,358,167	54,326,674	38,779,593	44,316,630	49,026,447	51,336,674
180	1,340,463	53,618,509	38,071,428	43,608,465	48,318,282	50,628,509
200	1,322,759	52,910,344	37,363,263	42,900,300	47,610,117	49,920,344
220	1,300,628	52,025,138	36,478,056	42,015,093	46,724,910	49,035,138
240	1,278,498	51,139,931	35,592,850	41,129,887	45,839,704	48,149,931
260	1,256,368	50,254,725	34,707,644	40,244,681	44,954,498	47,264,725
280	1,234,238	49,369,519	33,822,438	39,359,475	44,069,292	46,379,519
300	1,212,108	48,484,313	32,937,231	38,474,268	43,184,085	45,494,313
400	1,189,978	47,599,106	32,052,025	37,589,062	42,298,879	44,609,106
500	1,167,848	46,713,900	31,166,819	36,703,856	41,413,673	43,723,900



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

SITE TYPE 2

3 UNITS

FLATS

120 UPH

Net area as percentage of gross

100%

CSH level: 4 on AH

-5% Sales value inflation

4 on private

Build cost inflation

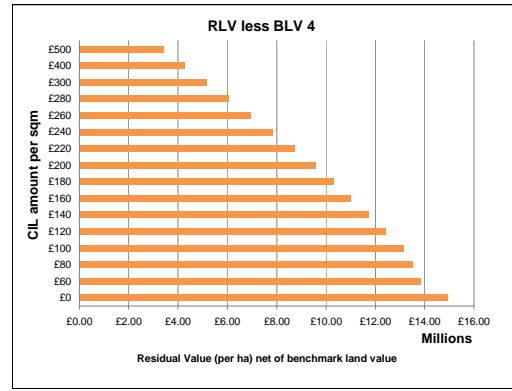
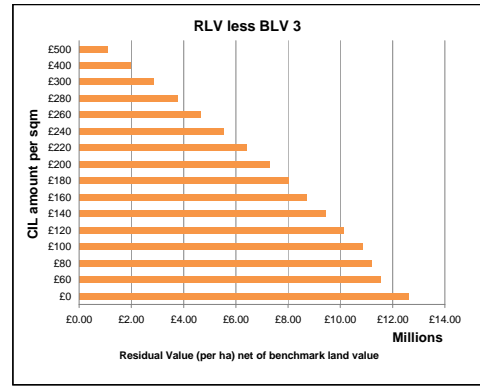
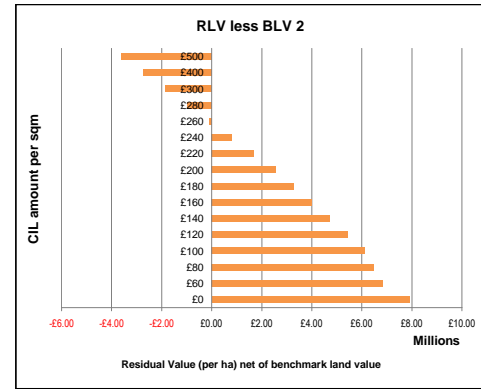
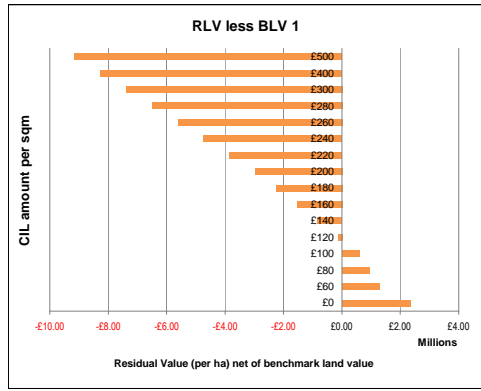
Aff Hsg:

Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

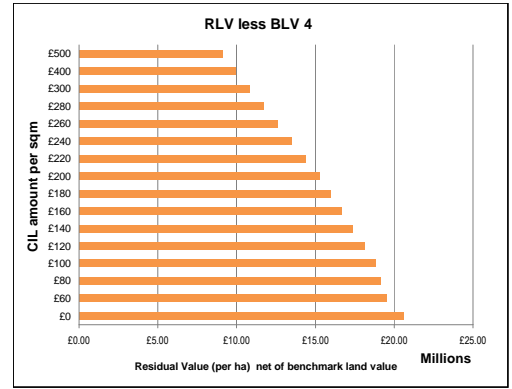
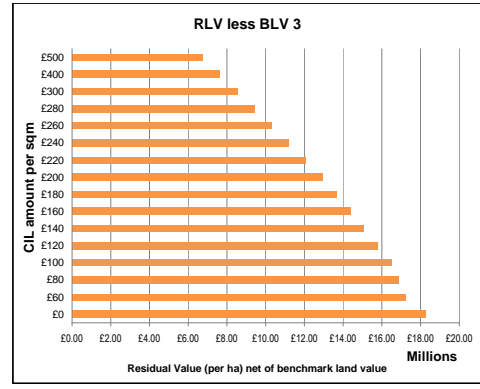
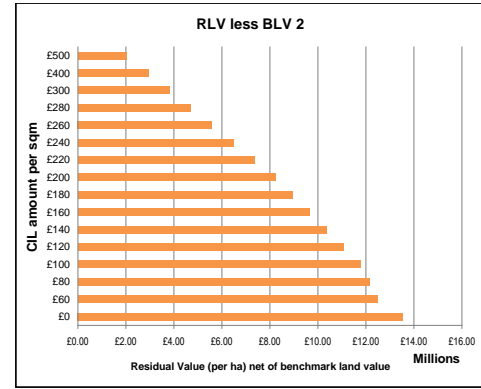
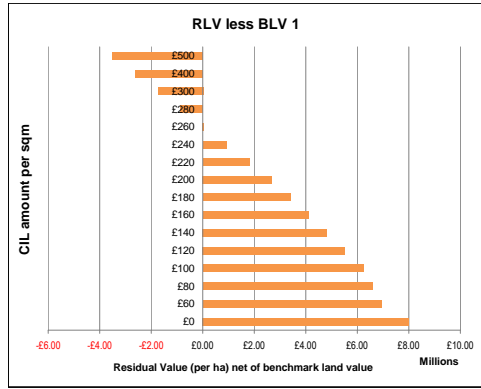
Site type 2 Description: **Area 1 £4090 psm** 0 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	447,406	17,896,248	2,349,166	7,886,204	12,596,020	14,906,248
60	420,850	16,834,000	1,286,919	6,823,956	11,533,773	13,844,000
80	411,998	16,479,918	932,836	6,469,874	11,179,690	13,489,918
100	403,146	16,125,835	578,754	6,115,791	10,825,608	13,135,835
120	385,442	15,417,670	-129,411	5,407,626	10,117,443	12,427,670
140	367,738	14,709,505	-837,576	4,699,461	9,409,278	11,719,505
160	350,034	14,001,340	-1,545,741	3,991,296	8,701,113	11,011,340
180	332,329	13,293,175	-2,253,906	3,283,131	7,992,948	10,303,175
200	314,625	12,585,010	-2,962,071	2,574,966	7,284,783	9,595,010
220	292,495	11,699,804	-3,847,277	1,689,760	6,399,577	8,709,804
240	270,365	10,814,598	-4,732,484	804,554	5,514,370	7,824,598
260	248,235	9,929,391	-5,617,690	-80,653	4,629,164	6,939,391
280	226,105	9,044,185	-6,502,896	-965,859	3,743,958	6,054,185
300	203,974	8,158,979	-7,388,102	-1,851,065	2,858,752	5,168,979
400	181,844	7,273,773	-8,273,309	-2,736,271	1,973,545	4,283,773
500	159,714	6,388,567	-9,158,515	-3,621,478	1,088,339	3,398,567



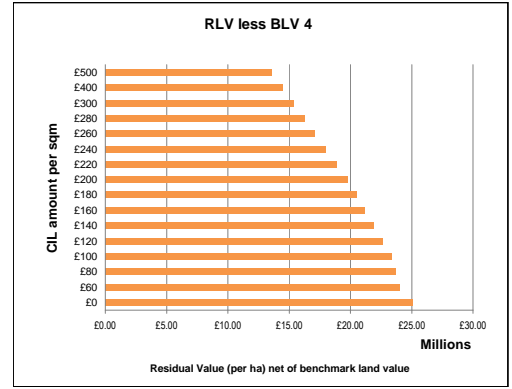
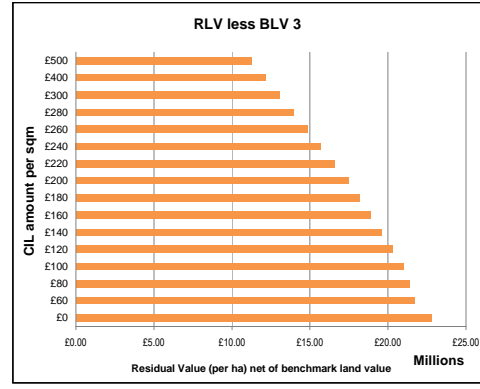
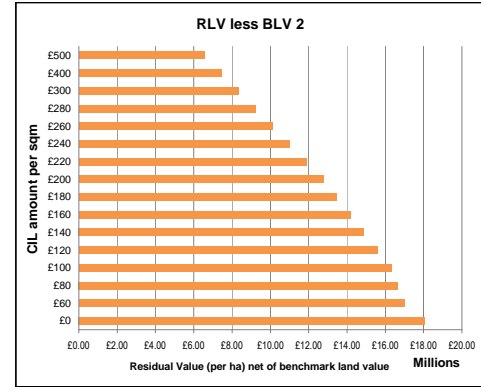
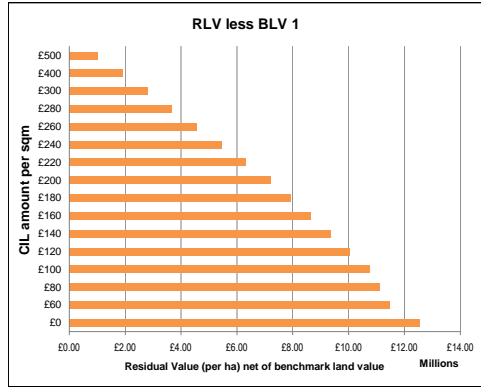
Site type 2 Description: **Area 2 £4629 psm** 0 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	588,664	23,546,553	7,999,471	13,536,508	18,246,325	20,556,553
60	562,108	22,484,305	6,937,224	12,474,261	17,184,078	19,494,305
80	553,256	22,130,223	6,583,141	12,120,178	16,829,995	19,140,223
100	544,404	21,776,140	6,229,059	11,766,096	16,475,913	18,786,140
120	526,699	21,067,975	5,520,894	11,057,931	15,767,748	18,077,975
140	508,995	20,359,810	4,812,729	10,349,766	15,059,583	17,369,810
160	491,291	19,651,645	4,104,564	9,641,601	14,351,418	16,661,645
180	473,587	18,943,480	3,396,399	8,933,436	13,643,253	15,953,480
200	455,883	18,235,315	2,688,234	8,225,271	12,935,088	15,245,315
220	433,753	17,350,109	1,803,028	7,340,065	12,049,881	14,360,109
240	411,623	16,464,903	917,821	6,454,858	11,164,675	13,474,903
260	389,492	15,579,696	32,615	5,569,652	10,279,469	12,589,696
280	367,362	14,694,490	-852,591	4,684,446	9,394,263	11,704,490
300	345,232	13,809,284	-1,737,797	3,799,240	8,509,056	10,819,284
400	323,102	12,924,078	-2,623,004	2,914,033	7,623,850	9,934,078
500	300,972	12,038,871	-3,508,210	2,028,827	6,738,644	9,048,871



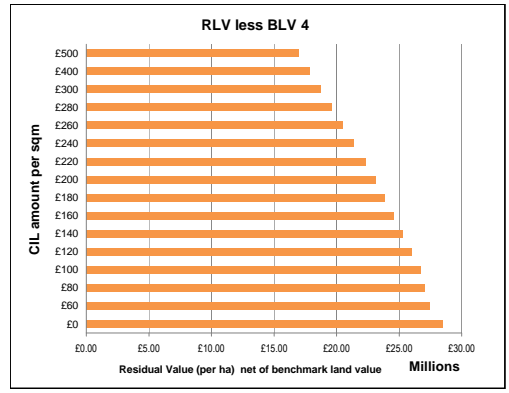
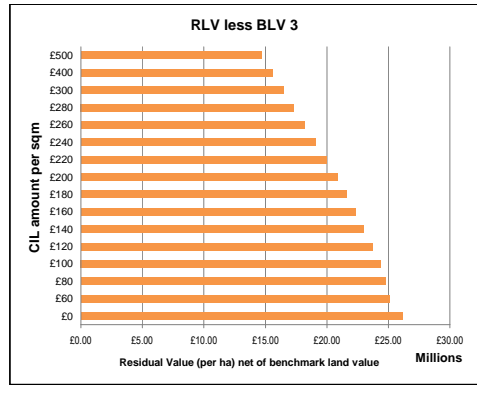
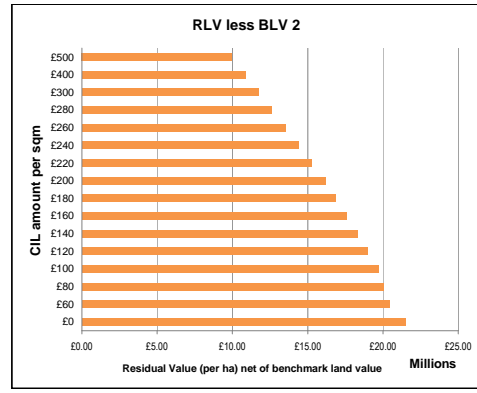
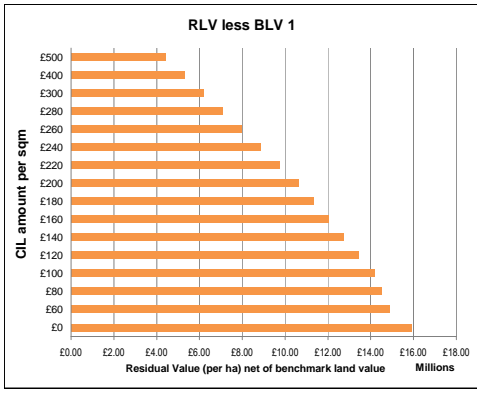
Site type 2 Description: **Area 3 £5059 psm** 0 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	701,670	28,066,797	12,519,715	18,056,752	22,766,569	25,076,797
60	675,114	27,004,549	11,457,468	16,994,505	21,704,322	24,014,549
80	666,262	26,650,467	11,103,385	16,640,422	21,350,239	23,660,467
100	657,410	26,296,384	10,749,303	16,286,340	20,996,157	23,306,384
120	639,705	25,588,219	10,041,138	15,578,175	20,287,992	22,598,219
140	622,001	24,880,054	9,332,973	14,870,010	19,579,827	21,890,054
160	604,297	24,171,889	8,624,808	14,161,845	18,871,662	21,181,889
180	586,593	23,463,724	7,916,643	13,453,680	18,163,497	20,473,724
200	568,889	22,755,559	7,208,478	12,745,515	17,455,332	19,765,559
220	546,759	21,870,353	6,323,272	11,860,309	16,570,125	18,880,353
240	524,629	20,985,147	5,438,065	10,975,102	15,684,919	17,995,147
260	502,499	20,099,940	4,552,859	10,089,896	14,799,713	17,109,940
280	480,368	19,214,734	3,667,653	9,204,690	13,914,507	16,224,734
300	458,238	18,329,528	2,782,447	8,319,484	13,029,300	15,339,528
400	436,108	17,444,322	1,897,240	7,434,277	12,144,094	14,454,322
500	413,978	16,559,115	1,012,034	6,549,071	11,258,888	13,569,115



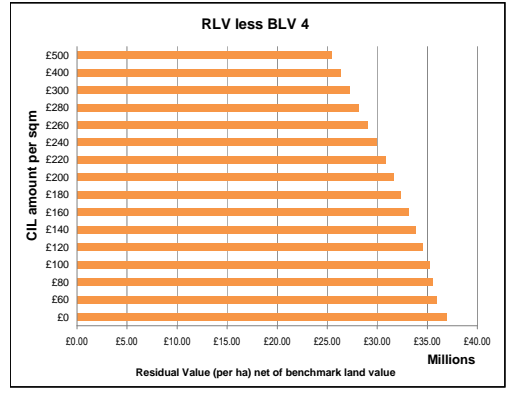
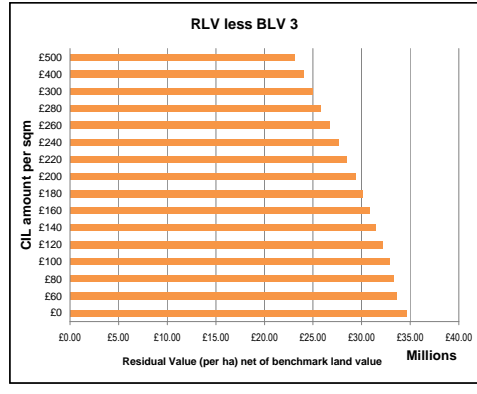
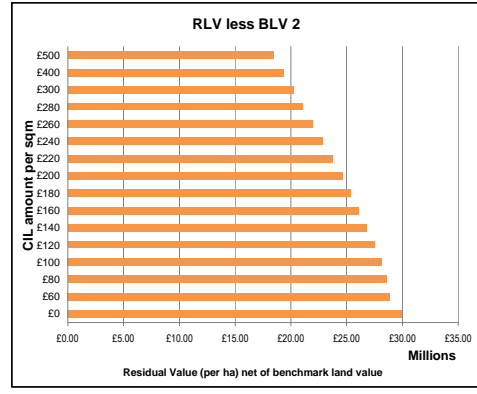
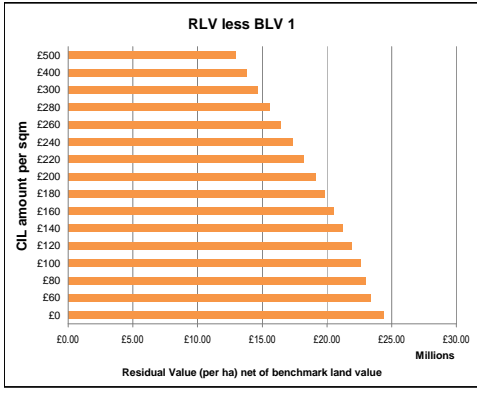
Site type 2 Description: **Area 4** £382 psm 0 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	786,424	31,456,979	15,909,898	21,446,935	26,156,752	28,466,979
60	759,868	30,394,732	14,847,651	20,384,688	25,094,505	27,404,732
80	751,016	30,040,649	14,493,568	20,030,605	24,740,422	27,050,649
100	742,164	29,686,567	14,139,486	19,676,523	24,386,340	26,696,567
120	724,460	28,978,402	13,431,321	18,968,358	23,678,175	25,988,402
140	706,756	28,270,237	12,723,156	18,260,193	22,970,010	25,280,237
160	689,052	27,562,072	12,014,991	17,552,028	22,261,845	24,572,072
180	671,348	26,853,907	11,306,826	16,843,863	21,553,680	23,863,907
200	653,644	26,145,742	10,598,661	16,135,698	20,845,515	23,155,742
220	635,940	25,437,577	9,890,506	15,427,533	20,137,350	22,447,577
240	609,383	24,375,329	8,828,248	14,365,285	19,075,102	21,385,329
260	587,253	23,490,123	7,943,042	13,480,079	18,189,896	20,500,123
280	565,123	22,604,917	7,057,836	12,594,873	17,304,690	19,614,917
300	542,993	21,719,711	6,172,629	11,709,666	16,419,483	18,729,711
400	520,863	20,834,504	5,287,423	10,824,460	15,534,277	17,844,504
500	498,732	19,949,298	4,402,217	9,939,254	14,649,071	16,959,298



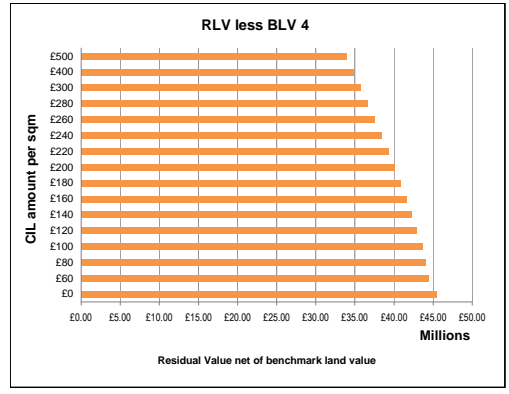
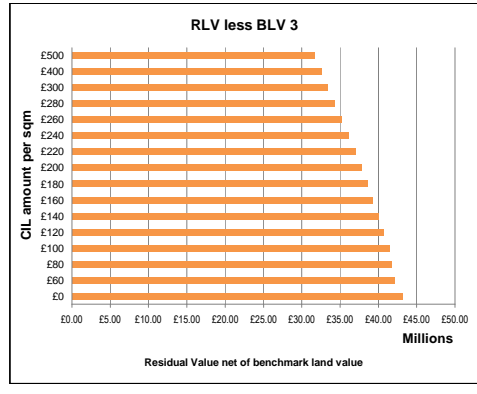
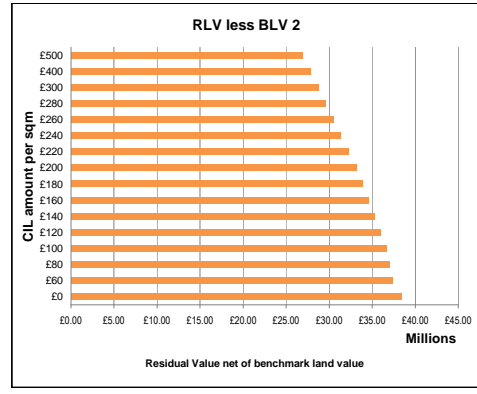
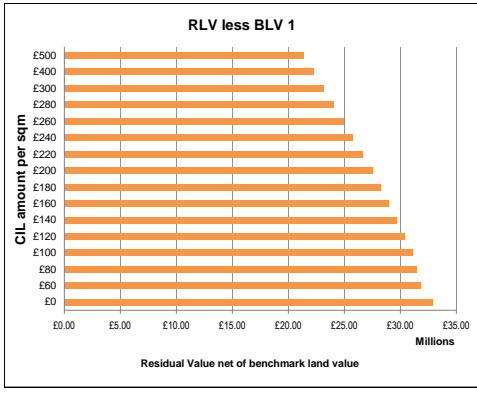
Site type 2 Description: **Area 5** £6189 psm 0 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	998,311	39,932,437	24,385,355	29,922,393	34,632,209	36,942,437
60	971,755	38,870,189	23,323,108	28,860,145	33,569,962	35,880,189
80	962,903	38,516,107	22,969,025	28,506,063	33,215,879	35,526,107
100	954,051	38,162,024	22,614,943	28,151,980	32,861,797	35,172,024
120	936,346	37,453,859	21,906,778	27,443,815	32,153,632	34,463,859
140	918,642	36,745,694	21,198,613	26,735,650	31,445,467	33,755,694
160	900,938	36,037,529	20,490,448	26,027,485	30,737,302	33,047,529
180	883,234	35,329,364	19,782,283	25,319,320	30,029,137	32,339,364
200	865,530	34,621,199	19,074,118	24,611,155	29,320,972	31,631,199
220	843,400	33,735,993	18,188,912	23,725,949	28,435,766	30,745,993
240	821,270	32,850,787	17,303,705	22,840,743	27,550,559	29,860,787
260	799,140	31,965,580	16,418,499	21,955,536	26,665,353	28,975,580
280	777,009	31,080,374	15,533,293	21,070,330	25,780,147	28,090,374
300	754,879	30,195,168	14,648,087	20,185,124	24,894,941	27,205,168
400	732,749	29,309,962	13,762,880	19,299,918	24,009,734	26,319,962
500	710,619	28,424,755	12,877,674	18,414,711	23,124,528	25,434,755



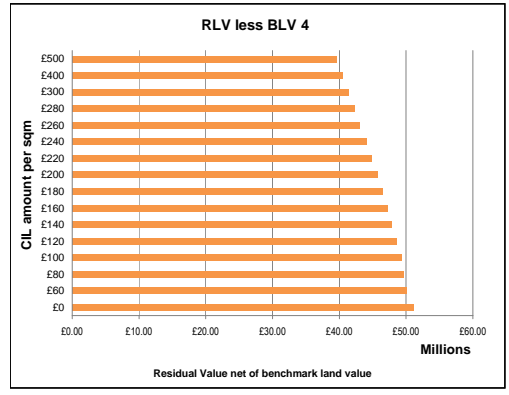
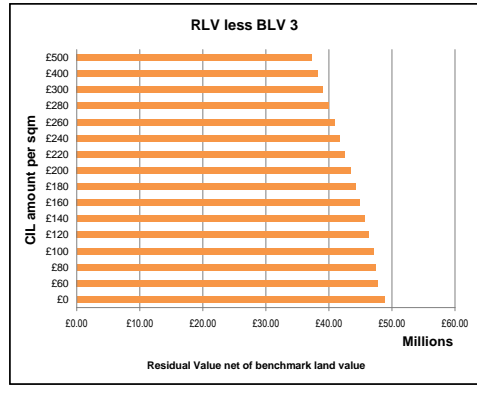
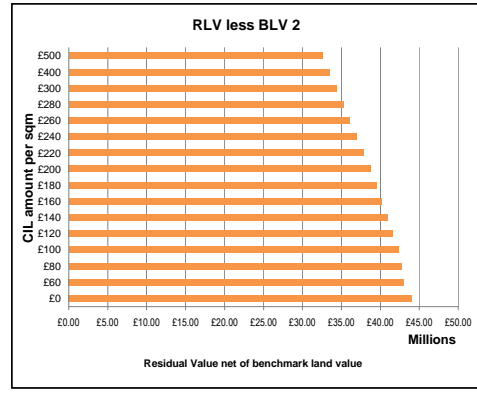
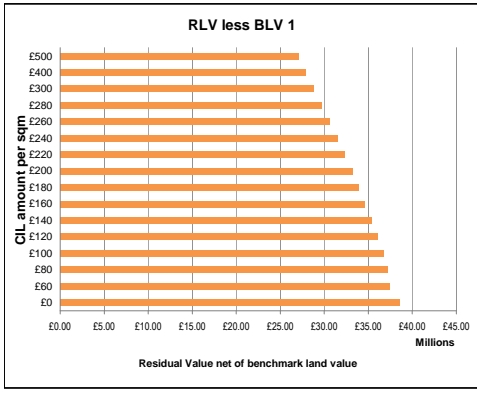
Site type 2 Description: **Area 6** £6997 psm 0 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,210,197	48,407,894	32,860,813	38,397,850	43,107,667	45,417,894
60	1,183,641	47,345,647	31,798,565	37,335,602	42,045,419	44,355,647
80	1,174,789	46,991,564	31,444,483	36,981,520	41,691,337	44,001,564
100	1,165,937	46,637,482	31,090,400	36,627,437	41,337,254	43,647,482
120	1,148,233	45,929,317	30,382,235	35,919,272	40,629,089	42,939,317
140	1,130,529	45,221,152	29,674,070	35,211,107	39,920,924	42,231,152
160	1,112,825	44,512,987	28,965,905	34,502,942	39,212,759	41,522,987
180	1,095,121	43,804,822	28,257,740	33,794,777	38,504,594	40,814,822
200	1,077,416	43,096,657	27,549,575	33,086,612	37,796,429	40,106,657
220	1,059,712	42,388,492	26,841,410	32,378,447	37,088,264	39,398,492
240	1,042,008	41,680,327	26,133,245	31,670,282	36,380,099	38,690,327
260	1,024,304	40,972,162	25,425,080	30,962,117	35,671,934	37,982,162
280	1,006,600	40,264,000	24,716,915	30,253,952	34,963,769	37,274,000
300	988,896	39,555,835	24,008,750	29,545,787	34,255,604	36,565,835
400	966,766	38,670,625	23,123,544	28,660,581	33,370,398	35,680,625
500	944,635	37,785,419	22,238,338	27,775,375	32,485,192	34,795,419



Site type 2 Description: **Area 7** £7535 psm 0 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,351,455	54,058,199	38,511,118	44,048,155	48,757,972	51,068,199
60	1,324,899	52,995,951	37,448,870	42,985,907	47,695,724	50,005,951
80	1,316,047	52,641,869	37,094,788	42,631,825	47,341,642	49,651,869
100	1,307,195	52,287,786	36,740,705	42,277,742	46,987,559	49,297,786
120	1,289,491	51,579,621	36,032,540	41,569,577	46,279,394	48,589,621
140	1,271,786	50,871,456	35,324,375	40,861,412	45,571,229	47,881,456
160	1,254,082	50,163,291	34,616,210	40,153,247	44,863,064	47,173,291
180	1,236,378	49,455,126	33,908,045	39,445,082	44,154,899	46,465,126
200	1,218,674	48,746,961	33,199,880	38,736,917	43,446,734	45,756,961
220	1,196,544	47,861,755	32,314,674	37,851,711	42,561,528	44,871,755
240	1,174,414	46,976,549	31,429,468	36,966,505	41,676,322	43,986,549
260	1,152,284	46,091,343	30,544,261	36,081,298	40,791,115	43,101,343
280	1,130,153	45,206,136	29,659,055	35,196,092	39,905,909	42,216,136
300	1,108,023	44,320,930	28,773,849	34,310,886	39,020,703	41,330,930
400	1,085,893	43,435,724	27,888,643	33,425,680	38,135,497	40,445,724
500	1,063,763	42,550,518	27,003,436	32,540,473	37,250,290	39,560,518



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

SITE TYPE 2

3 UNITS

FLATS

120 UPH

Net area as percentage of gross

100%

CSH level: 4 on AH

10% Sales value inflation

4 on private

5% Build cost inflation

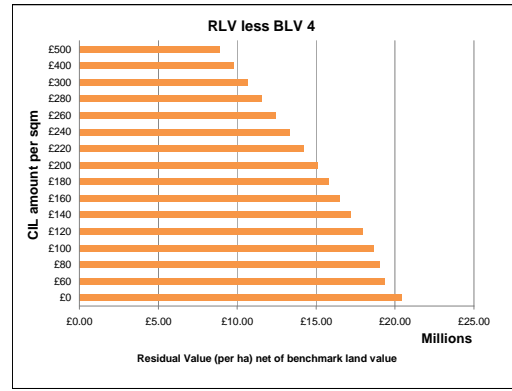
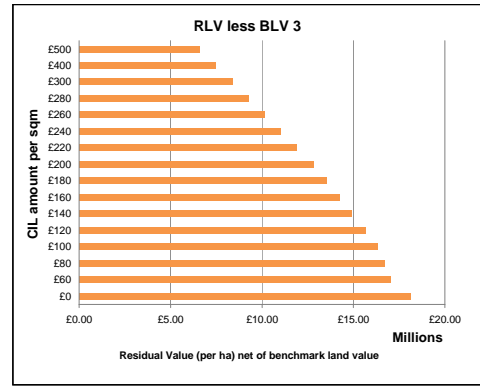
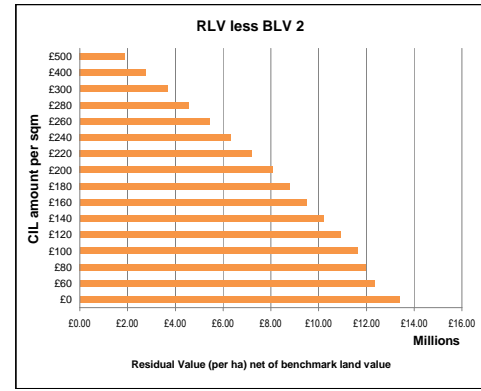
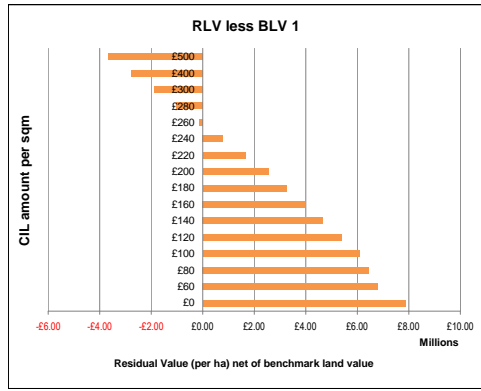
Aff Hsg:

Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

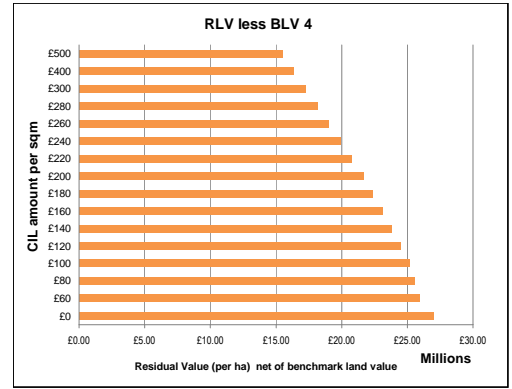
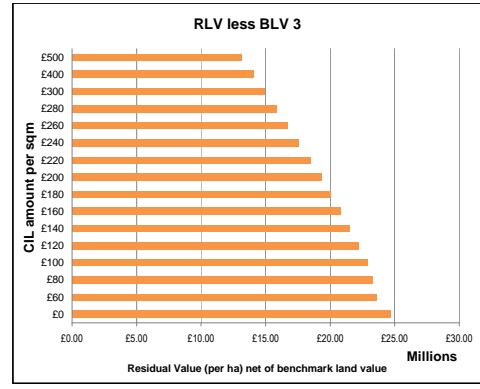
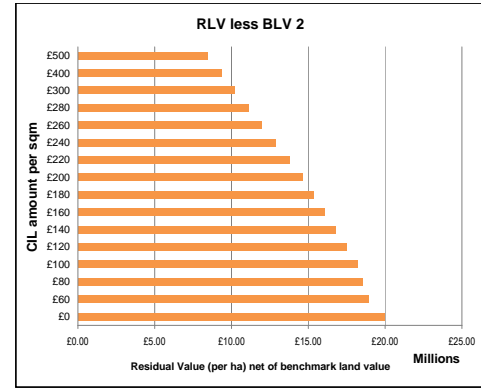
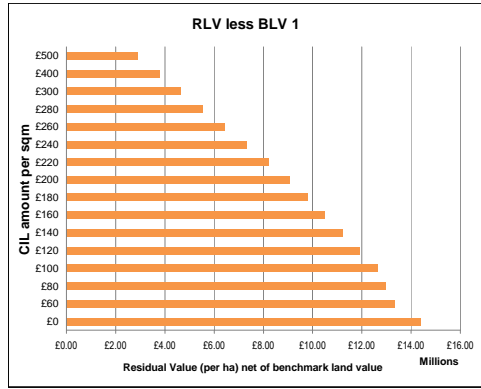
Site type 2 Description: Area 1 £4090 psm 0 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	584,951	23,398,056	7,850,975	13,388,012	18,097,829	20,408,056
60	558,395	22,335,809	6,788,728	12,325,765	17,035,581	19,345,809
80	549,543	21,981,726	6,434,645	11,971,682	16,681,499	18,991,726
100	540,691	21,627,644	6,080,563	11,617,600	16,327,416	18,637,644
120	522,987	20,919,479	5,372,398	10,909,435	15,619,251	17,929,479
140	505,283	20,211,314	4,664,233	10,201,270	14,911,086	17,221,314
160	487,579	19,503,149	3,956,068	9,493,105	14,202,921	16,513,149
180	469,875	18,794,984	3,247,903	8,784,940	13,494,756	15,804,984
200	452,170	18,086,819	2,539,738	8,076,775	12,786,591	15,096,819
220	430,040	17,201,613	1,654,531	7,191,568	11,901,385	14,211,613
240	407,910	16,316,406	769,325	6,306,362	11,016,179	13,326,406
260	385,780	15,431,200	-	5,421,156	10,130,973	12,441,200
280	363,650	14,545,994	-	4,535,950	9,245,766	11,555,994
300	341,520	13,660,788	-	3,650,743	8,360,560	10,670,788
400	319,390	12,775,581	-	2,765,537	7,475,354	9,785,581
500	297,259	11,890,375	-	3,656,706	1,880,331	6,900,375



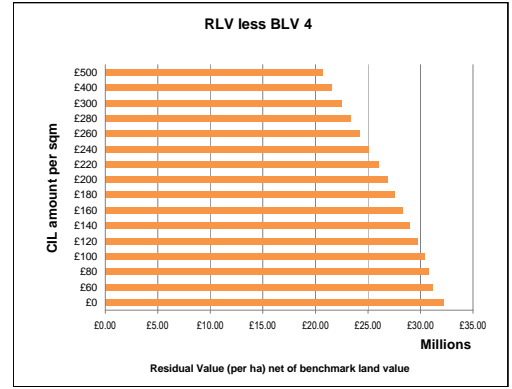
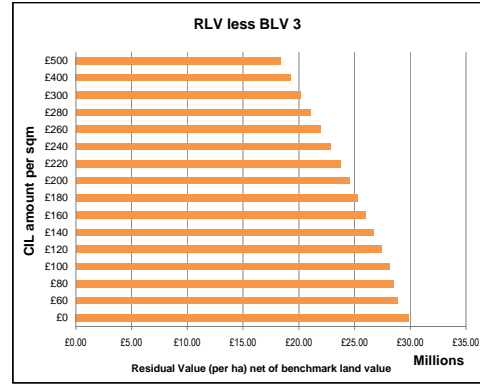
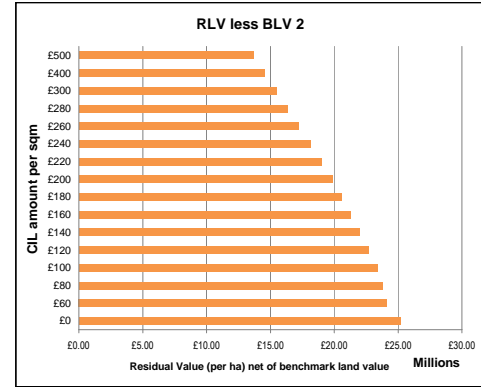
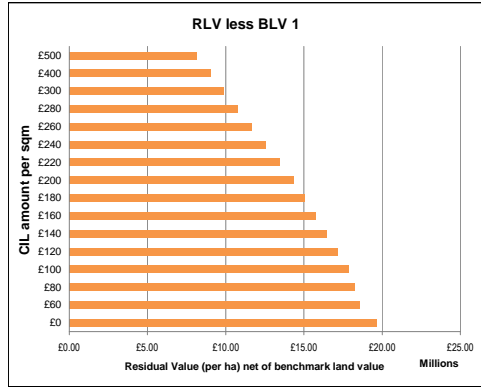
Site type 2 Description: Area 2 £4629 psm 0 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	748,513	29,940,515	14,393,433	19,930,470	24,640,287	26,950,515
60	721,957	28,878,267	13,331,186	18,868,223	23,578,040	25,888,267
80	713,105	28,524,185	12,977,103	18,514,140	23,223,957	25,534,185
100	704,253	28,170,102	12,623,021	18,160,058	22,869,875	25,180,102
120	686,548	27,461,937	11,914,856	17,451,893	22,161,710	24,471,937
140	668,844	26,753,772	11,206,691	16,743,728	21,453,545	23,763,772
160	651,140	26,045,607	10,498,526	16,035,563	20,745,380	23,055,607
180	633,436	25,337,442	9,790,361	15,327,398	20,037,215	22,347,442
200	615,732	24,629,277	9,082,196	14,619,233	19,329,050	21,639,277
220	598,028	23,921,112	8,374,031	13,911,058	18,620,885	20,931,112
240	574,724	22,858,865	7,311,783	12,848,820	17,558,637	19,868,865
260	549,341	21,973,658	6,426,577	11,963,614	16,673,431	18,983,658
280	527,211	21,088,452	5,541,371	11,078,408	15,788,225	18,098,452
300	505,081	20,203,246	4,656,165	10,193,202	14,903,019	17,213,246
400	482,951	19,318,040	3,770,958	9,307,995	14,017,812	16,328,040
500	460,821	18,432,833	2,885,752	8,422,789	13,132,606	15,442,833



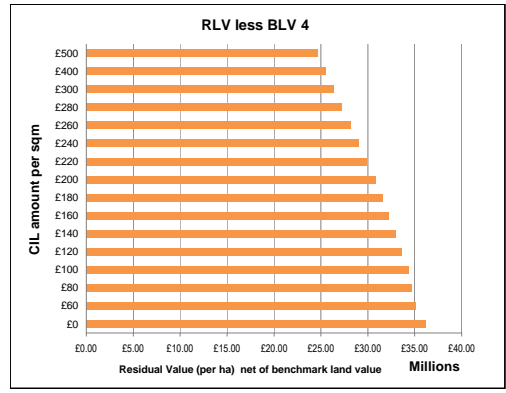
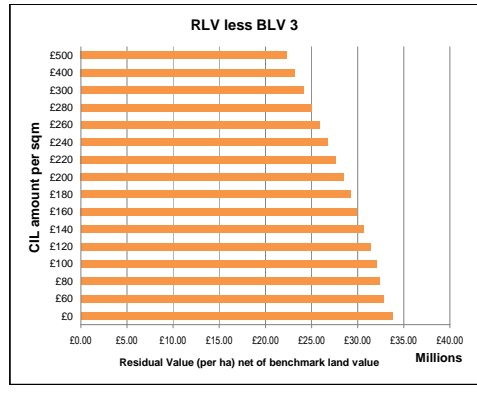
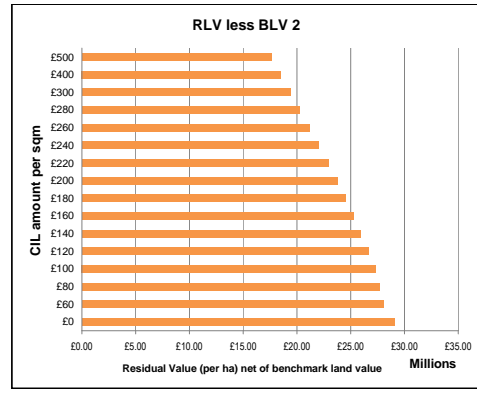
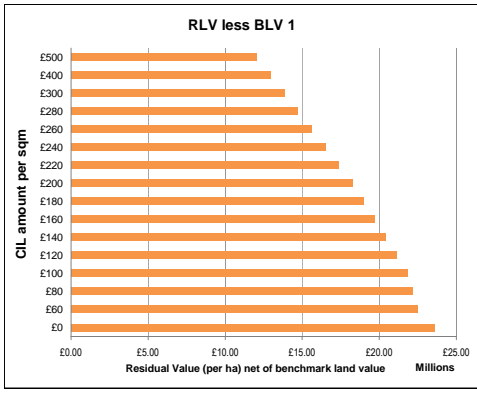
Site type 2 Description: Area 3 £5059 psm 0 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	879,362	35,174,481	19,627,400	25,164,437	29,874,254	32,184,481
60	852,806	34,112,234	18,565,153	24,102,190	28,812,006	31,122,234
80	843,954	33,758,151	18,211,070	23,748,107	28,457,924	30,768,151
100	835,102	33,404,069	17,856,988	23,394,025	28,103,841	30,414,069
120	817,398	32,695,904	17,148,823	22,685,860	27,395,676	29,705,904
140	799,693	31,987,739	16,440,658	21,977,695	26,687,511	28,997,739
160	781,989	31,279,574	15,732,493	21,269,530	25,979,346	28,289,574
180	764,285	30,571,409	15,024,328	20,561,365	25,271,181	27,581,409
200	746,581	29,863,244	14,316,163	19,853,200	24,563,016	26,873,244
220	724,451	28,978,038	13,430,956	18,967,993	23,677,810	25,988,038
240	702,321	28,092,831	12,545,750	18,082,787	22,792,604	25,102,831
260	680,191	27,207,625	11,660,544	17,197,581	21,907,398	24,217,625
280	658,060	26,322,419	10,775,338	16,312,375	21,022,191	23,332,419
300	635,930	25,437,213	9,890,131	15,427,168	20,136,985	22,447,213
400	613,800	24,552,006	9,004,925	14,541,962	19,251,779	21,562,006
500	591,670	23,666,800	8,119,719	13,656,756	18,366,573	20,676,800



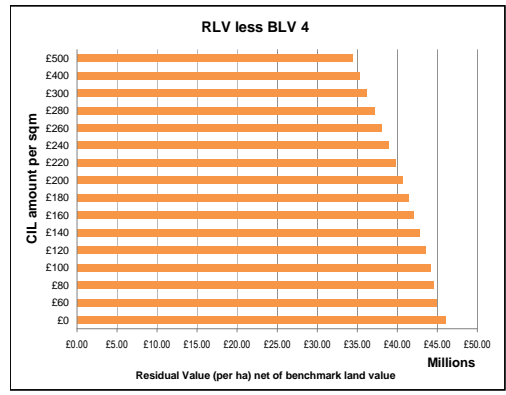
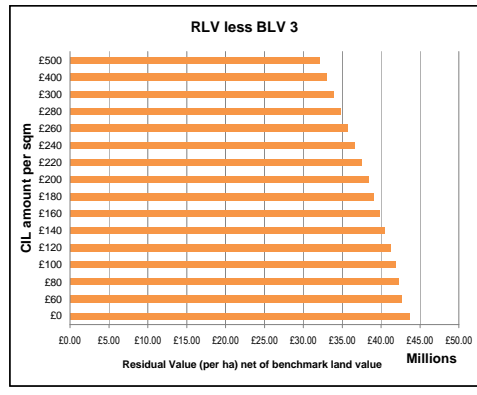
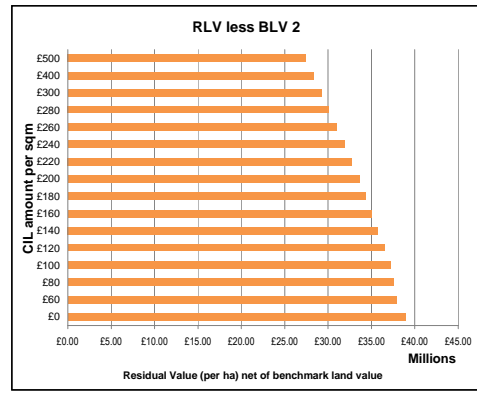
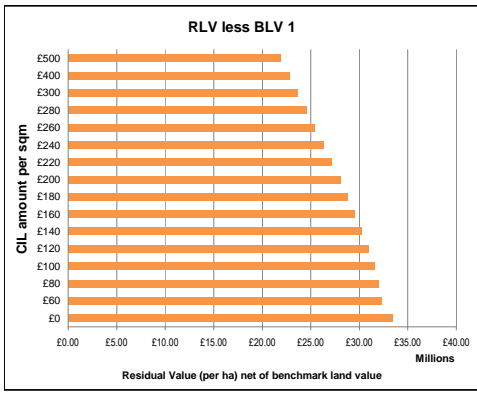
Site type 2 Description: **Area 4 £5382 psm** 0 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	977,499	39,099,956	23,552,875	29,089,912	33,799,729	36,109,956
60	950,943	38,037,709	22,490,627	28,027,665	32,737,481	35,047,709
80	942,091	37,883,626	22,136,545	27,673,582	32,383,399	34,693,626
100	933,239	37,329,544	21,782,462	27,319,500	32,029,316	34,339,544
120	915,534	36,621,379	21,074,297	26,611,335	31,321,151	33,631,379
140	897,830	35,913,214	20,366,132	25,903,170	30,612,986	32,923,214
160	880,126	35,205,049	19,657,967	25,195,005	29,904,821	32,215,049
180	862,422	34,496,884	18,949,802	24,486,840	29,196,656	31,506,884
200	844,718	33,788,719	18,241,637	23,778,675	28,488,491	30,798,719
220	822,588	32,903,512	17,356,431	22,893,468	27,603,285	29,913,512
240	800,458	32,018,306	16,471,225	22,008,262	26,718,079	29,028,306
260	778,327	31,133,100	15,586,019	21,123,056	25,832,873	28,143,100
280	756,197	30,247,894	14,700,812	20,237,850	24,947,666	27,257,894
300	734,067	29,362,688	13,815,606	19,352,643	24,062,460	26,372,688
400	711,937	28,477,481	12,930,400	18,467,437	23,177,254	25,487,481
500	689,807	27,592,275	12,045,194	17,582,231	22,292,048	24,602,275



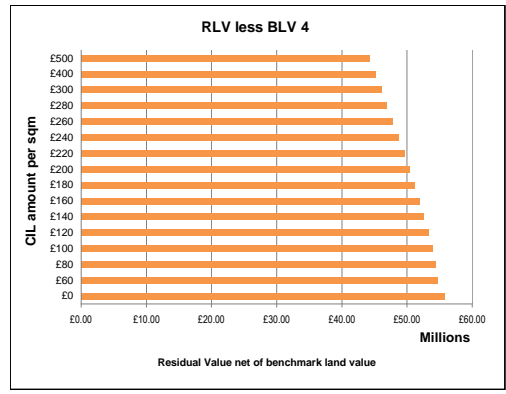
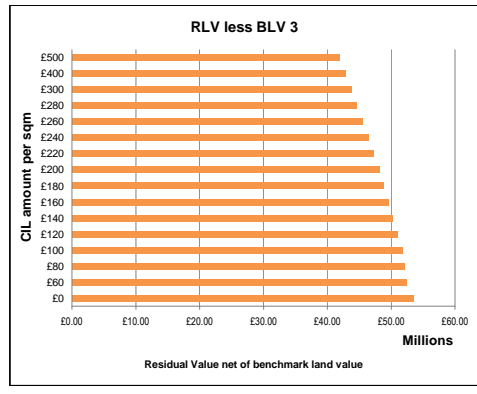
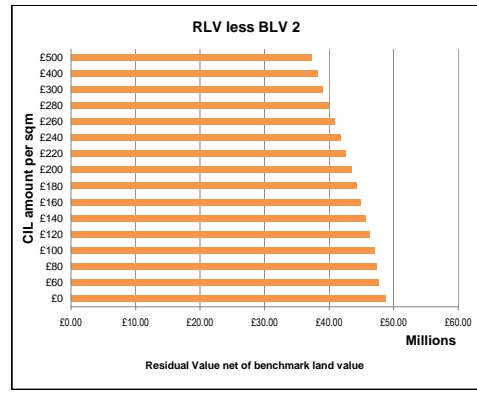
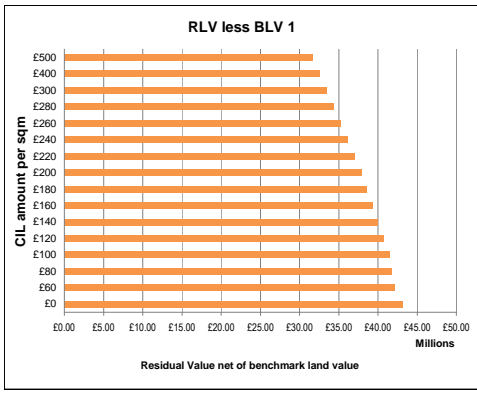
Site type 2 Description: **Area 5 £6189 psm** 0 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,222,841	48,913,644	33,366,562	38,903,599	43,613,416	45,923,644
60	1,196,285	47,851,396	32,304,315	37,841,352	42,551,169	44,861,396
80	1,187,433	47,497,314	31,950,232	37,487,269	42,197,086	44,507,314
100	1,178,581	47,143,231	31,596,150	37,133,187	41,843,004	44,153,231
120	1,160,877	46,435,066	30,887,985	36,425,022	41,134,839	43,445,066
140	1,143,173	45,726,901	30,179,820	35,716,857	40,426,674	42,736,901
160	1,125,468	45,018,736	29,471,655	35,008,692	39,718,509	42,028,736
180	1,107,764	44,310,571	28,763,490	34,300,527	39,010,344	41,320,571
200	1,090,060	43,602,406	28,055,325	33,592,362	38,302,179	40,612,406
220	1,067,930	42,717,200	27,170,119	32,707,156	37,416,972	39,727,200
240	1,045,800	41,831,994	26,284,912	31,821,949	36,531,766	38,841,994
260	1,023,670	40,946,787	25,399,706	30,936,743	35,646,560	37,956,787
280	1,001,540	40,061,581	24,514,500	30,051,537	34,761,354	37,071,581
300	979,409	39,176,375	23,629,294	29,166,331	33,876,148	36,186,375
400	957,279	38,291,169	22,744,087	28,281,124	32,990,941	35,301,169
500	935,149	37,405,962	21,858,881	27,395,918	32,105,735	34,415,962



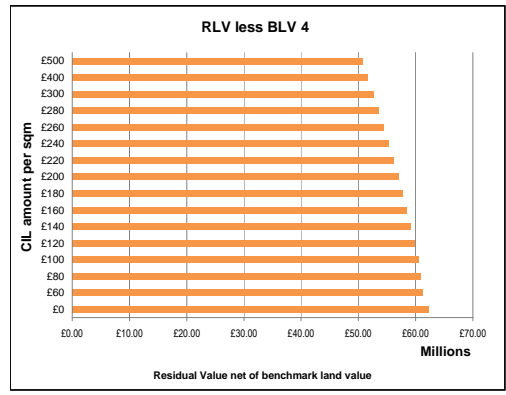
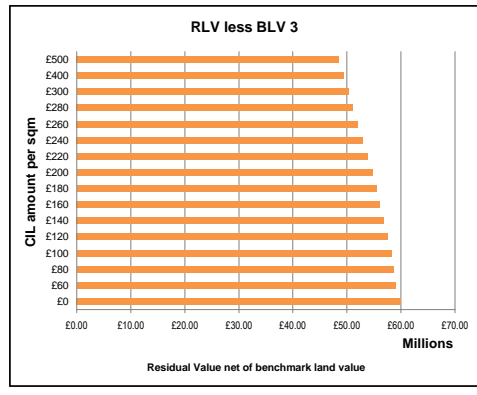
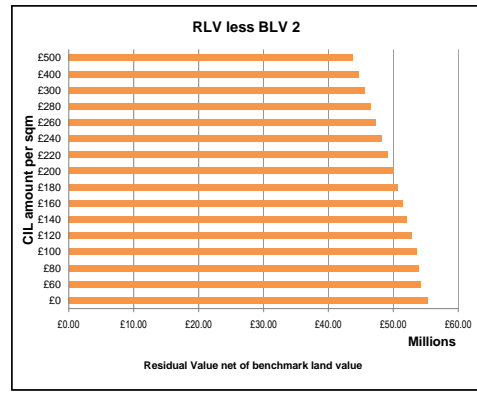
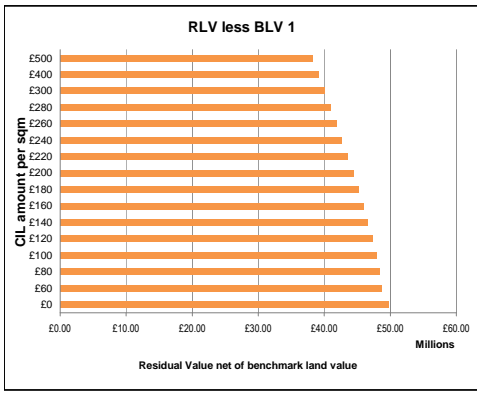
Site type 2 Description: **Area 6 £6997 psm** 0 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,468,183	58,727,331	43,180,250	48,717,287	53,427,104	55,737,331
60	1,441,627	57,665,084	42,118,002	47,655,039	52,364,856	54,675,084
80	1,432,775	57,311,001	41,763,920	47,300,957	52,010,774	54,321,001
100	1,423,923	56,956,919	41,409,837	46,946,874	51,656,691	53,966,919
120	1,406,219	56,248,754	40,701,672	46,238,709	50,948,526	53,258,754
140	1,388,515	55,540,589	39,993,507	45,530,544	50,240,361	52,550,589
160	1,370,811	54,832,424	39,285,342	44,822,379	49,532,196	51,842,424
180	1,353,106	54,124,259	38,577,177	44,114,214	48,824,031	51,134,259
200	1,335,402	53,416,094	37,869,012	43,406,049	48,115,866	50,426,094
220	1,313,272	52,530,887	36,983,806	42,520,843	47,230,660	49,540,887
240	1,291,142	51,645,681	36,098,600	41,635,637	46,345,454	48,655,681
260	1,269,012	50,760,475	35,213,394	40,750,431	45,460,247	47,770,475
280	1,246,882	49,875,269	34,328,187	39,865,224	44,575,041	46,885,269
300	1,224,752	48,990,062	33,442,981	38,980,018	43,689,835	46,000,062
400	1,202,621	48,104,856	32,557,775	38,094,812	42,804,629	45,114,856
500	1,180,491	47,219,650	31,672,569	37,209,606	41,919,422	44,229,650



Site type 2 Description: **Area 7 £7535 psm** 0 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,631,745	65,269,789	49,722,708	55,259,745	59,969,562	62,279,789
60	1,605,189	64,207,542	48,660,461	54,197,498	58,907,314	61,217,542
80	1,596,336	63,853,459	48,306,378	53,843,415	58,553,232	60,863,459
100	1,587,484	63,499,377	47,952,296	53,489,333	58,199,149	60,509,377
120	1,569,780	62,791,212	47,244,131	52,781,168	57,490,984	59,801,212
140	1,552,076	62,083,047	46,535,966	52,073,003	56,782,819	59,093,047
160	1,534,372	61,374,882	45,827,801	51,364,838	56,074,654	58,384,882
180	1,516,668	60,666,717	45,119,636	50,656,673	55,366,489	57,676,717
200	1,498,964	59,958,552	44,411,471	49,948,508	54,658,324	56,968,552
220	1,476,834	59,073,346	43,526,264	49,063,301	53,773,118	56,083,346
240	1,454,703	58,188,139	42,641,058	48,178,095	52,887,912	55,198,139
260	1,432,573	57,302,933	41,755,852	47,292,889	52,002,706	54,312,933
280	1,410,443	56,417,727	40,870,646	46,407,683	51,117,499	53,427,727
300	1,388,313	55,532,521	39,985,439	45,522,476	50,232,293	52,542,521
400	1,366,183	54,647,314	39,100,233	44,637,270	49,347,087	51,657,314
500	1,344,053	53,762,108	38,215,027	43,752,064	48,461,881	50,772,108



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 3

25 UNITS

FLATS & HOUSES

80 UPH Net area as percentage of gross

100%

CSH level: 4 on AH

Sales value inflation

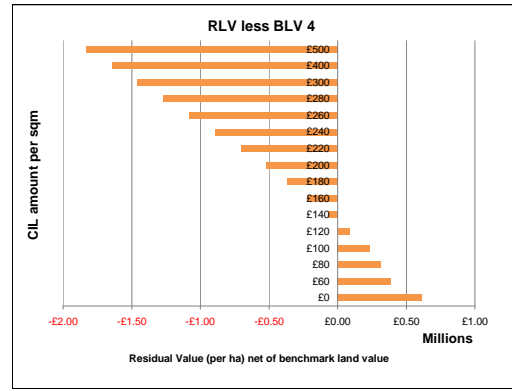
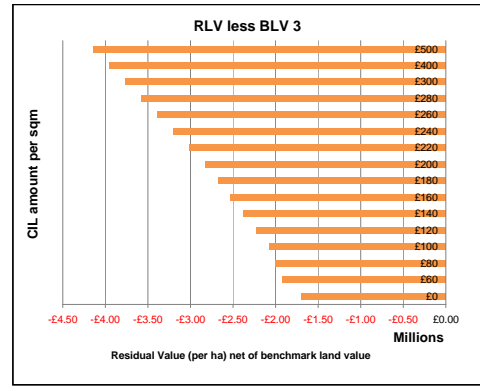
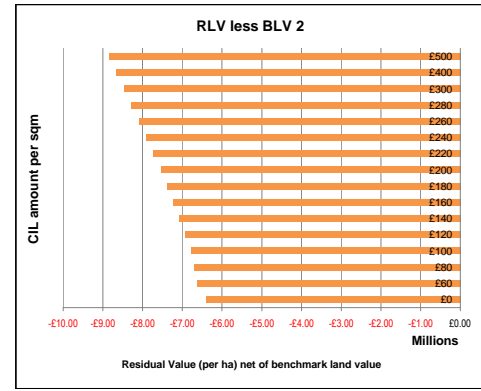
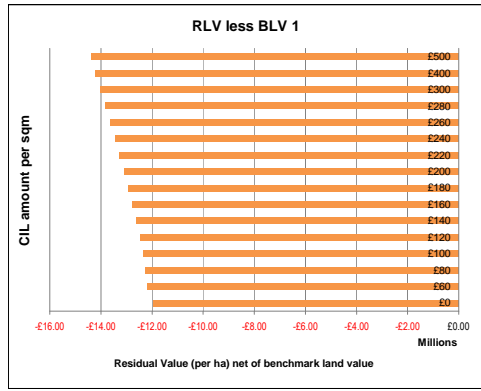
4 on private

Build cost inflation

Aff Hsg: 35%

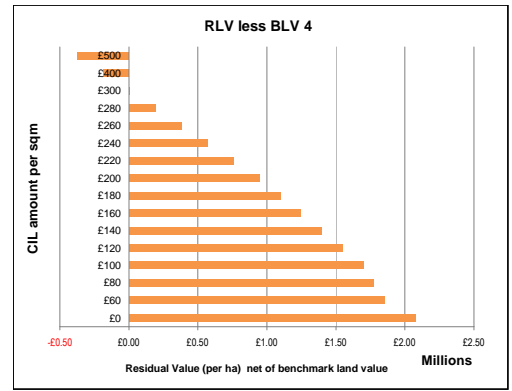
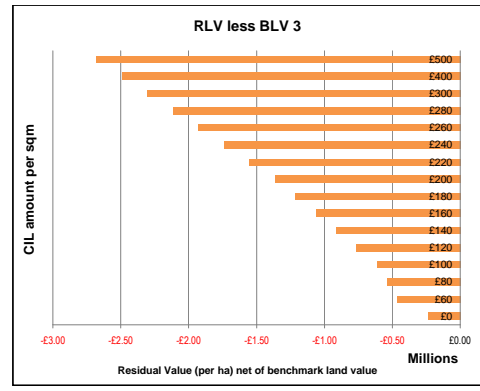
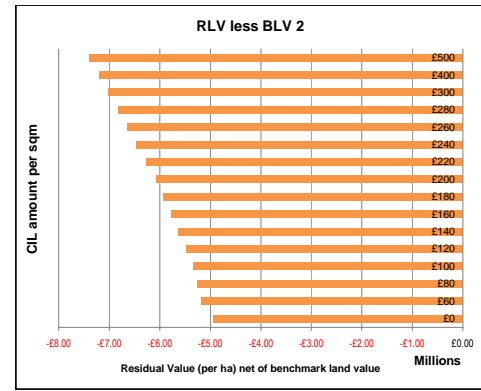
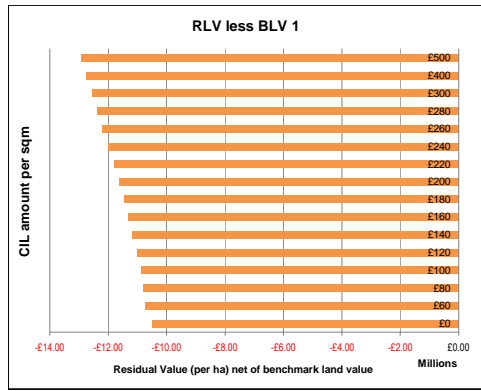
Site type 3 Description: **Area 1 £4090 psm** 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,125,205	3,600,655	-11,946,427	-6,409,390	-1,699,573	610,655
60	1,054,736	3,375,155	-12,171,926	-6,634,889	-1,925,072	385,155
80	1,031,246	3,299,989	-12,247,093	-6,710,055	-2,000,239	309,989
100	1,007,757	3,224,822	-12,322,259	-6,785,222	-2,075,405	234,822
120	960,778	3,074,489	-12,472,592	-6,935,555	-2,225,738	84,489
140	913,799	2,924,156	-12,622,925	-7,085,888	-2,376,071	-65,844
160	866,820	2,773,823	-12,773,258	-7,236,221	-2,526,404	-216,177
180	819,841	2,623,490	-12,923,591	-7,386,554	-2,676,737	-366,510
200	772,862	2,473,157	-13,073,924	-7,536,887	-2,827,070	-516,843
220	714,138	2,285,241	-13,261,840	-7,724,803	-3,014,986	-704,759
240	655,414	2,097,325	-13,449,756	-7,912,719	-3,202,902	-892,675
260	596,690	1,909,409	-13,637,672	-8,100,635	-3,390,819	-1,080,591
280	537,966	1,721,493	-13,825,589	-8,288,552	-3,578,735	-1,268,507
300	479,243	1,533,576	-14,013,505	-8,476,468	-3,766,651	-1,456,424
400	420,519	1,345,660	-14,201,421	-8,664,384	-3,954,567	-1,644,340
500	361,795	1,157,744	-14,389,337	-8,852,300	-4,142,483	-1,832,256



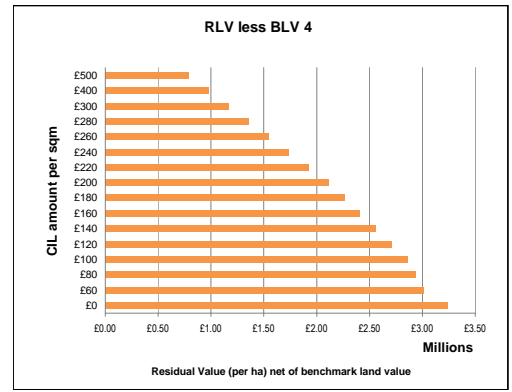
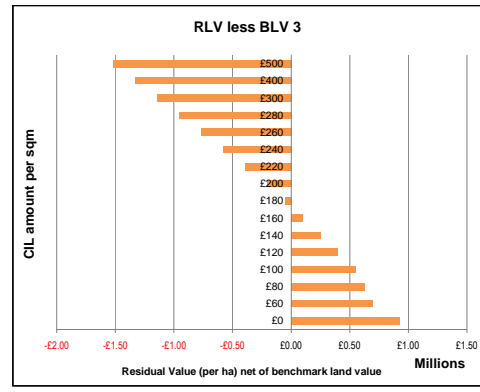
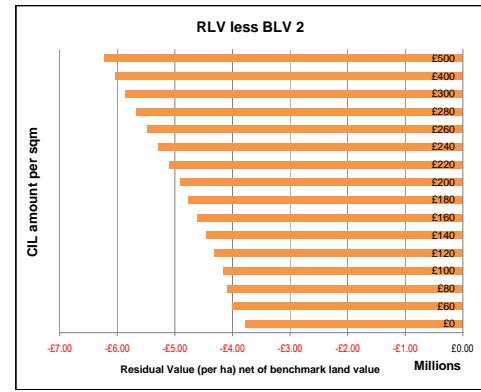
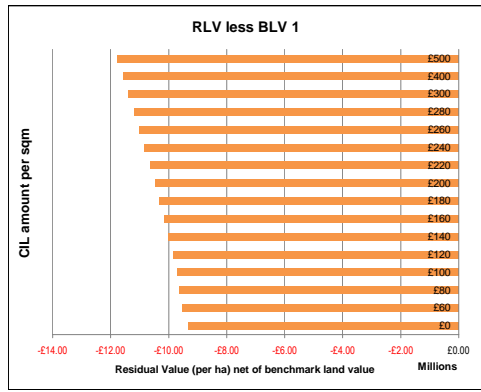
Site type 3 Description: **Area 2 £4629 psm** 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,581,656	5,061,299	-10,485,782	-4,948,745	-238,928	2,071,299
60	1,511,187	4,835,800	-10,711,281	-5,174,244	-464,428	1,845,800
80	1,487,698	4,760,633	-10,786,448	-5,249,411	-539,594	1,770,633
100	1,464,208	4,685,467	-10,861,614	-5,324,577	-614,761	1,695,467
120	1,417,229	4,535,134	-11,011,947	-5,474,910	-765,094	1,545,134
140	1,370,250	4,384,801	-11,162,280	-5,625,243	-915,426	1,394,801
160	1,323,271	4,234,468	-11,312,613	-5,775,576	-1,065,759	1,244,468
180	1,276,292	4,084,135	-11,462,946	-5,925,909	-1,216,092	1,094,135
200	1,229,313	3,933,802	-11,613,279	-6,076,242	-1,366,425	943,802
220	1,170,589	3,745,886	-11,801,195	-6,264,158	-1,554,342	755,886
240	1,111,865	3,557,970	-11,989,112	-6,452,075	-1,742,258	567,970
260	1,053,142	3,370,053	-12,177,028	-6,639,991	-1,930,174	380,053
280	994,418	3,182,137	-12,364,944	-6,827,907	-2,118,090	192,137
300	935,694	2,994,221	-12,552,860	-7,015,823	-2,306,006	4,221
400	876,970	2,806,305	-12,740,776	-7,203,739	-2,493,923	-183,695
500	818,246	2,618,389	-12,928,693	-7,391,656	-2,681,839	-371,611



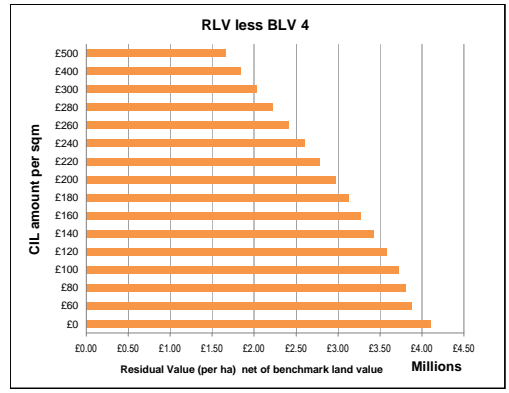
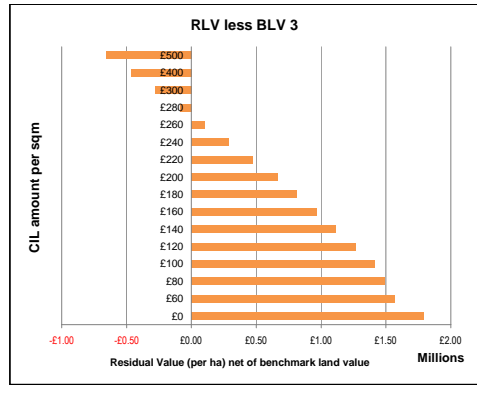
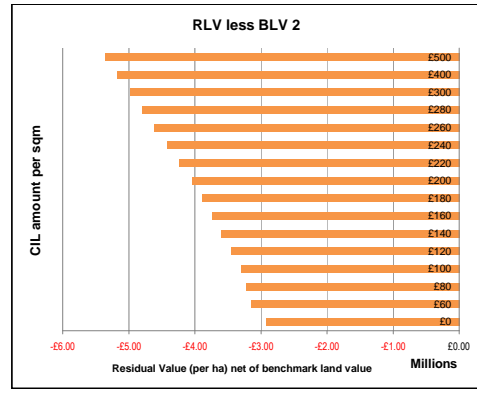
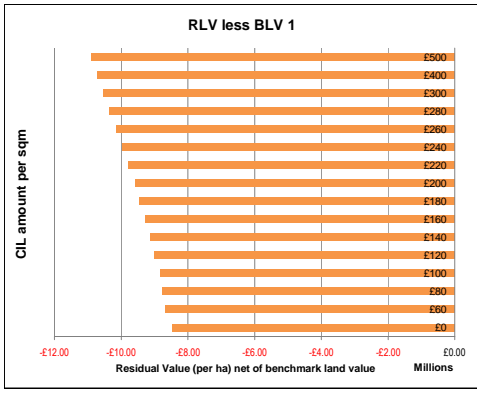
Site type 3 Description: **Area 3 £5059 psm** 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,945,095	6,224,303	-9,322,778	-3,785,741	924,076	3,234,303
60	1,874,626	5,998,804	-9,548,277	-4,011,240	698,576	3,008,804
80	1,851,137	5,923,637	-9,623,444	-4,086,407	623,410	2,933,637
100	1,827,647	5,848,471	-9,698,610	-4,161,573	548,244	2,858,471
120	1,780,668	5,698,138	-9,848,943	-4,311,906	397,911	2,708,138
140	1,733,689	5,547,805	-9,999,276	-4,462,239	247,578	2,557,805
160	1,686,710	5,397,472	-10,149,609	-4,612,572	97,245	2,407,472
180	1,639,731	5,247,139	-10,299,942	-4,762,905	-53,088	2,257,139
200	1,592,752	5,096,806	-10,450,275	-4,913,238	-203,421	2,106,806
220	1,534,028	4,908,890	-10,638,191	-5,101,154	-391,338	1,918,890
240	1,475,304	4,720,974	-10,826,108	-5,289,071	-579,254	1,730,974
260	1,416,580	4,533,057	-11,014,024	-5,476,987	-767,170	1,543,057
280	1,357,857	4,345,141	-11,201,940	-5,664,903	-955,086	1,355,141
300	1,299,133	4,157,225	-11,389,856	-5,852,819	-1,143,002	1,167,225
400	1,240,409	3,969,309	-11,577,772	-6,040,735	-1,330,919	979,309
500	1,181,685	3,781,393	-11,765,689	-6,228,652	-1,518,835	791,393



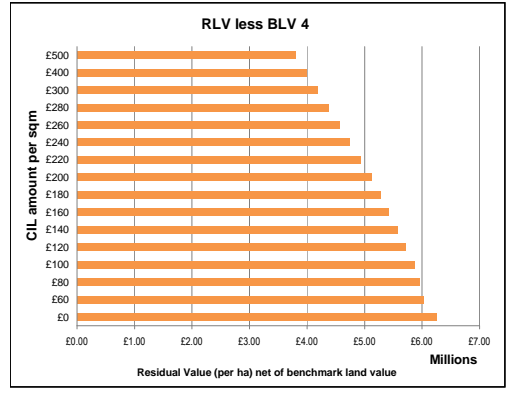
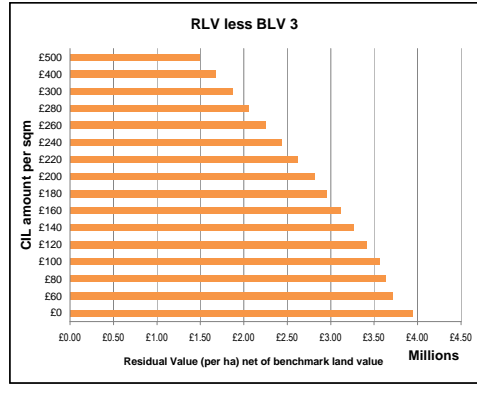
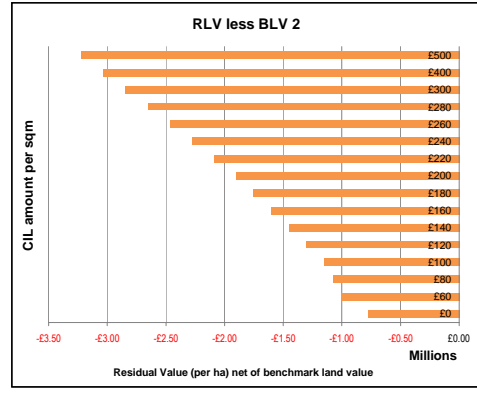
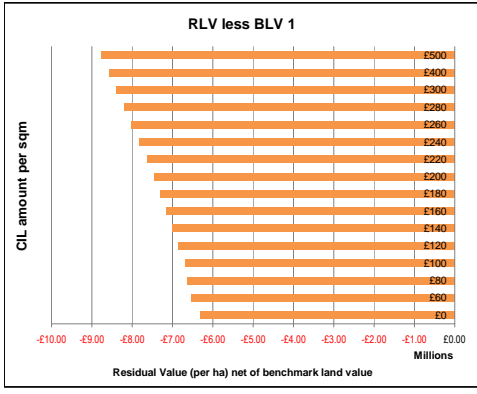
Site type 3 Description: **Area 4** £382 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,215,205	7,088,657	-8,458,424	-2,921,387	1,788,430	4,098,657
60	2,144,737	6,863,158	-8,683,924	-3,146,887	1,562,930	3,873,158
80	2,121,247	6,787,991	-8,759,090	-3,222,053	1,487,764	3,797,991
100	2,097,758	6,712,825	-8,834,257	-3,297,220	1,412,597	3,722,825
120	2,050,779	6,562,492	-8,984,590	-3,447,553	1,262,264	3,572,492
140	2,003,800	6,412,159	-9,134,923	-3,597,885	1,111,931	3,422,159
160	1,956,821	6,261,826	-9,285,255	-3,748,218	961,598	3,271,826
180	1,909,842	6,111,493	-9,435,588	-3,898,551	811,265	3,121,493
200	1,862,862	5,961,160	-9,585,921	-4,048,884	660,932	2,971,160
220	1,804,139	5,773,244	-9,773,838	-4,236,801	473,016	2,783,244
240	1,745,415	5,585,327	-9,961,754	-4,424,717	285,100	2,595,327
260	1,686,691	5,397,411	-10,149,670	-4,612,633	97,184	2,407,411
280	1,627,967	5,209,495	-10,337,586	-4,800,549	90,732	2,219,495
300	1,569,243	5,021,579	-10,525,502	-4,988,465	278,649	2,031,579
400	1,510,520	4,833,663	-10,713,419	-5,176,382	466,565	1,843,663
500	1,451,796	4,645,746	-10,901,335	-5,364,298	654,481	1,655,746



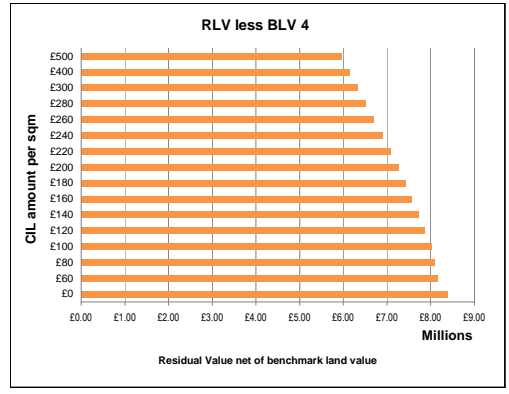
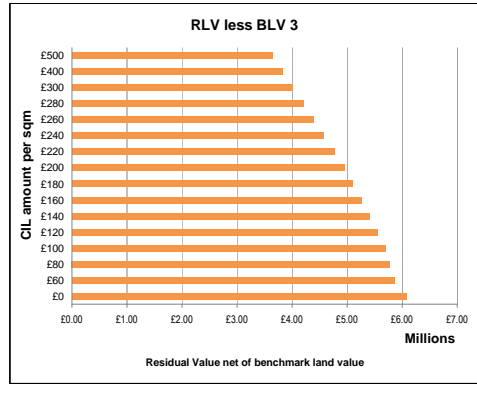
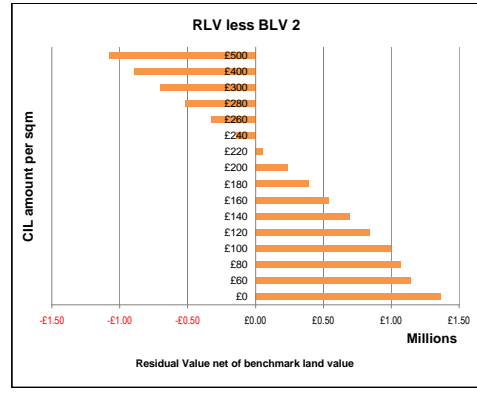
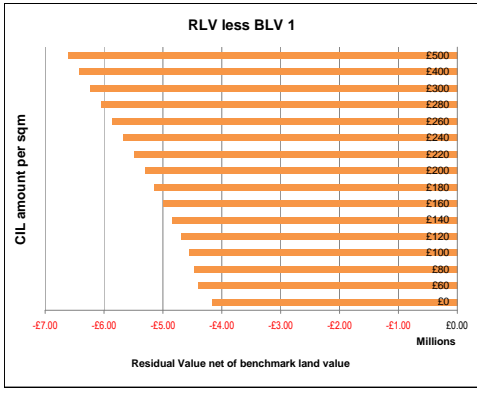
Site type 3 Description: **Area 5** £6189 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,885,086	9,232,274	-6,314,808	-777,770	3,932,046	6,242,274
60	2,814,617	9,006,774	-6,540,307	-1,003,270	3,706,547	6,016,774
80	2,791,127	8,931,608	-6,615,473	-1,078,436	3,631,380	5,941,608
100	2,767,638	8,856,441	-6,690,640	-1,153,603	3,556,214	5,866,441
120	2,720,659	8,706,108	-6,840,973	-1,303,936	3,405,881	5,716,108
140	2,673,680	8,555,775	-6,991,306	-1,454,269	3,255,548	5,565,775
160	2,626,701	8,405,442	-7,141,639	-1,604,602	3,105,215	5,415,442
180	2,579,722	8,255,109	-7,291,972	-1,754,935	2,954,882	5,265,109
200	2,532,743	8,104,776	-7,442,305	-1,905,268	2,804,549	5,114,776
220	2,474,019	7,916,860	-7,630,221	-2,093,184	2,616,633	4,926,860
240	2,415,295	7,728,944	-7,818,137	-2,281,100	2,428,717	4,738,944
260	2,356,571	7,541,028	-8,006,053	-2,469,016	2,240,800	4,551,028
280	2,297,847	7,353,112	-8,193,970	-2,656,933	2,052,884	4,363,112
300	2,239,124	7,165,195	-8,381,886	-2,844,849	1,864,968	4,175,195
400	2,180,400	6,977,279	-8,569,802	-3,032,765	1,677,052	3,987,279
500	2,121,676	6,789,363	-8,757,718	-3,220,681	1,489,136	3,799,363



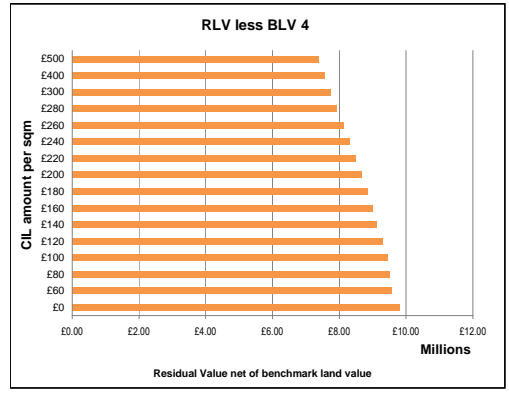
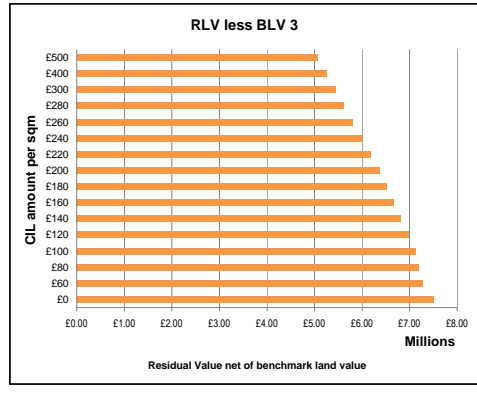
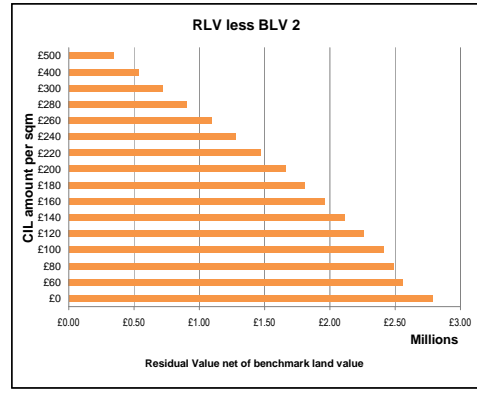
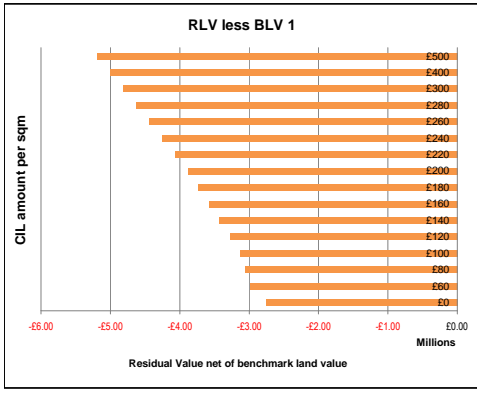
Site type 3 Description: **Area 6** £6997 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,554,976	11,375,923	-4,171,158	1,365,879	6,075,696	8,385,923
60	3,484,507	11,150,424	-4,396,658	1,140,379	5,850,196	8,160,424
80	3,461,018	11,075,257	-4,471,824	1,065,213	5,775,030	8,085,257
100	3,437,528	11,000,091	-4,546,991	990,047	5,699,863	8,010,091
120	3,390,549	10,849,758	-4,697,323	839,714	5,549,530	7,859,758
140	3,343,570	10,699,425	-4,847,656	689,381	5,399,197	7,709,425
160	3,296,591	10,549,092	-4,997,989	539,048	5,248,864	7,559,092
180	3,249,612	10,398,759	-5,148,322	388,715	5,098,531	7,408,759
200	3,202,633	10,248,426	-5,298,655	238,382	4,948,199	7,258,426
220	3,143,909	10,060,510	-5,486,572	50,465	4,760,282	7,070,510
240	3,085,185	9,872,593	-5,674,488	-137,451	4,572,366	6,882,593
260	3,026,462	9,684,677	-5,862,404	-325,367	4,384,450	6,694,677
280	2,967,738	9,496,761	-6,050,320	-513,283	4,196,534	6,506,761
300	2,909,014	9,308,845	-6,238,236	-701,199	4,008,617	6,318,845
400	2,850,290	9,120,929	-6,426,153	-889,116	3,820,701	6,130,929
500	2,791,566	8,933,012	-6,614,069	-1,077,032	3,632,785	5,943,012



Site type 3 Description: **Area 7** £7535 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,998,045	12,793,743	-2,753,338	2,783,699	7,493,516	9,803,743
60	3,927,576	12,568,244	-2,978,837	2,558,200	7,268,017	9,578,244
80	3,904,087	12,493,077	-3,054,004	2,483,033	7,192,850	9,503,077
100	3,880,597	12,417,911	-3,129,170	2,407,867	7,117,684	9,427,911
120	3,833,618	12,267,578	-3,279,503	2,257,534	6,967,351	9,277,578
140	3,786,639	12,117,245	-3,429,836	2,107,201	6,817,018	9,127,245
160	3,739,660	11,966,912	-3,580,169	1,956,868	6,666,685	8,976,912
180	3,692,681	11,816,579	-3,730,502	1,806,535	6,516,352	8,826,579
200	3,645,702	11,666,246	-3,880,835	1,656,202	6,366,019	8,676,246
220	3,586,978	11,478,330	-4,068,751	1,468,286	6,178,103	8,488,330
240	3,528,254	11,290,414	-4,256,668	1,280,370	5,990,186	8,300,414
260	3,469,530	11,102,498	-4,444,584	1,092,453	5,802,270	8,112,498
280	3,410,807	10,914,581	-4,632,500	904,537	5,614,354	7,924,581
300	3,352,083	10,726,665	-4,820,416	716,621	5,426,438	7,736,665
400	3,293,359	10,538,749	-5,008,332	528,705	5,238,522	7,548,749
500	3,234,635	10,350,833	-5,196,249	340,788	5,050,605	7,360,833



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 3

25 UNITS

FLATS & HOUSES

80 UPH

Net area as percentage of gross

100%

CSH level: 4 on AH

-5% Sales value inflation

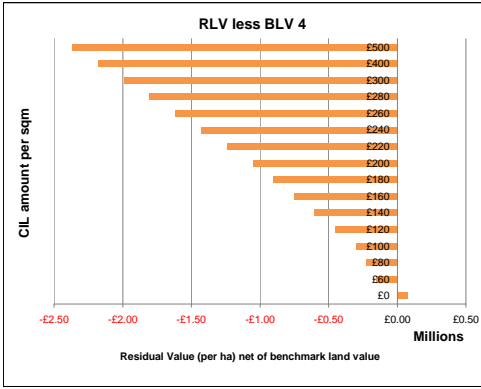
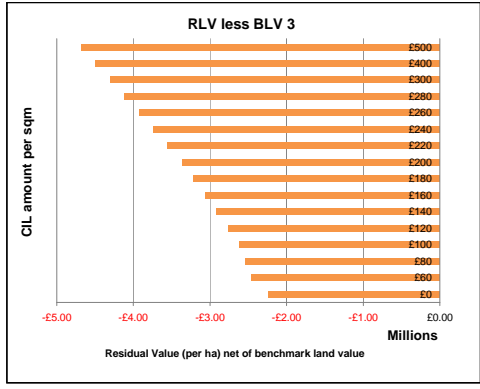
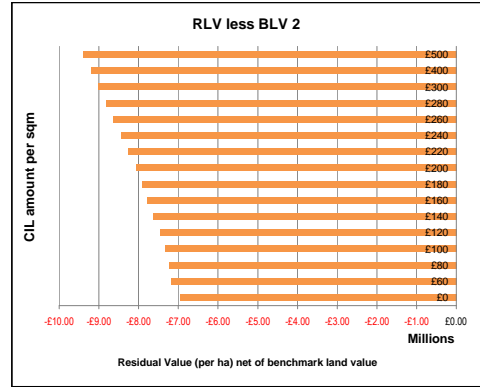
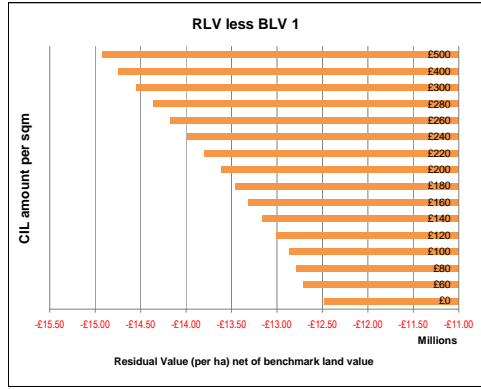
4 on private

Build cost inflation

Aff Hsg: 35%

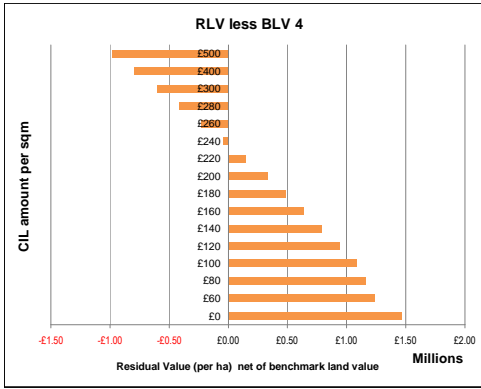
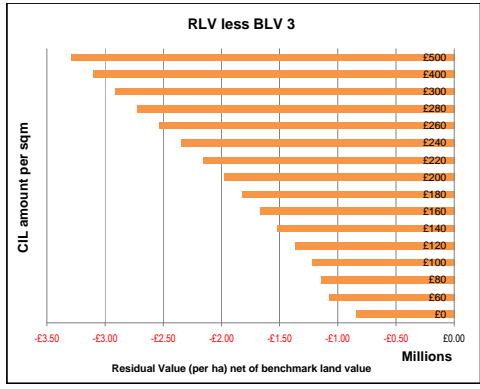
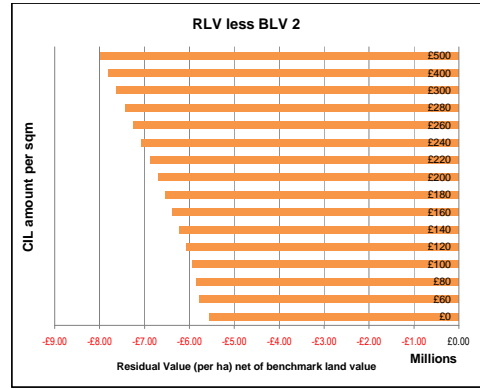
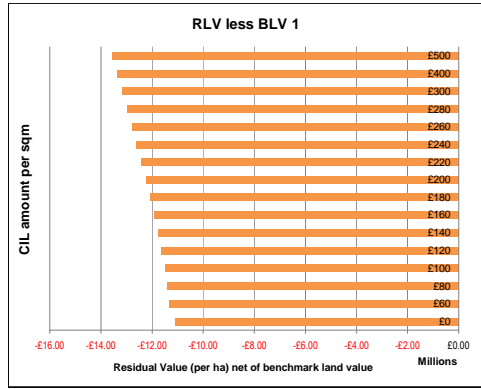
Site type 3 Description: **Area 1 £4090 psm** 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	957,598	3,064,314	-12,462,767	6,945,730	2,235,913	74,314
60	887,130	2,838,814	-12,708,267	7,171,230	2,461,413	151,186
80	863,640	2,763,648	-12,783,433	7,246,396	2,536,579	226,352
100	840,150	2,688,482	-12,858,600	7,321,563	2,611,746	301,518
120	793,171	2,538,149	-13,008,933	7,471,896	2,762,079	451,851
140	746,192	2,387,816	-13,159,266	7,622,229	2,912,412	602,184
160	699,213	2,237,483	-13,309,599	7,772,562	3,062,745	752,517
180	652,234	2,087,150	-13,459,932	7,922,895	3,213,078	902,850
200	605,255	1,936,817	-13,610,265	8,073,228	3,363,411	1,053,183
220	546,531	1,748,900	-13,798,181	8,261,144	3,551,327	1,241,100
240	487,808	1,560,984	-13,986,097	8,449,060	3,739,243	1,429,016
260	429,084	1,373,068	-14,174,013	8,636,976	3,927,159	1,616,932
280	370,360	1,185,152	-14,361,929	8,824,892	4,115,075	1,804,848
300	311,636	997,236	-14,549,846	9,012,809	4,302,992	1,992,764
400	252,912	809,319	-14,737,762	9,200,725	4,490,908	2,180,681
500	194,189	621,403	-14,925,678	9,388,641	4,678,824	2,368,597



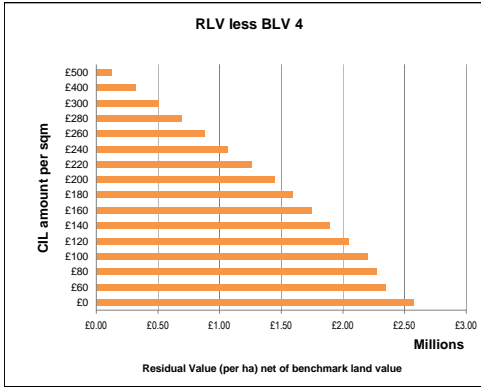
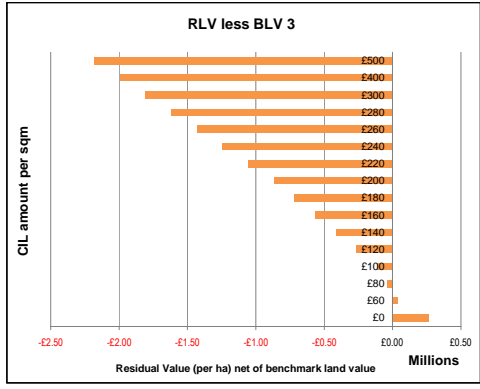
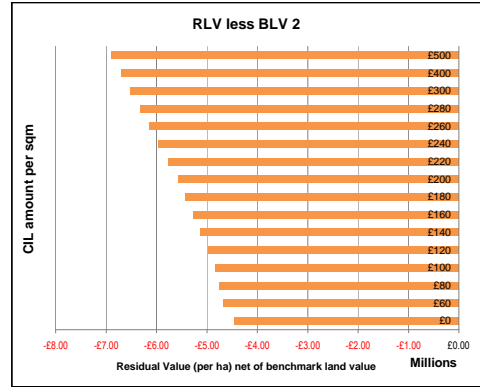
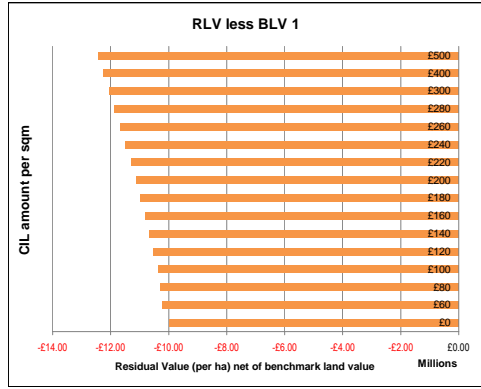
Site type 3 Description: **Area 2 £4629 psm** 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,391,996	4,454,387	-11,092,694	5,555,657	845,840	1,464,387
60	1,321,527	4,228,888	-11,318,193	5,781,156	1,071,339	1,238,888
80	1,296,038	4,153,721	-11,393,360	5,856,323	1,146,506	1,163,721
100	1,274,548	4,078,555	-11,468,526	5,931,489	1,221,672	1,088,555
120	1,227,569	3,928,222	-11,618,859	6,081,822	1,372,005	938,222
140	1,180,590	3,777,889	-11,769,192	6,232,155	1,522,338	787,889
160	1,133,611	3,627,556	-11,919,525	6,382,488	1,672,671	637,556
180	1,086,632	3,477,223	-12,069,858	6,532,821	1,823,004	487,223
200	1,039,653	3,326,890	-12,220,191	6,683,154	1,973,337	336,890
220	980,929	3,138,974	-12,408,107	6,871,070	2,161,253	148,974
240	922,206	2,951,058	-12,596,024	7,058,986	2,349,170	38,942
260	863,482	2,763,142	-12,783,940	7,246,903	2,537,086	226,858
280	804,758	2,575,226	-12,971,856	7,434,819	2,725,002	414,775
300	746,034	2,387,310	-13,159,772	7,622,735	2,912,918	602,691
400	687,310	2,199,393	-13,347,688	7,810,651	3,100,835	790,607
500	628,586	2,011,477	-13,535,605	7,998,568	3,288,751	978,523



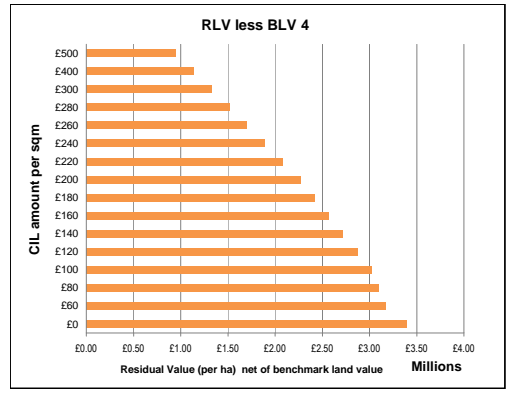
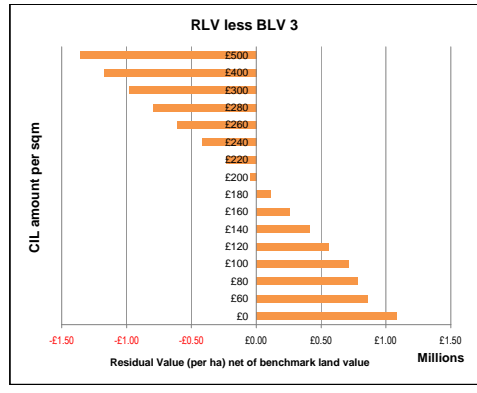
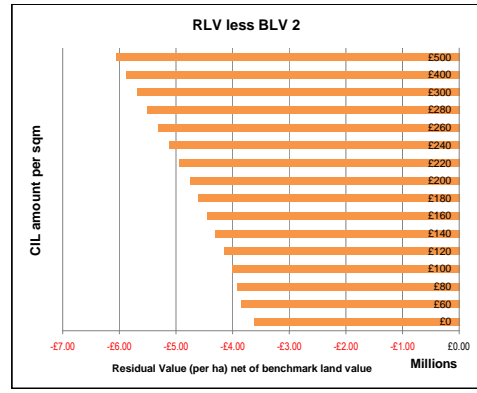
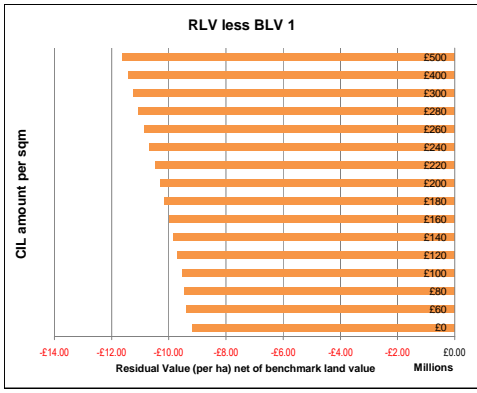
Site type 3 Description: **Area 3 £5059 psm** 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,737,792	5,560,935	-9,986,147	4,449,110	260,707	2,570,935
60	1,667,323	5,335,435	-10,211,646	4,674,609	35,208	2,345,435
80	1,643,834	5,260,269	-10,286,813	4,749,776	39,959	2,270,269
100	1,620,344	5,185,102	-10,361,979	4,824,942	115,125	2,195,102
120	1,573,365	5,034,769	-10,512,312	4,975,275	265,458	2,044,769
140	1,526,386	4,884,436	-10,662,645	5,125,608	415,791	1,894,436
160	1,479,407	4,734,103	-10,812,978	5,275,941	566,124	1,744,103
180	1,432,428	4,583,770	-10,963,311	5,426,274	716,457	1,593,770
200	1,385,449	4,433,437	-11,113,644	5,576,607	866,790	1,443,437
220	1,326,725	4,245,521	-11,301,560	5,764,523	1,054,706	1,255,521
240	1,268,002	4,057,605	-11,489,476	5,952,439	1,242,623	1,067,605
260	1,209,278	3,869,689	-11,677,393	6,140,356	1,430,539	879,689
280	1,150,554	3,681,772	-11,865,309	6,328,272	1,618,455	691,772
300	1,091,830	3,493,856	-12,053,225	6,516,188	1,806,371	503,856
400	1,033,106	3,305,940	-12,241,141	6,704,104	1,994,287	315,940
500	974,382	3,118,024	-12,429,057	6,892,020	2,182,204	128,024



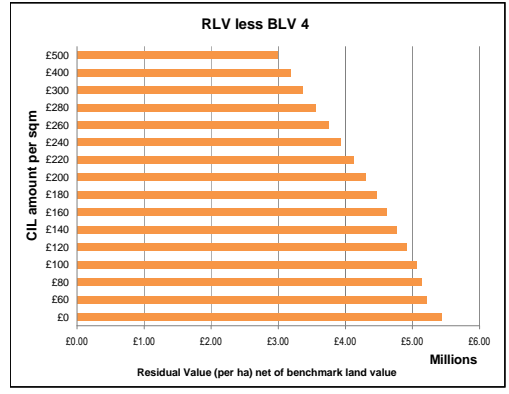
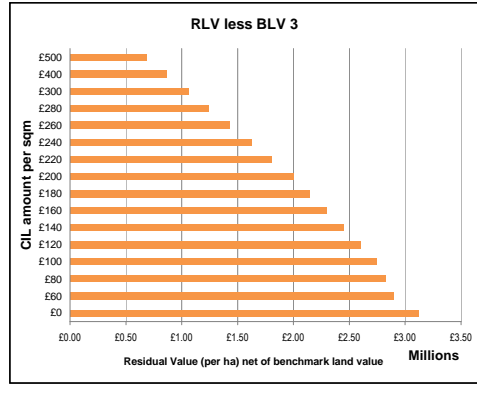
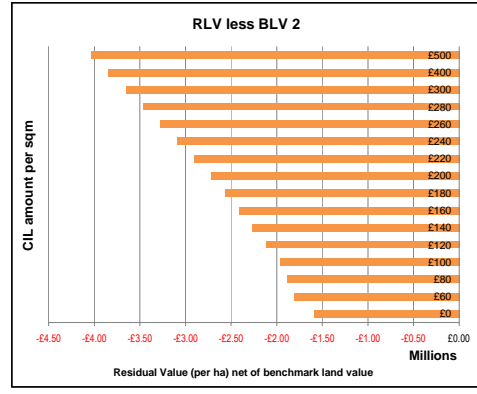
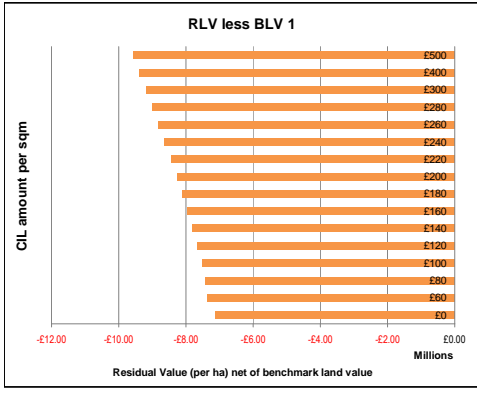
Site type 3 Description: **Area 4** £382 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,994,671	6,382,946	9,164,136	3,627,099	1,082,718	3,392,946
60	1,924,202	6,157,446	9,389,635	3,852,598	857,219	3,167,446
80	1,900,712	6,082,280	9,464,802	3,927,765	782,052	3,092,280
100	1,877,223	6,007,113	9,539,968	4,002,931	706,886	3,017,113
120	1,830,244	5,856,780	9,690,301	4,153,264	556,553	2,866,780
140	1,783,265	5,706,447	9,840,634	4,303,597	406,220	2,716,447
160	1,736,286	5,556,114	9,990,967	4,453,930	255,887	2,566,114
180	1,689,307	5,405,781	10,141,300	4,604,263	105,554	2,415,781
200	1,642,328	5,255,448	10,291,633	4,754,596	44,779	2,265,448
220	1,583,604	5,067,532	10,479,549	4,942,512	232,695	2,077,532
240	1,524,880	4,879,616	10,667,465	5,130,428	420,611	1,889,616
260	1,466,156	4,691,700	10,855,382	5,318,345	608,528	1,701,700
280	1,407,432	4,503,784	11,043,298	5,506,261	796,444	1,513,784
300	1,348,708	4,315,867	11,231,214	5,694,177	984,360	1,325,867
400	1,289,985	4,127,951	11,419,130	5,882,093	1,172,276	1,137,951
500	1,231,261	3,940,035	11,607,046	6,070,009	1,360,193	950,035



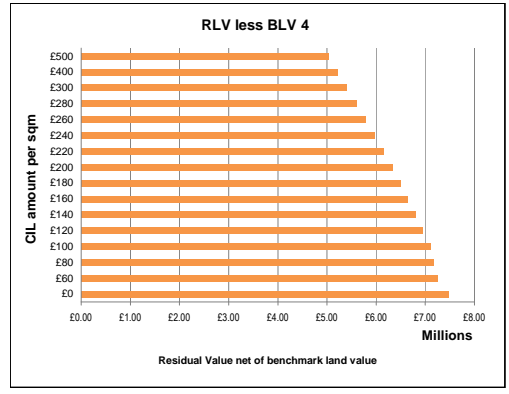
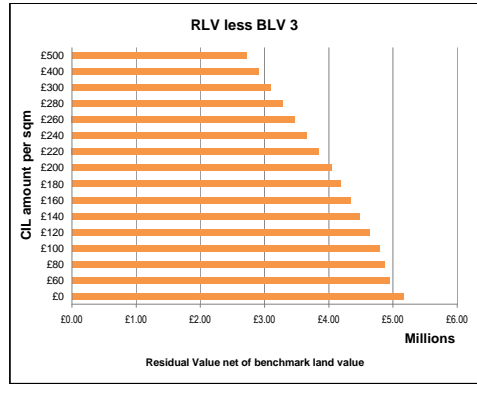
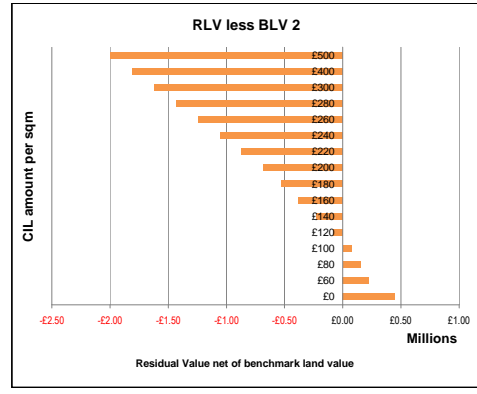
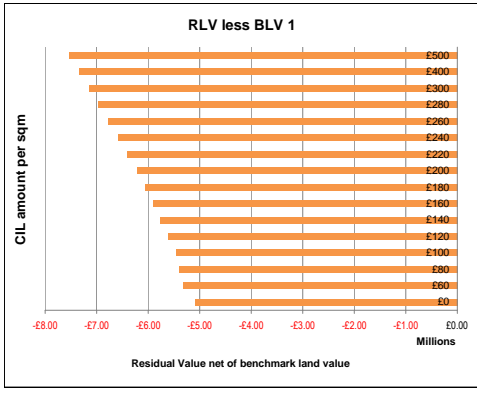
Site type 3 Description: **Area 5** £6189 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,631,470	8,420,706	7,126,376	1,589,339	3,120,478	5,430,706
60	2,561,002	8,195,206	7,351,875	1,814,838	2,894,979	5,205,206
80	2,537,512	8,120,040	7,427,042	1,890,005	2,819,812	5,130,040
100	2,514,023	8,044,873	7,502,208	1,965,171	2,744,646	5,054,873
120	2,467,044	7,894,540	7,652,541	2,115,504	2,594,313	4,904,540
140	2,420,065	7,744,207	7,802,874	2,265,837	2,443,980	4,754,207
160	2,373,086	7,593,874	7,953,207	2,416,170	2,293,647	4,603,874
180	2,326,107	7,443,541	8,103,540	2,566,503	2,143,314	4,453,541
200	2,279,128	7,293,208	8,253,873	2,716,836	1,992,981	4,303,208
220	2,220,404	7,105,292	8,441,789	2,904,752	1,805,065	4,115,292
240	2,161,680	6,917,376	8,629,705	3,092,668	1,617,148	3,927,376
260	2,102,956	6,729,460	8,817,622	3,280,585	1,429,232	3,739,460
280	2,044,232	6,541,543	9,005,538	3,468,501	1,241,316	3,551,543
300	1,985,508	6,353,627	9,193,454	3,656,417	1,053,400	3,363,627
400	1,926,785	6,165,711	9,381,370	3,844,333	865,484	3,175,711
500	1,868,061	5,977,795	9,569,286	4,032,249	677,567	2,987,795



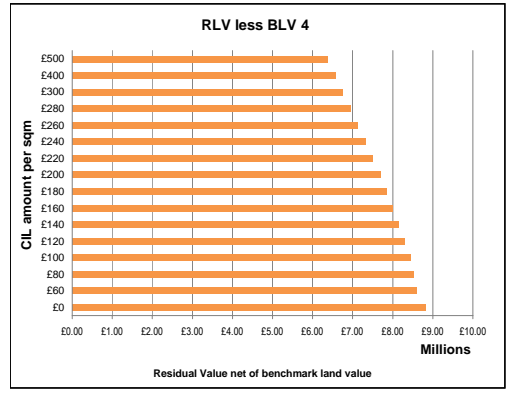
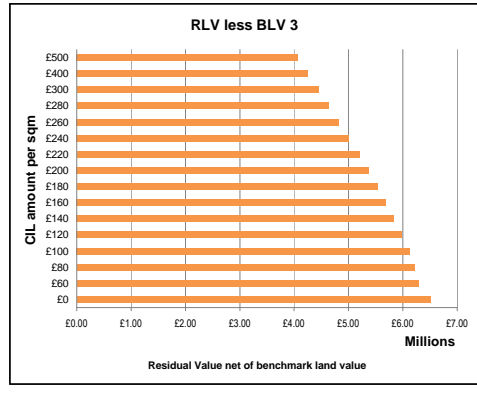
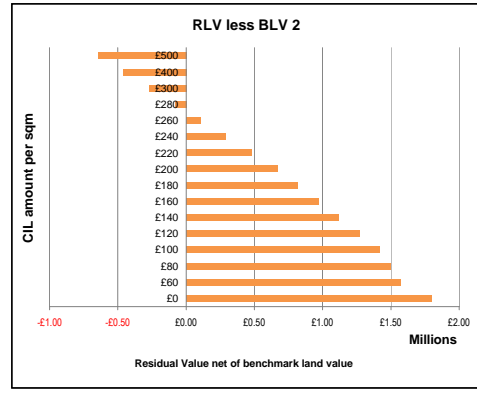
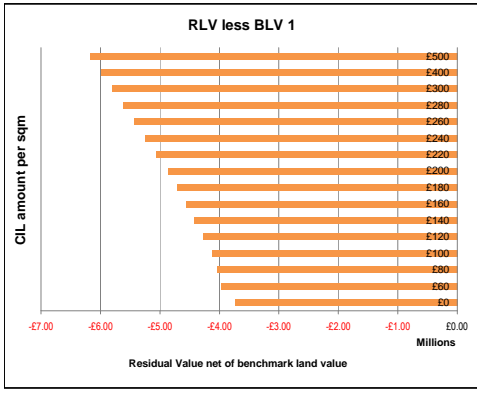
Site type 3 Description: **Area 6** £6997 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,268,281	10,458,496	5,088,583	448,454	5,158,271	7,468,496
60	3,197,812	10,232,999	5,314,082	222,955	4,932,771	7,242,999
80	3,174,323	10,157,832	5,389,249	147,788	4,857,605	7,167,832
100	3,150,833	10,082,666	5,464,415	72,622	4,782,438	7,092,666
120	3,103,854	9,932,333	5,614,748	77,711	4,632,105	6,942,333
140	3,056,875	9,782,000	5,765,081	228,044	4,481,772	6,792,000
160	3,009,896	9,631,667	5,915,414	378,377	4,331,440	6,641,667
180	2,962,917	9,481,334	6,065,747	528,710	4,181,107	6,491,334
200	2,915,938	9,331,001	6,216,080	679,043	4,030,774	6,341,001
220	2,857,214	9,143,085	6,403,996	866,959	3,842,857	6,153,085
240	2,798,490	8,955,169	6,591,913	1,054,876	3,654,941	5,965,169
260	2,739,766	8,767,252	6,779,829	1,242,792	3,467,025	5,777,252
280	2,681,043	8,579,336	6,967,745	1,430,708	3,279,109	5,589,336
300	2,622,319	8,391,420	7,155,661	1,618,624	3,091,193	5,401,420
400	2,563,595	8,203,504	7,343,578	1,806,541	2,903,276	5,213,504
500	2,504,871	8,015,588	7,531,494	1,994,457	2,715,360	5,025,588



Site type 3 Description: **Area 7** £7535 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,689,296	11,805,747	3,741,334	1,795,703	6,505,520	8,815,747
60	3,618,827	11,580,248	3,966,833	1,570,204	6,280,020	8,590,248
80	3,595,338	11,505,081	4,042,000	1,495,037	6,204,854	8,515,081
100	3,571,848	11,429,915	4,117,166	1,419,871	6,129,688	8,439,915
120	3,524,869	11,279,582	4,267,499	1,269,538	5,979,355	8,289,582
140	3,477,890	11,129,249	4,417,832	1,119,205	5,829,022	8,139,249
160	3,430,911	10,978,916	4,568,165	968,872	5,678,689	7,988,916
180	3,383,932	10,828,583	4,718,498	818,539	5,528,356	7,838,583
200	3,336,953	10,678,250	4,868,831	668,206	5,378,023	7,688,250
220	3,278,229	10,490,334	5,056,747	480,290	5,190,106	7,500,334
240	3,219,505	10,302,418	5,244,664	292,373	5,002,190	7,312,418
260	3,160,782	10,114,501	5,432,580	104,457	4,814,274	7,124,501
280	3,102,058	9,926,585	5,620,496	83,459	4,626,358	6,936,585
300	3,043,334	9,738,669	5,808,412	271,375	4,438,442	6,748,669
400	2,984,610	9,550,753	5,996,328	459,291	4,250,525	6,560,753
500	2,925,886	9,362,837	6,184,245	647,208	4,062,609	6,372,837



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 3

25 UNITS

FLATS & HOUSES

80 UPH

Net area as percentage of gross

100%

CSH level: 4 on AH

10% Sales value inflation

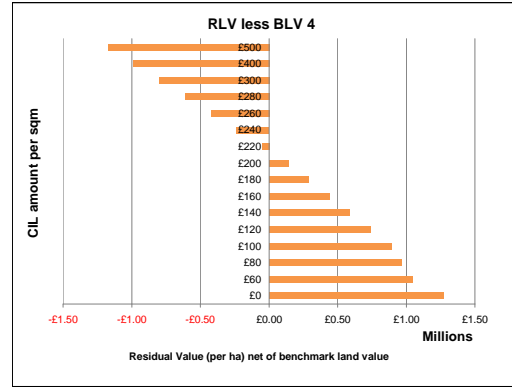
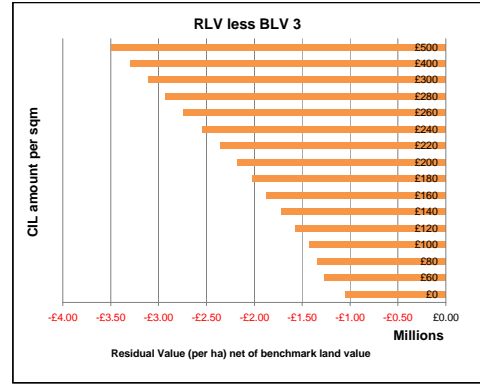
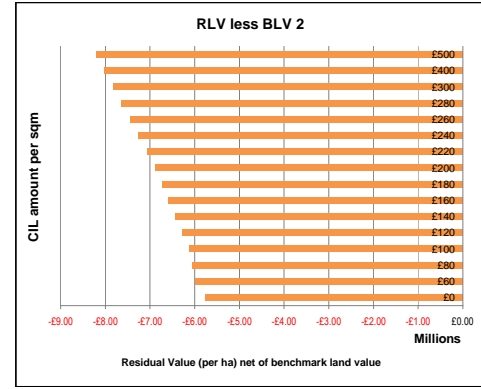
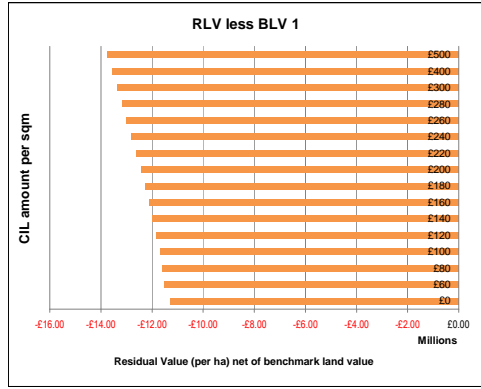
4 on private

5% Build cost inflation

Aff Hsg: 35%

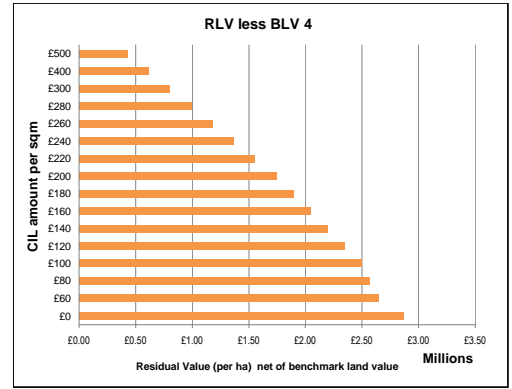
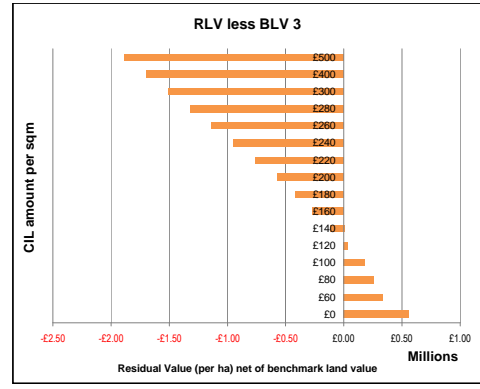
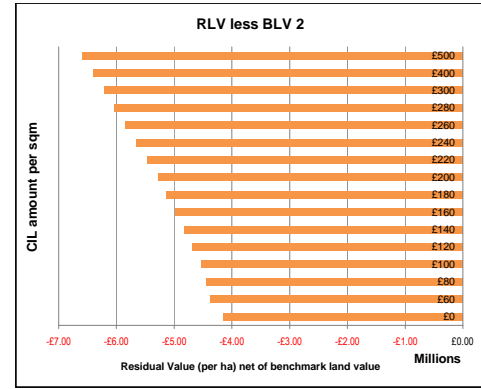
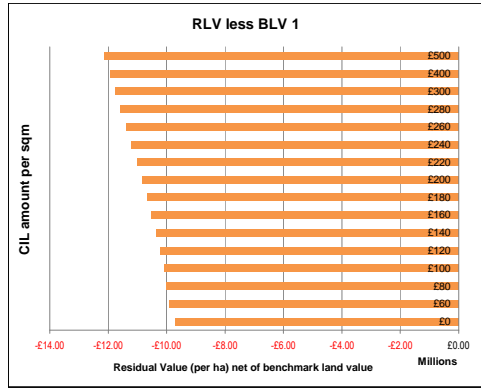
Site type 3 Description: **Area 1 £4090 psm** 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,329,970	4,255,905	-11,291,176	5,754,139	1,044,323	1,265,905
60	1,259,502	4,030,405	-11,516,676	5,979,639	1,269,822	1,040,405
80	1,236,012	3,955,239	-11,591,842	6,054,805	1,344,988	965,239
100	1,212,523	3,880,072	-11,667,009	6,129,972	1,420,155	890,072
120	1,165,544	3,729,739	-11,817,342	6,280,305	1,570,488	739,739
140	1,118,565	3,579,407	-11,967,675	6,430,638	1,720,821	589,407
160	1,071,585	3,429,074	-12,118,008	6,580,971	1,871,154	439,074
180	1,024,606	3,278,741	-12,268,341	6,731,304	2,021,487	288,741
200	977,627	3,128,408	-12,418,674	6,881,637	2,171,820	138,408
220	918,904	2,940,491	-12,606,590	7,069,553	2,359,736	49,509
240	860,180	2,752,575	-12,794,506	7,257,469	2,547,652	237,425
260	801,456	2,564,659	-12,982,422	7,445,385	2,735,568	425,341
280	742,732	2,376,743	-13,170,338	7,633,301	2,923,485	613,257
300	684,008	2,188,827	-13,358,255	7,821,218	3,111,401	801,173
400	625,284	2,000,910	-13,546,171	8,009,134	3,299,317	989,090
500	566,561	1,812,994	-13,734,087	8,197,050	3,487,233	1,177,006



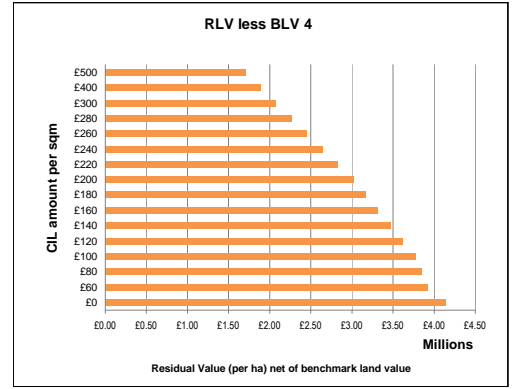
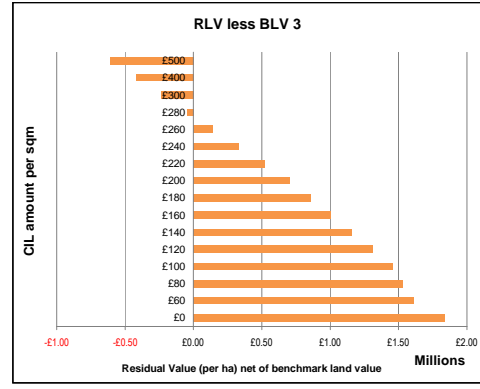
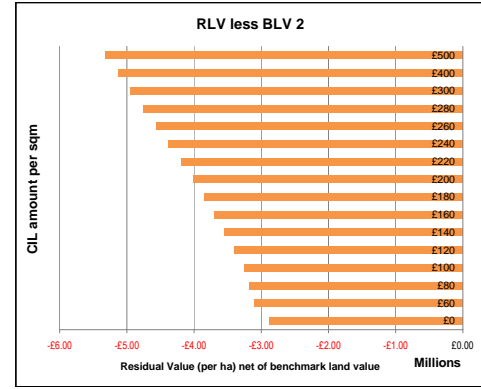
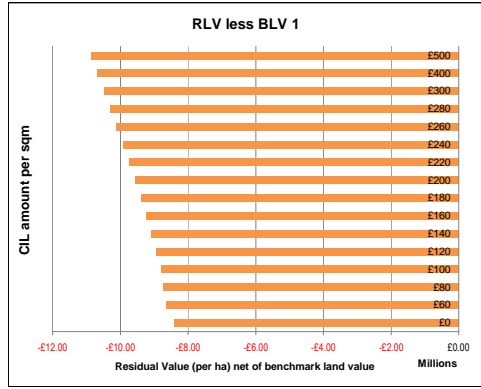
Site type 3 Description: **Area 2 £4629 psm** 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,830,529	5,857,692	-9,689,389	4,152,352	557,464	2,867,692
60	1,760,060	5,632,192	-9,914,889	4,377,852	331,965	2,642,192
80	1,736,571	5,557,026	-9,990,055	4,453,018	256,798	2,567,026
100	1,713,081	5,481,859	-10,065,222	4,528,185	181,632	2,491,859
120	1,666,102	5,331,526	-10,215,555	4,678,518	31,299	2,341,526
140	1,619,123	5,181,193	-10,365,888	4,828,851	-119,034	2,191,193
160	1,572,144	5,030,860	-10,516,221	4,979,184	-269,367	2,040,860
180	1,525,165	4,880,527	-10,666,554	5,129,517	-419,700	1,890,527
200	1,478,186	4,730,195	-10,816,887	5,279,850	-570,033	1,740,195
220	1,431,207	4,579,862	-10,967,220	5,430,183	-720,366	1,590,862
240	1,384,228	4,429,529	-11,117,553	5,580,516	-870,699	1,441,529
260	1,337,249	4,279,196	-11,267,886	5,730,849	-1,021,032	1,292,196
280	1,290,270	4,128,863	-11,418,219	5,881,182	-1,171,365	1,142,863
300	1,243,291	3,978,530	-11,568,552	6,031,515	-1,321,698	993,530
400	1,184,567	3,790,613	-11,756,468	6,219,431	-1,509,614	800,613
500	1,125,843	3,602,697	-11,944,384	6,407,347	-1,697,530	612,697



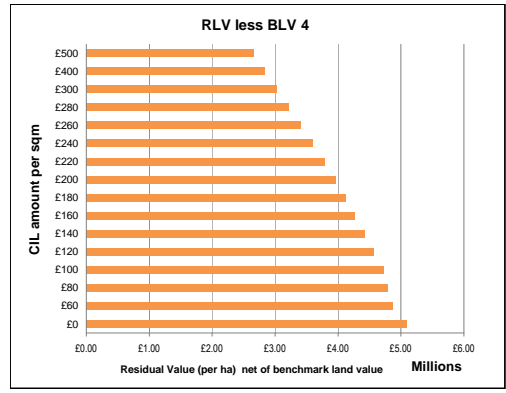
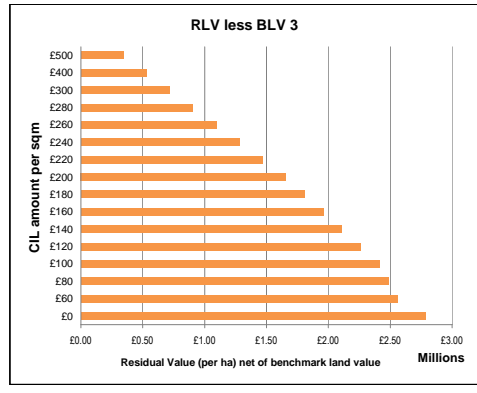
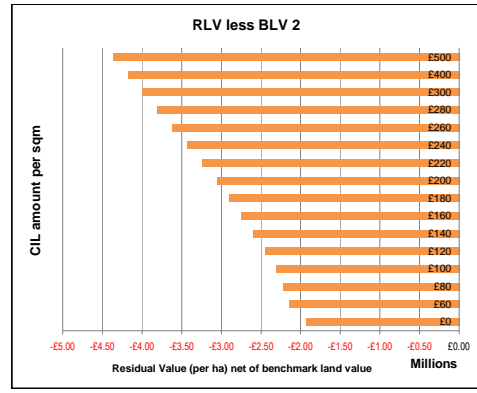
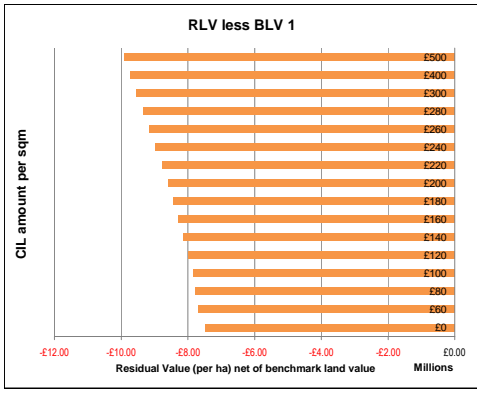
Site type 3 Description: **Area 3 £5059 psm** 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,229,253	7,133,610	-8,413,472	2,876,435	1,833,382	4,143,610
60	2,158,784	6,908,110	-8,638,971	3,101,934	1,607,883	3,918,110
80	2,135,295	6,832,944	-8,714,138	3,177,100	1,532,716	3,842,944
100	2,111,805	6,757,777	-8,789,304	3,252,267	1,457,550	3,767,777
120	2,064,826	6,607,444	-8,939,637	3,402,600	1,307,217	3,617,444
140	2,017,847	6,457,111	-9,089,970	3,552,933	1,156,884	3,467,111
160	1,970,868	6,306,778	-9,240,303	3,703,266	1,006,551	3,316,778
180	1,923,889	6,156,445	-9,390,636	3,853,599	856,218	3,166,445
200	1,876,910	6,006,112	-9,540,969	4,003,932	705,885	3,016,112
220	1,830,931	5,855,779	-9,691,302	4,154,265	555,552	2,865,779
240	1,784,952	5,705,446	-9,841,635	4,304,598	405,219	2,715,446
260	1,738,973	5,555,113	-9,991,968	4,454,931	254,886	2,565,113
280	1,692,994	5,404,780	-10,142,301	4,605,264	104,553	2,414,780
300	1,647,015	5,254,447	-10,292,634	4,755,597	-45,780	2,264,447
400	1,588,291	5,066,531	-10,480,550	4,943,513	-233,696	2,076,531
500	1,529,567	4,878,615	-10,668,466	5,131,429	-421,612	1,888,615



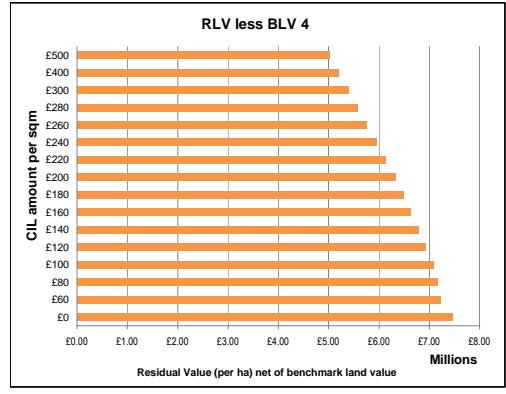
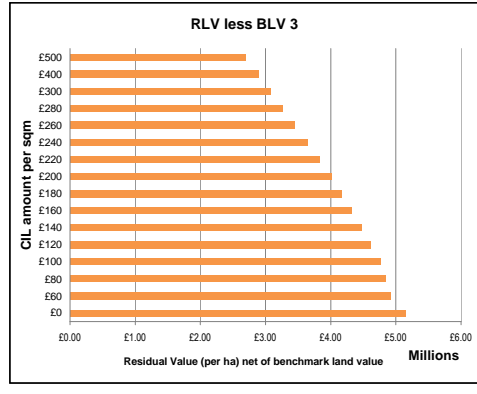
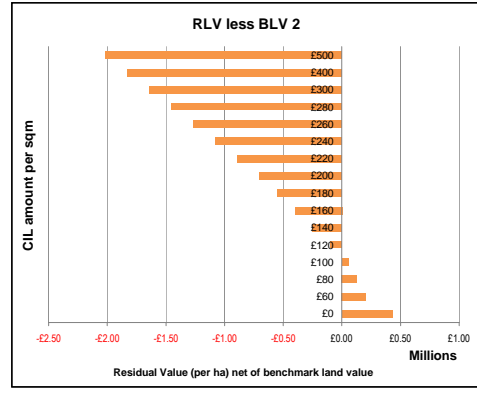
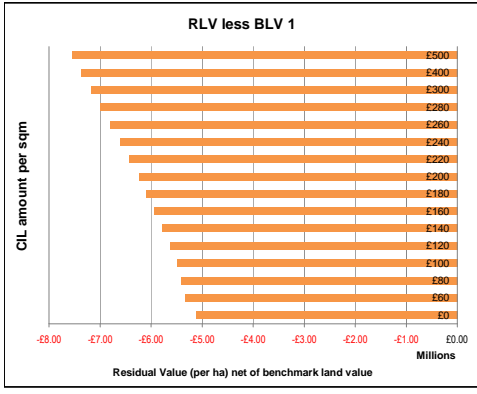
Site type 3 Description: **Area 4** £382 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,525,828	8,082,649	-7,464,432	-1,927,395	2,782,421	5,092,649
60	2,455,359	7,857,149	-7,689,932	-2,152,895	2,556,922	4,867,149
80	2,431,870	7,781,983	-7,765,098	-2,228,061	2,481,755	4,791,983
100	2,408,380	7,706,816	-7,840,265	-2,303,228	2,406,589	4,716,816
120	2,361,401	7,556,483	-7,990,598	-2,453,561	2,256,256	4,566,483
140	2,314,422	7,406,150	-8,140,931	-2,603,894	2,105,923	4,416,150
160	2,267,443	7,255,817	-8,291,264	-2,754,227	1,955,590	4,265,817
180	2,220,464	7,105,485	-8,441,597	-2,904,560	1,805,257	4,115,485
200	2,173,485	6,955,152	-8,591,930	-3,054,893	1,654,924	3,965,152
220	2,114,761	6,767,235	-8,779,846	-3,242,809	1,467,008	3,777,235
240	2,056,037	6,579,319	-8,967,762	-3,430,725	1,279,092	3,589,319
260	1,997,313	6,391,403	-9,155,678	-3,618,641	1,091,176	3,401,403
280	1,938,590	6,203,487	-9,343,595	-3,806,558	903,259	3,213,487
300	1,879,866	6,015,571	-9,531,511	-3,994,474	715,343	3,025,571
400	1,821,142	5,827,654	-9,719,427	-4,182,390	527,427	2,837,654
500	1,762,418	5,639,738	-9,907,343	-4,370,306	339,511	2,649,738



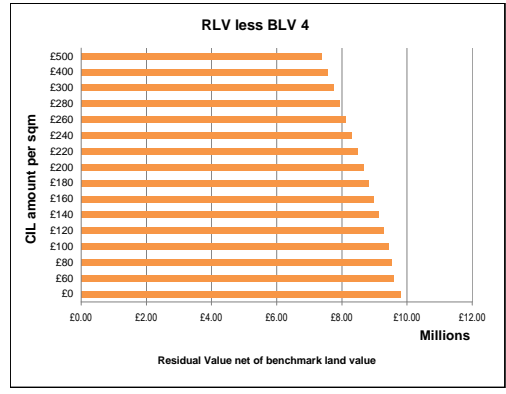
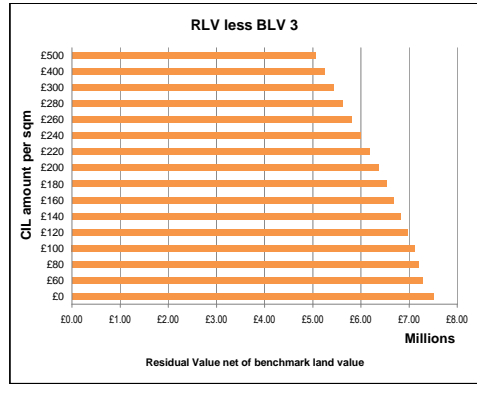
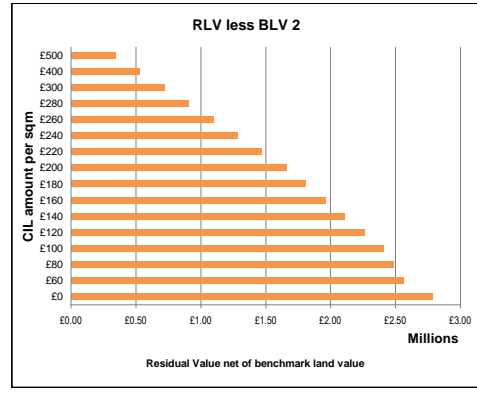
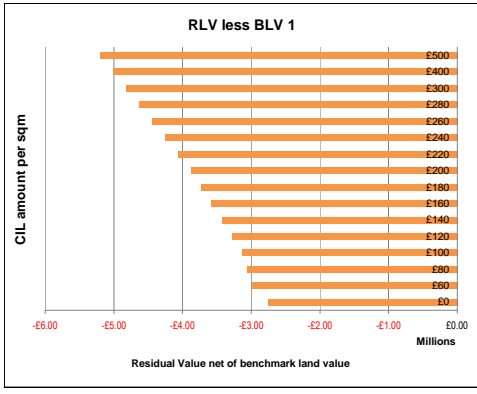
Site type 3 Description: **Area 5** £6189 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,261,868	10,437,979	-5,109,102	427,935	5,137,751	7,447,979
60	3,191,400	10,212,479	-5,334,602	202,435	4,912,252	7,222,479
80	3,167,910	10,137,313	-5,409,768	127,269	4,837,086	7,147,313
100	3,144,421	10,062,146	-5,484,935	52,102	4,761,919	7,072,146
120	3,097,442	9,911,813	-5,635,268	98,231	4,611,586	6,921,813
140	3,050,463	9,761,481	-5,785,601	248,564	4,461,253	6,771,481
160	3,003,484	9,611,148	-5,935,934	398,897	4,310,920	6,621,148
180	2,956,505	9,460,815	-6,086,267	549,230	4,160,587	6,470,815
200	2,909,526	9,310,482	-6,236,600	699,563	4,010,254	6,320,482
220	2,850,802	9,122,565	-6,424,516	887,479	3,822,338	6,132,565
240	2,792,078	8,934,649	-6,612,432	1,075,395	3,634,422	5,944,649
260	2,733,354	8,746,733	-6,800,348	1,263,311	3,446,506	5,756,733
280	2,674,630	8,558,817	-6,988,264	1,451,227	3,258,589	5,568,817
300	2,615,906	8,370,901	-7,176,181	1,639,144	3,070,673	5,380,901
400	2,557,183	8,182,984	-7,364,097	1,827,060	2,882,757	5,192,984
500	2,498,459	7,995,068	-7,552,013	2,014,976	2,694,841	5,005,068



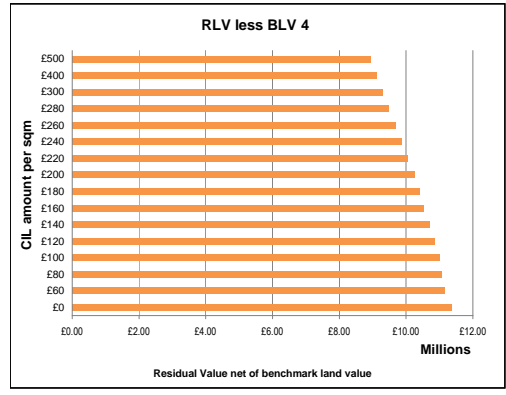
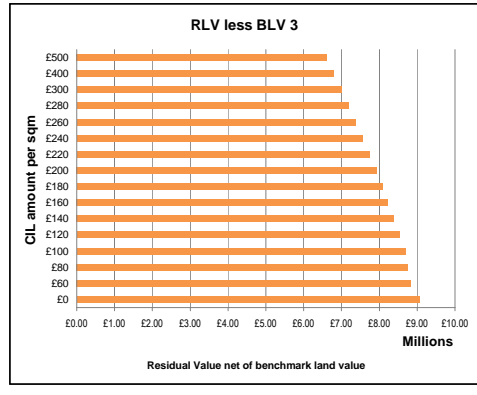
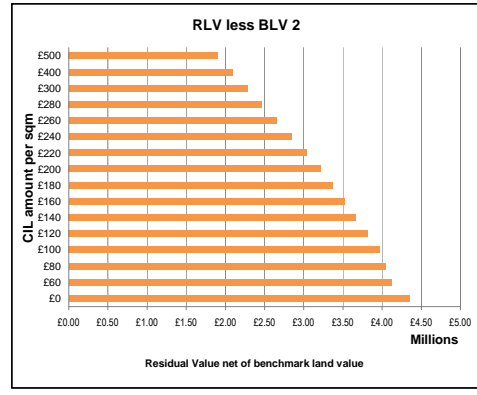
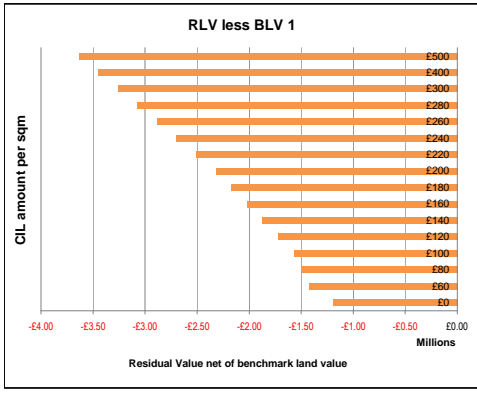
Site type 3 Description: **Area 6** £6997 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,997,919	12,793,342	-2,753,739	2,783,298	7,493,114	9,803,342
60	3,927,451	12,567,842	-2,979,239	2,557,798	7,267,615	9,577,842
80	3,903,961	12,492,676	-3,054,405	2,482,632	7,192,448	9,502,676
100	3,880,472	12,417,509	-3,129,572	2,407,465	7,117,282	9,427,509
120	3,833,493	12,267,176	-3,279,905	2,257,132	6,966,949	9,277,176
140	3,786,514	12,116,843	-3,430,238	2,106,799	6,816,616	9,126,843
160	3,739,535	11,966,510	-3,580,571	1,956,466	6,666,283	8,976,510
180	3,692,556	11,816,177	-3,730,904	1,806,133	6,515,950	8,826,177
200	3,645,576	11,665,845	-3,881,237	1,655,800	6,365,617	8,675,845
220	3,598,597	11,515,512	-4,031,570	1,505,467	6,215,284	8,525,512
240	3,528,129	11,290,012	-4,257,069	1,279,968	5,989,785	8,300,012
260	3,469,405	11,102,096	-4,444,985	1,092,052	5,801,868	8,112,096
280	3,410,681	10,914,180	-4,632,902	904,135	5,613,952	7,924,180
300	3,351,957	10,726,263	-4,820,818	716,219	5,426,036	7,736,263
400	3,293,234	10,538,347	-5,008,734	528,303	5,238,120	7,548,347
500	3,234,510	10,350,431	-5,196,650	340,387	5,050,204	7,360,431



Site type 3 Description: **Area 7** £7535 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,485,095	14,352,304	-1,194,777	4,342,260	9,052,077	11,362,304
60	4,414,627	14,126,805	-1,420,276	4,116,761	8,826,577	11,136,805
80	4,391,137	14,051,638	-1,495,443	4,041,594	8,751,411	11,061,638
100	4,367,647	13,976,472	-1,570,609	3,966,428	8,676,245	10,986,472
120	4,320,668	13,826,139	-1,720,942	3,816,095	8,525,912	10,836,139
140	4,273,689	13,675,806	-1,871,275	3,665,762	8,375,579	10,685,806
160	4,226,710	13,525,473	-2,021,608	3,515,429	8,225,246	10,535,473
180	4,179,731	13,375,140	-2,171,941	3,365,096	8,074,913	10,385,140
200	4,132,752	13,224,807	-2,322,274	3,214,763	7,924,580	10,234,807
220	4,074,028	13,036,891	-2,510,190	3,026,847	7,736,663	10,046,891
240	4,015,305	12,848,975	-2,698,107	2,838,930	7,548,747	9,858,975
260	3,956,581	12,661,058	-2,886,023	2,651,014	7,360,831	9,671,058
280	3,897,857	12,473,142	-3,073,939	2,463,098	7,172,915	9,483,142
300	3,839,133	12,285,226	-3,261,855	2,275,182	6,984,999	9,295,226
400	3,780,409	12,097,310	-3,449,771	2,087,266	6,797,082	9,107,310
500	3,721,685	11,909,394	-3,637,688	1,899,349	6,609,166	8,919,394



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 3

25 UNITS

FLATS & HOUSES

80 UPH

Net area as percentage of gross

100%

CSH level: 4 on AH

Sales value inflation

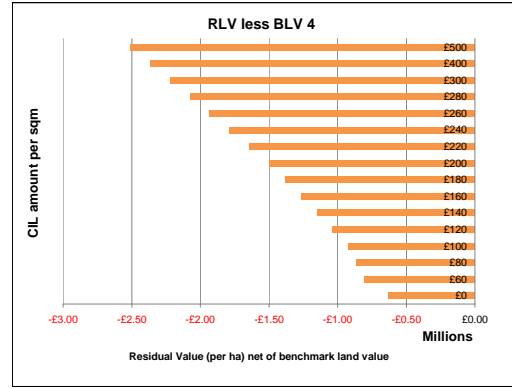
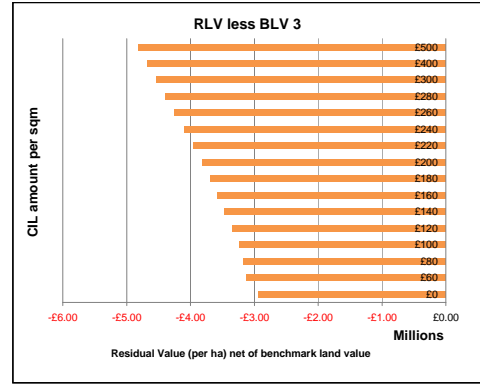
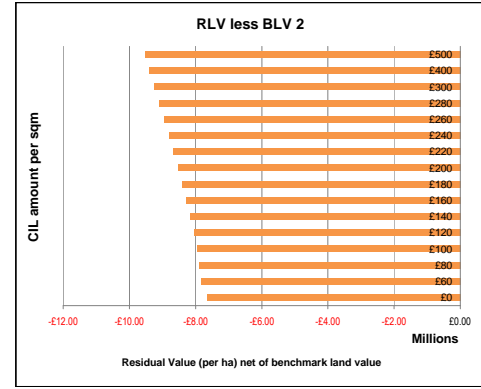
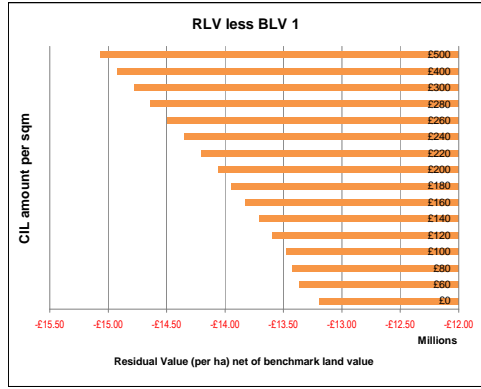
4 on private

Build cost inflation

Aff Hsg: 50%

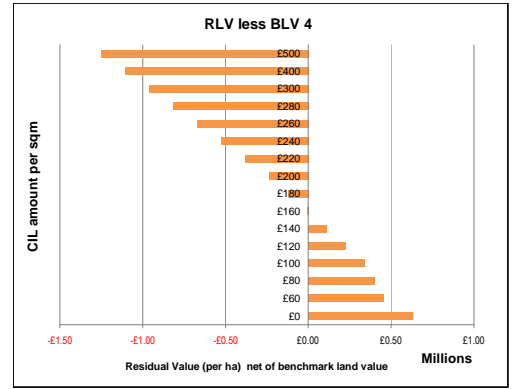
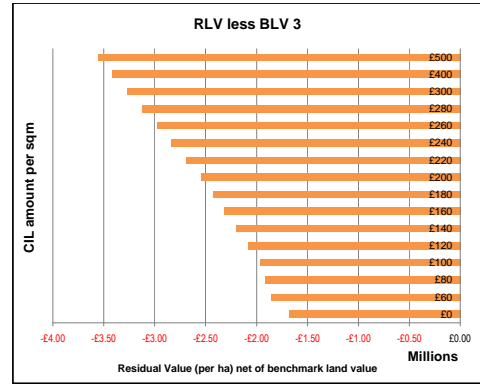
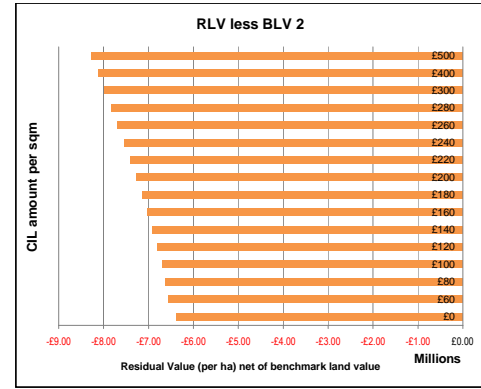
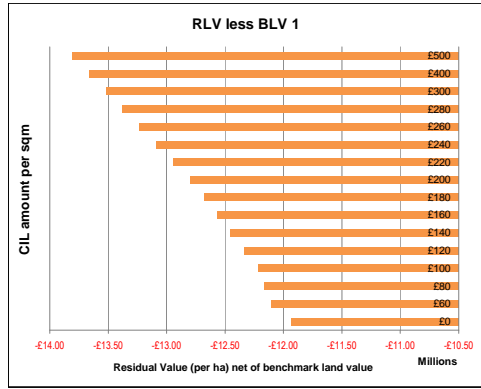
Site type 3 Description: **Area 1 £4090 psm** 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	736,822	2,357,831	-13,169,250	-7,652,213	-2,942,396	-632,169
60	682,616	2,184,370	-13,362,711	-7,825,674	-3,115,857	-805,630
80	664,547	2,126,550	-13,420,531	-7,883,494	-3,173,678	-863,450
100	646,478	2,068,729	-13,478,352	-7,941,315	-3,231,498	-921,271
120	610,340	1,953,089	-13,593,993	-8,056,956	-3,347,139	-1,036,911
140	574,202	1,837,448	-13,709,633	-8,172,596	-3,462,779	-1,152,552
160	538,065	1,721,807	-13,825,274	-8,288,237	-3,578,420	-1,268,193
180	501,927	1,606,166	-13,940,915	-8,403,878	-3,694,061	-1,383,834
200	465,789	1,490,526	-14,056,556	-8,519,519	-3,809,702	-1,499,474
220	429,651	1,374,886	-14,172,197	-8,635,160	-3,925,343	-1,615,115
240	393,513	1,259,245	-14,287,838	-8,750,801	-4,040,984	-1,730,756
260	357,375	1,143,605	-14,403,479	-8,866,442	-4,156,625	-1,846,397
280	321,237	1,027,964	-14,519,120	-8,982,083	-4,272,266	-1,962,038
300	285,099	912,324	-14,634,761	-9,097,724	-4,387,907	-2,077,679
400	194,756	623,220	-14,923,861	-9,386,824	-4,677,007	-2,366,780
500	149,584	478,669	-15,068,412	-9,531,375	-4,821,558	-2,511,331



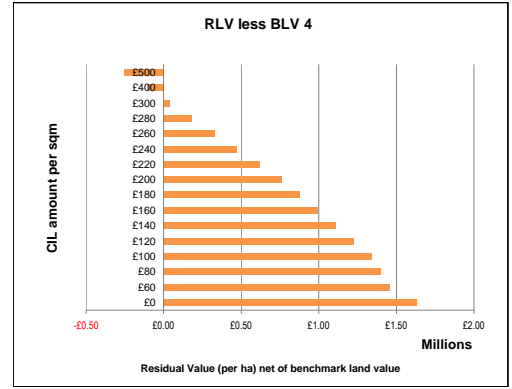
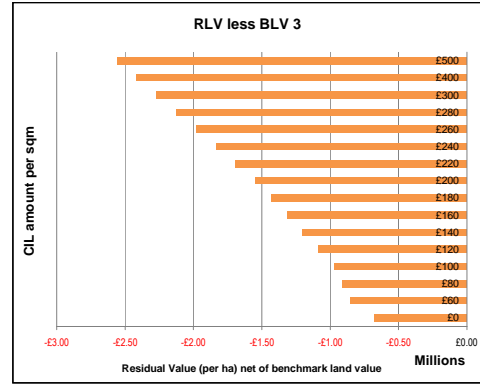
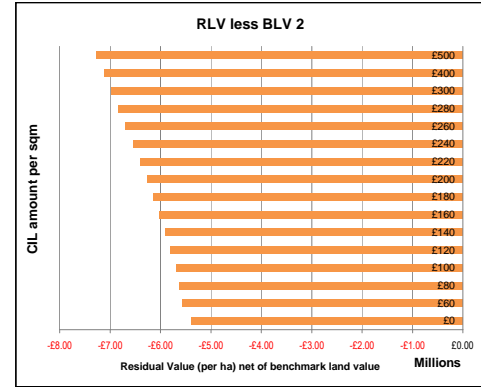
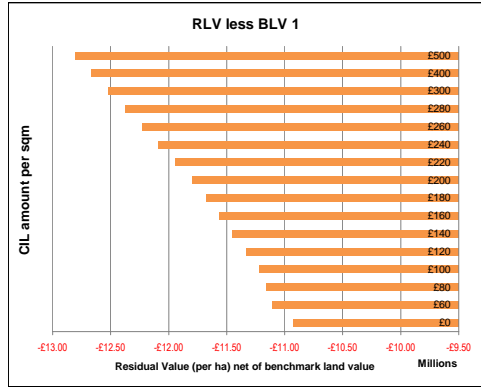
Site type 3 Description: **Area 2 £4629 psm** 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,130,727	3,618,325	-11,928,756	-6,391,719	-1,681,902	-628,325
60	1,076,520	3,444,864	-12,102,217	-6,565,180	-1,855,363	-454,864
80	1,058,451	3,387,044	-12,160,038	-6,623,001	-1,913,184	-397,044
100	1,040,382	3,329,223	-12,217,858	-6,680,821	-1,971,004	-339,223
120	1,004,245	3,213,582	-12,333,499	-6,796,462	-2,086,645	-223,582
140	968,107	3,097,942	-12,449,140	-6,912,103	-2,202,286	-107,942
160	931,969	2,982,301	-12,564,780	-7,027,743	-2,317,926	7,699
180	895,831	2,866,660	-12,680,421	-7,143,384	-2,433,567	123,340
200	859,694	2,751,019	-12,796,062	-7,259,025	-2,549,208	238,981
220	814,521	2,606,469	-12,940,613	-7,403,576	-2,693,759	383,531
240	769,349	2,461,918	-13,085,164	-7,548,127	-2,838,310	528,082
260	724,177	2,317,367	-13,229,715	-7,692,678	-2,982,861	672,633
280	679,005	2,172,816	-13,374,266	-7,837,229	-3,127,412	817,184
300	633,833	2,028,265	-13,518,816	-7,981,779	-3,271,963	961,735
400	588,661	1,883,714	-13,663,367	-8,126,330	-3,416,514	1,106,286
500	543,488	1,739,163	-13,807,918	-8,270,881	-3,561,064	1,250,837



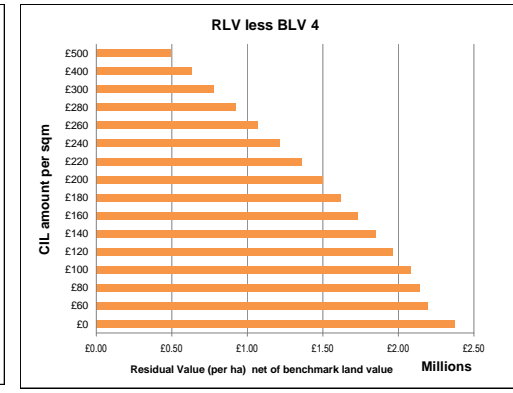
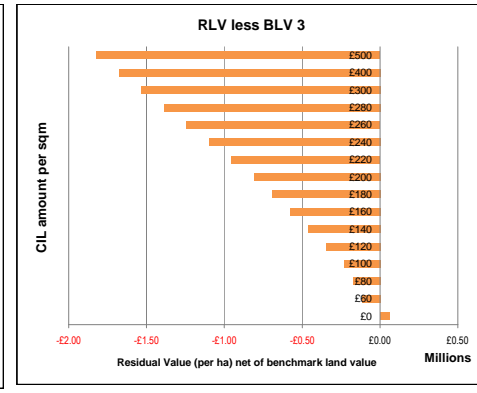
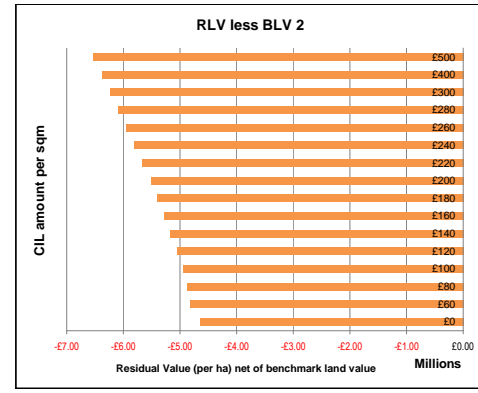
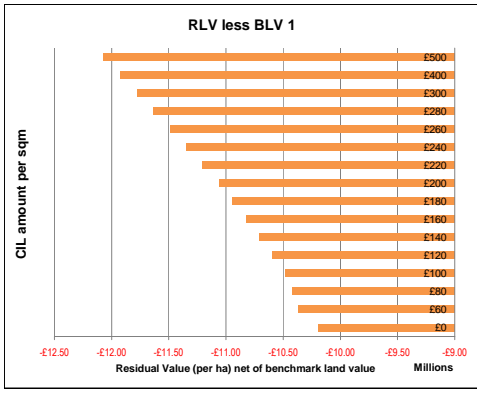
Site type 3 Description: **Area 3 £5059 psm** 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,443,389	4,618,846	-10,928,235	-5,391,198	-681,381	-1,628,846
60	1,389,183	4,445,385	-11,101,696	-5,564,659	-854,842	-1,455,385
80	1,371,114	4,387,565	-11,159,516	-5,622,479	-912,663	-1,397,565
100	1,353,045	4,329,744	-11,217,337	-5,680,300	-970,483	-1,339,744
120	1,316,907	4,214,104	-11,332,978	-5,795,941	-1,086,124	-1,224,104
140	1,280,770	4,098,463	-11,448,618	-5,911,581	-1,201,764	-1,108,463
160	1,244,632	3,982,822	-11,564,259	-6,027,222	-1,317,405	-992,822
180	1,208,494	3,867,181	-11,679,900	-6,142,863	-1,433,046	-877,181
200	1,172,356	3,751,541	-11,795,541	-6,258,504	-1,548,687	-761,541
220	1,127,184	3,606,990	-11,940,092	-6,403,054	-1,693,238	-616,990
240	1,082,012	3,462,439	-12,084,642	-6,547,605	-1,837,789	-472,439
260	1,036,840	3,317,888	-12,229,193	-6,692,156	-1,982,340	-327,888
280	991,668	3,173,337	-12,373,744	-6,836,707	-2,126,890	-183,337
300	946,496	3,028,786	-12,518,295	-6,981,258	-2,271,441	-38,786
400	901,323	2,884,235	-12,662,846	-7,125,809	-2,415,992	105,765
500	856,151	2,739,684	-12,807,397	-7,270,360	-2,560,543	250,316



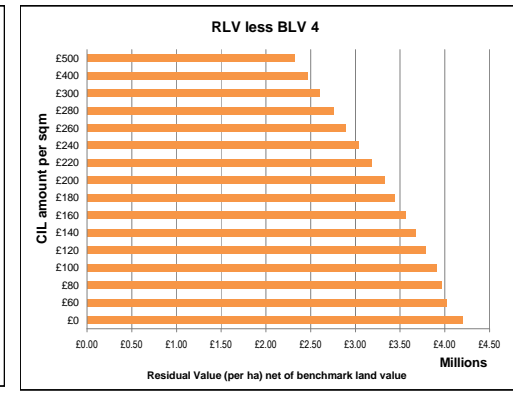
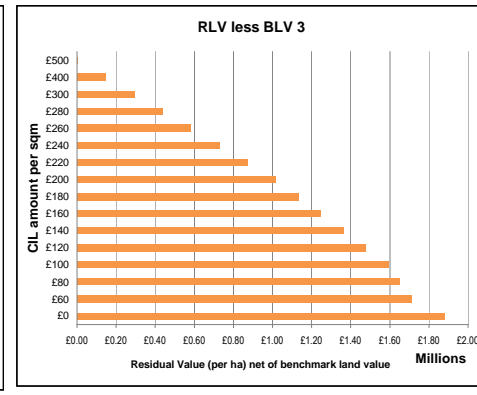
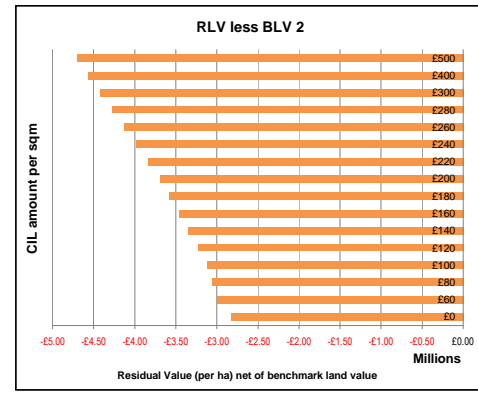
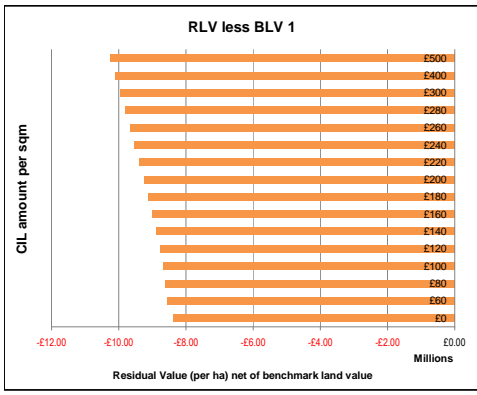
Site type 3 Description: **Area 4** £382 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,674,360	5,357,953	-10,189,129	4,652,092	57,725	2,367,953
60	1,620,154	5,184,491	-10,362,590	4,825,553	115,736	2,194,491
80	1,602,085	5,126,671	-10,420,410	4,883,373	173,556	2,136,671
100	1,584,016	5,068,851	-10,478,231	4,941,194	231,377	2,078,851
120	1,547,878	4,953,210	-10,593,871	5,056,834	347,018	1,963,210
140	1,511,740	4,837,569	-10,709,512	5,172,475	462,659	1,847,569
160	1,475,603	4,721,928	-10,825,153	5,288,116	578,299	1,731,928
180	1,439,465	4,606,288	-10,940,794	5,403,757	693,940	1,616,288
200	1,403,327	4,490,647	-11,056,434	5,519,397	809,580	1,500,647
220	1,358,156	4,346,096	-11,200,985	5,663,948	954,131	1,356,096
240	1,312,983	4,201,545	-11,345,536	5,808,499	1,098,682	1,211,545
260	1,267,811	4,056,994	-11,490,087	5,953,050	1,243,233	1,066,994
280	1,222,638	3,912,443	-11,634,638	6,097,601	1,387,784	922,443
300	1,177,466	3,767,892	-11,779,189	6,242,152	1,532,335	777,892
400	1,132,294	3,623,341	-11,923,740	6,386,703	1,676,886	633,341
500	1,087,122	3,478,790	-12,068,291	6,531,254	1,821,437	488,790



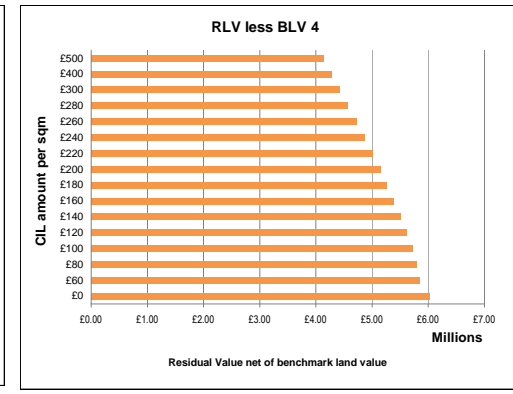
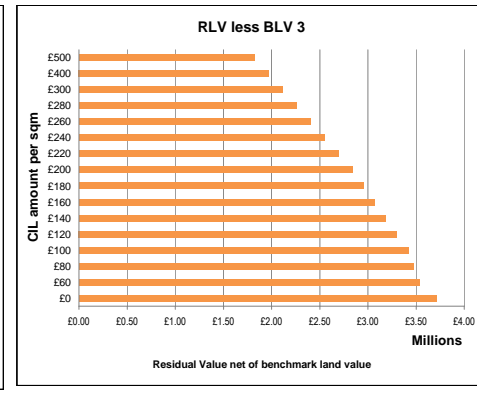
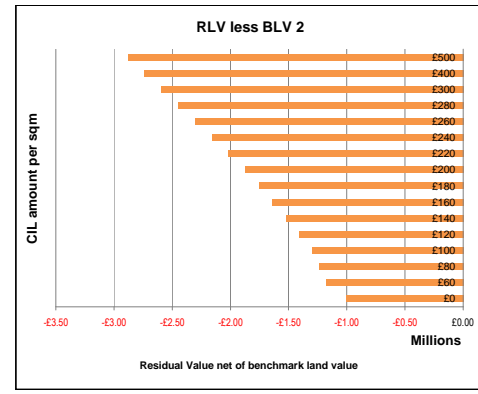
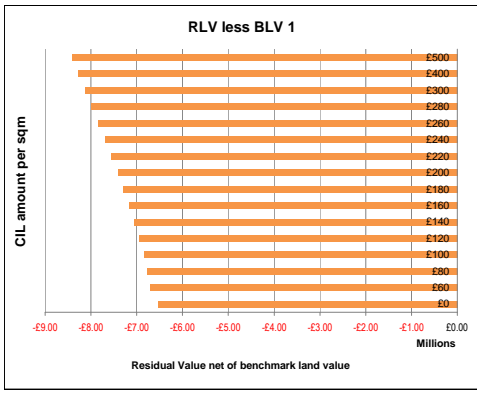
Site type 3 Description: **Area 5** £6189 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,244,078	7,181,050	-8,366,031	2,828,994	1,880,822	4,191,050
60	2,189,871	7,007,589	-8,539,493	3,002,455	1,707,361	4,017,589
80	2,171,803	6,949,768	-8,597,313	3,060,276	1,649,541	3,959,768
100	2,153,734	6,891,948	-8,655,133	3,118,096	1,591,721	3,901,948
120	2,117,596	6,776,307	-8,770,774	3,233,737	1,476,800	3,786,307
140	2,081,458	6,660,667	-8,886,415	3,349,378	1,360,439	3,670,667
160	2,045,321	6,545,026	-9,002,056	3,465,018	1,244,798	3,555,026
180	2,009,183	6,429,385	-9,117,696	3,580,659	1,129,158	3,439,385
200	1,973,045	6,313,744	-9,233,337	3,696,300	1,013,517	3,323,744
220	1,927,873	6,169,193	-9,377,888	3,840,851	868,966	3,179,193
240	1,882,701	6,024,642	-9,522,439	3,985,402	724,415	3,034,642
260	1,837,529	5,880,091	-9,666,990	4,129,953	579,864	2,890,091
280	1,792,356	5,735,541	-9,811,541	4,274,504	435,313	2,745,541
300	1,747,184	5,590,990	-9,956,092	4,419,055	290,762	2,600,990
400	1,702,012	5,446,439	-10,100,643	4,563,606	146,211	2,456,439
500	1,656,840	5,301,888	-10,245,193	4,708,156	1,660	2,311,888



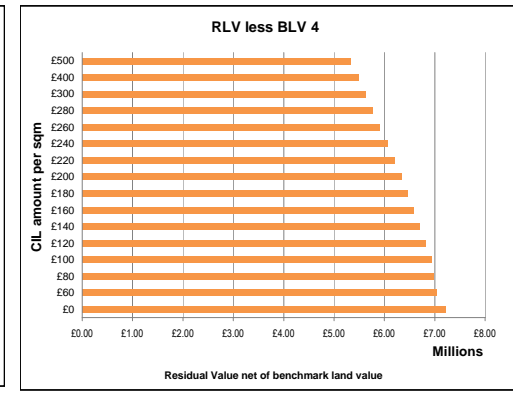
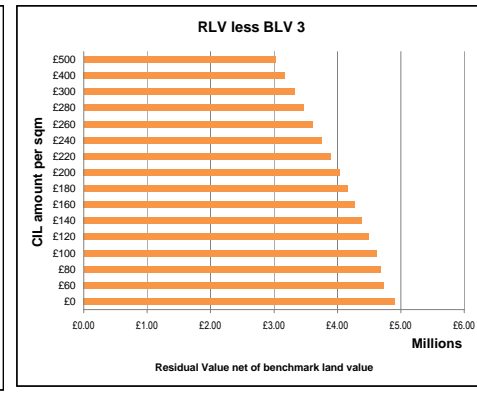
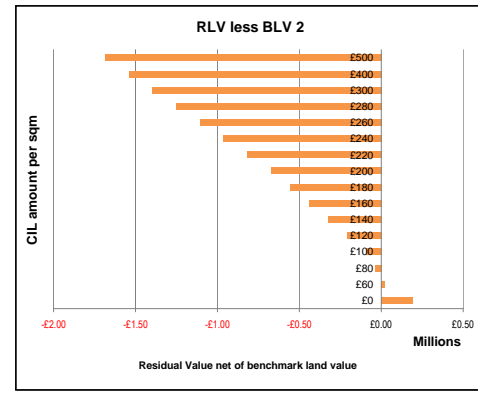
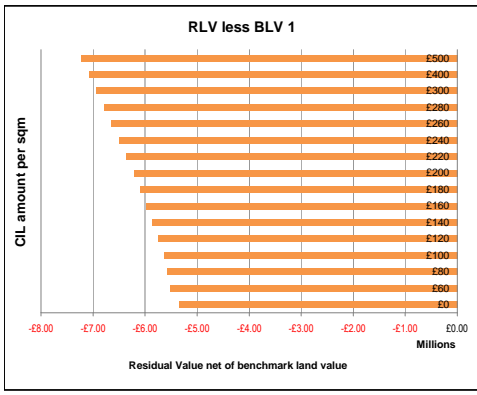
Site type 3 Description: **Area 6** £6997 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,813,811	9,004,194	-6,542,887	1,005,850	3,703,967	6,014,194
60	2,759,604	8,830,733	-6,716,348	1,179,311	3,530,506	5,840,733
80	2,741,535	8,772,913	-6,774,169	1,237,132	3,472,685	5,782,913
100	2,723,466	8,715,092	-6,831,989	1,294,952	3,414,865	5,725,092
120	2,687,329	8,599,452	-6,947,630	1,410,593	3,299,224	5,609,452
140	2,651,191	8,483,811	-7,063,271	1,526,233	3,183,583	5,493,811
160	2,615,053	8,368,170	-7,178,911	1,641,874	3,067,943	5,378,170
180	2,578,915	8,252,529	-7,294,552	1,757,515	2,952,302	5,262,529
200	2,542,778	8,136,889	-7,410,193	1,873,156	2,836,661	5,146,889
220	2,497,605	7,992,338	-7,554,744	2,017,707	2,692,110	5,002,338
240	2,452,433	7,847,787	-7,699,295	2,162,258	2,547,559	4,857,787
260	2,407,261	7,703,236	-7,843,846	2,306,808	2,403,008	4,713,236
280	2,362,089	7,558,685	-7,988,396	2,451,359	2,258,457	4,568,685
300	2,316,917	7,414,134	-8,132,947	2,595,910	2,113,906	4,424,134
400	2,271,745	7,269,583	-8,277,498	2,740,461	1,969,356	4,279,583
500	2,226,573	7,125,032	-8,422,049	2,885,012	1,824,805	4,135,032



Site type 3 Description: **Area 7** £7535 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,188,597	10,203,510	-5,343,571	193,466	4,903,283	7,213,510
60	3,134,390	10,030,049	-5,517,032	20,005	4,729,822	7,040,049
80	3,116,321	9,972,229	-5,574,853	37,816	4,672,001	6,982,229
100	3,098,253	9,914,408	-5,632,673	95,636	4,614,181	6,924,408
120	3,062,115	9,798,768	-5,748,314	211,277	4,498,540	6,808,768
140	3,025,977	9,683,127	-5,863,954	326,917	4,382,899	6,693,127
160	2,989,839	9,567,486	-5,979,595	442,558	4,267,258	6,577,486
180	2,953,702	9,451,845	-6,095,236	558,199	4,151,618	6,461,845
200	2,917,564	9,336,205	-6,210,877	673,840	4,035,977	6,346,205
220	2,872,392	9,191,654	-6,355,428	818,391	3,891,426	6,201,654
240	2,827,220	9,047,103	-6,499,979	962,941	3,746,875	6,057,103
260	2,782,047	8,902,552	-6,644,529	1,107,492	3,602,324	5,912,552
280	2,736,875	8,758,001	-6,789,080	1,252,043	3,457,773	5,768,001
300	2,691,703	8,613,450	-6,933,631	1,396,594	3,313,222	5,623,450
400	2,646,531	8,468,899	-7,078,182	1,541,145	3,168,672	5,478,899
500	2,601,359	8,324,348	-7,222,733	1,685,696	3,024,121	5,334,348



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 3

25 UNITS

FLATS & HOUSES

80 UPH

Net area as percentage of gross

100%

CSH level: 4 on AH

Sales value inflation

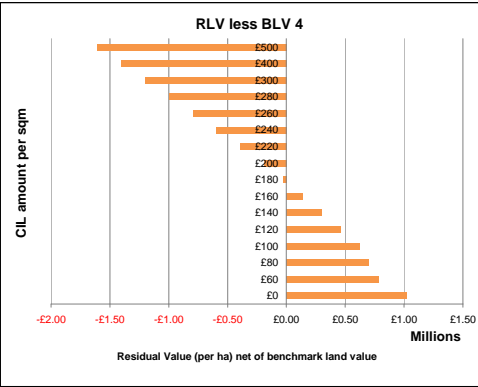
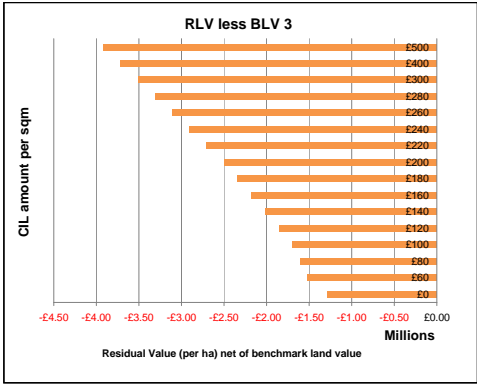
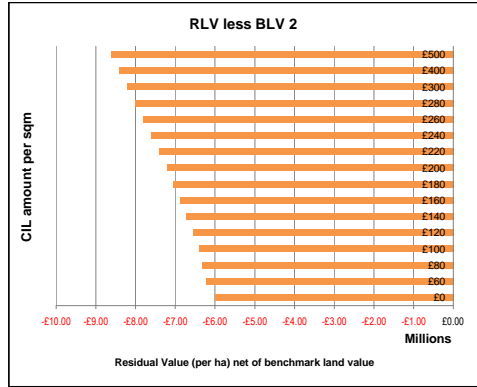
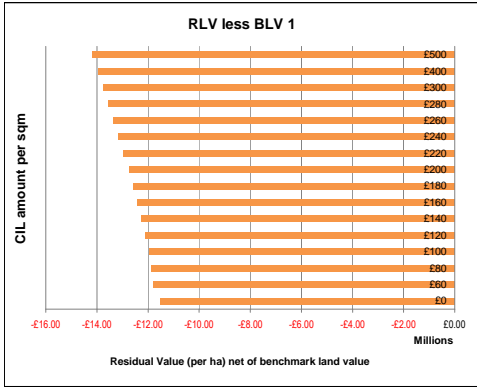
4 on private

Build cost inflation

Aff Hsg: 30%

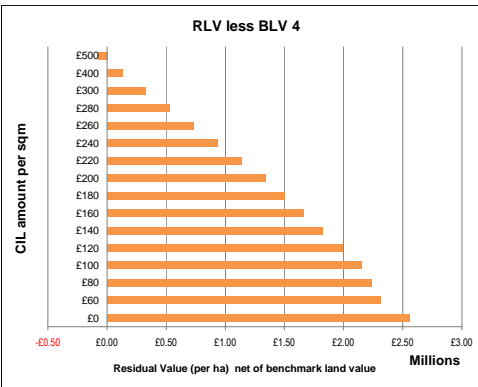
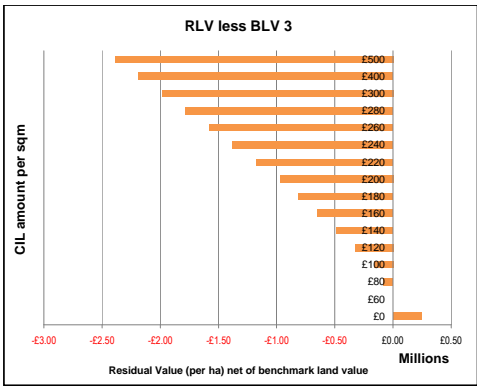
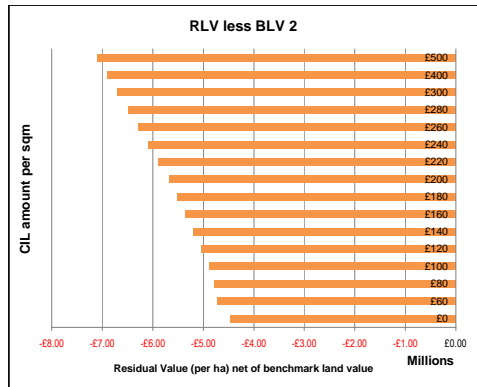
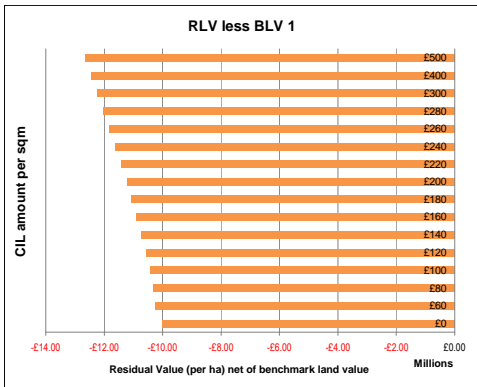
Site type 3 Description: **Area 1 £4090 psm** 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,254,665	4,014,929	-11,532,152	5,995,115	1,285,298	1,024,929
60	1,178,776	3,772,084	-11,774,998	6,237,961	1,528,144	782,084
80	1,153,480	3,691,135	-11,855,946	6,318,909	1,609,092	701,135
100	1,128,183	3,610,187	-11,936,895	6,399,858	1,690,041	620,187
120	1,077,590	3,448,289	-12,098,792	6,561,755	1,851,938	458,289
140	1,026,998	3,286,392	-12,260,689	6,723,652	2,013,835	296,392
160	976,405	3,124,495	-12,422,586	6,885,549	2,175,732	134,495
180	925,812	2,962,598	-12,584,483	7,047,446	2,337,629	27,402
200	875,219	2,800,701	-12,746,380	7,209,343	2,499,526	189,299
220	811,978	2,598,330	-12,948,751	7,411,714	2,701,897	391,670
240	748,737	2,395,959	-13,151,123	7,614,086	2,904,269	594,041
260	685,496	2,193,587	-13,353,494	7,816,457	3,106,640	796,413
280	622,255	1,991,216	-13,555,865	8,018,828	3,309,011	998,784
300	559,014	1,788,845	-13,758,236	8,221,199	3,511,383	1,201,155
400	495,773	1,586,474	-13,960,608	8,423,571	3,713,754	1,403,526
500	432,532	1,384,102	-14,162,979	8,625,942	3,916,125	1,605,898



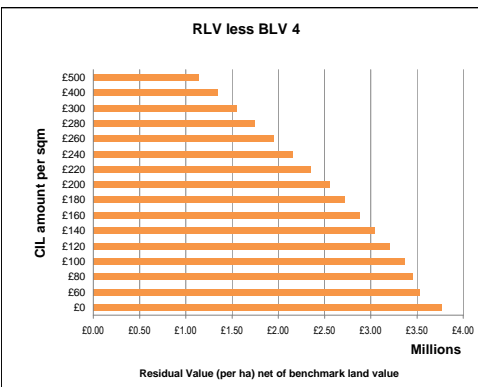
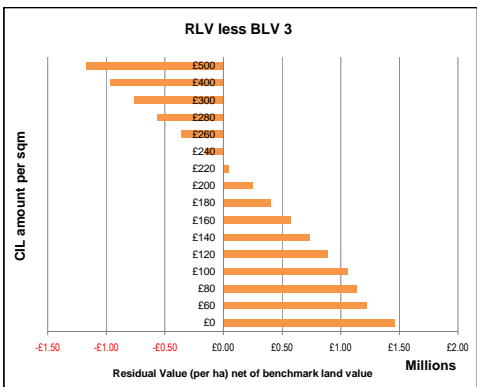
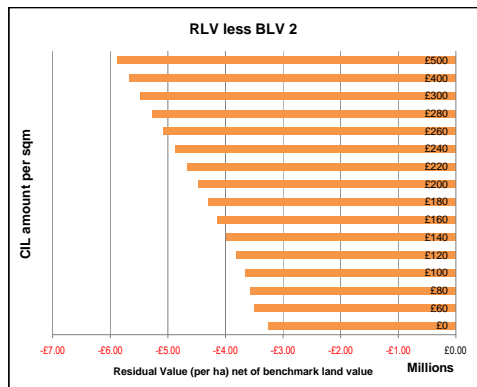
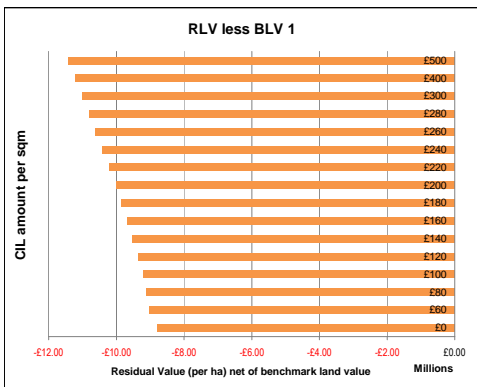
Site type 3 Description: **Area 2 £4629 psm** 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,731,966	5,542,291	-10,004,791	4,467,754	242,063	2,552,291
60	1,656,077	5,299,445	-10,247,636	4,710,599	782	2,309,445
80	1,630,780	5,218,497	-10,328,585	4,791,548	817,311	2,228,497
100	1,605,484	5,137,548	-10,409,533	4,872,496	162,679	2,147,548
120	1,554,891	4,975,651	-10,571,430	5,034,393	324,576	1,985,651
140	1,504,298	4,813,754	-10,733,327	5,196,290	486,473	1,823,754
160	1,453,705	4,651,857	-10,895,224	5,358,187	648,370	1,661,857
180	1,403,112	4,489,960	-11,057,121	5,520,084	810,267	1,499,960
200	1,352,520	4,328,063	-11,219,018	5,681,981	972,165	1,338,063
220	1,289,279	4,125,692	-11,421,390	5,844,353	1,174,536	1,135,692
240	1,226,038	3,923,320	-11,623,761	6,006,724	1,376,907	933,320
260	1,162,797	3,720,949	-11,826,132	6,289,095	1,579,278	730,949
280	1,099,556	3,518,578	-12,028,504	6,491,467	1,781,650	528,578
300	1,036,314	3,316,206	-12,230,875	6,693,838	1,984,021	326,206
400	973,073	3,113,835	-12,433,246	6,896,209	2,186,392	123,835
500	909,832	2,911,464	-12,635,617	7,098,580	2,388,764	78,536



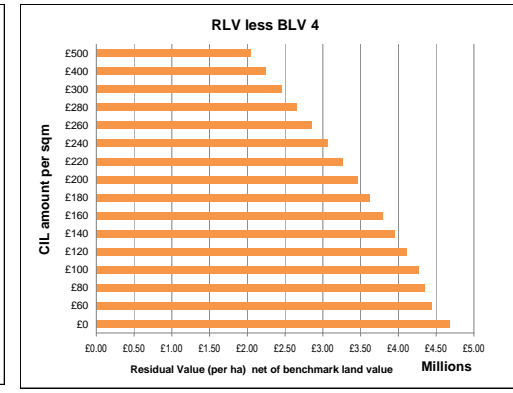
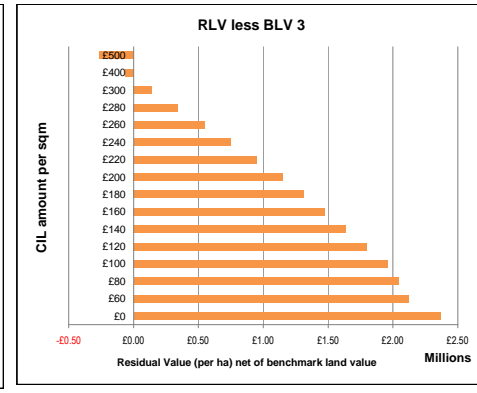
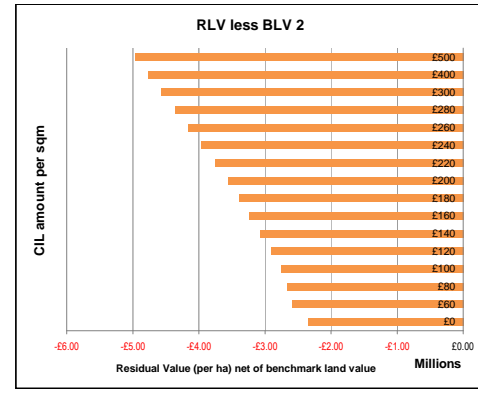
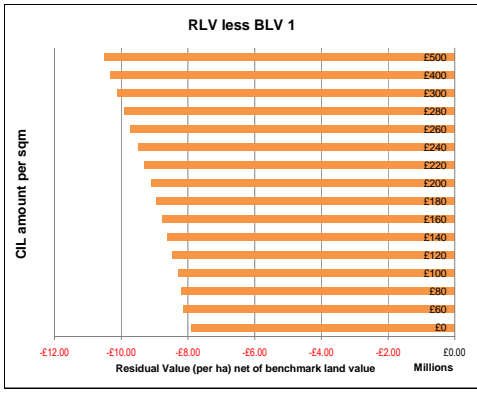
Site type 3 Description: **Area 3 £5059 psm** 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,112,330	6,759,456	-8,787,626	3,250,589	1,459,228	3,769,456
60	2,036,441	6,516,610	-9,030,471	3,493,434	1,216,383	3,526,610
80	2,011,144	6,435,662	-9,111,420	3,574,383	1,135,434	3,445,662
100	1,985,848	6,354,713	-9,192,368	3,655,331	1,054,486	3,364,713
120	1,935,255	6,192,816	-9,354,265	3,817,228	892,589	3,202,816
140	1,884,662	6,030,919	-9,516,162	3,979,125	730,692	3,040,919
160	1,834,069	5,869,022	-9,678,059	4,141,022	568,795	2,879,022
180	1,783,477	5,707,125	-9,839,956	4,302,919	406,898	2,717,125
200	1,732,884	5,545,228	-10,001,853	4,464,816	245,000	2,555,228
220	1,689,643	5,342,857	-10,204,225	4,667,188	42,629	2,352,857
240	1,606,402	5,140,485	-10,406,596	4,869,559	159,742	2,150,485
260	1,543,161	4,938,114	-10,608,967	5,071,930	362,113	1,948,114
280	1,479,920	4,735,743	-10,811,339	5,274,302	564,485	1,745,743
300	1,416,679	4,533,371	-11,013,710	5,476,673	766,856	1,543,371
400	1,353,438	4,331,000	-11,216,081	5,679,044	969,227	1,341,000
500	1,290,196	4,128,629	-11,418,453	5,881,415	1,171,599	1,138,629



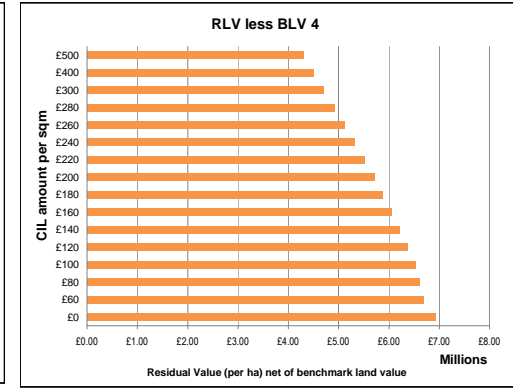
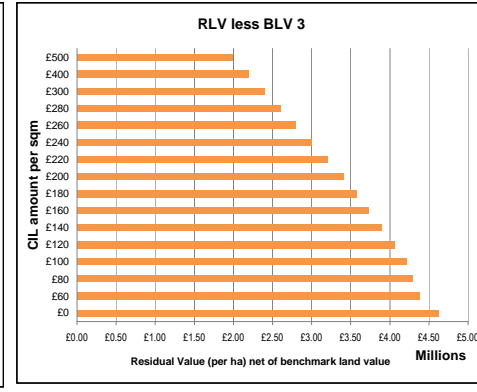
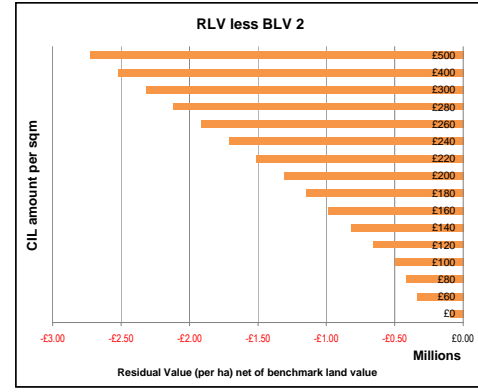
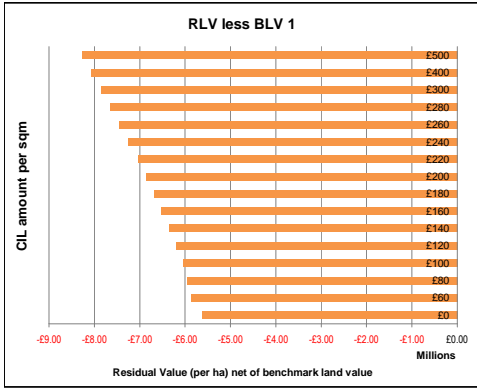
Site type 3 Description: **Area 4** £382 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,395,487	7,665,559	- 7,881,523	- 2,344,486	2,365,331	4,675,559
60	2,319,598	7,422,713	- 8,124,368	- 2,587,331	2,122,468	4,432,713
80	2,294,301	7,341,765	- 8,205,317	- 2,668,280	2,041,537	4,351,765
100	2,269,005	7,260,816	- 8,286,265	- 2,749,228	1,960,589	4,270,816
120	2,218,412	7,098,919	- 8,448,162	- 2,911,125	1,798,692	4,108,919
140	2,167,819	6,937,022	- 8,610,059	- 3,073,022	1,636,795	3,947,022
160	2,117,227	6,775,125	- 8,771,956	- 3,234,919	1,474,897	3,785,125
180	2,066,634	6,613,228	- 8,933,853	- 3,396,816	1,313,000	3,623,228
200	2,016,041	6,451,331	- 9,095,750	- 3,558,713	1,151,103	3,461,331
220	1,965,448	6,289,434	- 9,257,687	- 3,720,610	989,206	3,299,434
240	1,889,559	6,046,588	- 9,500,493	- 3,963,456	746,361	3,056,588
260	1,826,318	5,844,217	- 9,702,864	- 4,165,827	543,989	2,854,217
280	1,763,077	5,641,846	- 9,905,236	- 4,368,199	341,618	2,651,846
300	1,699,836	5,439,474	- 10,107,607	- 4,570,570	139,247	2,449,474
400	1,636,595	5,237,103	- 10,309,978	- 4,772,941	63,124	2,247,103
500	1,573,354	5,034,732	- 10,512,350	- 4,975,313	265,496	2,044,732



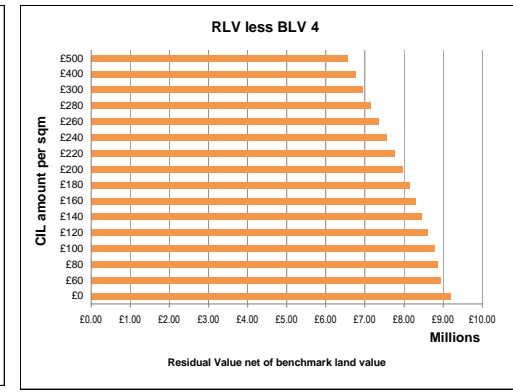
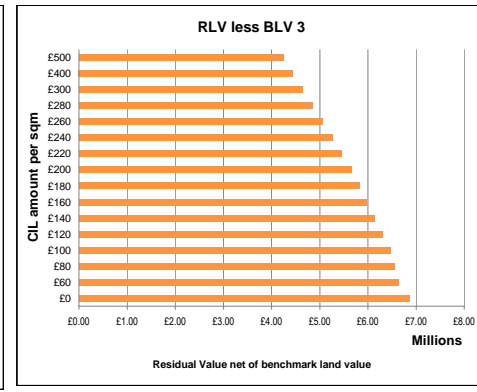
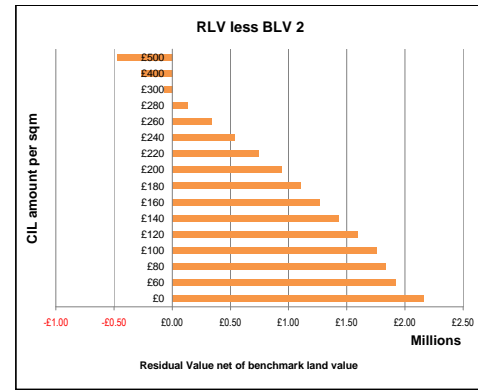
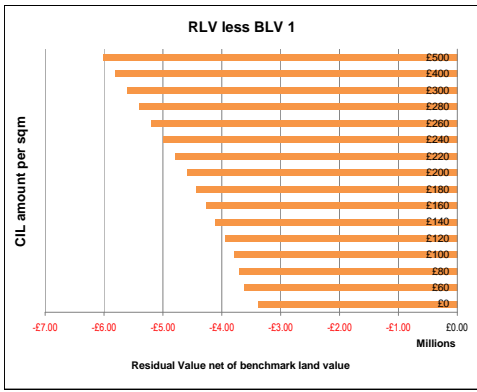
Site type 3 Description: **Area 5** £6189 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,098,755	9,916,015	- 5,631,066	- 94,029	4,615,788	6,926,015
60	3,022,865	9,673,169	- 5,873,912	- 336,875	4,372,942	6,683,169
80	2,997,569	9,592,221	- 5,954,860	- 417,823	4,291,994	6,602,221
100	2,972,273	9,511,272	- 6,035,809	- 498,772	4,211,045	6,521,272
120	2,921,680	9,349,375	- 6,197,706	- 660,669	4,049,148	6,359,375
140	2,871,087	9,187,478	- 6,359,603	- 822,566	3,887,251	6,197,478
160	2,820,494	9,025,581	- 6,521,500	- 984,463	3,725,354	6,035,581
180	2,769,901	8,863,684	- 6,683,397	- 1,146,360	3,563,457	5,873,684
200	2,719,308	8,701,787	- 6,845,294	- 1,308,257	3,401,560	5,711,787
220	2,668,715	8,539,890	- 7,007,191	- 1,470,154	3,239,663	5,549,890
240	2,592,826	8,297,045	- 7,250,037	- 1,713,000	2,996,817	5,307,045
260	2,529,585	8,094,673	- 7,452,408	- 1,915,371	2,794,446	5,104,673
280	2,466,344	7,892,302	- 7,654,779	- 2,117,742	2,592,075	4,902,302
300	2,403,103	7,689,931	- 7,857,151	- 2,320,114	2,389,703	4,699,931
400	2,339,862	7,487,559	- 8,059,522	- 2,522,485	2,187,332	4,497,559
500	2,276,621	7,285,188	- 8,261,893	- 2,724,856	1,984,961	4,295,188



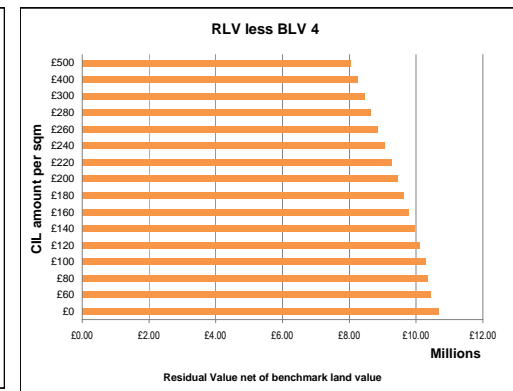
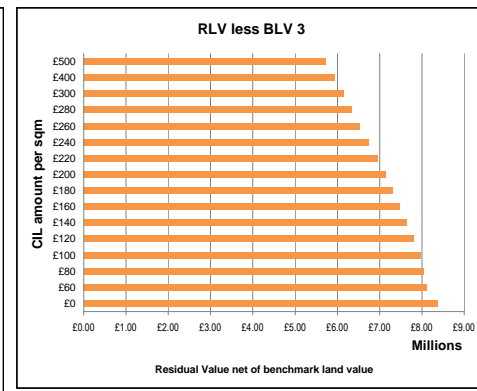
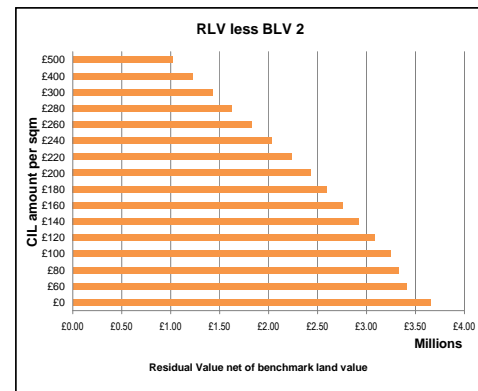
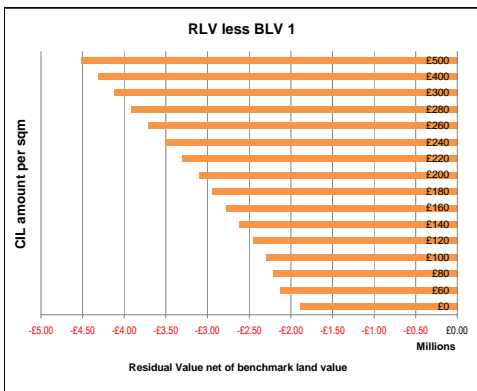
Site type 3 Description: **Area 6** £6997 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,802,031	12,166,500	- 3,380,582	- 2,156,455	6,866,272	9,176,500
60	3,726,142	11,923,654	- 3,623,427	- 1,913,610	6,623,427	8,933,654
80	3,700,845	11,842,705	- 3,704,376	- 1,832,661	6,542,478	8,852,705
100	3,675,549	11,761,757	- 3,785,324	- 1,751,713	6,461,530	8,771,757
120	3,624,956	11,599,860	- 3,947,221	- 1,589,816	6,299,632	8,609,860
140	3,574,363	11,437,963	- 4,109,118	- 1,427,919	6,137,735	8,447,963
160	3,523,771	11,276,066	- 4,271,015	- 1,266,022	5,975,838	8,286,066
180	3,473,178	11,114,169	- 4,432,913	- 1,104,125	5,813,941	8,124,169
200	3,422,585	10,952,272	- 4,594,810	- 942,227	5,652,044	7,962,272
220	3,359,344	10,749,900	- 4,797,181	- 739,856	5,449,673	7,759,900
240	3,296,103	10,547,529	- 4,999,552	- 537,485	5,247,302	7,557,529
260	3,232,862	10,345,158	- 5,201,923	- 335,114	5,044,930	7,355,158
280	3,169,621	10,142,786	- 5,404,295	- 132,742	4,842,559	7,152,786
300	3,106,380	9,940,415	- 5,606,666	- 69,629	4,640,188	6,950,415
400	3,043,139	9,738,044	- 5,809,037	- 272,000	4,437,816	6,748,044
500	2,979,898	9,535,673	- 6,011,409	- 474,372	4,235,445	6,545,673



Site type 3 Description: **Area 7** £7535 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,267,861	13,657,154	- 1,889,927	- 3,647,110	8,356,927	10,667,154
60	4,191,972	13,414,309	- 2,132,772	- 3,404,265	8,114,082	10,424,309
80	4,166,675	13,333,360	- 2,213,721	- 3,323,316	8,033,133	10,343,360
100	4,141,379	13,252,412	- 2,294,669	- 3,242,368	7,952,184	10,262,412
120	4,090,786	13,090,515	- 2,456,566	- 3,080,471	7,790,287	10,100,515
140	4,040,193	12,928,618	- 2,618,463	- 2,918,574	7,628,390	9,938,618
160	3,989,600	12,766,721	- 2,780,360	- 2,756,677	7,466,493	9,776,721
180	3,939,007	12,604,824	- 2,942,258	- 2,594,779	7,304,596	9,614,824
200	3,888,415	12,442,927	- 3,104,155	- 2,432,882	7,142,699	9,452,927
220	3,825,174	12,240,555	- 3,306,526	- 2,230,511	6,940,328	9,250,555
240	3,761,933	12,038,184	- 3,508,897	- 2,028,140	6,737,957	9,048,184
260	3,698,691	11,835,813	- 3,711,268	- 1,825,769	6,535,586	8,845,813
280	3,635,450	11,633,441	- 3,913,640	- 1,623,397	6,333,214	8,643,441
300	3,572,209	11,431,070	- 4,116,011	- 1,421,026	6,130,843	8,441,070
400	3,508,968	11,228,699	- 4,318,382	- 1,218,655	5,928,471	8,238,699
500	3,445,727	11,026,328	- 4,520,754	- 1,016,283	5,726,100	8,036,328



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 3

25 UNITS

FLATS & HOUSES

80 UPH

Net area as percentage of gross

100%

CSH level: 4 on AH

Sales value inflation

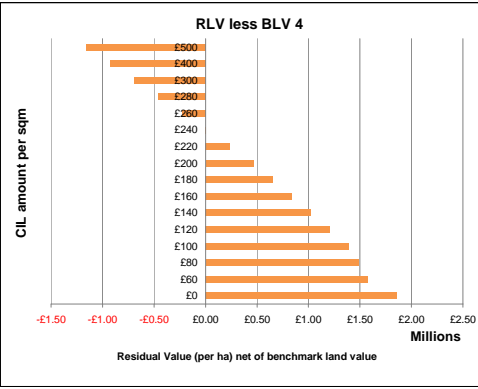
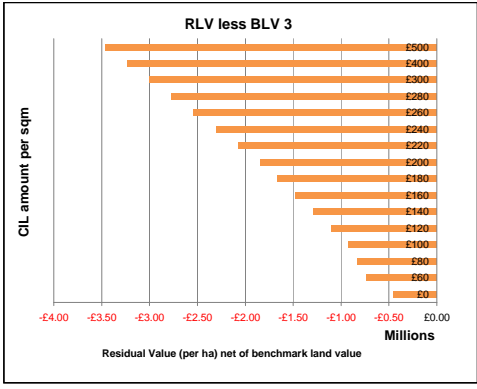
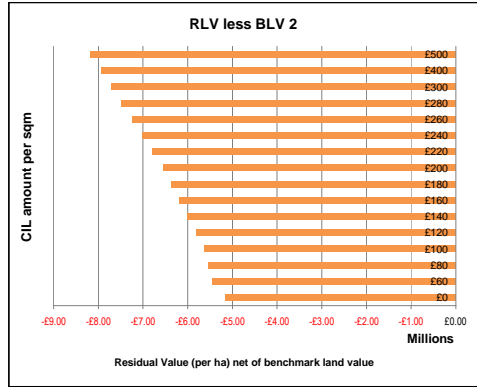
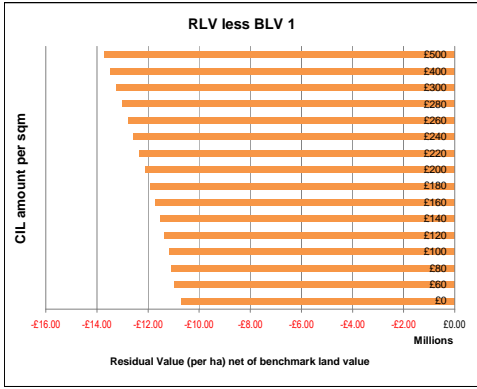
4 on private

Build cost inflation

Aff Hsg: 20%

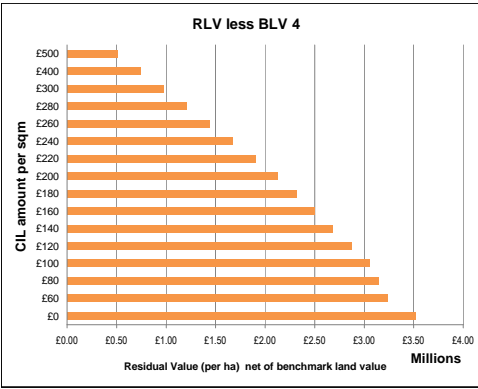
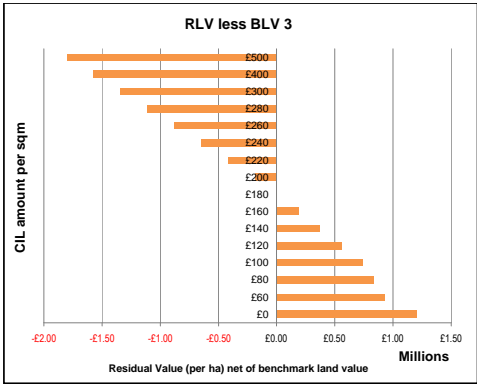
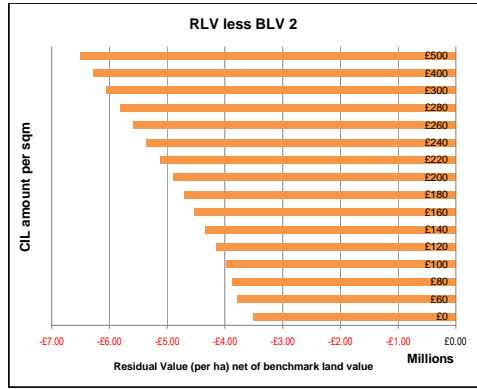
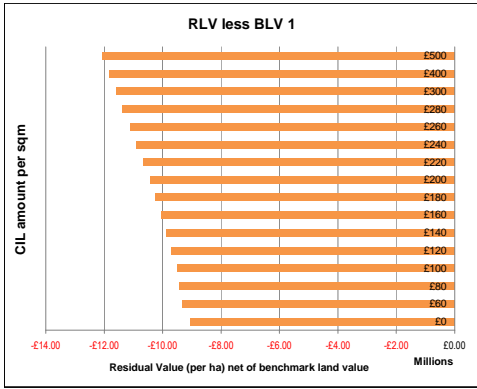
Site type 3 Description: Area 1 £4090 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,513,587	4,843,478	-10,703,603	5,166,566	456,749	1,853,478
60	1,426,856	4,565,940	-10,981,141	5,444,104	734,287	1,575,940
80	1,397,946	4,473,428	-11,073,654	5,536,617	826,800	1,483,428
100	1,369,036	4,380,915	-11,166,166	5,629,129	919,312	1,390,915
120	1,311,216	4,195,890	-11,351,191	5,814,154	1,104,338	1,205,890
140	1,253,395	4,010,865	-11,536,217	5,999,180	1,289,363	1,020,865
160	1,195,575	3,825,840	-11,721,242	6,184,205	1,474,388	835,840
180	1,137,754	3,640,814	-11,906,267	6,369,230	1,659,413	650,814
200	1,079,934	3,455,789	-12,091,292	6,554,255	1,844,438	465,789
220	1,007,659	3,224,508	-12,322,574	6,785,537	2,075,720	234,508
240	935,383	2,993,226	-12,553,855	7,016,818	2,307,001	3,226
260	863,108	2,761,945	-12,785,137	7,248,100	2,538,283	228,055
280	790,832	2,530,663	-13,016,418	7,479,381	2,769,564	459,337
300	718,557	2,299,382	-13,247,700	7,710,663	3,000,846	690,618
400	646,281	2,068,100	-13,478,981	7,941,944	3,232,127	921,900
500	574,006	1,836,819	-13,710,263	8,173,226	3,463,409	1,153,181



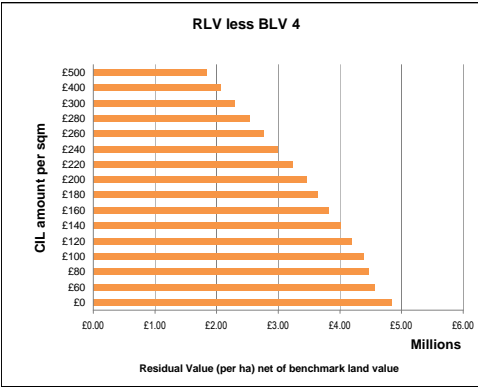
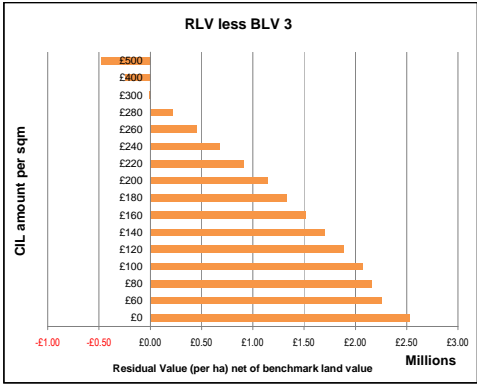
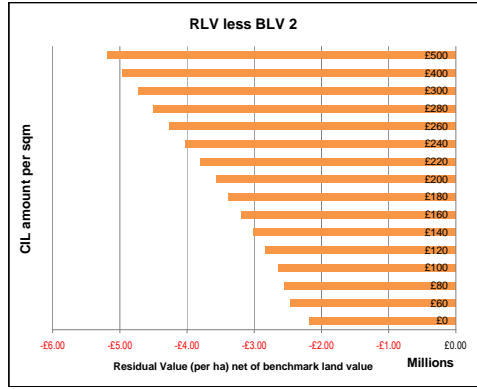
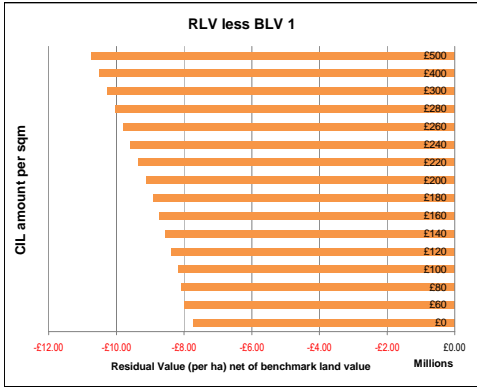
Site type 3 Description: Area 2 £4629 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,032,585	6,504,274	-9,042,808	3,505,771	1,204,046	3,514,274
60	1,945,855	6,226,736	-9,320,346	3,783,308	926,508	3,236,736
80	1,916,945	6,134,223	-9,412,858	3,875,821	833,996	3,144,223
100	1,888,035	6,041,711	-9,505,371	3,968,334	741,483	3,051,711
120	1,830,214	5,856,685	-9,690,396	4,153,359	556,458	2,866,685
140	1,772,394	5,671,660	-9,875,421	4,338,384	371,433	2,681,660
160	1,714,573	5,486,635	-10,060,446	4,523,409	186,408	2,496,635
180	1,656,753	5,301,610	-10,245,471	4,708,434	1,382	2,311,610
200	1,598,933	5,116,585	-10,430,497	4,893,460	183,643	2,126,585
220	1,526,657	4,885,303	-10,661,778	5,124,741	414,924	1,895,303
240	1,454,382	4,654,022	-10,893,060	5,356,023	646,206	1,664,022
260	1,382,106	4,422,740	-11,124,341	5,587,304	877,487	1,432,740
280	1,309,831	4,191,459	-11,355,623	5,818,586	1,108,769	1,201,459
300	1,237,555	3,960,177	-11,586,904	6,049,867	1,340,050	970,177
400	1,165,280	3,728,896	-11,818,186	6,281,149	1,571,332	738,896
500	1,093,004	3,497,614	-12,049,467	6,512,430	1,802,613	507,614



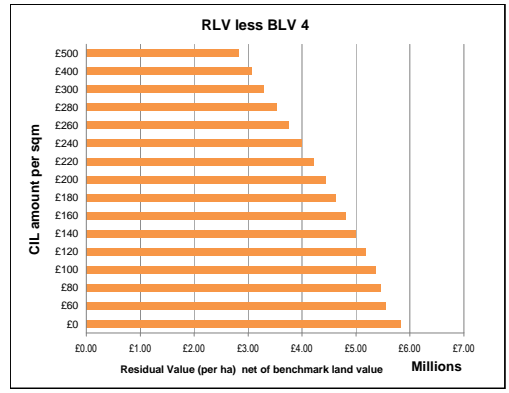
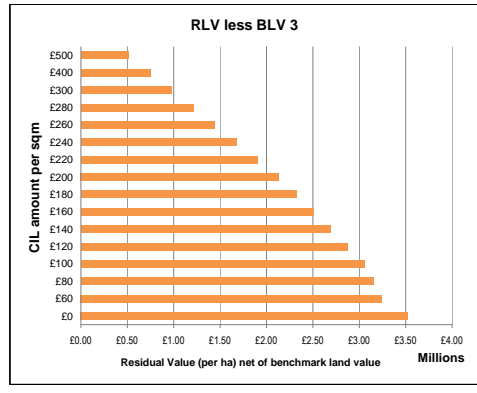
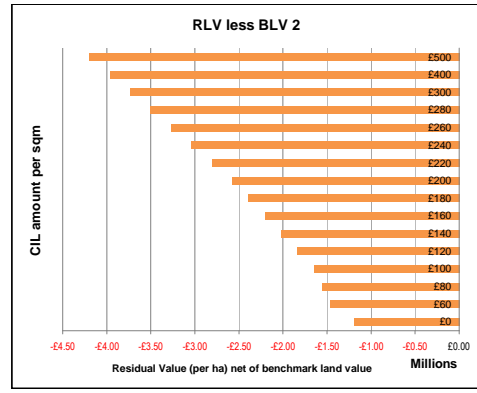
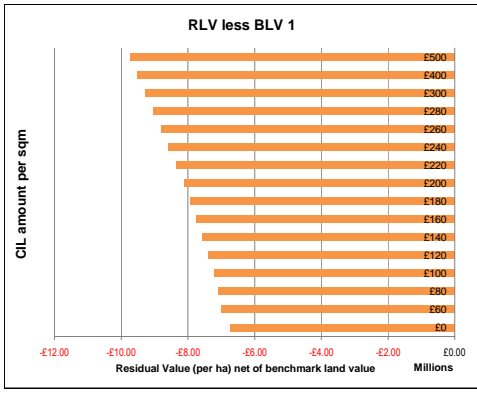
Site type 3 Description: Area 3 £5059 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,446,800	7,829,760	-7,717,321	2,180,284	2,529,533	4,839,760
60	2,360,070	7,552,223	-7,994,859	2,457,822	2,251,995	4,562,223
80	2,331,159	7,459,710	-8,087,371	2,550,334	2,159,483	4,469,710
100	2,302,249	7,367,197	-8,179,884	2,642,847	2,066,970	4,377,197
120	2,244,429	7,182,172	-8,364,909	2,827,872	1,881,945	4,192,172
140	2,186,608	6,997,147	-8,549,934	3,012,897	1,696,920	4,007,147
160	2,128,788	6,812,122	-8,734,959	3,197,922	1,511,894	3,822,122
180	2,070,968	6,627,097	-8,919,985	3,382,948	1,326,869	3,637,097
200	2,013,147	6,442,071	-9,105,010	3,567,973	1,141,844	3,452,071
220	1,940,872	6,210,790	-9,336,291	3,799,254	910,563	3,220,790
240	1,868,596	5,979,509	-9,567,573	4,030,536	679,281	2,989,509
260	1,796,321	5,748,227	-9,798,854	4,261,817	448,000	2,758,227
280	1,724,045	5,516,946	-10,030,136	4,493,099	216,718	2,526,946
300	1,651,770	5,285,664	-10,261,417	4,724,380	14,563	2,295,664
400	1,579,495	5,054,383	-10,492,699	4,955,662	245,845	2,064,383
500	1,507,219	4,823,101	-10,723,980	5,186,943	477,126	1,833,101



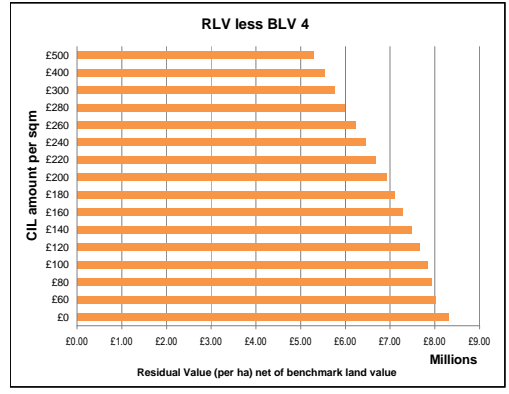
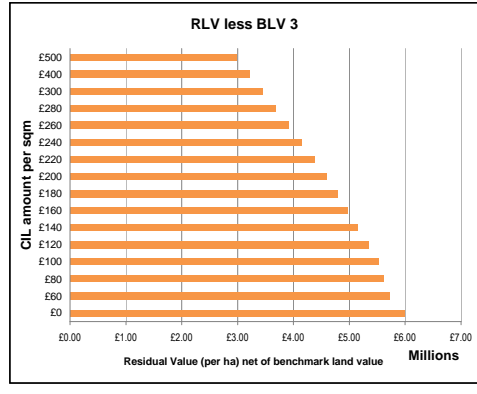
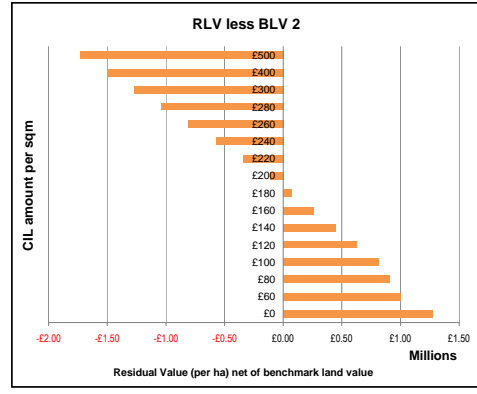
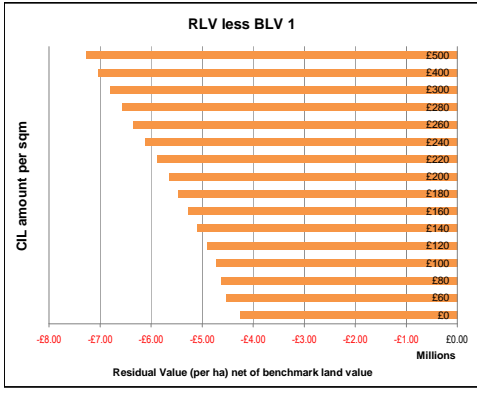
Site type 3 Description: **Area 4** £5382 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,756,051	8,819,362	-6,727,720	-1,190,683	3,519,134	5,829,362
60	2,669,320	8,541,824	-7,005,257	-1,468,220	3,241,596	5,551,824
80	2,640,410	8,449,311	-7,097,770	-1,560,733	3,149,084	5,459,311
100	2,611,500	8,356,799	-7,190,283	-1,653,246	3,056,571	5,366,799
120	2,553,679	8,171,774	-7,375,308	-1,838,271	2,871,546	5,181,774
140	2,495,859	7,986,748	-7,560,333	-2,023,296	2,686,521	4,996,748
160	2,438,038	7,801,723	-7,745,358	-2,208,321	2,501,496	4,811,723
180	2,380,218	7,616,698	-7,930,383	-2,393,346	2,316,471	4,626,698
200	2,322,398	7,431,673	-8,115,409	-2,578,371	2,131,445	4,441,673
220	2,250,122	7,200,391	-8,346,690	-2,809,653	1,900,164	4,210,391
240	2,177,847	6,969,110	-8,577,971	-3,040,934	1,668,882	3,979,110
260	2,105,571	6,737,828	-8,809,253	-3,272,216	1,437,601	3,747,828
280	2,033,296	6,506,547	-9,040,534	-3,503,497	1,206,319	3,516,547
300	1,961,020	6,275,265	-9,271,816	-3,734,779	975,038	3,285,265
400	1,888,745	6,043,984	-9,503,097	-3,966,060	743,756	3,053,984
500	1,816,469	5,812,702	-9,734,379	-4,197,342	512,475	2,822,702



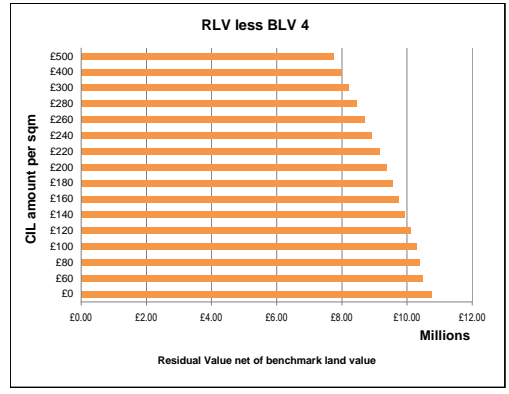
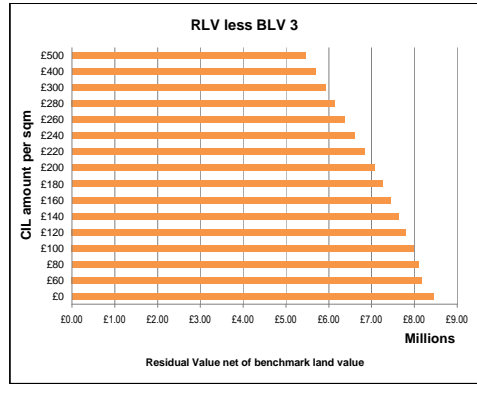
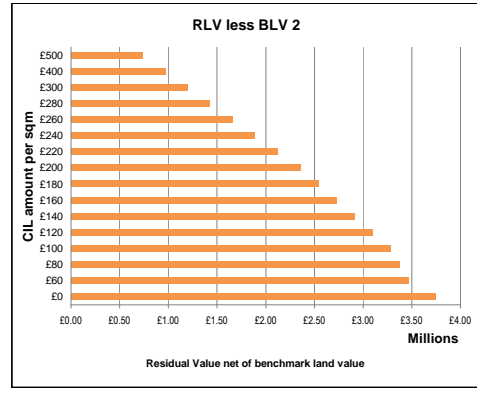
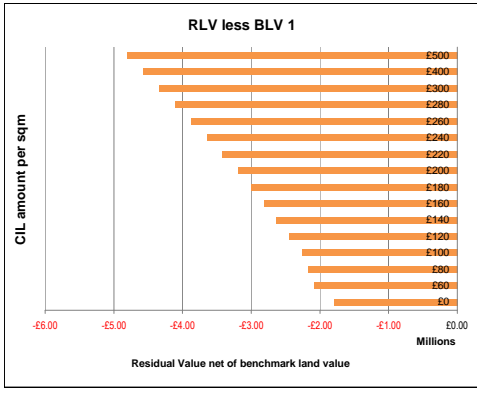
Site type 3 Description: **Area 5** £6189 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,526,093	11,283,498	-4,263,584	1,273,453	5,983,270	8,293,498
60	3,439,362	11,005,960	-4,541,121	995,916	5,705,732	8,015,960
80	3,410,452	10,913,447	-4,633,634	903,403	5,613,220	7,923,447
100	3,381,542	10,820,935	-4,726,147	810,890	5,520,707	7,830,935
120	3,323,722	10,635,909	-4,911,172	625,865	5,335,682	7,645,909
140	3,265,901	10,450,884	-5,096,197	440,840	5,150,657	7,460,884
160	3,208,081	10,265,858	-5,281,222	255,815	4,965,632	7,275,858
180	3,150,261	10,080,834	-5,466,247	70,790	4,780,607	7,090,834
200	3,092,440	9,895,809	-5,651,273	-114,236	4,595,581	6,905,809
220	3,020,165	9,664,527	-5,882,554	-345,517	4,364,300	6,674,527
240	2,947,889	9,433,246	-6,113,836	-576,799	4,133,018	6,443,246
260	2,875,614	9,201,964	-6,345,117	-808,080	3,901,737	6,211,964
280	2,803,338	8,970,683	-6,576,399	-1,039,362	3,670,455	5,980,683
300	2,731,063	8,739,401	-6,807,680	-1,270,643	3,439,174	5,749,401
400	2,658,787	8,508,120	-7,038,962	-1,501,925	3,207,892	5,518,120
500	2,586,512	8,276,838	-7,270,243	-1,733,206	2,976,611	5,286,838



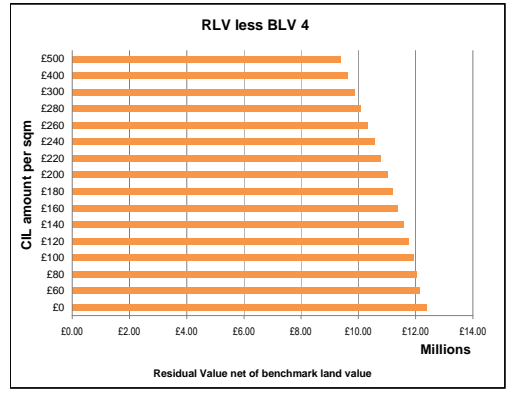
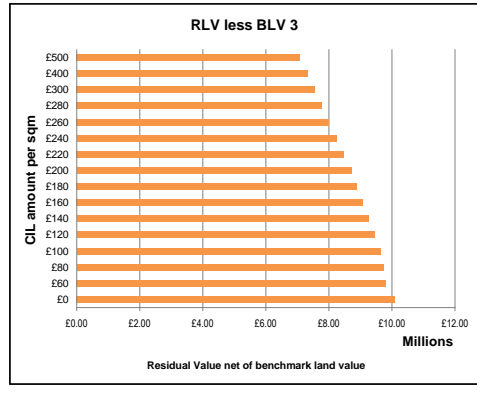
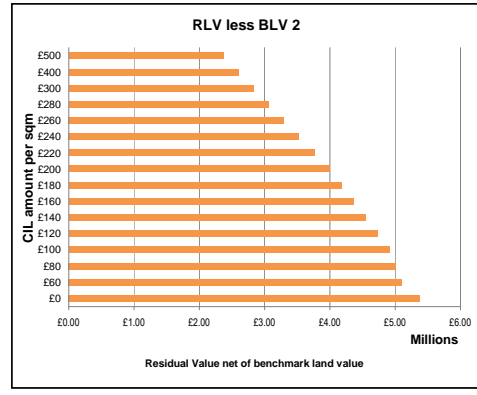
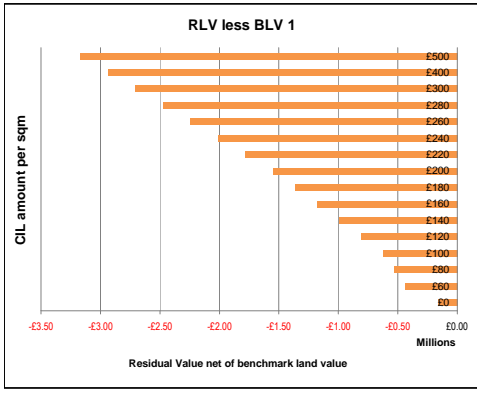
Site type 3 Description: **Area 6** £6997 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,296,141	13,747,652	-1,799,429	3,737,608	8,447,425	10,757,652
60	4,209,411	13,470,114	-2,076,967	3,460,070	8,169,887	10,480,114
80	4,180,501	13,377,602	-2,169,479	3,367,558	8,077,374	10,387,602
100	4,151,590	13,285,089	-2,261,992	3,275,045	7,984,862	10,295,089
120	4,093,770	13,100,064	-2,447,017	3,090,020	7,799,837	10,110,064
140	4,035,950	12,915,039	-2,632,042	2,904,995	7,614,811	9,925,039
160	3,978,129	12,730,014	-2,817,066	2,719,969	7,429,786	9,740,014
180	3,920,309	12,544,988	-3,002,093	2,534,944	7,244,761	9,554,988
200	3,862,489	12,359,963	-3,187,118	2,349,919	7,059,736	9,369,963
220	3,790,213	12,128,682	-3,418,399	2,118,638	6,828,454	9,138,682
240	3,717,938	11,897,401	-3,649,680	1,887,356	6,597,173	8,907,401
260	3,645,662	11,666,119	-3,880,962	1,656,075	6,365,891	8,676,119
280	3,573,387	11,434,837	-4,112,244	1,424,793	6,134,610	8,444,837
300	3,501,111	11,203,556	-4,343,525	1,193,512	5,903,328	8,213,556
400	3,428,836	10,972,274	-4,574,807	962,230	5,672,047	7,982,274
500	3,356,560	10,740,993	-4,806,088	730,949	5,440,765	7,750,993



Site type 3 Description: **Area 7** £7535 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,807,493	15,383,977	-163,105	5,373,932	10,083,749	12,393,977
60	4,720,762	15,106,439	-440,642	5,096,395	9,806,211	12,116,439
80	4,691,852	15,013,926	-533,155	5,003,882	9,713,699	12,023,926
100	4,662,942	14,921,414	-625,668	4,911,369	9,621,186	11,931,414
120	4,605,121	14,736,388	-810,693	4,726,344	9,436,161	11,746,388
140	4,547,301	14,551,363	-995,718	4,541,319	9,251,136	11,561,363
160	4,489,481	14,366,338	-1,180,743	4,356,294	9,066,111	11,376,338
180	4,431,660	14,181,313	-1,365,768	4,171,269	8,881,085	11,191,313
200	4,373,840	13,996,288	-1,550,794	3,986,243	8,696,060	11,006,288
220	4,301,564	13,765,006	-1,782,075	3,754,962	8,464,779	10,775,006
240	4,229,289	13,533,725	-2,013,357	3,523,681	8,233,497	10,543,725
260	4,157,014	13,302,443	-2,244,638	3,292,399	8,002,216	10,312,443
280	4,084,738	13,071,162	-2,475,920	3,061,118	7,770,934	10,081,162
300	4,012,463	12,839,880	-2,707,201	2,829,836	7,539,653	9,849,880
400	3,940,187	12,608,599	-2,938,482	2,598,555	7,308,371	9,618,599
500	3,867,912	12,377,317	-3,169,764	2,367,273	7,077,090	9,387,317



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher) £15,547,081	BLV2 Offices (lower) £10,010,044	BLV3 Industrial/WH £5,300,227	BLV4 Community uses £2,990,000
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Note on Benchmark land values:
 "Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 3

25 UNITS

FLATS & HOUSES

80 UPH Net area as percentage of gross

100%

CSH level: 4 on AH

Sales value inflation

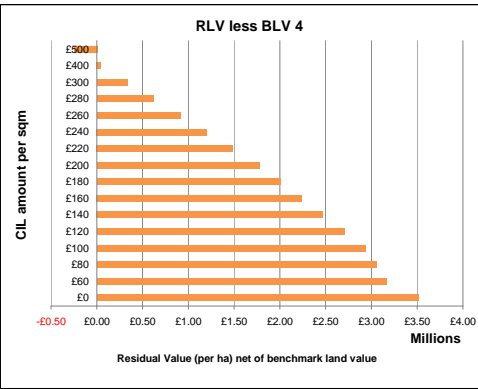
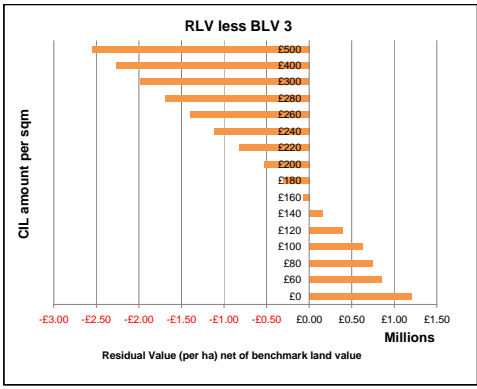
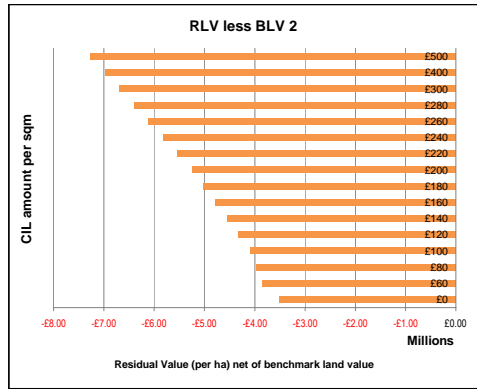
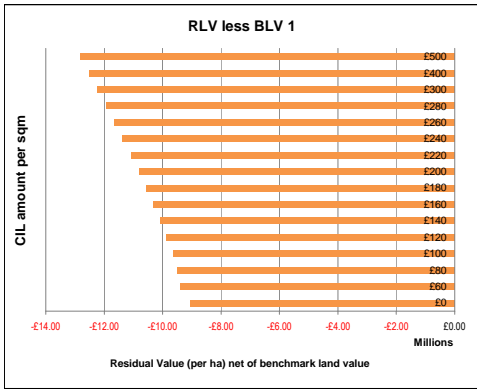
4 on private

Build cost inflation

Aff Hsg: 0%

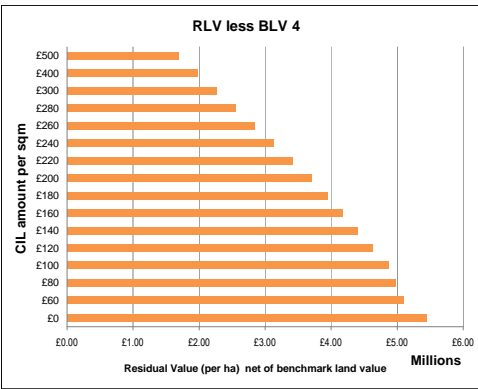
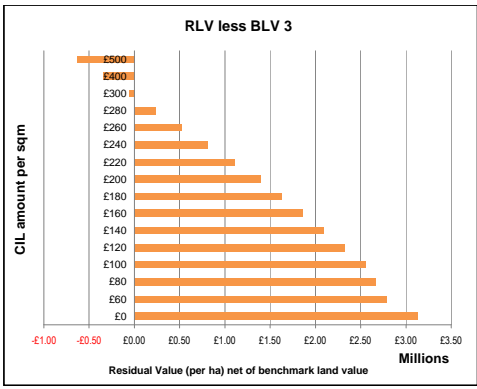
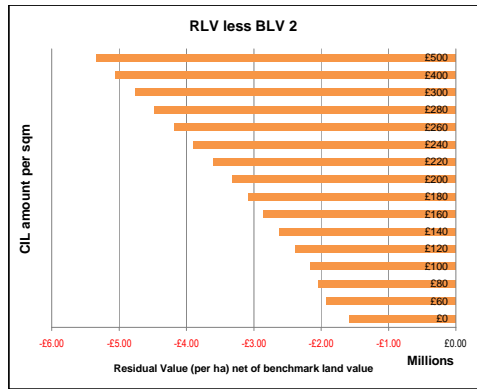
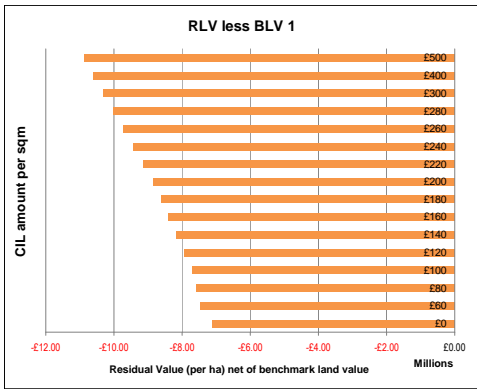
Site type 3 Description: **Area 1 £4090 psm** Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,031,430	6,500,576	-9,046,505	-3,509,468	1,200,349	3,510,576
60	1,923,017	6,153,654	-9,393,428	-3,856,391	853,426	3,163,654
80	1,886,879	6,038,013	-9,509,068	-3,972,031	737,786	3,048,013
100	1,850,741	5,922,372	-9,624,709	-4,087,672	622,145	2,932,372
120	1,778,466	5,691,091	-9,855,991	-4,318,953	390,863	2,701,091
140	1,706,190	5,459,809	-10,087,272	-4,550,235	159,582	2,469,809
160	1,633,915	5,228,528	-10,318,554	-4,781,516	71,700	2,238,528
180	1,561,639	4,997,246	-10,549,835	-5,012,798	302,981	2,007,246
200	1,489,364	4,765,965	-10,781,116	-5,244,079	534,263	1,775,965
220	1,399,020	4,476,863	-11,070,218	-5,533,181	823,364	1,486,863
240	1,308,675	4,187,761	-11,359,320	-5,822,283	1,112,466	1,197,761
260	1,218,331	3,898,659	-11,648,422	-6,111,385	1,401,568	908,659
280	1,127,987	3,609,557	-11,937,524	-6,400,487	1,690,670	619,557
300	1,037,642	3,320,455	-12,226,626	-6,689,589	1,979,772	330,455
400	947,298	3,031,354	-12,515,728	-6,978,691	2,268,874	41,354
500	856,954	2,742,252	-12,804,830	-7,267,792	2,557,976	247,748



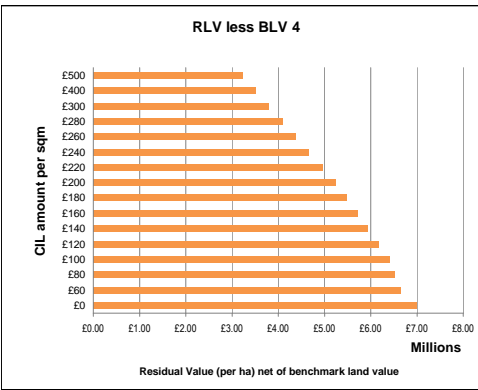
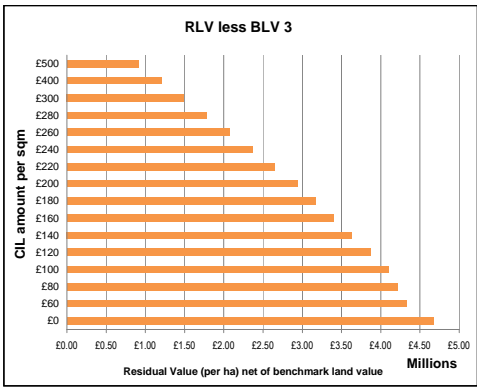
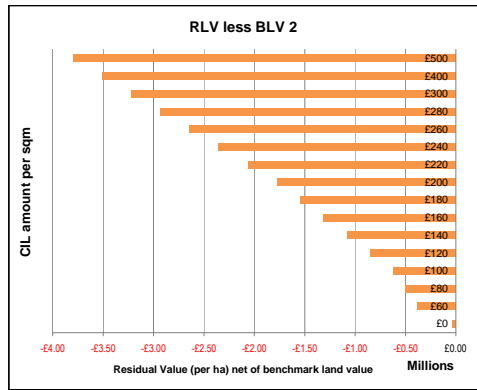
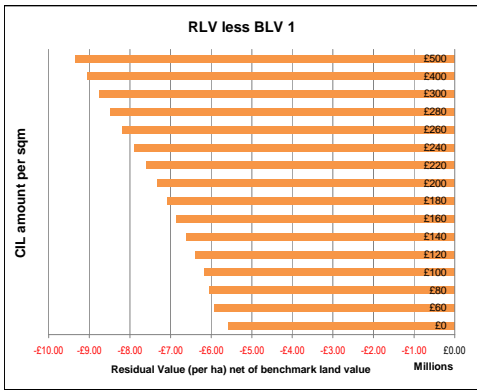
Site type 3 Description: **Area 2 £4629 psm** Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,633,825	8,428,239	-7,118,842	-1,581,805	3,128,012	5,438,239
60	2,525,412	8,081,317	-7,465,764	-1,928,727	2,781,090	5,091,317
80	2,489,274	7,965,676	-7,581,405	-2,044,368	2,665,449	4,975,676
100	2,453,136	7,850,035	-7,697,046	-2,160,009	2,549,808	4,860,035
120	2,380,861	7,618,754	-7,928,327	-2,391,290	2,318,527	4,628,754
140	2,308,585	7,387,473	-8,159,609	-2,622,572	2,087,245	4,397,473
160	2,236,310	7,156,191	-8,390,890	-2,853,853	1,855,964	4,166,191
180	2,164,034	6,924,910	-8,622,172	-3,085,135	1,624,682	3,934,910
200	2,091,759	6,693,628	-8,853,453	-3,316,416	1,393,401	3,703,628
220	2,001,414	6,404,526	-9,142,555	-3,605,518	1,104,299	3,414,526
240	1,911,070	6,115,424	-9,431,657	-3,894,620	815,197	3,125,424
260	1,820,726	5,826,322	-9,720,759	-4,183,722	526,095	2,836,322
280	1,730,381	5,537,221	-10,009,861	-4,472,824	236,993	2,547,221
300	1,640,037	5,248,119	-10,298,963	-4,761,925	52,109	2,258,119
400	1,549,693	4,959,017	-10,588,064	-5,051,027	341,211	1,969,017
500	1,459,348	4,669,915	-10,877,166	-5,340,129	630,312	1,679,915



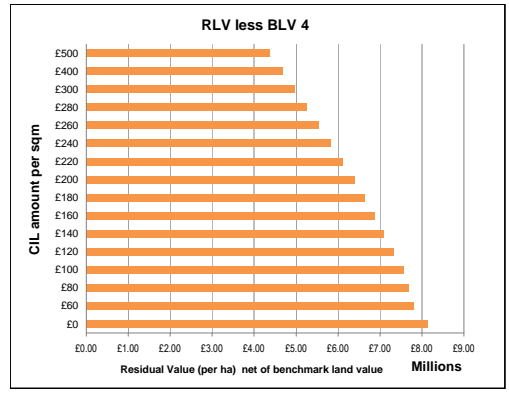
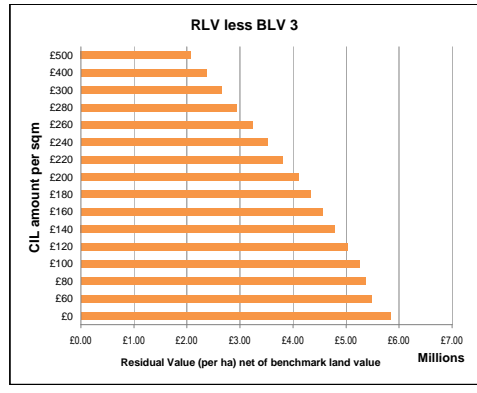
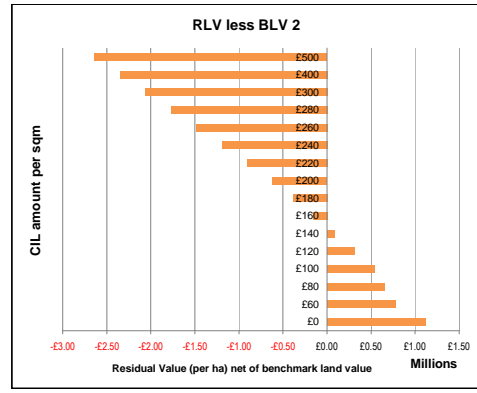
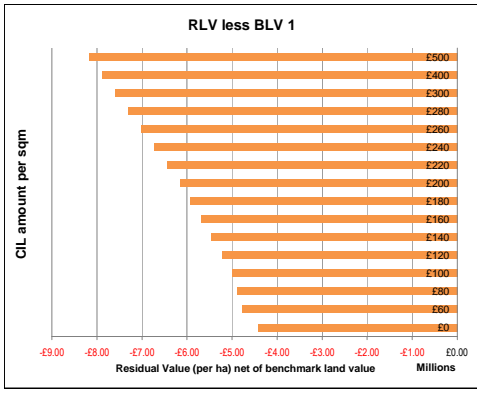
Site type 3 Description: **Area 3 £5059 psm** Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,115,741	9,970,370	-5,576,711	-39,674	4,670,142	6,980,370
60	3,007,327	9,623,448	-5,923,634	-386,597	4,323,220	6,633,448
80	2,971,190	9,507,807	-6,039,274	-502,237	4,207,579	6,517,807
100	2,935,052	9,392,166	-6,154,915	-617,878	4,091,939	6,402,166
120	2,862,776	9,160,885	-6,386,197	-849,160	3,860,657	6,170,885
140	2,790,501	8,929,603	-6,617,478	-1,080,441	3,629,376	5,939,603
160	2,718,226	8,698,322	-6,848,760	-1,311,723	3,398,094	5,708,322
180	2,645,950	8,467,040	-7,080,041	-1,543,004	3,166,813	5,477,040
200	2,573,675	8,235,759	-7,311,323	-1,774,286	2,935,531	5,245,759
220	2,483,330	7,946,657	-7,600,424	-2,063,387	2,646,429	4,956,657
240	2,392,986	7,657,555	-7,889,526	-2,352,489	2,357,328	4,667,555
260	2,302,642	7,368,453	-8,178,628	-2,641,591	2,068,226	4,378,453
280	2,212,297	7,079,351	-8,467,730	-2,930,693	1,779,124	4,089,351
300	2,121,953	6,790,249	-8,756,832	-3,219,795	1,490,022	3,800,249
400	2,031,609	6,501,148	-9,045,934	-3,508,897	1,200,920	3,511,148
500	1,941,264	6,212,046	-9,335,036	-3,797,999	911,818	3,222,046



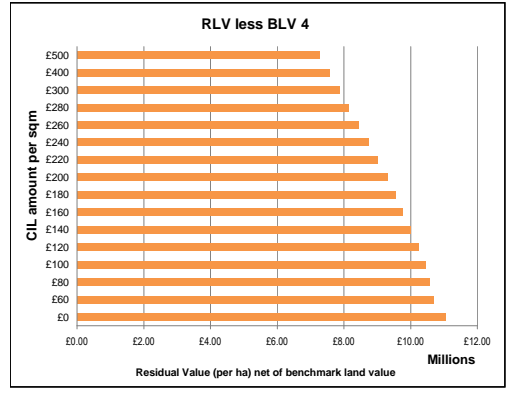
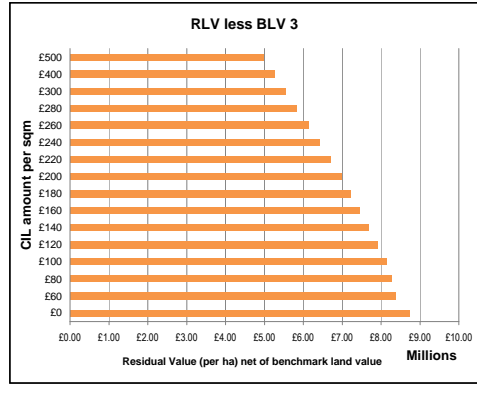
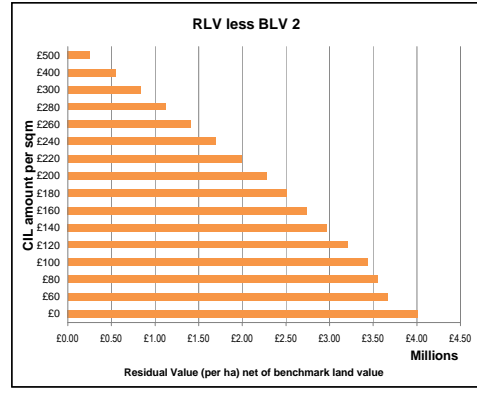
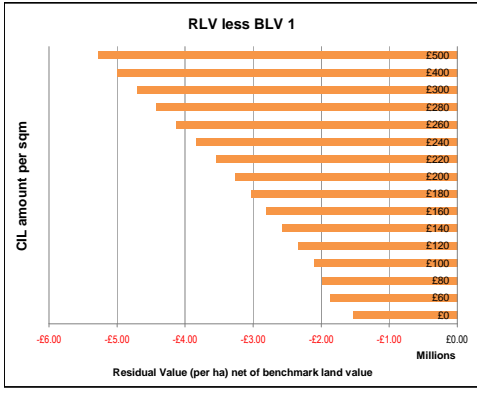
Site type 3 Description: **Area 4** £5382 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,477,177	11,126,968	-4,420,113	1,116,924	5,826,740	8,136,968
60	3,368,764	10,780,046	-4,767,036	770,001	5,479,818	7,790,046
80	3,332,627	10,664,405	-4,882,676	654,361	5,364,177	7,674,405
100	3,296,489	10,548,764	-4,998,317	538,720	5,248,537	7,558,764
120	3,224,213	10,317,483	-5,229,599	307,438	5,017,255	7,327,483
140	3,151,938	10,086,201	-5,460,880	76,157	4,785,974	7,096,201
160	3,079,662	9,854,920	-5,692,162	-155,125	4,554,692	6,864,920
180	3,007,387	9,623,638	-5,923,443	-386,406	4,323,411	6,633,638
200	2,935,111	9,392,357	-6,154,725	-617,688	4,092,129	6,402,357
220	2,844,767	9,103,255	-6,443,826	-906,789	3,803,027	6,113,255
240	2,754,423	8,814,153	-6,732,928	-1,195,891	3,513,926	5,824,153
260	2,664,078	8,525,051	-7,022,030	-1,484,993	3,224,824	5,535,051
280	2,573,734	8,235,949	-7,311,132	-1,774,095	2,935,722	5,245,949
300	2,483,390	7,946,847	-7,600,234	-2,063,197	2,646,620	4,956,847
400	2,393,045	7,657,745	-7,889,336	-2,352,299	2,357,518	4,667,745
500	2,302,701	7,368,644	-8,178,438	-2,641,401	2,068,416	4,378,644



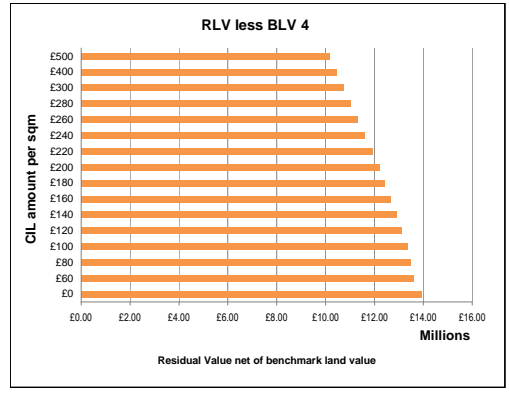
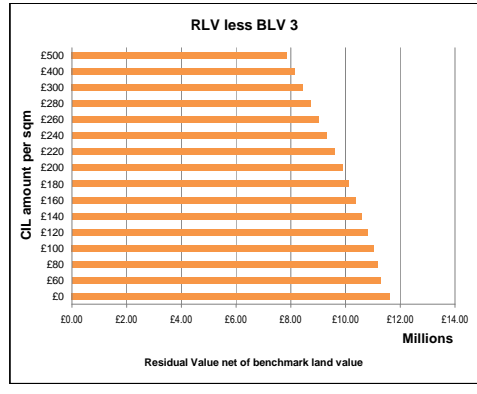
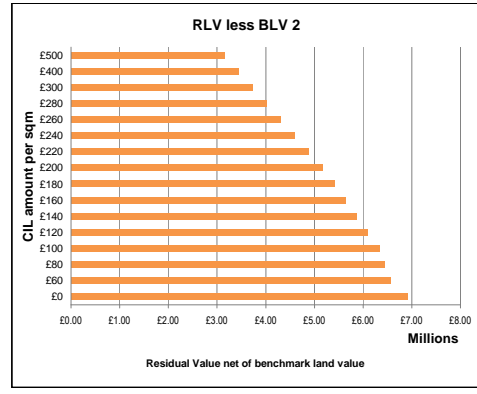
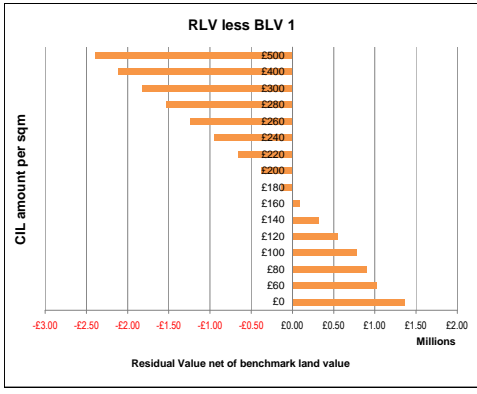
Site type 3 Description: **Area 5** £6189 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,380,770	14,018,463	-1,528,619	4,008,419	8,718,235	11,028,463
60	4,272,356	13,671,541	-1,875,541	3,661,496	8,371,313	10,681,541
80	4,236,219	13,555,900	-1,991,182	3,545,856	8,255,672	10,565,900
100	4,200,081	13,440,259	-2,106,822	3,430,215	8,140,032	10,450,259
120	4,127,805	13,208,978	-2,338,104	3,198,933	7,908,750	10,218,978
140	4,055,530	12,977,696	-2,569,385	2,967,652	7,677,469	9,987,696
160	3,983,255	12,746,415	-2,800,667	2,736,370	7,446,187	9,756,415
180	3,910,979	12,515,133	-3,031,948	2,505,089	7,214,906	9,525,133
200	3,838,704	12,283,852	-3,263,230	2,273,807	6,983,624	9,293,852
220	3,748,359	11,994,750	-3,552,332	1,984,705	6,694,522	9,004,750
240	3,658,015	11,705,648	-3,841,433	1,695,604	6,405,420	8,715,648
260	3,567,671	11,416,546	-4,130,535	1,406,502	6,116,319	8,426,546
280	3,477,326	11,127,444	-4,419,637	1,117,400	5,827,217	8,137,444
300	3,386,982	10,838,342	-4,708,739	828,298	5,538,115	7,848,342
400	3,296,638	10,549,240	-4,997,841	539,196	5,249,013	7,559,240
500	3,206,293	10,260,139	-5,286,943	250,094	4,959,911	7,270,139



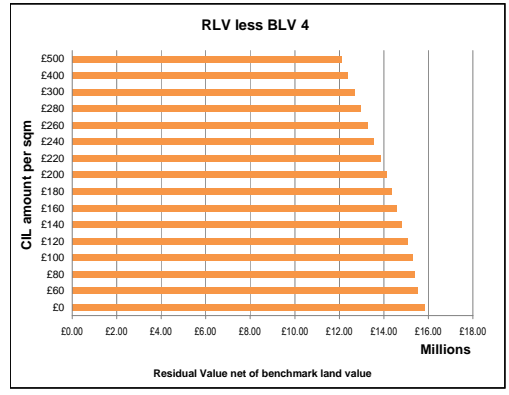
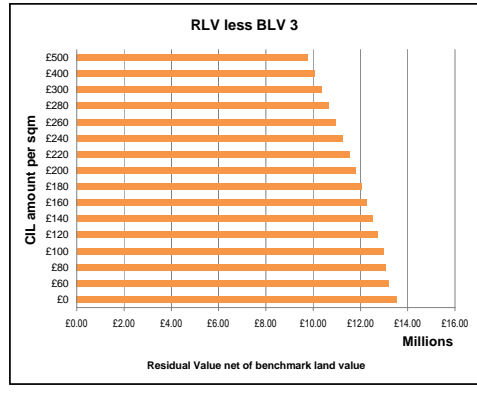
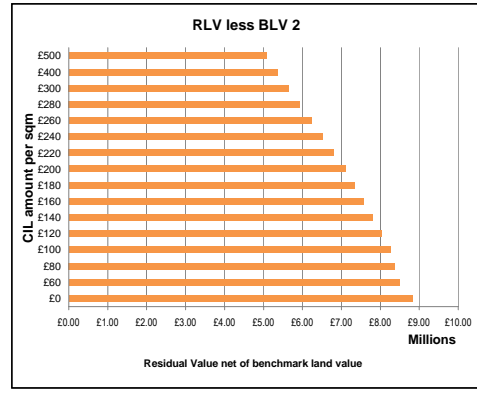
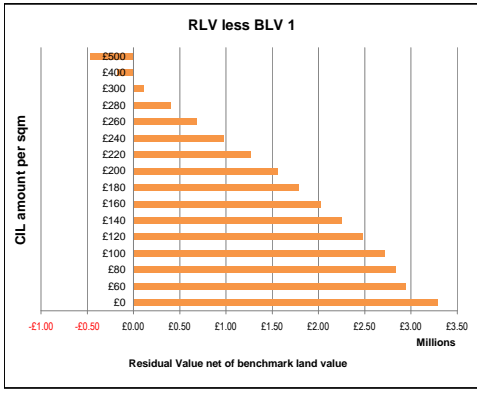
Site type 3 Description: **Area 6** £6997 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,284,362	16,909,958	1,362,876	6,899,913	11,609,730	13,919,958
60	5,175,949	16,563,035	1,015,954	6,552,991	11,262,808	13,573,035
80	5,139,811	16,447,395	900,313	6,437,350	11,147,167	13,457,395
100	5,103,673	16,331,754	784,673	6,321,710	11,031,527	13,341,754
120	5,031,398	16,100,472	553,391	6,090,428	10,800,245	13,110,472
140	4,959,122	15,869,191	322,110	5,859,147	10,568,964	12,879,191
160	4,886,847	15,637,909	90,828	5,627,865	10,337,682	12,647,909
180	4,814,571	15,406,628	-140,453	5,396,584	10,106,401	12,416,628
200	4,742,296	15,175,346	-371,735	5,165,302	9,875,119	12,185,346
220	4,651,951	14,886,245	-660,837	4,876,200	9,586,017	11,896,245
240	4,561,607	14,597,143	-949,938	4,587,099	9,296,915	11,607,143
260	4,471,263	14,308,041	-1,239,040	4,297,997	9,007,813	11,318,041
280	4,380,918	14,018,939	-1,528,142	4,008,895	8,718,712	11,028,939
300	4,290,574	13,729,837	-1,817,244	3,719,793	8,429,610	10,739,837
400	4,200,230	13,440,735	-2,106,346	3,430,691	8,140,508	10,450,735
500	4,109,885	13,151,633	-2,395,448	3,141,589	7,851,406	10,161,633



Site type 3 Description: **Area 7** £7535 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,886,757	18,837,621	3,290,540	8,827,577	13,537,394	15,847,621
60	5,778,343	18,490,699	2,943,617	8,480,654	13,190,471	15,500,699
80	5,742,206	18,375,058	2,827,977	8,365,014	13,074,831	15,385,058
100	5,706,068	18,259,417	2,712,336	8,249,373	12,959,190	15,269,417
120	5,633,792	18,028,136	2,481,054	8,018,091	12,727,908	15,038,136
140	5,561,517	17,796,854	2,249,773	7,786,810	12,496,627	14,806,854
160	5,489,241	17,565,573	2,018,491	7,555,529	12,265,345	14,575,573
180	5,416,965	17,334,291	1,787,210	7,324,247	12,034,064	14,344,291
200	5,344,691	17,103,010	1,555,929	7,093,966	11,802,782	14,113,010
220	5,254,346	16,813,908	1,266,827	6,803,864	11,513,681	13,823,908
240	5,164,002	16,524,806	977,725	6,514,762	11,224,579	13,534,806
260	5,073,658	16,235,704	688,623	6,225,660	10,935,477	13,245,704
280	4,983,313	15,946,602	399,521	5,936,558	10,646,375	12,956,602
300	4,892,969	15,657,500	110,419	5,647,456	10,357,273	12,667,500
400	4,802,625	15,368,399	-178,683	5,358,354	10,068,171	12,378,399
500	4,712,280	15,079,297	-467,785	5,069,253	9,779,069	12,089,297



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 3

25 UNITS

FLATS & HOUSES

80 UPH

Net area as percentage of gross

100%

CSH level: 4 on AH

Sales value inflation

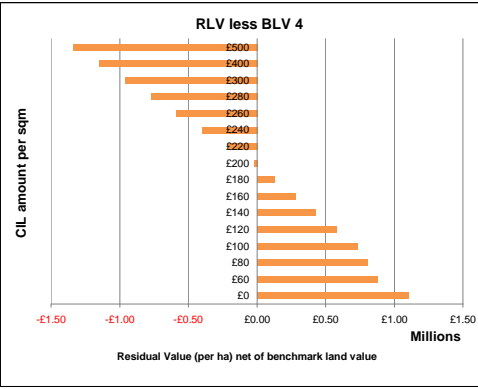
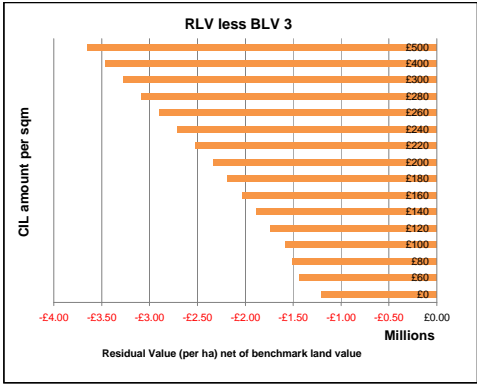
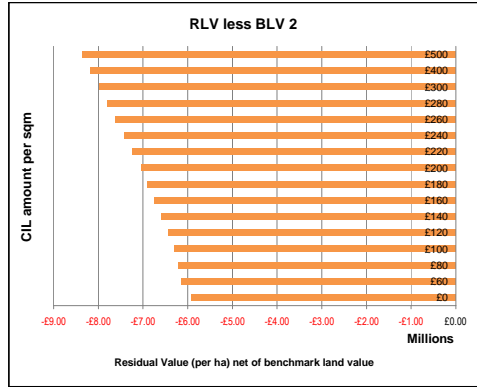
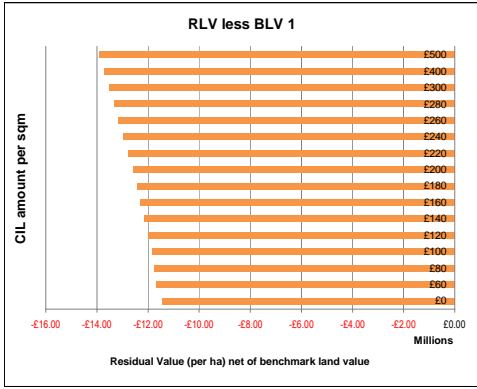
4 on private

Build cost inflation

Aff Hsg: 35% Affordable Rent

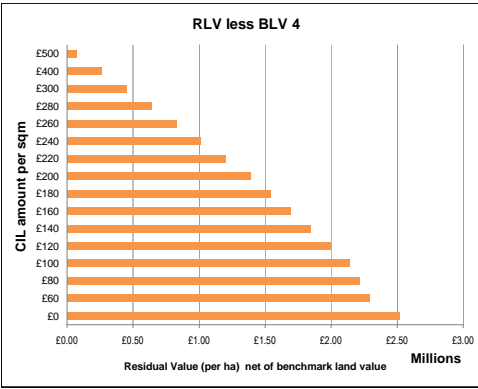
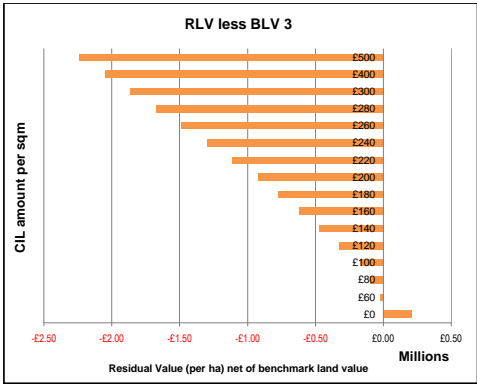
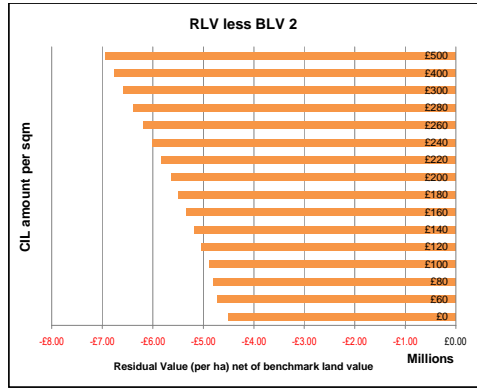
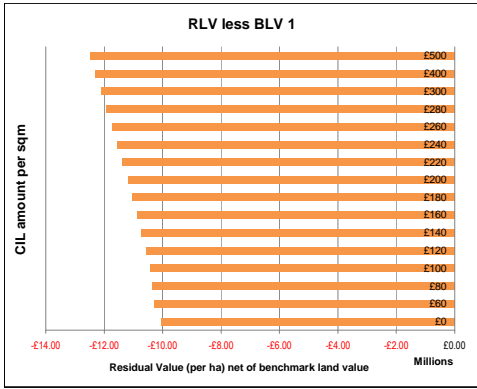
Site type 3 Description: **Area 1** £4090 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,279,160	4,093,279	-11,453,802	-5,916,765	-1,206,949	-1,103,279
60	1,208,681	3,867,779	-11,679,302	-6,142,265	-1,432,448	-877,779
80	1,185,192	3,792,613	-11,754,468	-6,217,431	-1,507,615	-802,613
100	1,161,702	3,717,446	-11,829,635	-6,292,598	-1,582,781	-727,446
120	1,114,723	3,567,113	-11,979,968	-6,442,931	-1,733,114	-577,113
140	1,067,744	3,416,780	-12,130,301	-6,593,264	-1,883,447	-426,780
160	1,020,765	3,266,447	-12,280,634	-6,743,597	-2,033,780	-276,447
180	973,786	3,116,114	-12,430,967	-6,893,930	-2,184,113	-126,114
200	926,807	2,965,782	-12,581,300	-7,044,263	-2,334,446	24,216
220	868,083	2,777,865	-12,769,216	-7,232,179	-2,522,362	212,135
240	809,359	2,589,949	-12,957,132	-7,420,095	-2,710,278	400,061
260	750,635	2,402,033	-13,145,048	-7,608,011	-2,898,195	587,967
280	691,911	2,214,117	-13,332,965	-7,795,928	-3,086,111	775,883
300	633,188	2,026,200	-13,520,881	-7,983,844	-3,274,027	963,800
400	574,464	1,838,284	-13,708,797	-8,171,760	-3,461,943	1,151,716
500	515,740	1,650,368	-13,896,713	-8,359,676	-3,649,859	1,339,632



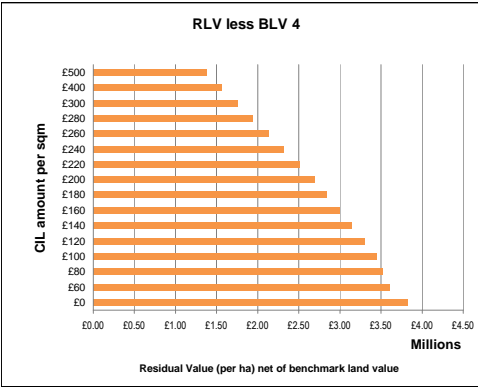
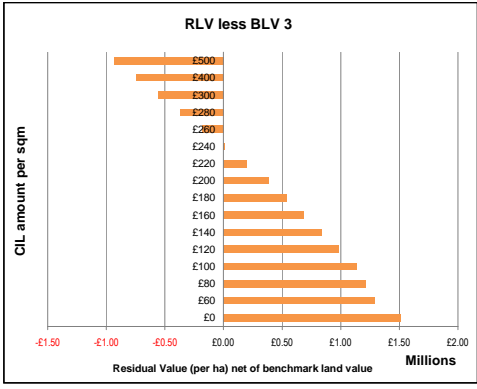
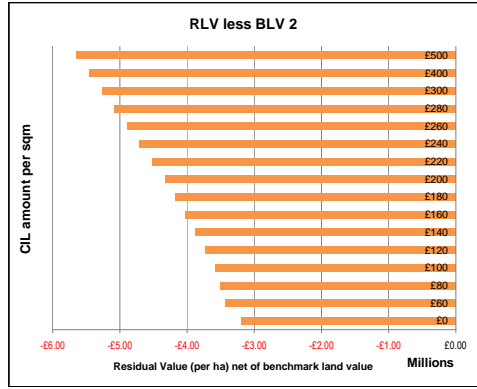
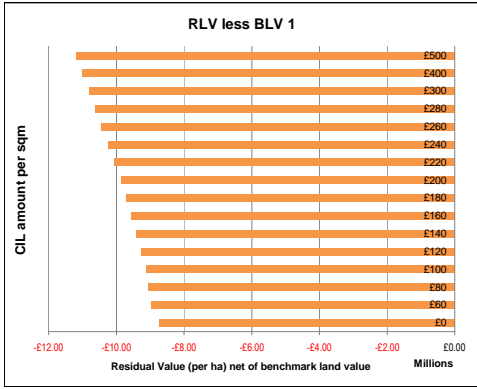
Site type 3 Description: **Area 2** £4629 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,720,219	5,504,702	-10,042,380	-4,505,342	-204,474	-2,514,702
60	1,649,751	5,279,202	-10,267,879	-4,730,842	-21,025	-2,289,202
80	1,626,261	5,204,036	-10,343,045	-4,806,008	96,192	-2,214,036
100	1,602,772	5,128,869	-10,418,212	-4,881,175	171,358	-2,138,869
120	1,555,793	4,978,536	-10,568,545	-5,031,508	321,691	-1,988,536
140	1,508,814	4,828,203	-10,718,878	-5,181,841	472,024	-1,838,203
160	1,461,835	4,677,870	-10,869,211	-5,332,174	622,357	-1,687,870
180	1,414,856	4,527,537	-11,019,544	-5,482,507	772,690	-1,537,537
200	1,367,876	4,377,204	-11,169,877	-5,632,840	923,023	-1,387,204
220	1,309,153	4,189,288	-11,357,793	-5,820,756	1,110,939	-1,199,288
240	1,250,429	4,001,372	-11,545,709	-6,008,672	1,298,855	-1,011,372
260	1,191,705	3,813,456	-11,733,625	-6,196,588	1,486,772	-823,456
280	1,132,981	3,625,540	-11,921,542	-6,384,505	1,674,688	-635,540
300	1,074,257	3,437,623	-12,109,458	-6,572,421	1,862,604	-447,623
400	1,015,534	3,249,707	-12,297,374	-6,760,337	2,050,520	-259,707
500	956,810	3,061,791	-12,485,290	-6,948,253	2,238,436	-71,791



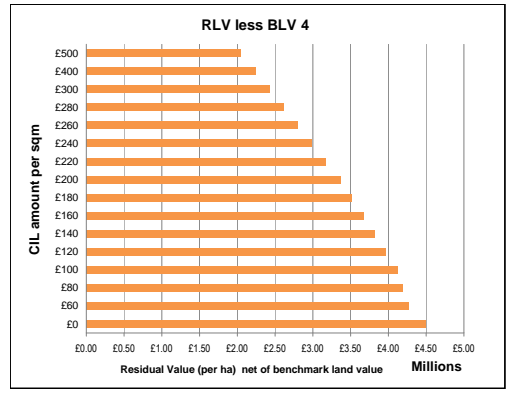
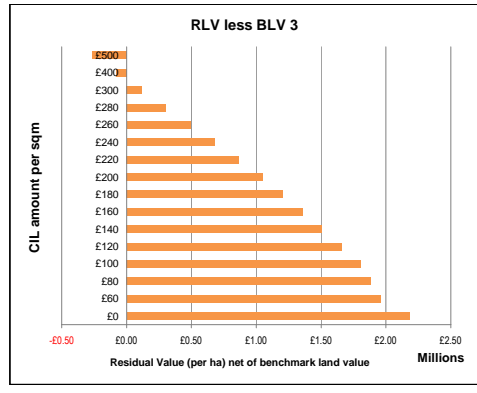
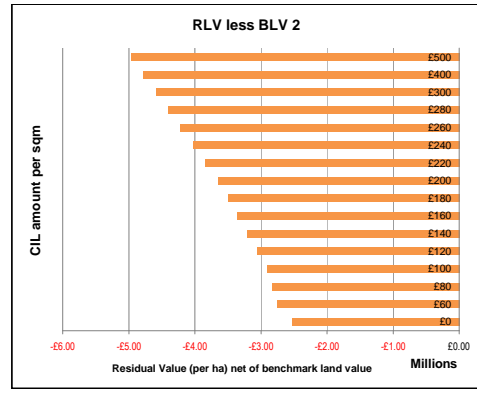
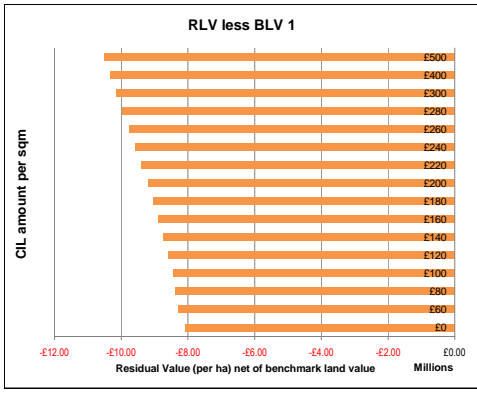
Site type 3 Description: **Area 3** £5059 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,128,285	6,810,512	-8,736,569	-3,199,532	-1,510,285	-3,820,512
60	2,057,817	6,585,013	-8,962,068	-3,425,031	-1,284,785	-3,595,013
80	2,034,327	6,509,846	-9,037,235	-3,500,198	-1,209,619	-3,519,846
100	2,010,837	6,434,680	-9,112,401	-3,575,364	-1,134,452	-3,444,680
120	1,963,858	6,284,347	-9,262,734	-3,725,697	-984,119	-3,294,347
140	1,916,879	6,134,014	-9,413,067	-3,876,030	-833,787	-3,144,014
160	1,869,900	5,983,681	-9,563,400	-4,026,363	-683,454	-2,993,681
180	1,822,921	5,833,348	-9,713,733	-4,176,696	-533,121	-2,843,348
200	1,775,942	5,683,015	-9,864,066	-4,327,029	-382,788	-2,693,015
220	1,717,218	5,495,099	-10,051,982	-4,514,945	-194,871	-2,505,099
240	1,658,495	5,307,183	-10,239,899	-4,702,862	-6,955	-2,317,183
260	1,599,771	5,119,268	-10,427,815	-4,890,778	-180,961	-2,129,268
280	1,541,047	4,931,352	-10,615,731	-5,078,694	-368,877	-1,941,352
300	1,482,323	4,743,434	-10,803,647	-5,266,610	-556,793	-1,753,434
400	1,423,599	4,555,518	-10,991,563	-5,454,526	-744,710	-1,565,518
500	1,364,875	4,367,602	-11,179,480	-5,642,443	-932,626	-1,377,602



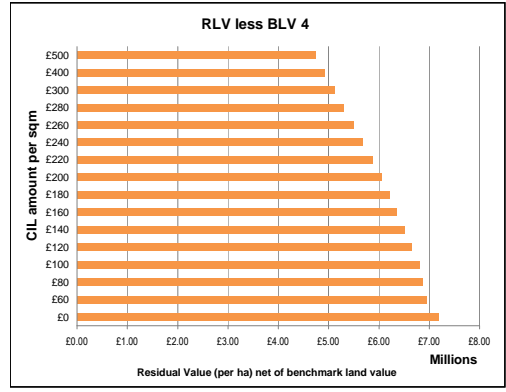
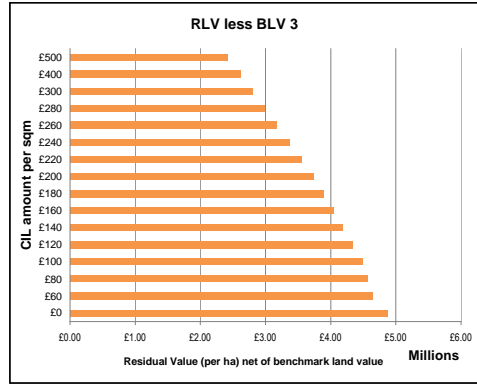
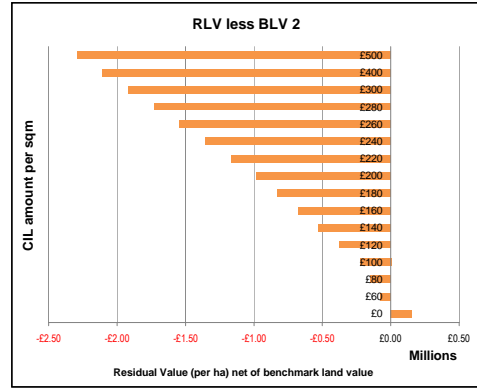
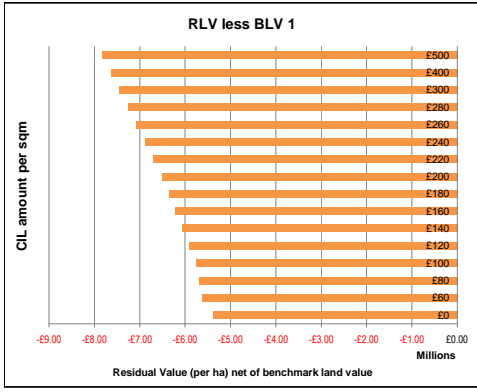
Site type 3 Description: **Area 4** £5382 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,337,717	7,480,694	-8,066,387	-2,529,350	2,180,466	4,490,694
60	2,267,248	7,255,194	-8,291,887	-2,754,850	1,954,967	4,265,194
80	2,243,759	7,180,028	-8,367,053	-2,830,016	1,879,801	4,190,028
100	2,220,269	7,104,861	-8,442,220	-2,905,183	1,804,634	4,114,861
120	2,173,290	6,954,529	-8,592,553	-3,055,516	1,654,301	3,964,529
140	2,126,311	6,804,196	-8,742,886	-3,205,849	1,503,968	3,814,196
160	2,079,332	6,653,863	-8,893,219	-3,356,182	1,353,635	3,663,863
180	2,032,353	6,503,530	-9,043,552	-3,506,515	1,203,302	3,513,530
200	1,985,374	6,353,197	-9,193,885	-3,656,848	1,052,969	3,363,197
220	1,926,650	6,165,280	-9,381,801	-3,844,764	865,053	3,175,280
240	1,867,926	5,977,364	-9,569,717	-4,032,680	677,137	2,987,364
260	1,809,203	5,789,448	-9,757,633	-4,220,596	489,221	2,799,448
280	1,750,479	5,601,532	-9,945,549	-4,408,512	301,304	2,611,532
300	1,691,755	5,413,616	-10,133,466	-4,596,429	113,388	2,423,616
400	1,633,031	5,225,699	-10,321,382	-4,784,345	-74,528	2,235,699
500	1,574,307	5,037,783	-10,509,298	-4,972,261	-262,444	2,047,783



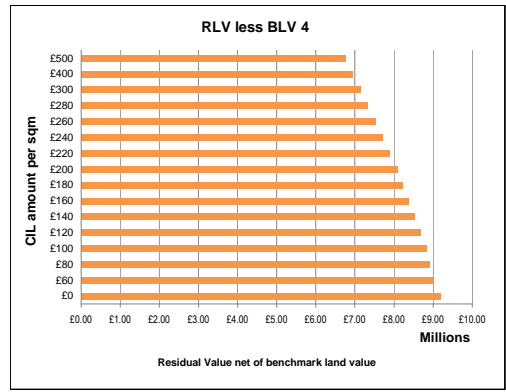
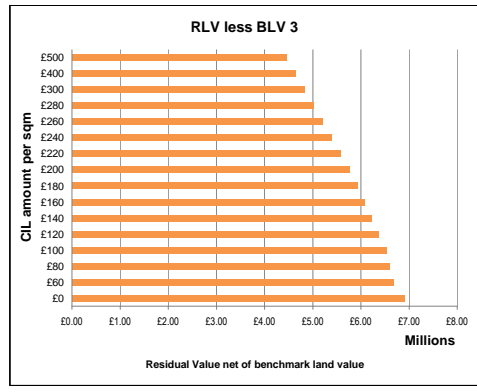
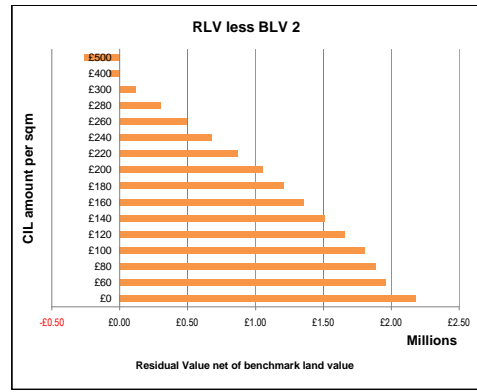
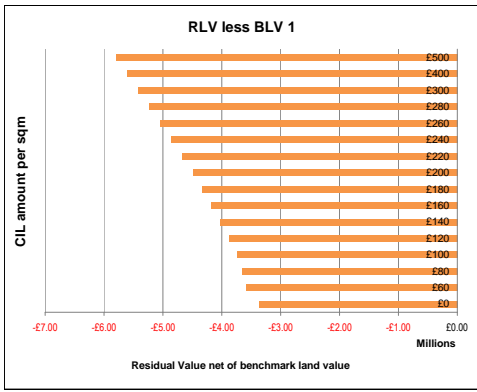
Site type 3 Description: **Area 5** £6189 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,175,187	10,160,597	-5,386,484	150,553	4,860,370	7,170,597
60	3,104,718	9,935,097	-5,611,984	74,947	4,634,870	6,945,097
80	3,081,228	9,859,931	-5,687,150	150,113	4,559,704	6,869,931
100	3,057,739	9,784,765	-5,762,317	225,280	4,484,537	6,794,765
120	3,010,760	9,634,432	-5,912,650	375,613	4,334,204	6,644,432
140	2,963,781	9,484,099	-6,062,983	525,946	4,183,871	6,494,099
160	2,916,802	9,333,766	-6,213,316	676,279	4,033,538	6,343,766
180	2,869,823	9,183,433	-6,363,649	826,612	3,883,205	6,193,433
200	2,822,844	9,033,100	-6,513,982	976,945	3,732,872	6,043,100
220	2,764,120	8,845,183	-6,701,898	1,164,861	3,544,956	5,855,183
240	2,705,396	8,657,267	-6,889,814	1,352,777	3,357,040	5,667,267
260	2,646,672	8,469,351	-7,077,730	1,540,693	3,169,124	5,479,351
280	2,587,948	8,281,435	-7,265,646	1,728,609	2,981,207	5,291,435
300	2,529,225	8,093,519	-7,453,563	1,916,526	2,793,291	5,103,519
400	2,470,501	7,905,602	-7,641,479	2,104,442	2,605,375	4,915,602
500	2,411,777	7,717,686	-7,829,395	2,292,358	2,417,459	4,727,686



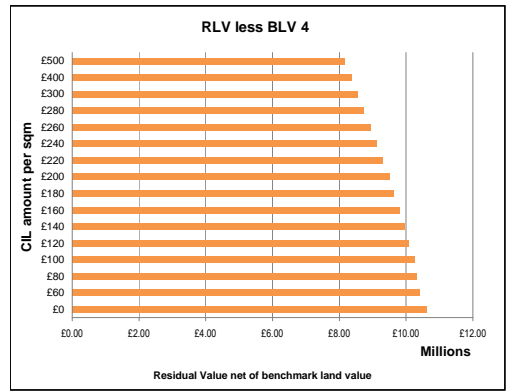
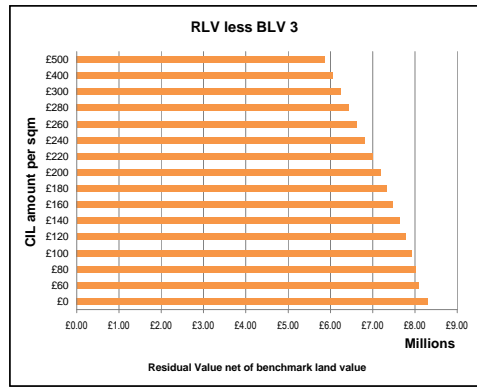
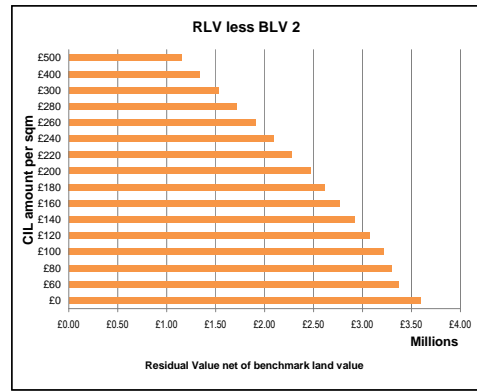
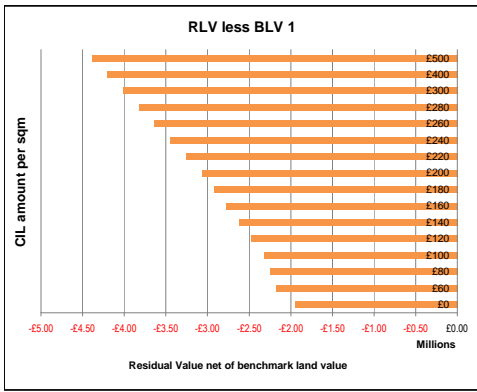
Site type 3 Description: **Area 6** £6997 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,809,696	12,191,026	-3,356,055	2,180,982	6,890,798	9,201,026
60	3,739,227	11,965,526	-3,581,555	1,955,482	6,665,299	8,975,526
80	3,715,737	11,890,360	-3,656,721	1,880,316	6,590,132	8,900,360
100	3,692,248	11,815,193	-3,731,888	1,805,149	6,514,965	8,825,193
120	3,645,269	11,664,860	-3,882,221	1,654,816	6,364,633	8,674,860
140	3,598,290	11,514,527	-4,032,554	1,504,483	6,214,300	8,524,527
160	3,551,311	11,364,194	-4,182,887	1,354,150	6,063,967	8,374,194
180	3,504,332	11,213,862	-4,333,220	1,203,817	5,913,634	8,223,862
200	3,457,353	11,063,529	-4,483,553	1,053,484	5,763,301	8,073,529
220	3,398,629	10,875,612	-4,671,469	865,568	5,575,385	7,885,612
240	3,339,905	10,687,696	-4,859,385	677,652	5,387,469	7,697,696
260	3,281,181	10,499,780	-5,047,301	489,736	5,199,553	7,509,780
280	3,222,457	10,311,864	-5,235,218	301,819	5,011,637	7,321,864
300	3,163,734	10,123,948	-5,423,134	113,903	4,823,720	7,133,948
400	3,105,010	9,936,031	-5,611,050	-74,013	4,635,804	6,946,031
500	3,046,286	9,748,115	-5,798,966	-261,929	4,447,888	6,758,115



Site type 3 Description: **Area 7** £7535 psm 0 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,250,765	13,602,449	-1,944,632	3,592,405	8,302,221	10,612,449
60	4,180,297	13,376,949	-2,170,132	3,366,905	8,076,722	10,386,949
80	4,156,807	13,301,783	-2,245,298	3,291,739	8,001,555	10,311,783
100	4,133,318	13,226,616	-2,320,465	3,216,572	7,926,389	10,236,616
120	4,086,339	13,076,283	-2,470,798	3,066,239	7,776,056	10,086,283
140	4,039,360	12,925,950	-2,621,131	2,915,906	7,625,723	9,935,950
160	3,992,380	12,775,617	-2,771,464	2,765,573	7,475,390	9,785,617
180	3,945,401	12,625,284	-2,921,797	2,615,240	7,325,057	9,635,284
200	3,898,422	12,474,952	-3,072,130	2,464,907	7,174,724	9,484,952
220	3,839,699	12,287,035	-3,260,046	2,276,991	6,986,808	9,297,035
240	3,780,975	12,099,119	-3,447,962	2,089,075	6,798,892	9,109,119
260	3,722,251	11,911,203	-3,635,878	1,901,159	6,610,975	8,921,203
280	3,663,527	11,723,287	-3,823,795	1,713,242	6,423,059	8,733,287
300	3,604,803	11,535,370	-4,011,711	1,525,326	6,235,143	8,545,370
400	3,546,079	11,347,454	-4,199,627	1,337,410	6,047,227	8,357,454
500	3,487,355	11,159,538	-4,387,543	1,149,494	5,859,311	8,169,538



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 4

50 UNITS

FLATS

125 UPH

Net area as percentage of gross

100%

CSH level: 4 on AH

Sales value inflation

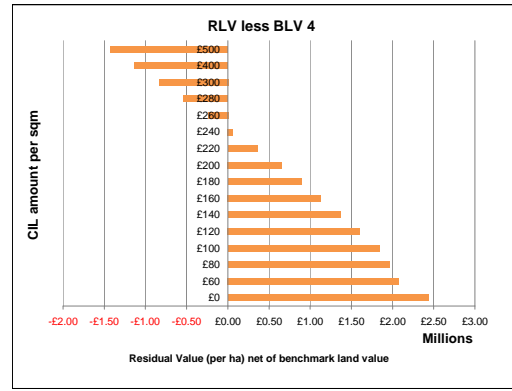
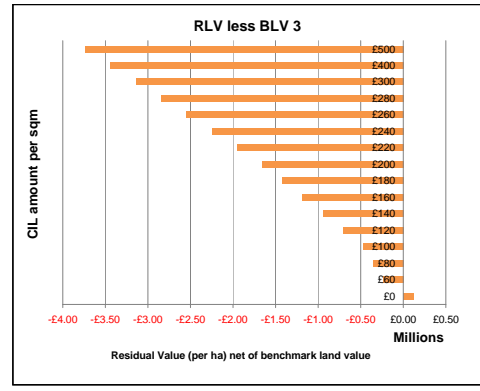
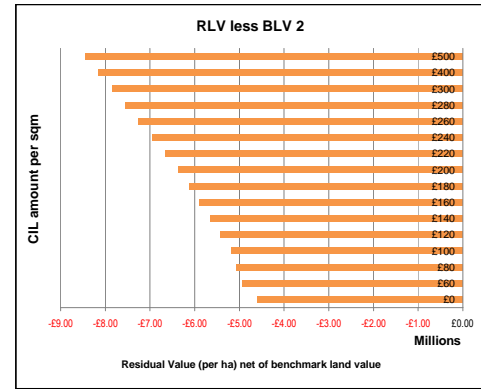
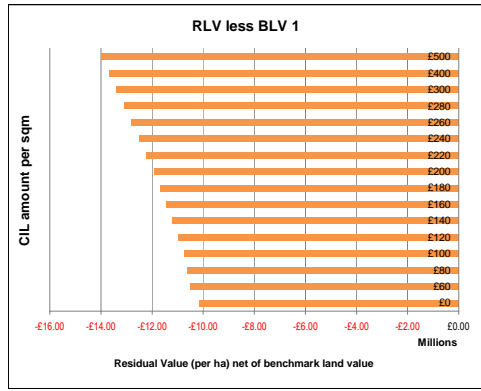
4 on private

Build cost inflation

Aff Hsg: 35%

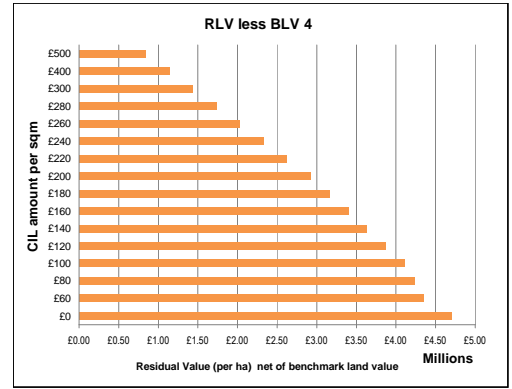
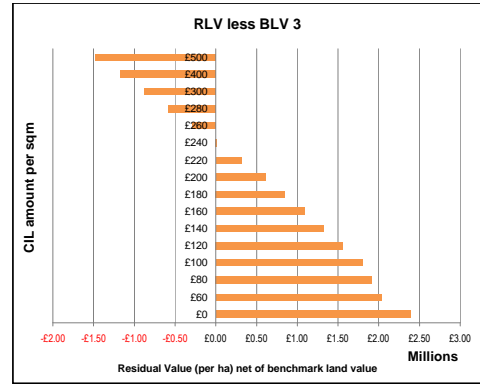
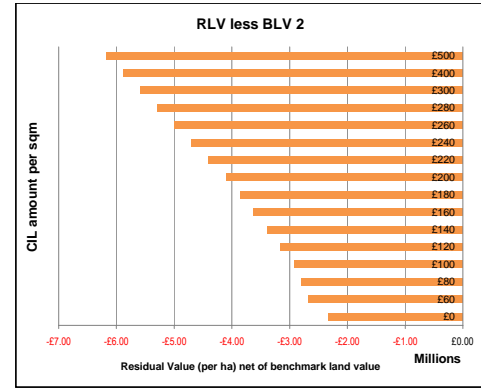
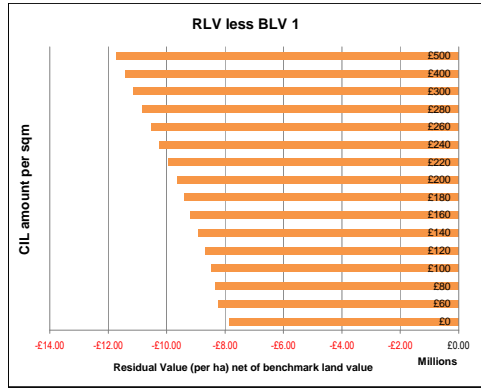
Site type 4 Description: **Area 1 £4090 psm** Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,169,269	5,423,172	-10,123,909	-4,586,872	122,945	2,433,172
60	2,026,742	5,066,854	-10,480,227	-4,943,190	233,373	2,076,854
80	1,979,233	4,948,081	-10,599,000	-5,061,963	352,146	1,958,081
100	1,931,723	4,829,309	-10,717,773	-5,180,736	470,919	1,839,309
120	1,836,705	4,591,763	-10,955,318	-5,418,281	708,464	1,601,763
140	1,741,687	4,354,218	-11,192,864	-5,655,827	946,010	1,364,218
160	1,646,669	4,116,672	-11,430,409	-5,893,372	1,183,555	1,126,672
180	1,551,651	3,879,127	-11,667,955	-6,130,918	1,421,101	889,127
200	1,456,632	3,641,581	-11,905,500	-6,368,463	1,658,646	651,581
220	1,337,860	3,344,649	-12,202,432	-6,665,395	1,955,578	354,649
240	1,219,087	3,047,717	-12,499,364	-6,962,327	2,252,510	57,717
260	1,100,314	2,750,786	-12,796,296	-7,259,259	2,549,442	-239,214
280	981,541	2,453,854	-13,093,228	-7,556,191	2,846,374	-536,146
300	862,769	2,156,922	-13,390,159	-7,853,122	3,143,306	-833,078
400	743,996	1,859,990	-13,687,091	-8,150,054	3,440,238	-1,130,010
500	625,223	1,563,058	-13,984,023	-8,446,986	3,737,169	-1,426,942



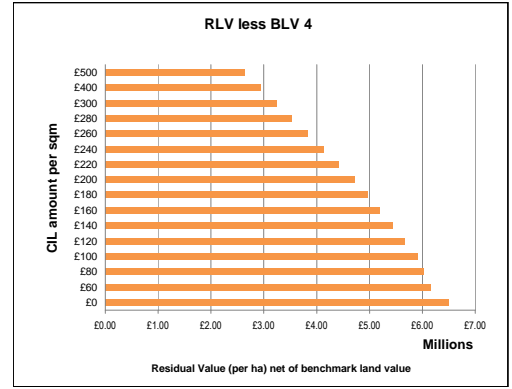
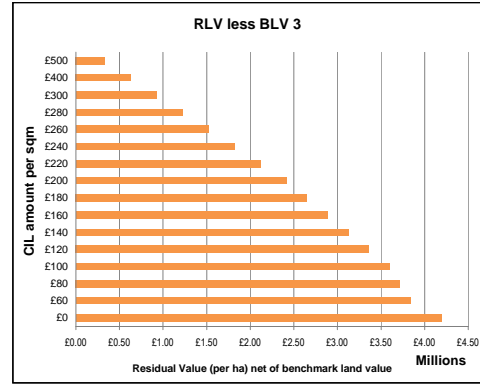
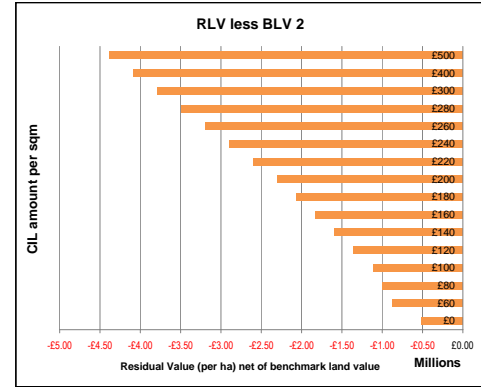
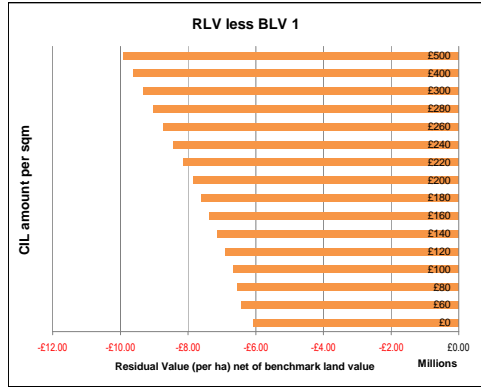
Site type 4 Description: **Area 2 £4629 psm** Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,075,330	7,688,324	-7,858,757	-2,321,720	2,388,097	4,698,324
60	2,932,802	7,332,006	-8,215,075	-2,678,038	2,031,779	4,342,006
80	2,885,293	7,213,233	-8,333,848	-2,796,811	1,913,006	4,223,233
100	2,837,784	7,094,461	-8,452,621	-2,915,584	1,794,233	4,104,461
120	2,742,766	6,856,915	-8,690,166	-3,153,129	1,556,688	3,866,915
140	2,647,748	6,619,370	-8,927,712	-3,390,675	1,319,142	3,629,370
160	2,552,730	6,381,824	-9,165,257	-3,628,220	1,081,597	3,391,824
180	2,457,711	6,144,279	-9,402,803	-3,865,766	844,051	3,154,279
200	2,362,693	5,906,733	-9,640,348	-4,103,311	606,506	2,916,733
220	2,243,920	5,609,801	-9,937,280	-4,400,243	309,574	2,619,801
240	2,125,148	5,312,869	-10,234,212	-4,697,175	12,642	2,322,869
260	2,006,375	5,015,937	-10,531,144	-4,994,107	-284,290	2,025,937
280	1,887,602	4,719,006	-10,828,076	-5,291,039	-581,222	1,729,006
300	1,768,829	4,422,074	-11,125,008	-5,587,971	-878,154	1,432,074
400	1,650,057	4,125,142	-11,421,940	-5,884,902	-1,175,086	1,135,142
500	1,531,284	3,828,210	-11,718,871	-6,181,834	-1,472,018	838,210



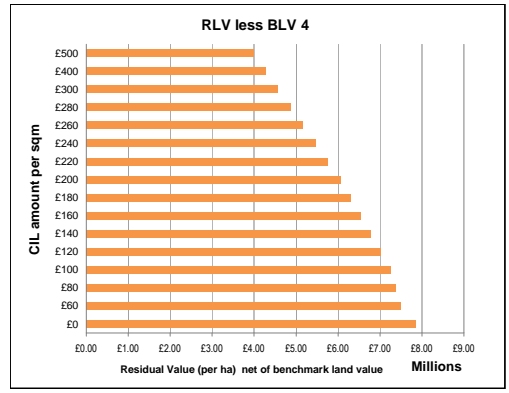
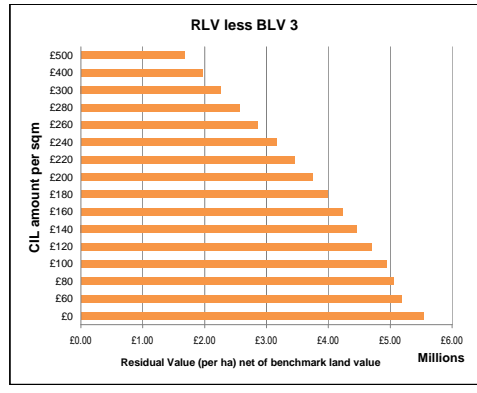
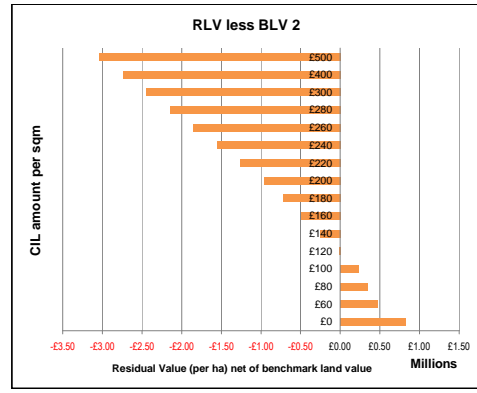
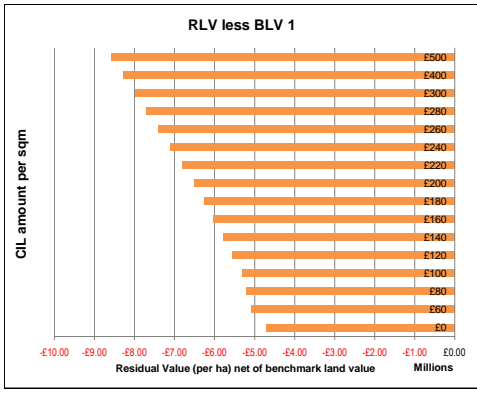
Site type 4 Description: **Area 3 £5059 psm** Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,795,881	9,489,703	-6,057,378	-520,341	4,189,475	6,499,703
60	3,653,354	9,133,385	-6,413,697	-876,660	3,833,157	6,143,385
80	3,605,845	9,014,612	-6,532,469	-995,432	3,714,384	6,024,612
100	3,558,336	8,895,839	-6,651,242	-1,114,205	3,595,612	5,905,839
120	3,463,317	8,658,294	-6,888,788	-1,351,751	3,358,066	5,668,294
140	3,368,299	8,420,748	-7,126,333	-1,589,296	3,120,521	5,430,748
160	3,273,281	8,183,203	-7,363,879	-1,826,842	2,882,975	5,193,203
180	3,178,263	7,945,657	-7,601,424	-2,064,387	2,645,430	4,955,657
200	3,083,245	7,708,111	-7,838,970	-2,301,933	2,407,884	4,718,111
220	2,988,227	7,470,566	-8,076,516	-2,539,480	2,170,338	4,480,566
240	2,845,699	7,114,248	-8,432,834	-2,895,797	1,814,020	4,124,248
260	2,726,926	6,817,316	-8,729,765	-3,192,728	1,517,088	3,827,316
280	2,608,154	6,520,384	-9,026,697	-3,489,660	1,220,157	3,530,384
300	2,489,381	6,223,452	-9,323,629	-3,786,592	923,225	3,233,452
400	2,370,608	5,926,520	-9,620,561	-4,083,524	626,293	2,936,520
500	2,251,835	5,629,588	-9,917,493	-4,380,456	329,361	2,639,588



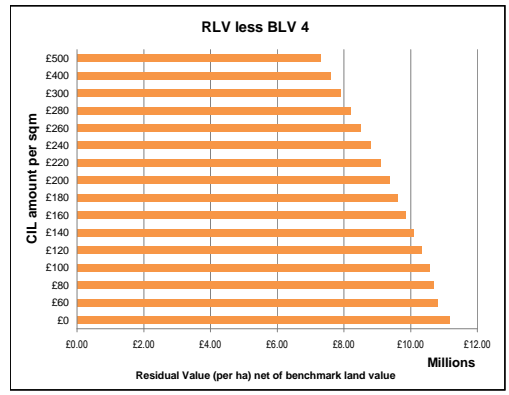
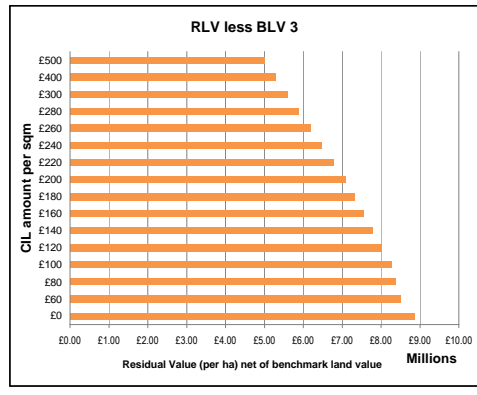
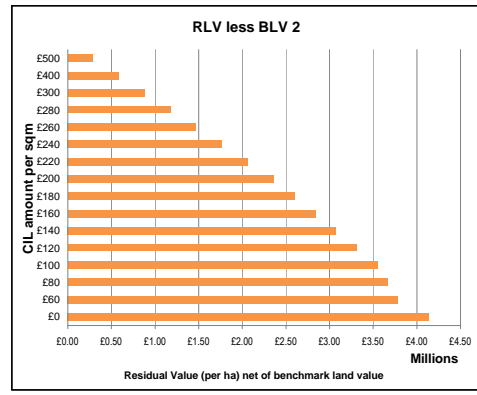
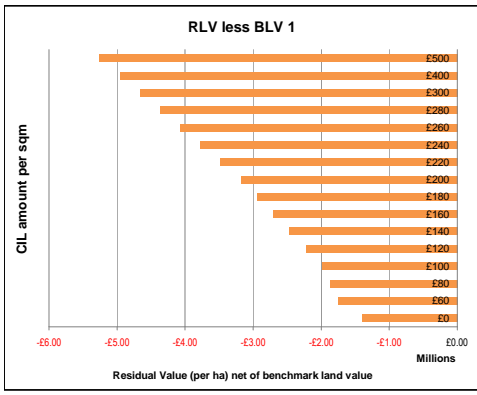
Site type 4 Description: **Area 4** £382 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,331,353	10,828,382	-4,718,699	818,338	5,528,154	7,838,382
60	4,188,825	10,472,064	-5,075,018	462,019	5,171,836	7,482,064
80	4,141,316	10,353,291	-5,193,791	343,247	5,053,063	7,363,291
100	4,093,807	10,234,518	-5,312,563	224,474	4,934,291	7,244,518
120	3,998,789	9,996,972	-5,550,109	13,072	4,696,745	7,006,972
140	3,903,771	9,759,427	-5,787,654	250,617	4,459,200	6,769,427
160	3,808,753	9,521,881	-6,025,200	488,163	4,221,654	6,531,881
180	3,713,734	9,284,336	-6,262,745	725,708	3,984,109	6,294,336
200	3,618,716	9,046,790	-6,500,291	963,254	3,746,563	6,056,790
220	3,499,943	8,749,859	-6,797,223	1,260,186	3,449,631	5,799,859
240	3,381,171	8,452,927	-7,094,155	1,557,118	3,152,699	5,462,927
260	3,262,398	8,155,995	-7,391,086	1,854,049	2,855,767	5,165,995
280	3,143,625	7,859,063	-7,688,018	2,150,981	2,558,836	4,869,063
300	3,024,852	7,562,131	-7,984,950	2,447,913	2,261,904	4,572,131
400	2,906,080	7,265,199	-8,281,882	2,744,845	1,964,972	4,275,199
500	2,787,307	6,968,267	-8,578,814	3,041,777	1,668,040	3,978,267



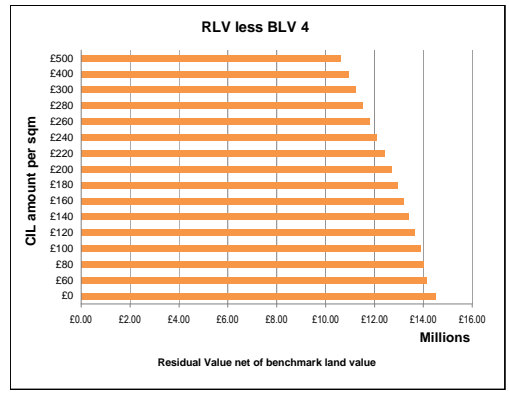
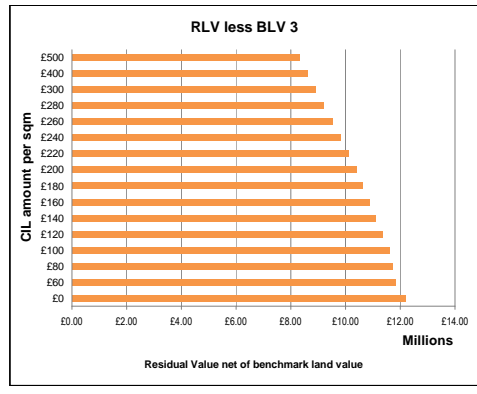
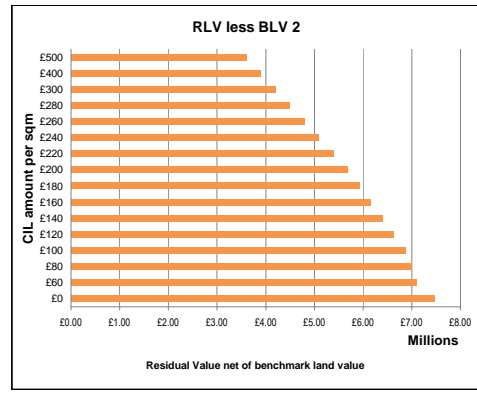
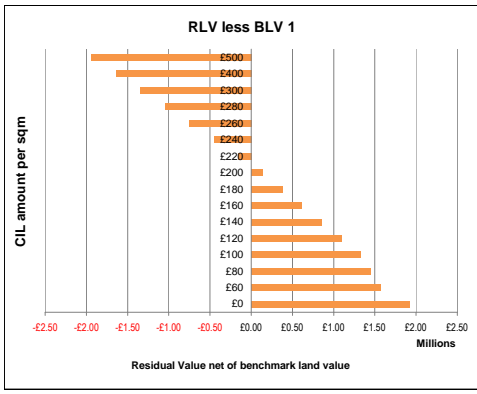
Site type 4 Description: **Area 5** £6189 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,659,229	14,148,072	-1,399,010	4,138,027	8,847,844	11,158,072
60	5,516,701	13,791,753	-1,755,328	3,781,709	8,491,526	10,801,753
80	5,469,192	13,672,981	-1,874,101	3,662,936	8,372,753	10,682,981
100	5,421,683	13,554,208	-1,992,873	3,544,164	8,253,980	10,564,208
120	5,326,665	13,316,662	-2,230,419	3,306,618	8,016,435	10,326,662
140	5,231,647	13,079,117	-2,467,964	3,069,073	7,778,889	10,089,117
160	5,136,629	12,841,571	-2,705,510	2,831,527	7,541,344	9,851,571
180	5,041,610	12,604,026	-2,943,055	2,593,982	7,303,798	9,614,026
200	4,946,592	12,366,480	-3,180,601	2,356,436	7,066,253	9,376,480
220	4,827,819	12,069,548	-3,477,533	2,059,504	6,769,321	9,079,548
240	4,709,047	11,772,617	-3,774,465	1,762,572	6,472,389	8,782,617
260	4,590,274	11,475,685	-4,071,397	1,465,640	6,175,457	8,485,685
280	4,471,501	11,178,753	-4,368,328	1,168,709	5,878,525	8,188,753
300	4,352,728	10,881,821	-4,665,260	871,777	5,581,594	7,891,821
400	4,233,956	10,584,889	-4,962,192	574,845	5,284,662	7,594,889
500	4,115,183	10,287,957	-5,259,124	277,913	4,987,730	7,297,957



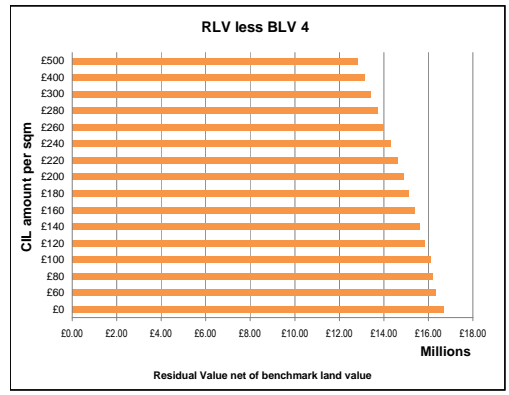
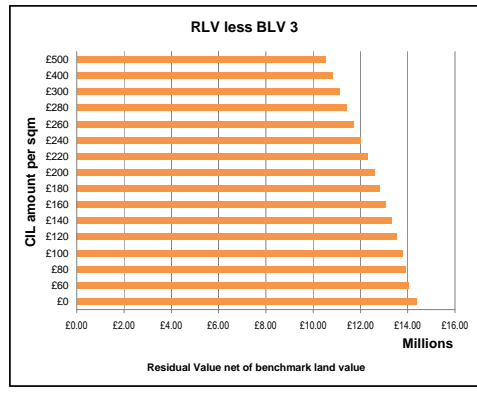
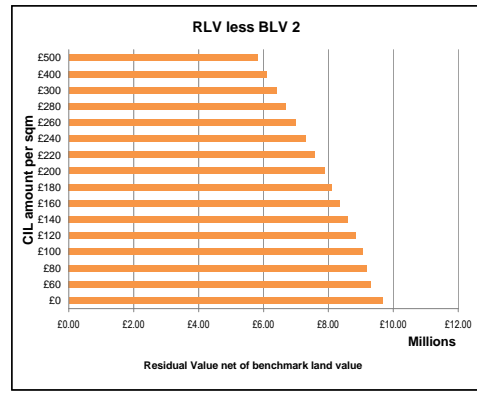
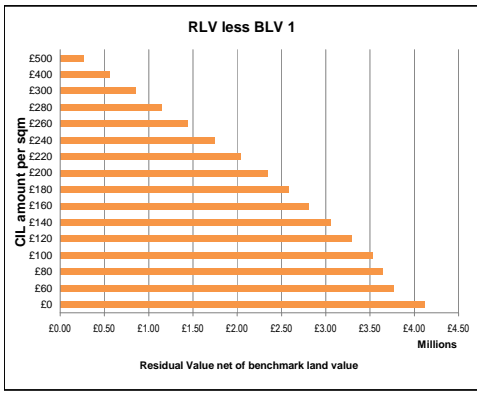
Site type 4 Description: **Area 6** £6997 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,987,125	17,467,813	1,920,732	7,457,769	12,167,585	14,477,813
60	6,844,598	17,111,495	1,564,413	7,101,450	11,811,267	14,121,495
80	6,797,089	16,992,722	1,445,641	6,982,678	11,692,494	14,002,722
100	6,749,580	16,873,949	1,326,868	6,863,905	11,573,722	13,883,949
120	6,654,561	16,636,404	1,089,322	6,626,359	11,336,176	13,646,404
140	6,559,543	16,398,858	851,777	6,388,814	11,098,631	13,408,858
160	6,464,525	16,161,313	614,231	6,151,268	10,861,085	13,171,313
180	6,369,507	15,923,767	376,686	5,913,723	10,623,540	12,933,767
200	6,274,489	15,686,222	139,140	5,676,177	10,385,994	12,696,222
220	6,155,716	15,389,290	-157,792	5,379,245	10,089,062	12,399,290
240	6,036,943	15,092,358	-454,723	5,082,314	9,792,130	12,102,358
260	5,918,170	14,795,426	-751,655	4,785,382	9,495,198	11,805,426
280	5,799,398	14,498,494	-1,048,587	4,488,450	9,198,267	11,508,494
300	5,680,625	14,201,562	-1,345,519	4,191,518	8,901,335	11,211,562
400	5,561,852	13,904,630	-1,642,451	3,894,586	8,604,403	10,914,630
500	5,443,079	13,607,698	-1,939,383	3,597,654	8,307,471	10,617,698



Site type 4 Description: **Area 7** £7535 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,865,333	19,663,332	4,116,251	9,653,288	14,363,105	16,673,332
60	7,722,806	19,307,014	3,759,933	9,296,970	14,006,786	16,317,014
80	7,675,296	19,188,241	3,641,160	9,178,197	13,888,014	16,198,241
100	7,627,787	19,069,468	3,522,387	9,059,424	13,769,241	16,079,468
120	7,532,769	18,831,923	3,284,842	8,821,879	13,531,695	15,841,923
140	7,437,751	18,594,377	3,047,296	8,584,333	13,294,150	15,604,377
160	7,342,733	18,356,832	2,809,751	8,346,788	13,056,604	15,366,832
180	7,247,715	18,119,286	2,572,205	8,109,242	12,819,059	15,129,286
200	7,152,697	17,881,741	2,334,660	7,871,697	12,581,513	14,891,741
220	7,033,924	17,584,809	2,037,728	7,574,765	12,284,582	14,594,809
240	6,915,151	17,287,877	1,740,796	7,277,833	11,987,650	14,297,877
260	6,796,378	16,990,945	1,443,864	6,980,901	11,690,718	14,000,945
280	6,677,605	16,694,013	1,146,932	6,683,969	11,393,786	13,704,013
300	6,558,833	16,397,081	850,000	6,387,037	11,096,854	13,407,081
400	6,440,060	16,100,150	553,068	6,090,105	10,799,922	13,110,150
500	6,321,287	15,803,218	256,136	5,793,173	10,502,990	12,813,218



CIL Viability LB Tower Hamlets

SITE TYPE 4
50 UNITS
FLATS
125 UPH Net area as percentage of gross

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

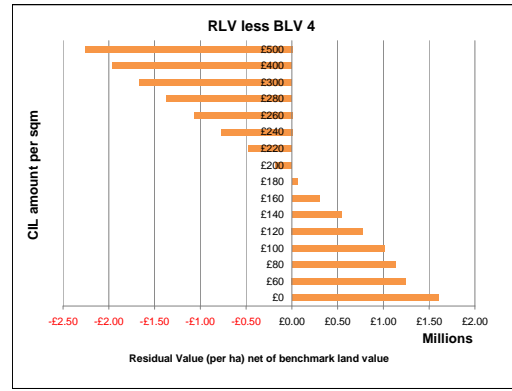
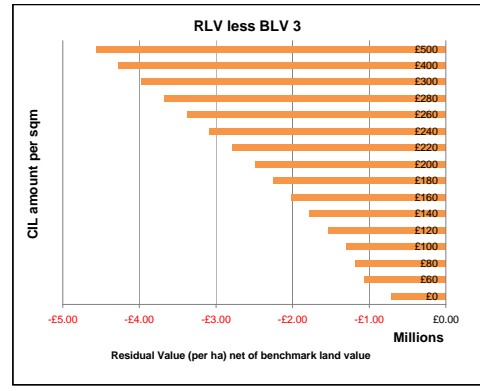
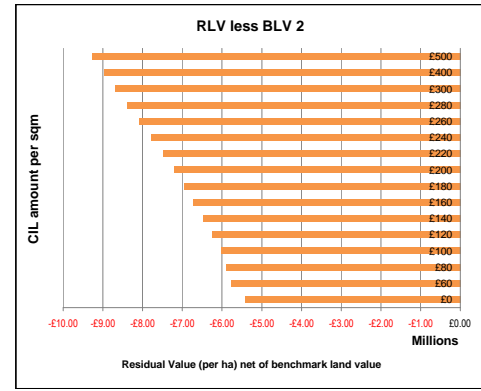
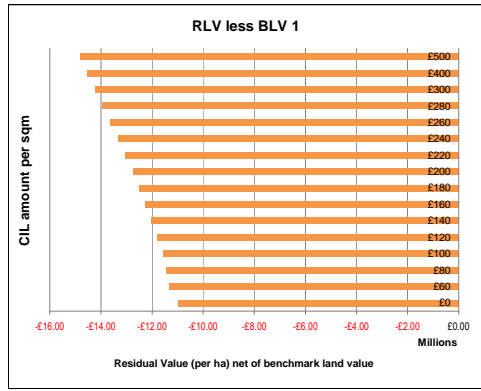
Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

CSH level:	4 on AH	-5%	Sales value inflation
	4 on private		Build cost inflation
Aff Hsg:	35%		

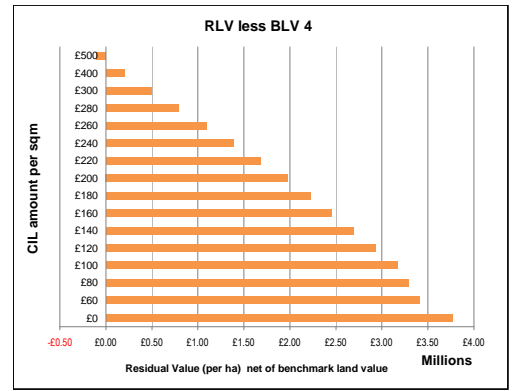
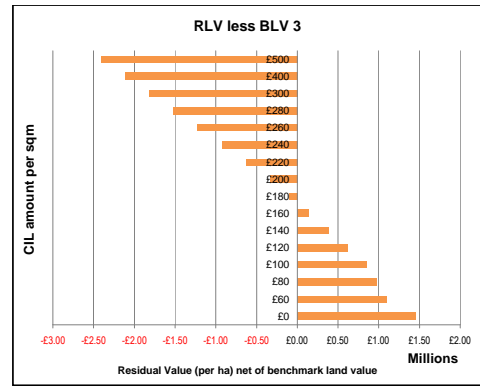
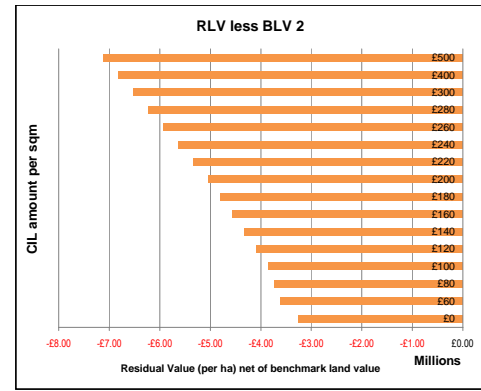
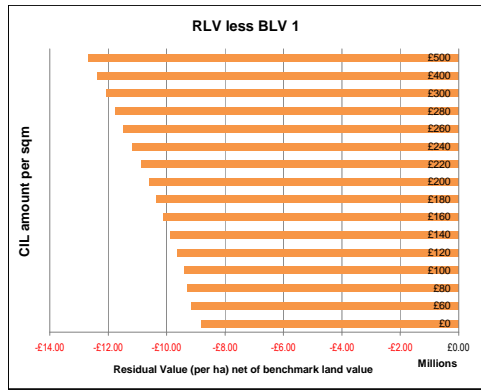
Site type 4 Description: **Area 1 £4090 psm** Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,837,071	4,592,677	-10,954,404	-5,417,367	-707,550	-1,602,677
60	1,694,544	4,236,359	-11,310,722	-5,773,685	-1,063,868	-1,246,359
80	1,647,035	4,117,586	-11,429,495	-5,892,458	-1,182,641	-1,127,586
100	1,599,525	3,998,814	-11,548,268	-6,011,231	-1,301,414	-1,008,814
120	1,504,507	3,761,268	-11,785,813	-6,248,776	-1,538,959	-771,268
140	1,409,489	3,523,723	-12,023,359	-6,486,322	-1,776,505	-533,723
160	1,314,471	3,286,177	-12,260,904	-6,723,867	-2,014,050	-296,177
180	1,219,453	3,048,631	-12,498,450	-6,961,413	-2,251,596	-58,631
200	1,124,434	2,811,086	-12,735,995	-7,198,958	-2,489,141	-178,914
220	1,005,662	2,514,154	-13,032,927	-7,495,890	-2,786,073	-475,846
240	886,889	2,217,222	-13,329,859	-7,792,822	-3,083,005	-772,778
260	768,116	1,920,290	-13,626,791	-8,089,754	-3,379,937	-1,069,710
280	649,343	1,623,358	-13,923,723	-8,386,686	-3,676,869	-1,366,642
300	530,571	1,326,427	-14,220,655	-8,683,618	-3,973,801	-1,663,573
400	411,798	1,029,495	-14,517,587	-8,980,550	-4,270,733	-1,960,505
500	293,025	732,563	-14,814,518	-9,277,481	-4,567,665	-2,257,437



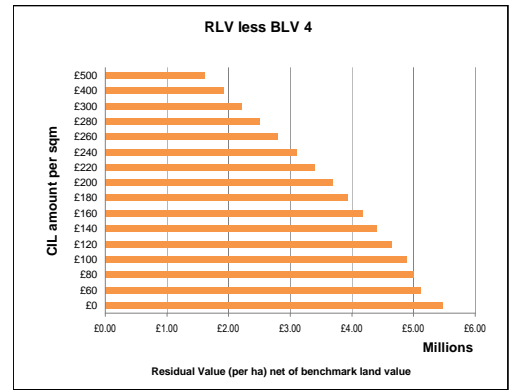
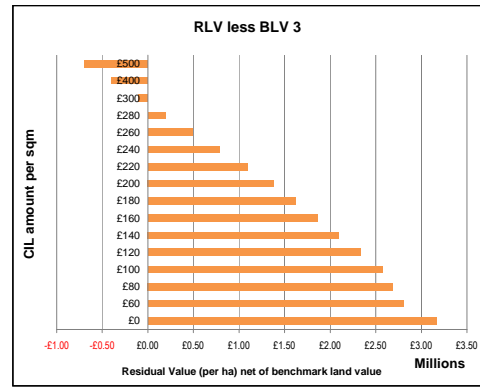
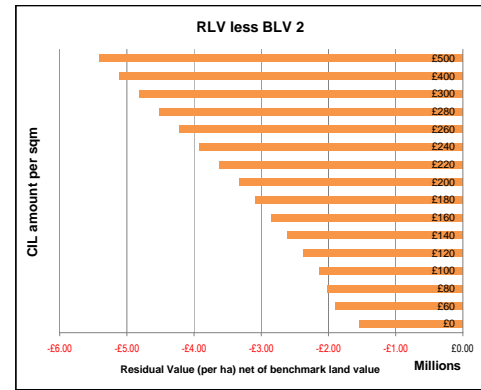
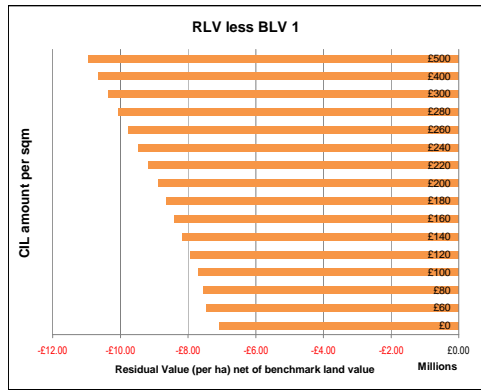
Site type 4 Description: **Area 2 £4629 psm** Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,699,421	6,748,553	-8,798,528	-3,261,491	-1,448,326	-3,758,553
60	2,556,894	6,392,235	-9,154,846	-3,617,809	-1,092,008	-3,402,235
80	2,509,385	6,273,462	-9,273,619	-3,736,582	-973,235	-3,283,462
100	2,461,876	6,154,690	-9,392,392	-3,855,355	-854,462	-3,164,690
120	2,366,858	5,917,144	-9,629,937	-4,092,900	-616,917	-2,927,144
140	2,271,839	5,679,599	-9,867,483	-4,330,446	-379,371	-2,689,599
160	2,176,821	5,442,053	-10,105,028	-4,567,991	-141,826	-2,452,053
180	2,081,803	5,204,508	-10,342,574	-4,805,537	-95,720	-2,214,508
200	1,986,785	4,966,962	-10,580,119	-5,043,082	-333,265	-1,976,962
220	1,888,012	4,730,416	-10,817,664	-5,280,627	-630,197	-1,740,416
240	1,749,239	4,373,098	-11,173,983	-5,636,946	-927,129	-1,383,098
260	1,630,467	4,076,167	-11,470,915	-5,933,878	-1,224,061	-1,086,167
280	1,511,694	3,779,235	-11,767,847	-6,230,810	-1,520,993	-789,235
300	1,392,921	3,482,303	-12,064,779	-6,527,741	-1,817,925	-492,303
400	1,274,148	3,185,371	-12,361,710	-6,824,673	-2,114,857	-195,371
500	1,155,376	2,888,439	-12,658,642	-7,121,605	-2,411,788	-101,561



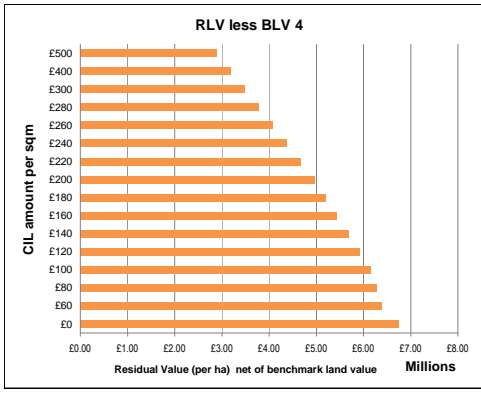
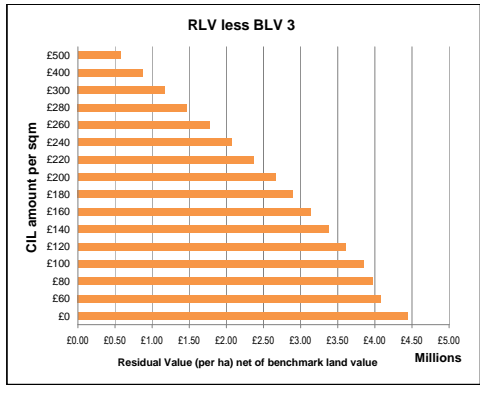
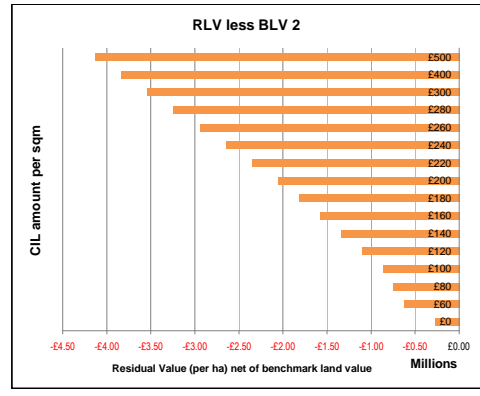
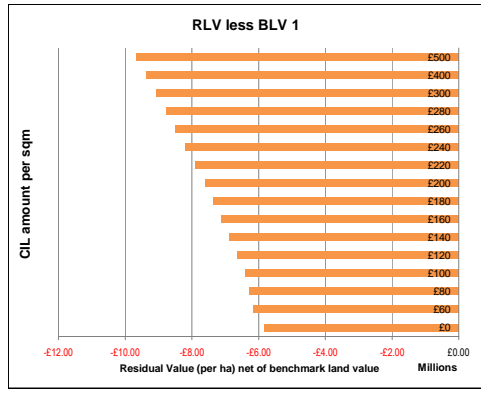
Site type 4 Description: **Area 3 £5059 psm** Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,385,005	8,462,511	-7,084,570	-1,547,533	-3,162,284	-5,472,511
60	3,242,477	8,106,193	-7,440,888	-1,903,851	-2,805,966	-5,116,193
80	3,194,968	7,987,420	-7,559,661	-2,022,624	-2,687,193	-4,997,420
100	3,147,459	7,868,648	-7,678,434	-2,141,397	-2,568,420	-4,878,648
120	3,052,441	7,631,102	-7,915,979	-2,378,942	-2,330,875	-4,641,102
140	2,957,423	7,393,557	-8,153,525	-2,616,488	-2,093,329	-4,403,557
160	2,862,404	7,156,011	-8,391,070	-2,854,033	-1,855,784	-4,166,011
180	2,767,386	6,918,466	-8,628,616	-3,091,579	-1,618,238	-3,928,466
200	2,672,368	6,680,920	-8,866,161	-3,329,124	-1,380,693	-3,690,920
220	2,553,595	6,383,988	-9,163,093	-3,626,056	-1,083,761	-3,393,988
240	2,434,823	6,087,056	-9,460,025	-3,922,988	-786,829	-3,097,056
260	2,316,050	5,790,124	-9,756,957	-4,219,920	-489,897	-2,800,124
280	2,197,277	5,493,193	-10,053,889	-4,516,852	-192,965	-2,503,193
300	2,078,504	5,196,261	-10,350,821	-4,813,784	-103,967	-2,206,261
400	1,959,732	4,899,329	-10,647,752	-5,110,715	-400,899	-1,909,329
500	1,840,959	4,602,397	-10,944,684	-5,407,647	-697,831	-1,612,397



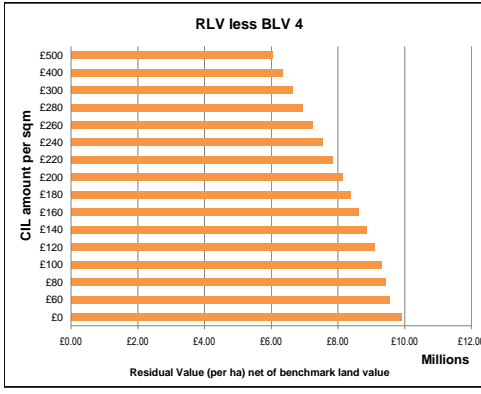
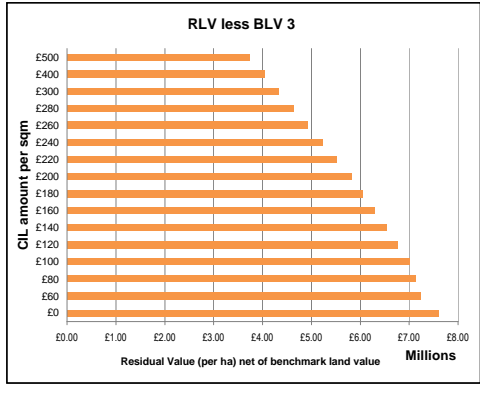
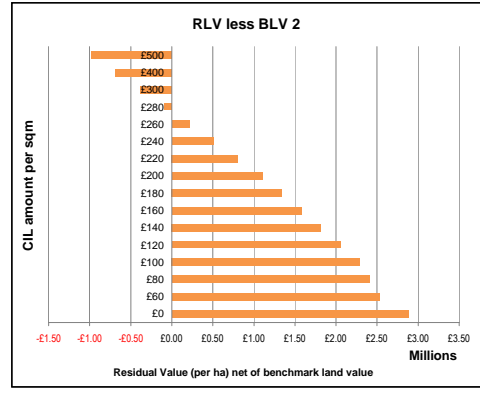
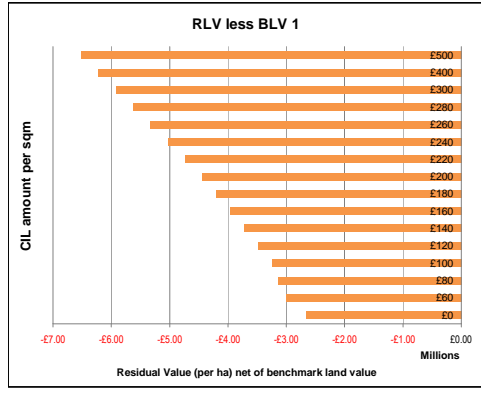
Site type 4 | Description: **Area 4** | **£382 psm** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,894,250	9,735,625	-5,811,456	-274,419	4,435,398	6,745,625
60	3,751,723	9,379,307	-6,167,775	-630,738	4,079,079	6,389,307
80	3,704,214	9,260,534	-6,286,547	-749,510	3,960,307	6,270,534
100	3,656,704	9,141,761	-6,405,320	-868,283	3,841,534	6,151,761
120	3,561,686	8,904,216	-6,642,866	-1,105,829	3,603,988	5,914,216
140	3,466,668	8,666,670	-6,880,411	-1,343,374	3,366,443	5,676,670
160	3,371,650	8,429,125	-7,117,957	-1,580,920	3,128,897	5,439,125
180	3,276,632	8,191,579	-7,355,502	-1,818,465	2,891,352	5,201,579
200	3,181,613	7,954,034	-7,593,048	-2,056,011	2,653,806	4,964,034
220	3,086,595	7,716,488	-7,830,593	-2,293,556	2,416,260	4,726,488
240	2,991,576	7,478,942	-8,068,138	-2,531,101	2,178,714	4,488,942
260	2,896,558	7,241,396	-8,305,683	-2,768,646	1,941,168	4,251,396
280	2,801,539	7,003,850	-8,543,228	-3,006,191	1,703,622	4,013,850
300	2,706,521	6,766,304	-8,780,773	-3,243,736	1,466,076	3,776,304
400	2,468,977	6,172,442	-9,374,639	-3,837,602	872,215	3,182,442
500	2,350,204	5,875,510	-9,671,571	-4,134,534	575,283	2,885,510



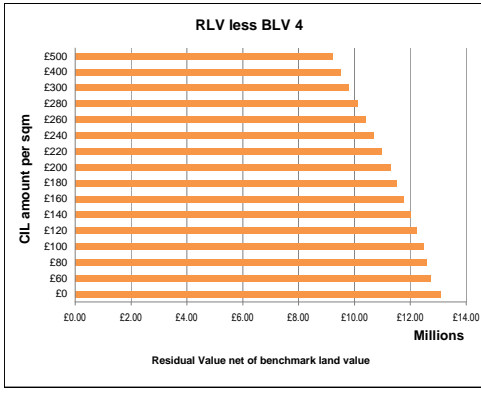
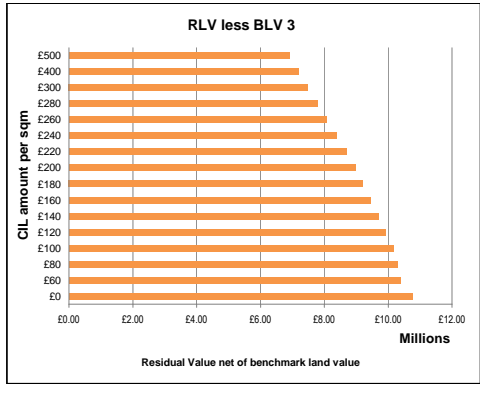
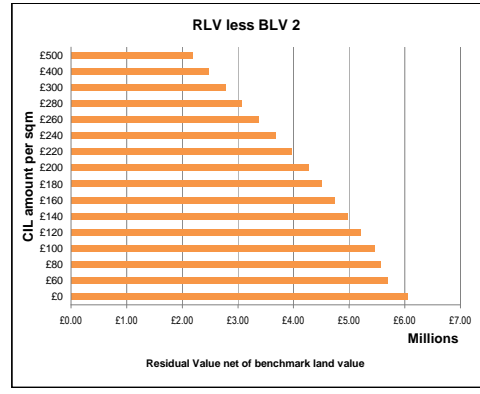
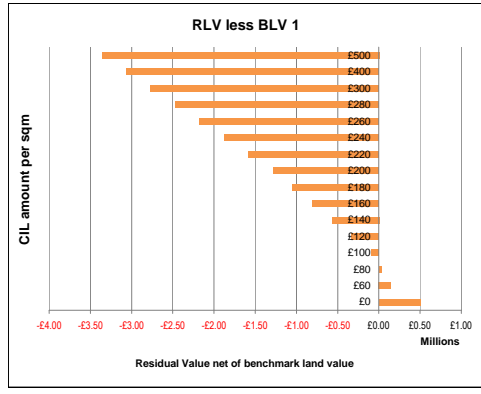
Site type 4 | Description: **Area 5** | **£6189 psm** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,156,561	12,891,401	-2,655,680	2,881,357	7,591,174	9,901,401
60	5,014,033	12,535,083	-3,011,998	2,525,039	7,234,856	9,545,083
80	4,966,524	12,416,310	-3,130,771	2,406,266	7,116,083	9,426,310
100	4,919,015	12,297,538	-3,249,544	2,287,493	6,997,310	9,307,538
120	4,823,997	12,059,992	-3,487,089	2,049,948	6,759,765	9,069,992
140	4,728,979	11,822,447	-3,724,635	1,812,402	6,522,219	8,832,447
160	4,633,960	11,584,901	-3,962,180	1,574,857	6,284,674	8,594,901
180	4,538,942	11,347,355	-4,199,726	1,337,311	6,047,128	8,357,355
200	4,443,924	11,109,810	-4,437,271	1,099,766	5,809,583	8,119,810
220	4,325,151	10,812,878	-4,734,203	802,834	5,512,615	7,822,878
240	4,206,378	10,515,946	-5,031,135	505,902	5,215,719	7,525,946
260	4,087,606	10,219,014	-5,328,067	208,970	4,918,787	7,229,014
280	3,968,833	9,922,082	-5,624,999	-87,962	4,621,855	6,932,082
300	3,850,060	9,625,151	-5,921,931	-384,894	4,324,923	6,635,151
400	3,731,287	9,328,219	-6,218,863	-681,826	4,027,991	6,338,219
500	3,612,515	9,031,287	-6,515,794	-978,757	3,731,059	6,041,287



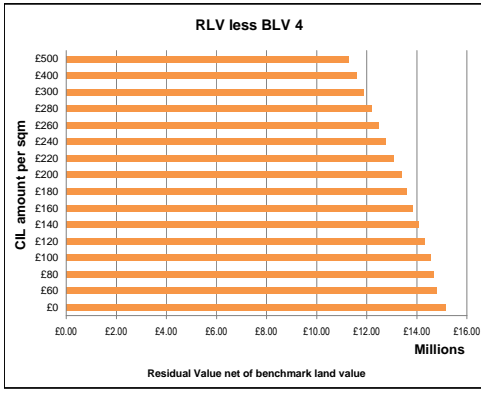
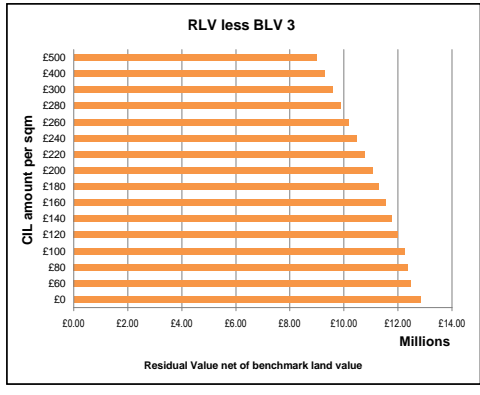
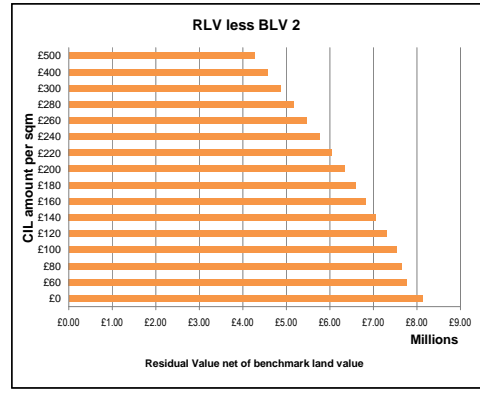
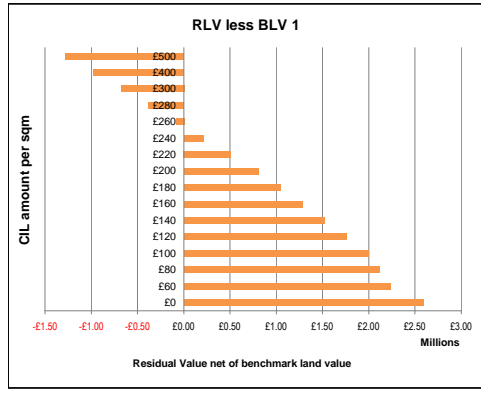
Site type 4 | Description: **Area 6** | **£6997 psm** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,418,892	16,047,229	500,148	6,037,185	10,747,002	13,057,229
60	6,276,364	15,690,911	143,829	5,680,866	10,390,683	12,700,911
80	6,228,855	15,572,138	25,057	5,562,094	10,271,911	12,582,138
100	6,181,346	15,453,365	-93,716	5,443,321	10,153,138	12,463,365
120	6,086,328	15,215,820	-331,262	5,205,775	9,915,592	12,225,820
140	5,991,310	14,978,274	-568,807	4,968,230	9,678,047	11,988,274
160	5,896,291	14,740,729	-806,353	4,730,684	9,440,501	11,750,729
180	5,801,273	14,503,183	-1,043,898	4,493,139	9,202,956	11,513,183
200	5,706,255	14,265,638	-1,281,444	4,255,593	8,965,410	11,275,638
220	5,587,482	13,968,706	-1,578,375	3,958,662	8,668,478	10,978,706
240	5,468,710	13,671,774	-1,875,307	3,661,730	8,371,546	10,681,774
260	5,349,937	13,374,842	-2,172,239	3,364,798	8,074,615	10,384,842
280	5,231,164	13,077,910	-2,469,171	3,067,866	7,777,683	10,087,910
300	5,112,391	12,780,978	-2,766,103	2,770,934	7,480,751	9,790,978
400	4,993,619	12,484,046	-3,063,035	2,474,002	7,183,819	9,494,046
500	4,874,846	12,187,114	-3,359,967	2,177,070	6,886,887	9,197,114



Site type 4 | Description: **Area 7** | **£7535 psm** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,253,389	18,133,473	2,586,391	8,123,428	12,833,245	15,143,473
60	7,110,862	17,777,154	2,230,073	7,767,110	12,476,927	14,787,154
80	7,063,353	17,658,382	2,111,300	7,648,337	12,358,154	14,668,382
100	7,015,844	17,539,610	1,992,528	7,529,565	12,239,381	14,549,610
120	6,920,825	17,302,063	1,754,982	7,292,019	12,001,836	14,312,063
140	6,825,807	17,064,518	1,517,437	7,054,474	11,764,290	14,074,518
160	6,730,789	16,826,972	1,279,891	6,816,928	11,526,745	13,836,972
180	6,635,771	16,589,427	1,042,346	6,579,383	11,289,199	13,599,427
200	6,540,753	16,351,881	804,800	6,341,837	11,051,654	13,361,881
220	6,421,980	16,054,949	507,868	6,044,905	10,754,722	13,064,949
240	6,303,207	15,758,018	210,936	5,747,973	10,457,790	12,768,018
260	6,184,434	15,461,086	-85,996	5,451,041	10,160,858	12,471,086
280	6,065,662	15,164,154	-382,927	5,154,110	9,863,926	12,174,154
300	5,946,889	14,867,222	-679,859	4,857,178	9,566,994	11,877,222
400	5,828,116	14,570,290	-976,791	4,560,246	9,270,063	11,580,290
500	5,709,343	14,273,358	-1,273,723	4,263,314	8,973,131	11,283,358



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

SITE TYPE 4
50 UNITS
FLATS
125 UPH Net area as percentage of gross

BLV1 Offices (higher) £15,547,081	BLV2 Offices (lower) £10,010,044	BLV3 Industrial/WH £5,300,227	BLV4 Community uses £2,990,000
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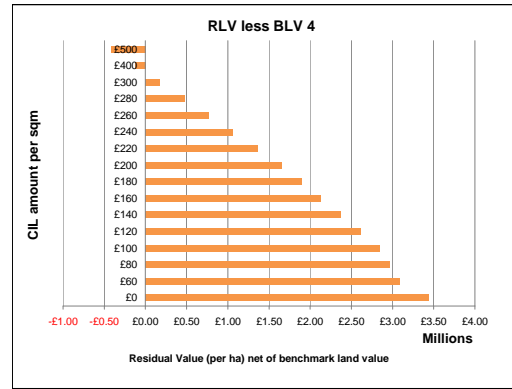
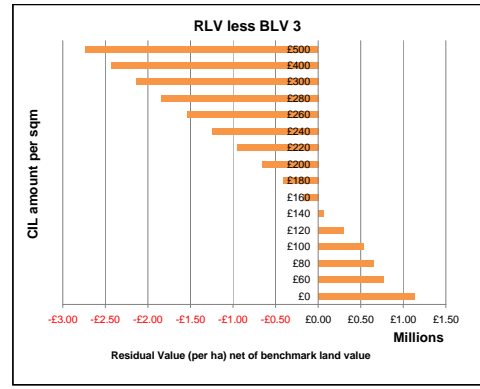
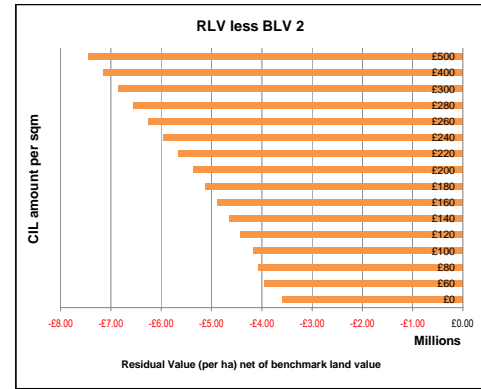
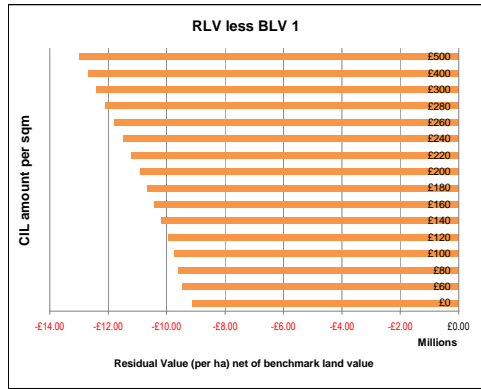
Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
"Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
"Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
"Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

CSH level: 4 on AH	10%	Sales value inflation
4 on private	5%	Build cost inflation
Aff Hsg: 35%		

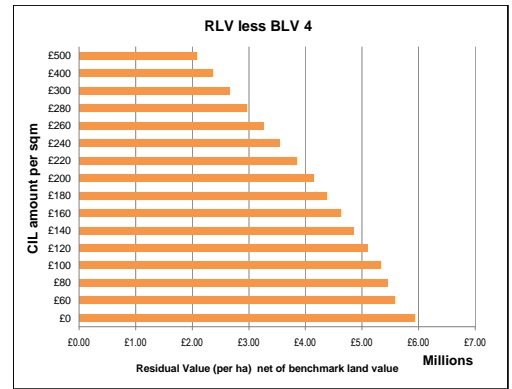
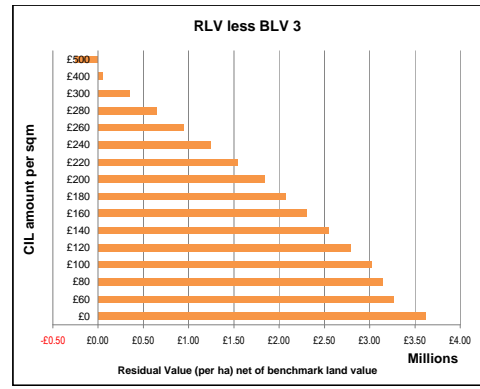
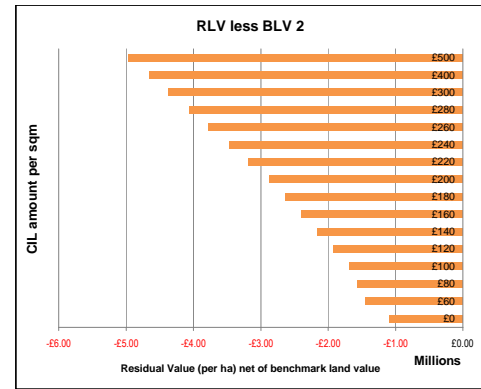
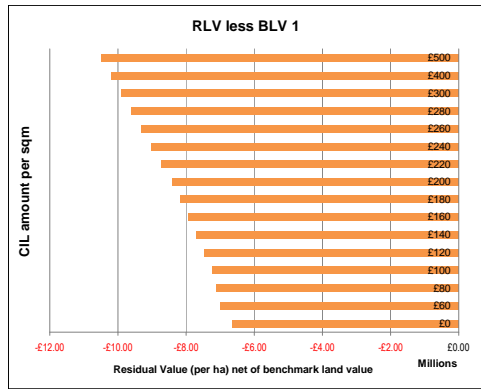
Site type 4 Description: Area 1 £4090 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,571,089	6,427,723	- 9,119,358	- 3,582,321	1,127,496	3,437,723
60	2,428,562	6,071,405	- 9,475,677	- 3,938,640	771,177	3,081,405
80	2,381,053	5,962,632	- 9,594,449	- 4,057,412	652,405	2,962,632
100	2,333,544	5,833,859	- 9,713,222	- 4,176,185	533,632	2,843,859
120	2,238,525	5,596,314	- 9,950,768	- 4,413,731	296,086	2,606,314
140	2,143,507	5,358,768	- 10,188,313	- 4,651,276	58,541	2,368,768
160	2,048,489	5,121,223	- 10,425,859	- 4,888,822	179,005	2,131,223
180	1,953,471	4,883,677	- 10,663,404	- 5,126,367	416,550	1,893,677
200	1,858,453	4,646,132	- 10,900,950	- 5,363,913	854,096	1,656,132
220	1,739,680	4,349,200	- 11,197,881	- 5,660,844	951,028	1,359,200
240	1,620,907	4,052,268	- 11,494,813	- 5,957,776	1,247,960	1,062,268
260	1,502,134	3,755,336	- 11,791,745	- 6,254,708	1,544,891	765,336
280	1,383,362	3,458,404	- 12,088,677	- 6,551,640	1,841,823	468,404
300	1,264,589	3,161,472	- 12,385,609	- 6,848,572	2,138,755	171,472
400	1,145,816	2,864,540	- 12,682,541	- 7,145,504	2,435,687	125,460
500	1,027,043	2,567,608	- 12,979,473	- 7,442,436	2,732,619	422,392



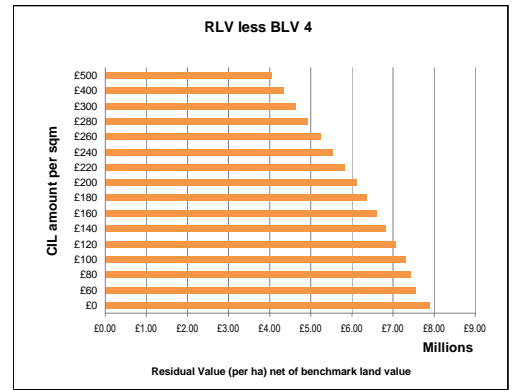
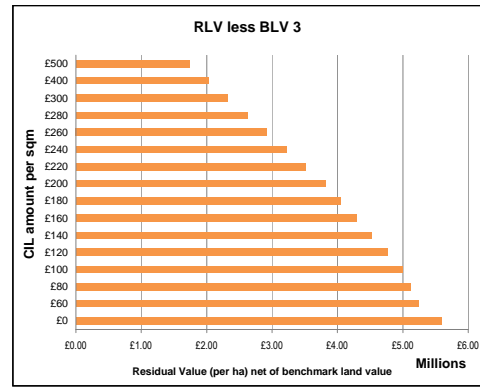
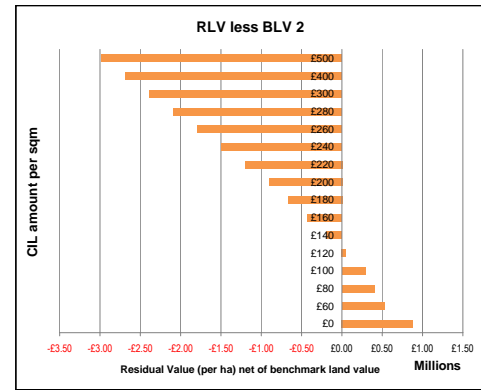
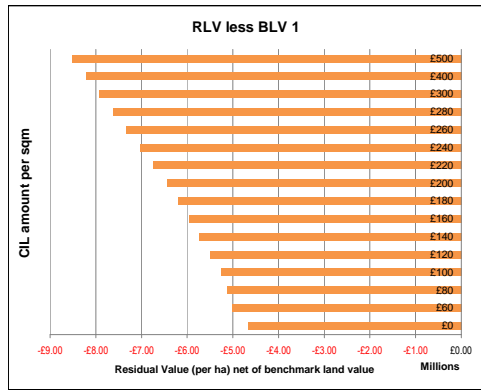
Site type 4 Description: Area 2 £4629 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,564,570	8,911,426	- 6,635,655	- 1,098,618	3,611,199	5,921,426
60	3,422,043	8,555,108	- 6,991,973	- 1,454,936	3,254,881	5,565,108
80	3,374,534	8,436,335	- 7,110,746	- 1,573,709	3,136,108	5,446,335
100	3,327,025	8,317,562	- 7,229,519	- 1,692,482	3,017,335	5,327,562
120	3,232,007	8,080,017	- 7,467,064	- 1,930,027	2,779,789	5,090,017
140	3,136,989	7,842,471	- 7,704,610	- 2,167,573	2,542,244	4,852,471
160	3,041,970	7,604,926	- 7,942,155	- 2,405,118	2,304,698	4,614,926
180	2,946,952	7,367,380	- 8,179,701	- 2,642,664	2,067,153	4,377,380
200	2,851,934	7,129,835	- 8,417,246	- 2,880,209	1,829,607	4,139,835
220	2,733,161	6,832,903	- 8,714,178	- 3,177,141	1,532,676	3,842,903
240	2,614,388	6,535,971	- 9,011,110	- 3,474,073	1,235,744	3,545,971
260	2,495,616	6,239,039	- 9,308,042	- 3,771,005	938,812	3,249,039
280	2,376,843	5,942,107	- 9,604,974	- 4,067,937	641,880	2,952,107
300	2,258,070	5,645,175	- 9,901,906	- 4,364,869	344,948	2,655,175
400	2,139,297	5,348,244	- 10,198,838	- 4,661,801	48,016	2,358,244
500	2,020,525	5,051,312	- 10,495,770	- 4,958,733	248,916	2,061,312



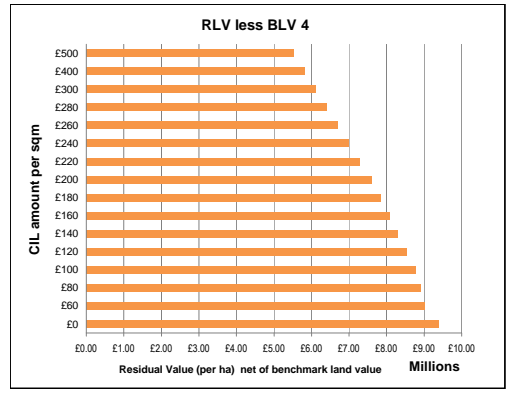
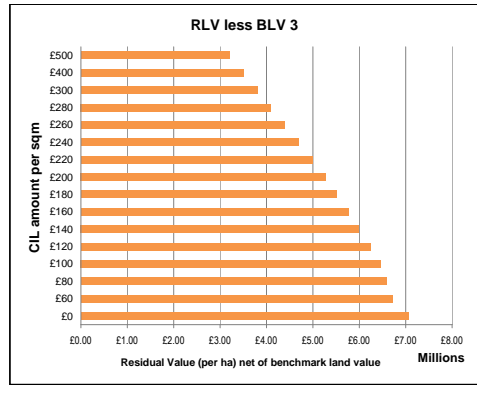
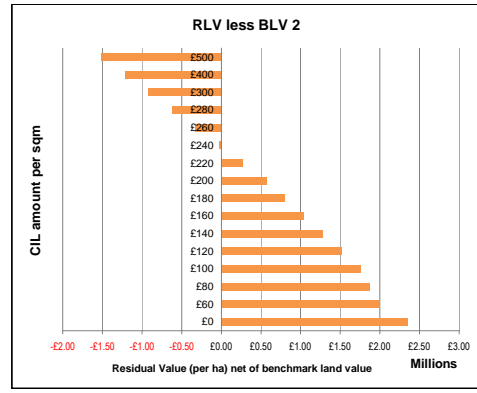
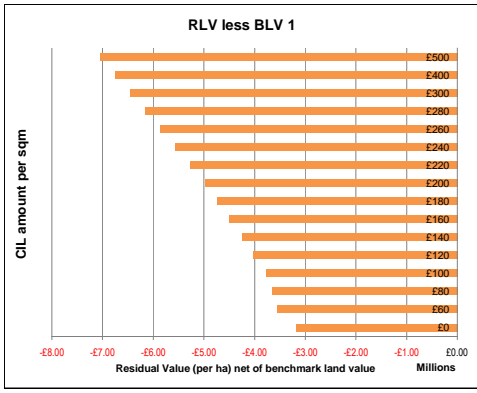
Site type 4 Description: Area 3 £5059 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,355,058	10,887,646	- 4,659,436	- 877,601	5,587,418	7,897,646
60	4,212,531	10,531,327	- 5,015,754	- 521,283	5,231,100	7,541,327
80	4,165,022	10,412,555	- 5,134,527	- 402,510	5,112,327	7,422,555
100	4,117,513	10,293,782	- 5,253,299	- 283,738	4,993,555	7,303,782
120	4,022,495	10,056,236	- 5,490,845	- 46,192	4,756,009	7,066,236
140	3,927,476	9,818,691	- 5,728,390	- 191,353	4,518,464	6,828,691
160	3,832,458	9,581,145	- 5,965,936	- 428,899	4,280,918	6,591,145
180	3,737,440	9,343,600	- 6,203,481	- 666,444	4,043,373	6,353,600
200	3,642,422	9,106,054	- 6,441,027	- 903,990	3,805,827	6,116,054
220	3,523,649	8,809,123	- 6,737,959	- 1,200,922	3,508,895	5,819,123
240	3,404,876	8,512,191	- 7,034,891	- 1,497,854	3,211,963	5,522,191
260	3,286,104	8,215,259	- 7,331,822	- 1,794,785	2,915,031	5,225,259
280	3,167,331	7,918,327	- 7,628,754	- 2,091,717	2,618,099	4,928,327
300	3,048,558	7,621,395	- 7,925,686	- 2,388,649	2,321,168	4,631,395
400	2,929,785	7,324,463	- 8,222,618	- 2,685,581	2,024,236	4,334,463
500	2,811,012	7,027,531	- 8,519,550	- 2,982,513	1,727,304	4,037,531



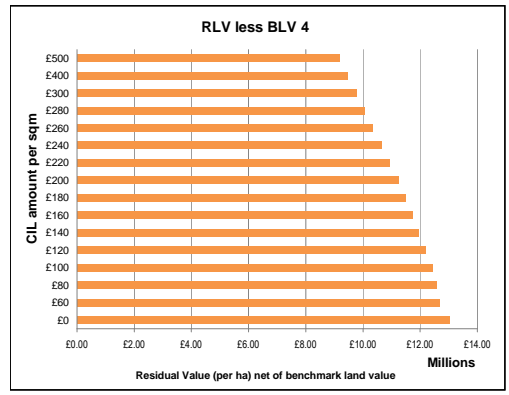
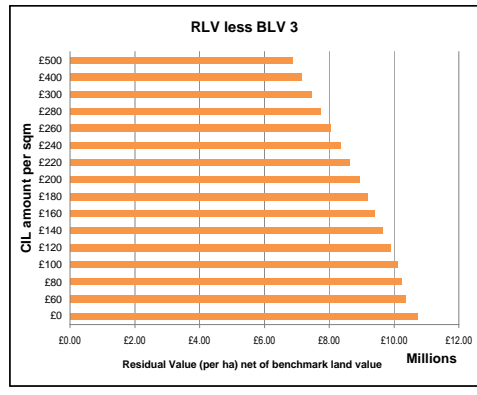
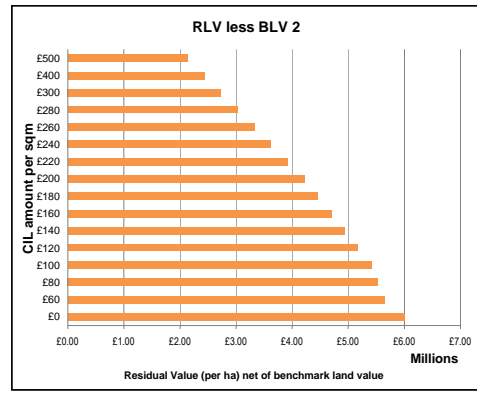
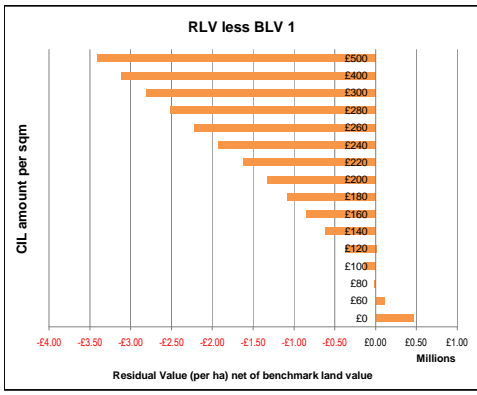
Site type 4 Description: **Area 4** £382 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,942,982	12,357,456	-3,189,626	2,347,411	7,057,228	9,367,456
60	4,800,455	12,001,137	-3,545,944	1,991,093	6,700,910	9,011,137
80	4,752,946	11,882,365	-3,664,717	1,872,320	6,582,137	8,892,365
100	4,705,437	11,763,592	-3,783,490	1,753,548	6,463,364	8,773,592
120	4,610,419	11,526,046	-4,021,035	1,516,002	6,225,819	8,536,046
140	4,515,400	11,288,501	-4,258,581	1,278,457	5,988,273	8,298,501
160	4,420,382	11,050,955	-4,496,126	1,040,911	5,750,728	8,060,955
180	4,325,364	10,813,410	-4,733,672	803,366	5,513,182	7,823,410
200	4,230,346	10,575,864	-4,971,217	565,820	5,275,637	7,585,864
220	4,111,573	10,278,932	-5,268,149	268,888	4,978,705	7,288,932
240	3,992,800	9,982,000	-5,565,081	28,044	4,681,773	6,992,000
260	3,874,027	9,685,069	-5,862,013	324,976	4,384,841	6,695,069
280	3,755,255	9,388,137	-6,158,945	621,908	4,087,909	6,398,137
300	3,636,482	9,091,205	-6,455,876	918,839	3,790,977	6,101,205
400	3,517,709	8,794,273	-6,752,808	1,215,771	3,494,046	5,804,273
500	3,398,936	8,497,341	-7,049,740	1,512,703	3,197,114	5,507,341



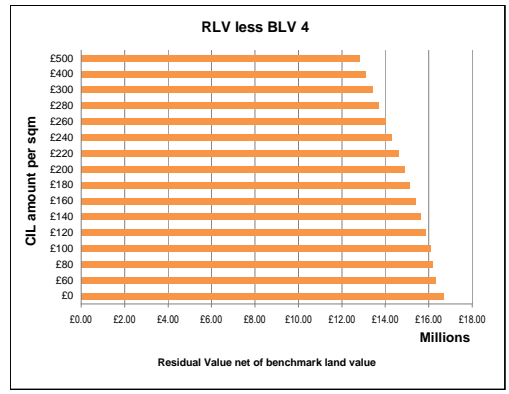
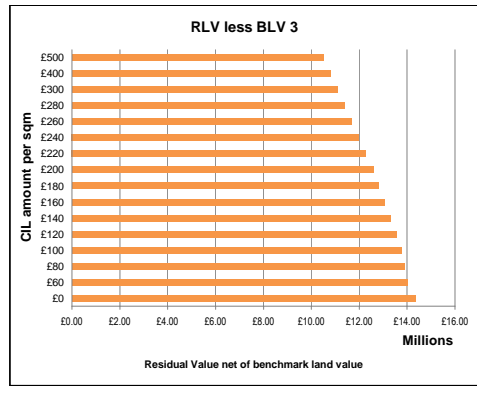
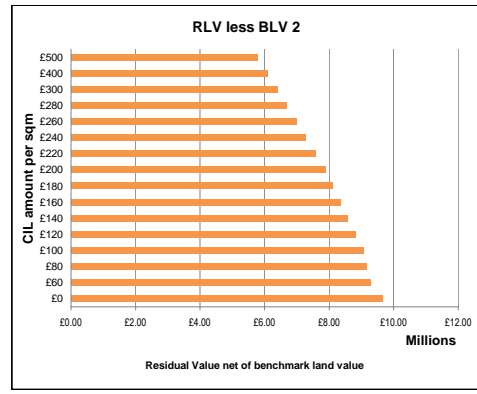
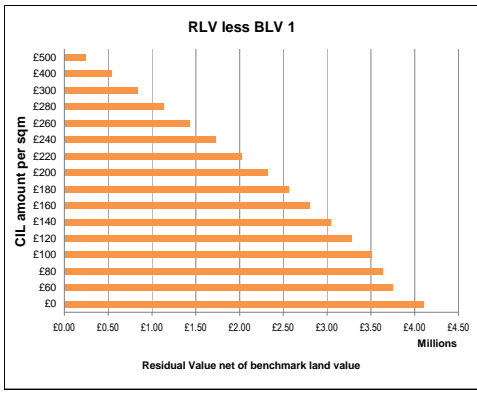
Site type 4 Description: **Area 5** £6189 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,401,989	16,004,972	457,891	5,994,928	10,704,745	13,014,972
60	6,259,462	15,648,654	101,573	5,638,610	10,348,427	12,658,654
80	6,211,953	15,529,881	17,200	5,519,837	10,229,654	12,539,881
100	6,164,443	15,411,109	135,973	5,401,064	10,110,881	12,421,109
120	6,069,425	15,173,563	373,518	5,163,519	9,873,336	12,183,563
140	5,974,407	14,936,018	611,064	4,925,973	9,635,790	11,946,018
160	5,879,389	14,698,472	848,609	4,688,428	9,398,245	11,708,472
180	5,784,371	14,460,927	1,086,155	4,450,882	9,160,699	11,470,927
200	5,689,352	14,223,381	1,323,700	4,213,337	8,923,154	11,233,381
220	5,570,580	13,926,449	1,620,632	3,916,405	8,626,222	10,936,449
240	5,451,807	13,629,517	1,917,564	3,619,473	8,329,290	10,639,517
260	5,333,034	13,332,586	2,214,496	3,322,541	8,032,358	10,342,586
280	5,214,261	13,035,654	2,511,428	3,025,609	7,735,426	10,045,654
300	5,095,489	12,738,722	2,808,360	2,728,678	7,438,494	9,748,722
400	4,976,716	12,441,790	3,105,291	2,431,746	7,141,562	9,451,790
500	4,857,943	12,144,858	3,402,223	2,134,814	6,844,631	9,154,858



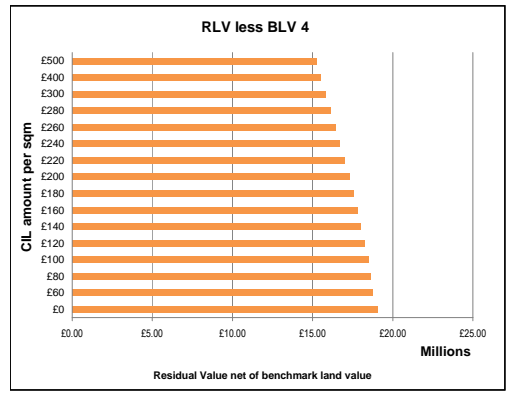
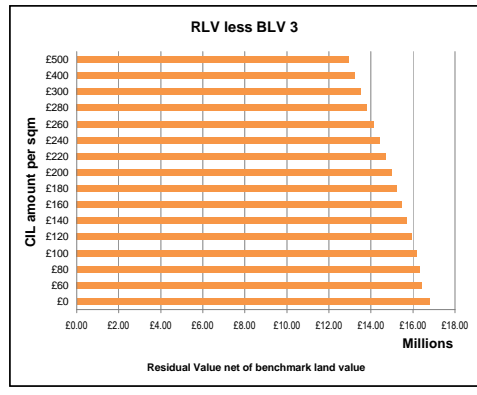
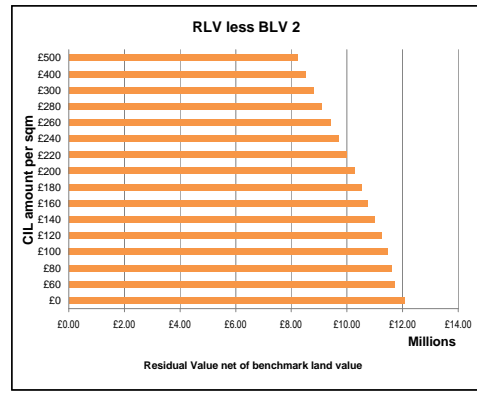
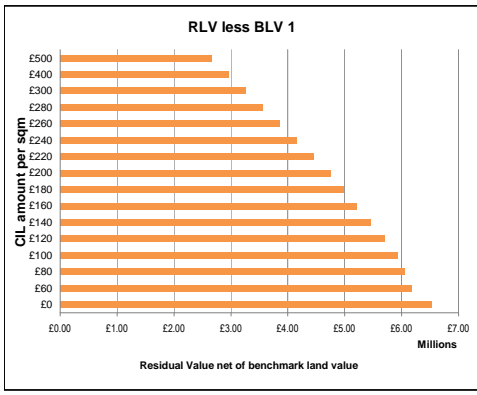
Site type 4 Description: **Area 6** £6997 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,861,016	19,652,541	4,105,459	9,642,496	14,352,313	16,662,541
60	7,718,489	19,296,222	3,749,141	9,286,178	13,995,995	16,306,222
80	7,670,980	19,177,450	3,630,368	9,167,405	13,877,222	16,187,450
100	7,623,471	19,058,677	3,511,596	9,048,633	13,758,450	16,068,677
120	7,528,453	18,821,131	3,274,050	8,811,087	13,520,904	15,831,131
140	7,433,434	18,583,586	3,036,505	8,573,542	13,283,359	15,593,586
160	7,338,416	18,346,040	2,798,959	8,335,996	13,045,813	15,356,040
180	7,243,398	18,108,495	2,561,414	8,098,451	12,808,268	15,118,495
200	7,148,380	17,870,949	2,323,868	7,860,905	12,570,722	14,880,949
220	7,029,607	17,574,018	2,026,936	7,563,973	12,273,790	14,584,018
240	6,910,834	17,277,086	1,730,004	7,267,041	11,976,858	14,287,086
260	6,792,062	16,980,154	1,433,072	6,970,110	11,679,926	13,990,154
280	6,673,289	16,683,222	1,136,141	6,673,178	11,382,994	13,693,222
300	6,554,516	16,386,290	839,209	6,376,246	11,086,063	13,396,290
400	6,435,743	16,089,358	542,277	6,079,314	10,789,131	13,099,358
500	6,316,970	15,792,426	245,345	5,782,382	10,492,199	12,802,426



Site type 4 Description: **Area 7** £7535 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,826,645	22,066,611	6,519,530	12,056,567	16,766,384	19,076,611
60	8,684,117	21,710,293	6,163,212	11,700,249	16,410,066	18,720,293
80	8,636,608	21,591,520	6,044,439	11,581,476	16,291,293	18,601,520
100	8,589,099	21,472,748	5,925,666	11,462,703	16,172,520	18,482,748
120	8,494,081	21,235,202	5,688,121	11,225,158	15,934,975	18,245,202
140	8,399,063	20,997,657	5,450,575	10,987,612	15,697,429	18,007,657
160	8,304,044	20,760,111	5,213,030	10,750,067	15,459,884	17,770,111
180	8,209,026	20,522,566	4,975,484	10,512,521	15,222,338	17,532,566
200	8,114,008	20,285,020	4,737,939	10,274,976	14,984,793	17,295,020
220	7,995,235	19,988,088	4,441,007	9,978,044	14,687,861	16,998,088
240	7,876,463	19,691,156	4,144,075	9,681,112	14,390,929	16,701,156
260	7,757,690	19,394,224	3,847,143	9,384,180	14,093,997	16,404,224
280	7,638,917	19,097,293	3,550,211	9,087,248	13,797,065	16,107,293
300	7,520,144	18,800,361	3,253,279	8,790,316	13,500,133	15,810,361
400	7,401,372	18,503,429	2,956,348	8,493,385	13,203,201	15,513,429
500	7,282,599	18,206,497	2,659,416	8,196,453	12,906,270	15,216,497



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 4
 50 UNITS
 FLATS
 125 UPH Net area as percentage of gross

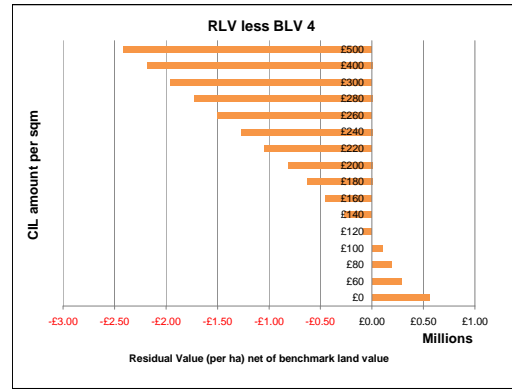
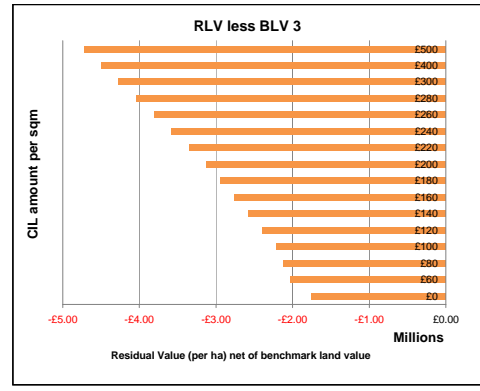
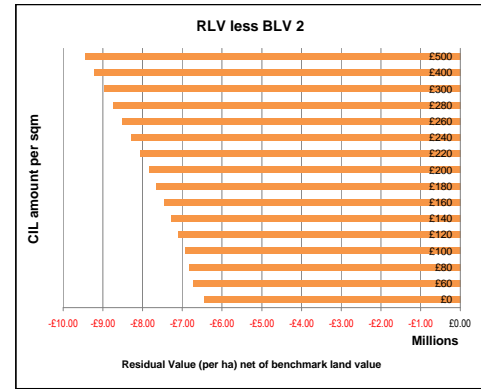
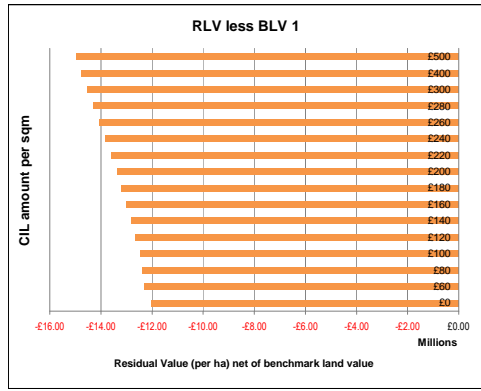
100%

CSH level: 4 on AH
 4 on private
 Aff Hsg: 50%

Sales value inflation
 Build cost inflation

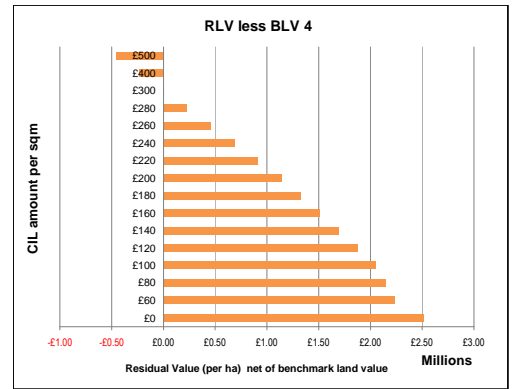
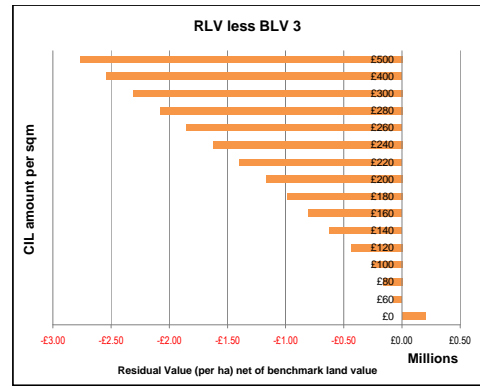
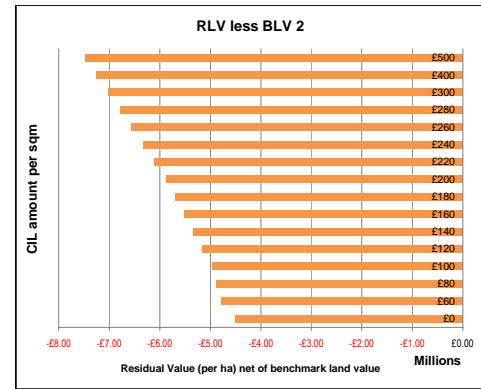
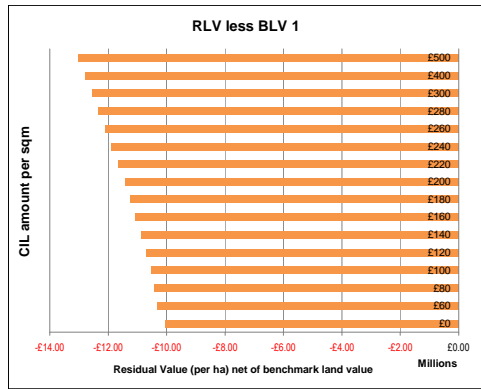
Site type 4 Description: Area 1 £4090 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,417,855	3,544,637	-12,002,444	-6,465,407	-1,755,590	554,637
60	1,308,219	3,270,546	-12,276,535	-6,739,498	-2,029,681	280,546
80	1,271,673	3,179,183	-12,367,899	-6,830,862	-2,121,045	189,183
100	1,235,128	3,087,819	-12,459,262	-6,922,225	-2,212,408	97,819
120	1,162,037	2,905,092	-12,641,990	-7,104,953	-2,395,136	84,908
140	1,088,946	2,722,364	-12,824,717	-7,287,680	-2,577,863	267,636
160	1,015,855	2,539,637	-13,007,444	-7,470,407	-2,760,590	450,363
180	942,764	2,356,910	-13,190,172	-7,653,134	-2,943,318	633,090
200	869,673	2,174,182	-13,372,899	-7,835,862	-3,126,045	815,818
220	778,309	1,945,773	-13,601,308	-8,064,271	-3,354,454	1,044,227
240	686,946	1,717,364	-13,829,717	-8,292,680	-3,582,863	1,272,636
260	595,582	1,488,955	-14,058,126	-8,521,089	-3,811,272	1,501,045
280	504,218	1,260,546	-14,286,535	-8,749,498	-4,039,682	1,729,454
300	412,855	1,032,137	-14,514,945	-8,977,908	-4,268,091	1,957,863
400	321,491	803,728	-14,743,354	-9,206,317	-4,496,500	2,186,272
500	230,127	575,318	-14,971,763	-9,434,726	-4,724,909	2,414,682



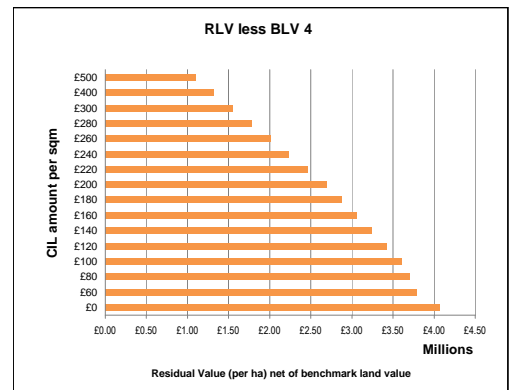
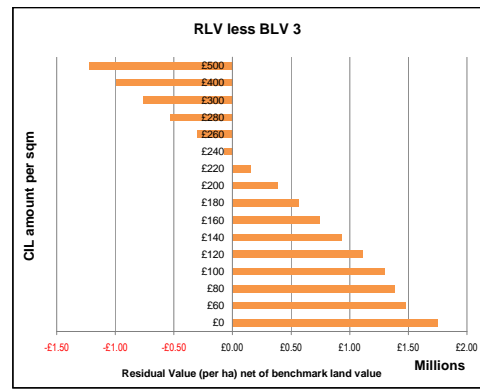
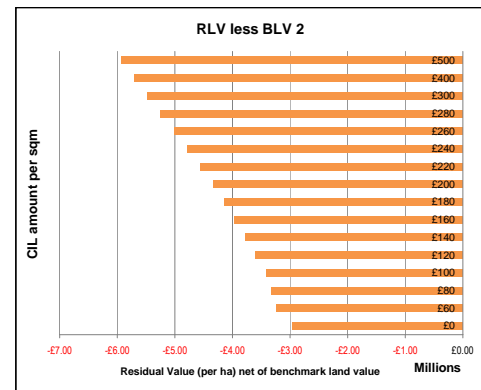
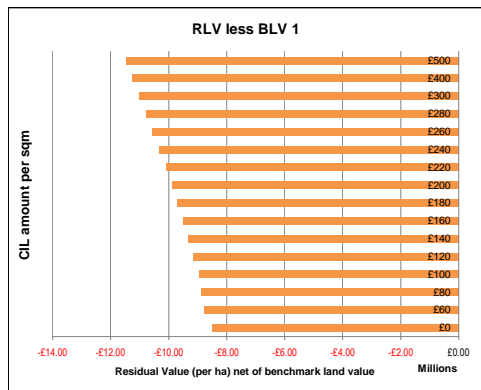
Site type 4 Description: Area 2 £4629 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,200,539	5,501,347	-10,045,734	-4,508,697	201,120	2,511,347
60	2,090,902	5,227,256	-10,319,825	-4,782,788	72,971	2,237,256
80	2,054,357	5,135,892	-10,411,189	-4,874,152	164,335	2,145,892
100	2,017,812	5,044,529	-10,502,552	-4,965,515	255,699	2,054,529
120	1,944,721	4,861,801	-10,685,280	-5,148,243	438,426	1,871,801
140	1,871,630	4,679,074	-10,868,007	-5,330,970	621,453	1,689,074
160	1,798,539	4,496,347	-11,050,734	-5,513,697	803,881	1,506,347
180	1,725,448	4,313,620	-11,233,462	-5,696,425	986,308	1,323,620
200	1,652,357	4,130,892	-11,416,189	-5,879,152	1,169,335	1,140,892
220	1,569,902	3,902,483	-11,644,598	-6,107,561	1,397,744	912,483
240	1,469,630	3,674,074	-11,873,007	-6,335,970	1,626,153	684,074
260	1,378,266	3,445,665	-12,101,416	-6,564,379	1,854,563	455,665
280	1,286,902	3,217,256	-12,329,826	-6,792,789	2,082,972	227,256
300	1,195,539	2,988,847	-12,558,235	-7,021,198	2,311,381	1,153
400	1,104,175	2,760,437	-12,786,644	-7,249,607	2,539,790	229,563
500	1,012,811	2,532,028	-13,015,053	-7,478,016	2,768,199	457,972



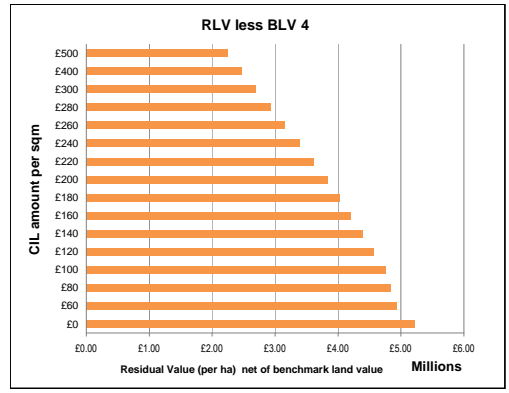
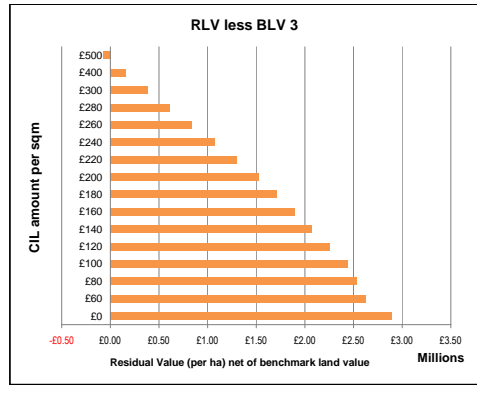
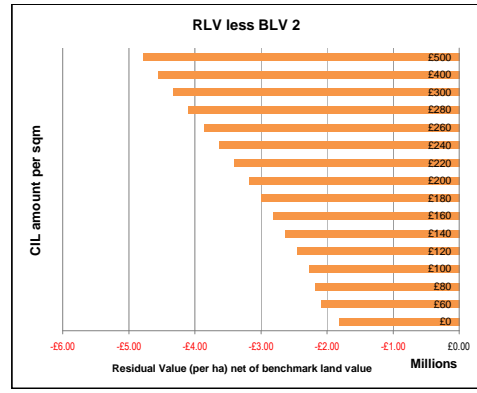
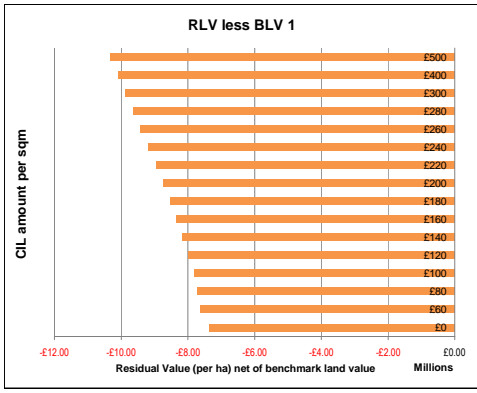
Site type 4 Description: Area 3 £5059 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,820,547	7,051,368	-8,495,714	-2,958,677	1,751,140	4,061,368
60	2,710,911	6,777,277	-8,769,805	-3,232,768	1,477,049	3,787,277
80	2,674,365	6,685,913	-8,861,168	-3,324,131	1,385,686	3,695,913
100	2,637,820	6,594,549	-8,952,532	-3,415,495	1,294,322	3,604,549
120	2,564,729	6,411,822	-9,135,259	-3,598,222	1,111,595	3,421,822
140	2,491,638	6,229,095	-9,317,986	-3,780,949	928,867	3,239,095
160	2,418,547	6,046,367	-9,500,714	-3,963,677	746,140	3,056,367
180	2,345,456	5,863,640	-9,683,441	-4,146,404	563,413	2,873,640
200	2,272,365	5,680,913	-9,866,168	-4,329,131	380,686	2,690,913
220	2,181,001	5,452,504	-10,094,578	-4,557,541	152,276	2,462,504
240	2,089,638	5,224,095	-10,322,987	-4,785,950	76,133	2,234,095
260	1,998,274	4,995,685	-10,551,396	-5,014,359	304,542	2,005,685
280	1,906,911	4,767,276	-10,779,805	-5,242,768	532,951	1,777,276
300	1,815,547	4,538,867	-11,008,214	-5,471,177	761,360	1,548,867
400	1,724,183	4,310,458	-11,236,623	-5,699,586	989,769	1,320,458
500	1,632,820	4,082,049	-11,465,032	-5,927,995	1,218,179	1,092,049



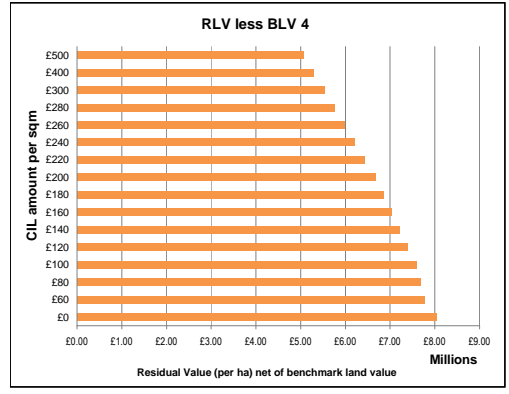
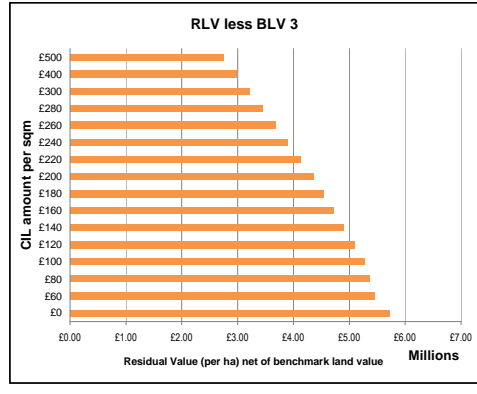
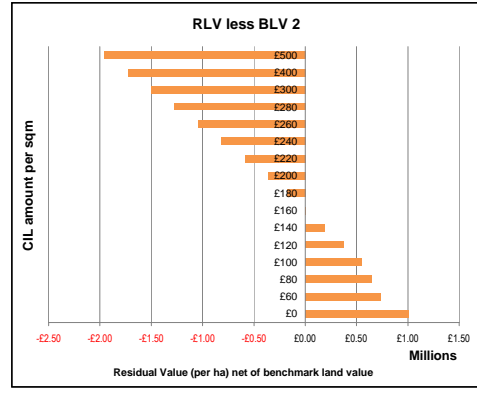
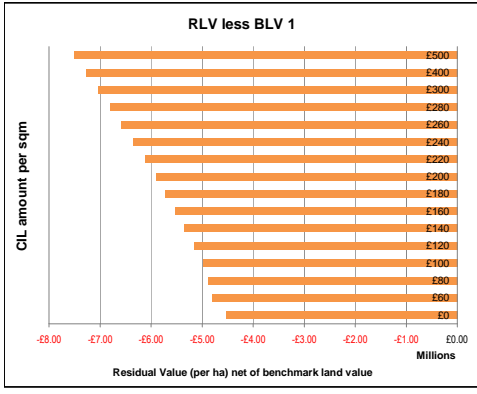
Site type 4 | Description: **Area 4** | **£5382 psm** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,278,493	8,196,233	-7,350,848	-1,813,811	2,896,006	5,206,233
60	3,168,857	7,922,142	-7,624,939	-2,087,902	2,621,915	4,932,142
80	3,132,311	7,830,779	-7,716,303	-2,179,265	2,530,551	4,840,779
100	3,095,766	7,739,415	-7,807,666	-2,270,629	2,439,188	4,749,415
120	3,022,675	7,556,888	-7,990,393	-2,453,356	2,256,460	4,566,888
140	2,949,584	7,373,960	-8,173,121	-2,636,084	2,073,733	4,383,960
160	2,876,493	7,191,233	-8,355,848	-2,818,811	1,891,006	4,201,233
180	2,803,402	7,008,506	-8,538,575	-3,001,538	1,708,278	4,018,506
200	2,730,311	6,825,779	-8,721,303	-3,184,266	1,525,551	3,835,779
220	2,638,948	6,597,369	-8,949,712	-3,412,675	1,297,142	3,607,369
240	2,547,584	6,368,960	-9,178,121	-3,641,084	1,068,733	3,378,960
260	2,456,220	6,140,551	-9,406,530	-3,869,493	840,324	3,150,551
280	2,364,857	5,912,142	-9,634,939	-4,097,902	611,915	2,922,142
300	2,273,493	5,683,733	-9,863,348	-4,326,311	383,506	2,693,733
400	2,182,129	5,455,324	-10,091,758	-4,554,721	155,096	2,465,324
500	2,090,766	5,226,915	-10,320,167	-4,783,130	73,313	2,236,915



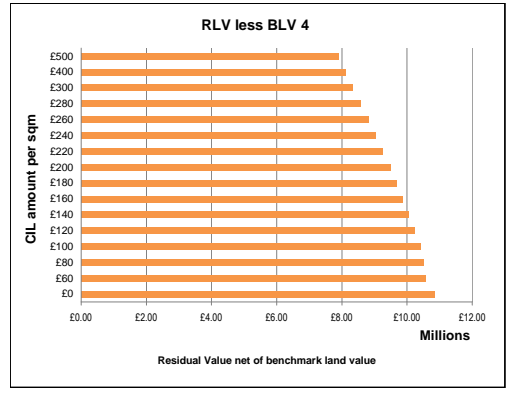
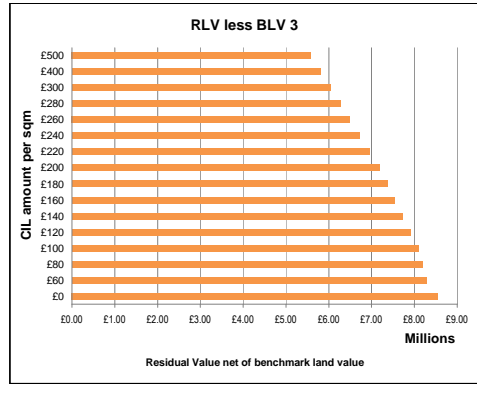
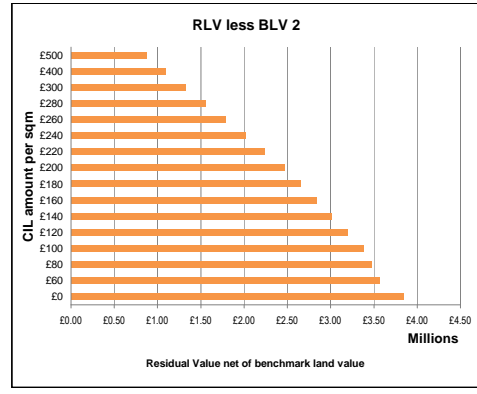
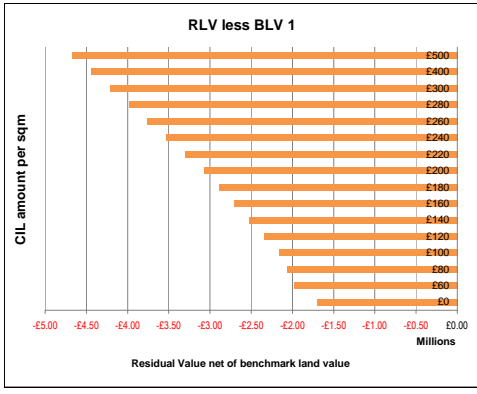
Site type 4 | Description: **Area 5** | **£6189 psm** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,407,926	11,019,815	-4,527,266	1,009,771	5,719,588	8,029,815
60	4,298,290	10,745,724	-4,801,357	735,680	5,445,497	7,755,724
80	4,261,744	10,654,361	-4,892,721	644,316	5,354,133	7,664,361
100	4,225,199	10,562,997	-4,984,084	552,953	5,262,770	7,572,997
120	4,152,108	10,380,270	-5,166,812	370,225	5,080,042	7,390,270
140	4,079,017	10,197,542	-5,349,539	187,498	4,897,315	7,207,542
160	4,005,926	10,014,815	-5,532,266	4,771	4,714,588	7,024,815
180	3,932,835	9,832,088	-5,714,993	177,956	4,531,860	6,842,088
200	3,859,744	9,649,360	-5,897,721	360,684	4,349,133	6,659,360
220	3,768,381	9,420,951	-6,126,130	589,093	4,120,724	6,430,951
240	3,677,017	9,192,542	-6,354,539	817,502	3,892,315	6,202,542
260	3,585,653	8,964,133	-6,582,948	1,045,911	3,663,906	5,974,133
280	3,494,290	8,735,724	-6,811,357	1,274,320	3,435,497	5,745,724
300	3,402,926	8,507,315	-7,039,766	1,502,729	3,207,087	5,517,315
400	3,311,562	8,278,906	-7,268,176	1,731,139	2,978,678	5,288,906
500	3,220,199	8,050,496	-7,496,585	1,959,548	2,750,269	5,060,496



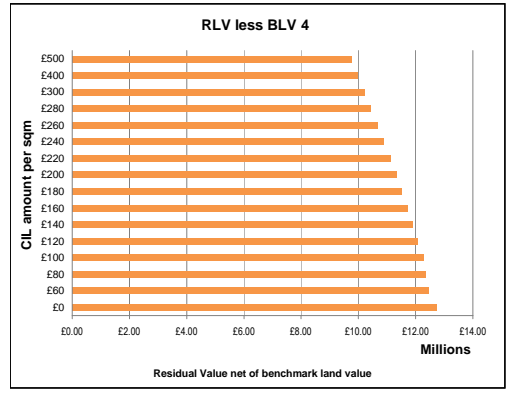
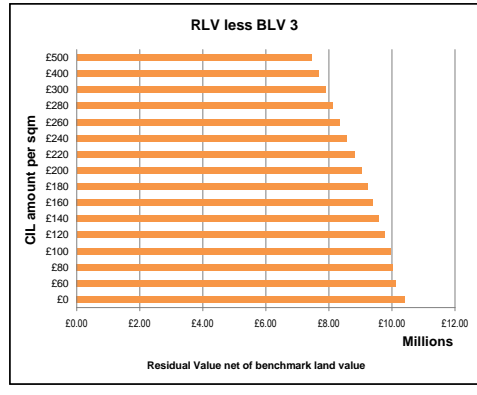
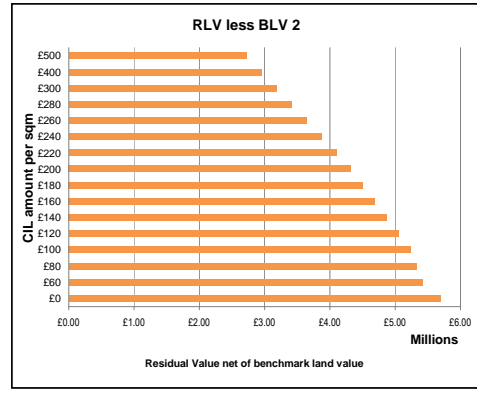
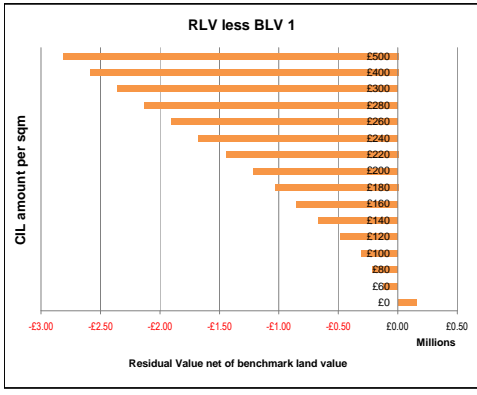
Site type 4 | Description: **Area 6** | **£6997 psm** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,537,388	13,843,471	-1,703,611	3,833,426	8,543,243	10,853,471
60	5,427,752	13,569,380	-1,977,702	3,559,335	8,269,152	10,579,380
80	5,391,206	13,478,016	-2,069,065	3,467,972	8,177,789	10,488,016
100	5,354,661	13,386,652	-2,160,429	3,376,608	8,086,425	10,396,652
120	5,281,570	13,203,925	-2,343,156	3,193,881	7,903,698	10,213,925
140	5,208,479	13,021,198	-2,525,884	3,011,153	7,720,970	10,031,198
160	5,135,388	12,838,470	-2,708,611	2,828,426	7,538,243	9,848,470
180	5,062,297	12,655,743	-2,891,338	2,645,699	7,355,516	9,665,743
200	4,989,206	12,473,016	-3,074,066	2,462,972	7,172,788	9,483,016
220	4,897,843	12,244,607	-3,302,475	2,234,562	6,944,379	9,254,607
240	4,806,479	12,016,197	-3,530,884	2,006,153	6,715,970	9,026,197
260	4,715,115	11,787,788	-3,759,293	1,777,744	6,487,561	8,797,788
280	4,623,752	11,559,379	-3,987,702	1,549,335	6,259,152	8,569,379
300	4,532,388	11,330,970	-4,216,111	1,320,926	6,030,743	8,340,970
400	4,441,024	11,102,561	-4,444,520	1,092,517	5,802,333	8,112,561
500	4,349,661	10,874,152	-4,672,930	864,108	5,573,924	7,884,152



Site type 4 | Description: **Area 7** | **£7535 psm** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,280,282	15,700,705	153,624	5,690,661	10,400,478	12,710,705
60	6,170,646	15,426,614	-120,467	5,416,570	10,126,387	12,436,614
80	6,134,100	15,335,251	-211,831	5,325,206	10,035,023	12,345,251
100	6,097,555	15,243,887	-303,194	5,233,843	9,943,660	12,253,887
120	6,024,464	15,061,160	-485,922	5,051,116	9,760,932	12,071,160
140	5,951,373	14,878,432	-668,649	4,868,388	9,578,205	11,888,432
160	5,878,282	14,695,705	-851,376	4,685,661	9,395,478	11,705,705
180	5,805,191	14,512,978	-1,034,103	4,502,934	9,212,750	11,522,978
200	5,732,100	14,330,250	-1,216,831	4,320,206	9,030,023	11,340,250
220	5,640,737	14,101,841	-1,445,240	4,091,797	8,801,614	11,111,841
240	5,549,373	13,873,432	-1,673,649	3,863,388	8,573,205	10,883,432
260	5,458,009	13,645,023	-1,902,058	3,634,979	8,344,796	10,655,023
280	5,366,646	13,416,614	-2,130,467	3,406,570	8,116,387	10,426,614
300	5,275,282	13,188,205	-2,358,876	3,178,161	7,887,977	10,198,205
400	5,183,918	12,959,796	-2,587,286	2,949,751	7,659,568	9,969,796
500	5,092,555	12,731,386	-2,815,695	2,721,342	7,431,159	9,741,386



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 4

50 UNITS

FLATS

125 UPH Net area as percentage of gross

100%

CSH level: 4 on AH

Sales value inflation

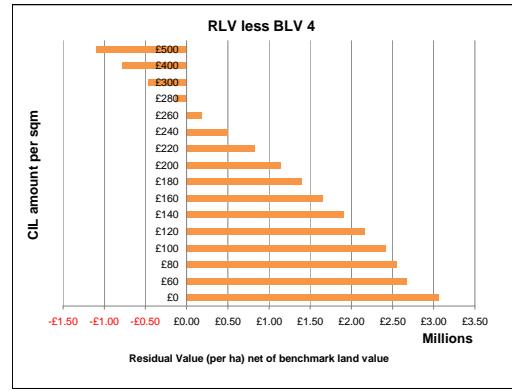
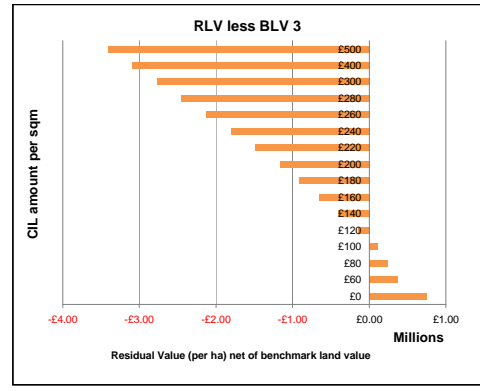
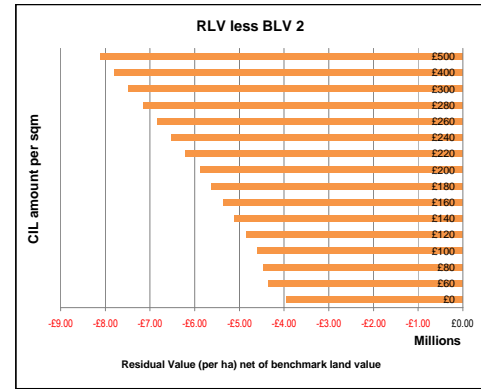
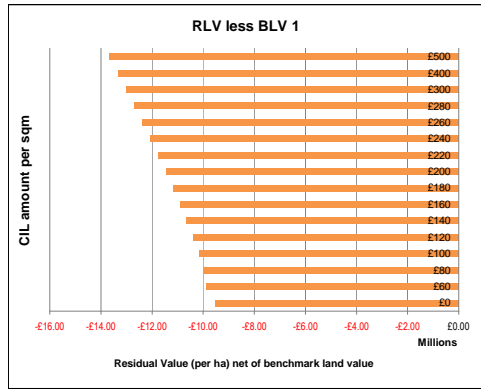
4 on private

Build cost inflation

Aff Hsg: 30%

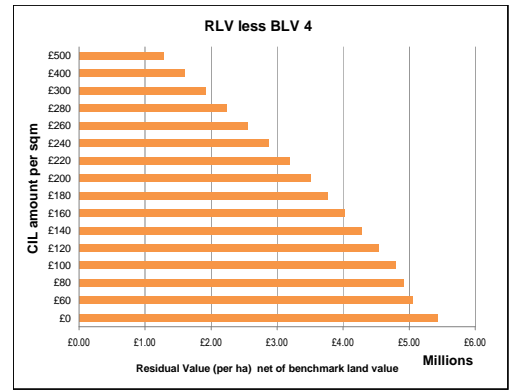
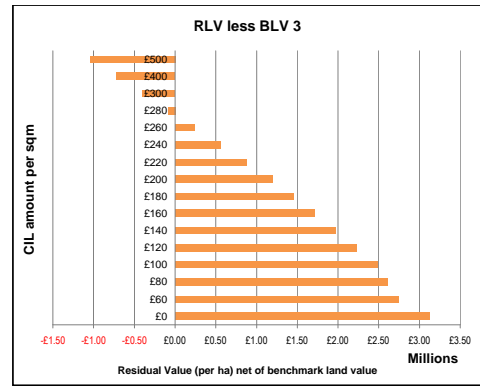
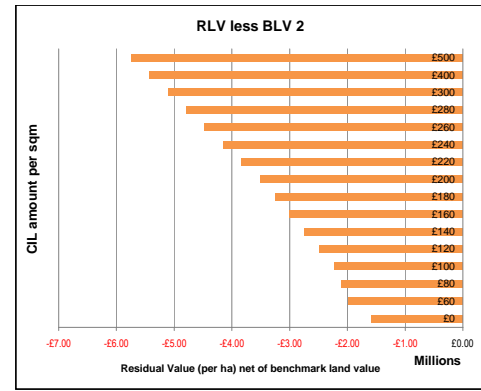
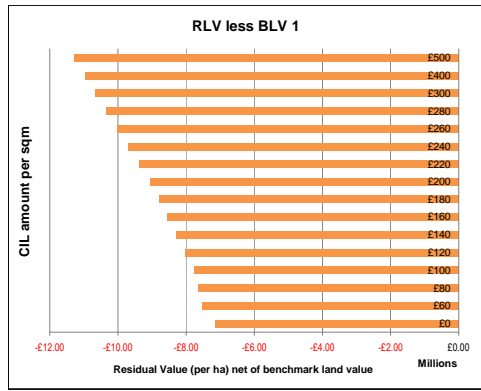
Site type 4 Description: Area 1 £4090 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,419,740	6,049,351	-9,497,730	-3,960,693	749,123	3,059,351
60	2,266,249	5,665,624	-9,881,458	-4,344,421	365,396	2,675,624
80	2,215,086	5,537,714	-10,009,367	-4,472,330	237,487	2,547,714
100	2,163,922	5,409,805	-10,137,276	-4,600,239	109,578	2,419,805
120	2,061,595	5,153,987	-10,393,094	-4,856,057	-146,240	2,163,987
140	1,959,268	4,898,169	-10,648,912	-5,111,875	-402,059	1,908,169
160	1,856,940	4,642,351	-10,904,731	-5,367,694	-657,877	1,652,351
180	1,754,613	4,386,532	-11,160,549	-5,623,512	-913,695	1,396,532
200	1,652,286	4,130,714	-11,416,367	-5,879,330	-1,169,513	1,140,714
220	1,524,377	3,810,941	-11,736,140	-6,199,103	-1,489,286	820,941
240	1,396,467	3,491,169	-12,055,913	-6,518,876	-1,809,059	501,169
260	1,268,558	3,171,396	-12,375,686	-6,838,649	-2,128,832	181,396
280	1,140,649	2,851,623	-12,695,458	-7,158,421	-2,448,604	138,377
300	1,012,740	2,531,850	-13,015,231	-7,478,194	-2,768,377	48,150
400	884,831	2,212,077	-13,335,004	-7,797,967	-3,088,150	777,923
500	756,922	1,892,305	-13,654,777	-8,117,740	-3,407,923	1,097,695



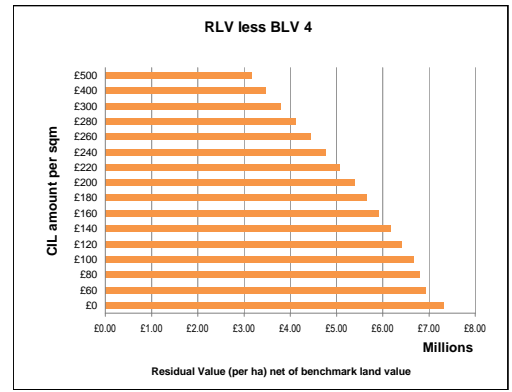
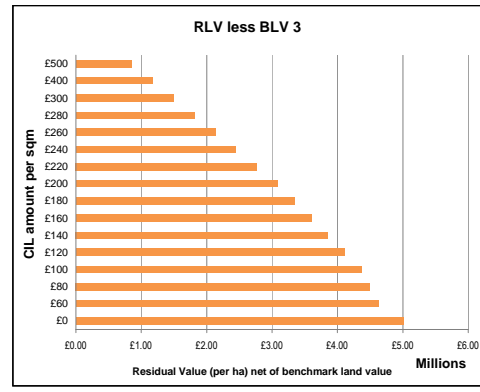
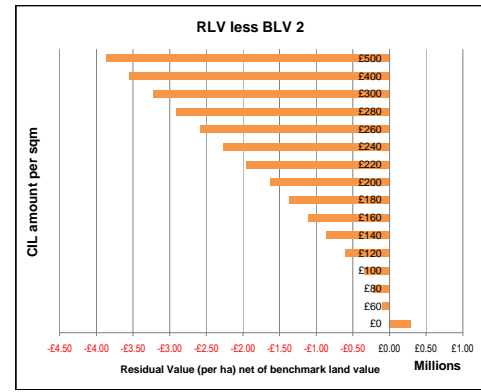
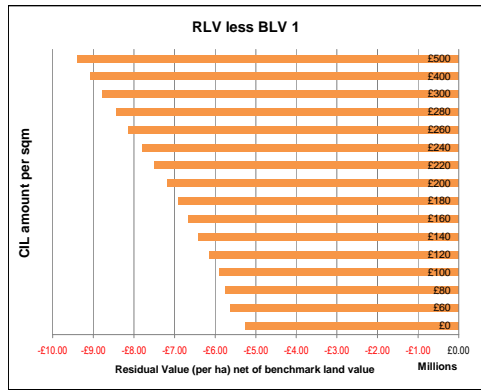
Site type 4 Description: Area 2 £4629 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,366,927	8,417,317	-7,129,765	-1,592,727	3,117,089	5,427,317
60	3,213,436	8,033,589	-7,513,492	-1,976,455	2,733,362	5,043,589
80	3,162,272	7,905,680	-7,641,401	-2,104,364	2,605,453	4,915,680
100	3,111,108	7,777,771	-7,769,310	-2,232,273	2,477,544	4,787,771
120	3,008,781	7,521,953	-8,025,128	-2,488,091	2,221,726	4,531,953
140	2,906,454	7,266,135	-8,280,947	-2,743,910	1,965,907	4,276,135
160	2,804,127	7,010,316	-8,536,765	-2,999,728	1,710,089	4,020,316
180	2,701,799	6,754,498	-8,792,583	-3,255,546	1,454,271	3,764,498
200	2,599,472	6,498,680	-9,048,401	-3,511,364	1,198,453	3,508,680
220	2,471,563	6,178,907	-9,368,174	-3,831,137	878,680	3,188,907
240	2,343,654	5,859,134	-9,687,947	-4,150,910	558,907	2,869,134
260	2,215,745	5,539,362	-10,007,720	-4,470,683	239,134	2,549,362
280	2,087,836	5,219,589	-10,327,492	-4,790,455	80,639	2,229,589
300	1,959,927	4,899,816	-10,647,265	-5,110,228	-400,411	1,909,816
400	1,832,017	4,580,043	-10,967,038	-5,430,001	-720,184	1,590,043
500	1,704,108	4,260,270	-11,286,811	-5,749,774	-1,039,957	1,270,270



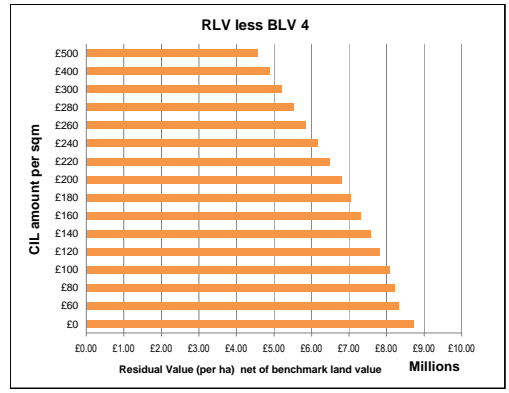
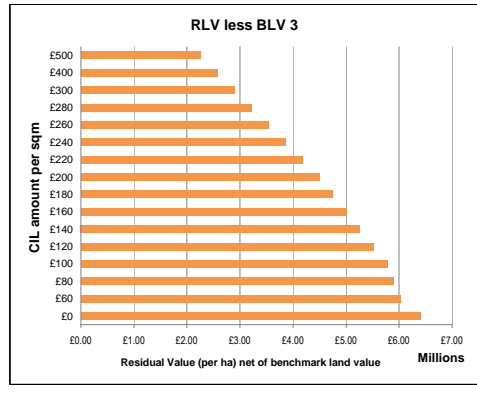
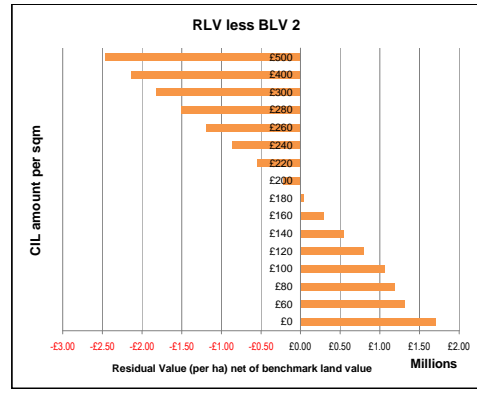
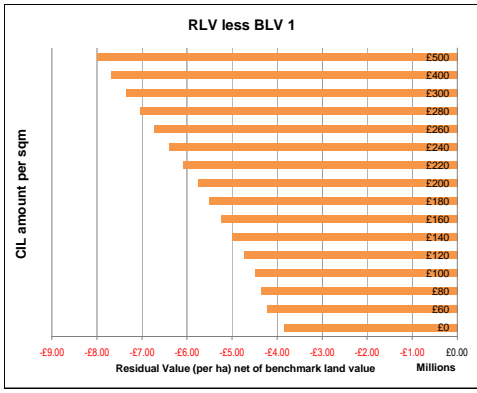
Site type 4 Description: Area 3 £5059 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,120,992	10,302,481	-5,244,600	-292,437	5,002,254	7,312,481
60	3,967,502	9,918,754	-5,628,327	-91,290	4,618,526	6,928,754
80	3,916,338	9,790,845	-5,756,237	-219,200	4,490,617	6,800,845
100	3,865,174	9,662,936	-5,884,146	-347,109	4,362,708	6,672,936
120	3,762,847	9,407,117	-6,139,964	-602,927	4,106,890	6,417,117
140	3,660,520	9,151,299	-6,395,782	-858,745	3,851,072	6,161,299
160	3,558,192	8,895,481	-6,651,600	-1,114,563	3,595,253	5,905,481
180	3,455,865	8,639,663	-6,907,419	-1,370,382	3,339,435	5,649,663
200	3,353,538	8,383,844	-7,163,237	-1,626,200	3,083,617	5,393,844
220	3,225,629	8,064,072	-7,483,010	-1,945,973	2,763,844	5,074,072
240	3,097,720	7,744,299	-7,802,782	-2,265,745	2,444,071	4,754,299
260	2,969,810	7,424,526	-8,122,555	-2,585,518	2,124,299	4,434,526
280	2,841,901	7,104,753	-8,442,328	-2,905,291	1,804,526	4,114,753
300	2,713,992	6,784,980	-8,762,101	-3,225,064	1,484,753	3,794,980
400	2,586,083	6,465,208	-9,081,874	-3,544,837	1,164,980	3,475,208
500	2,458,174	6,145,435	-9,401,646	-3,864,609	845,207	3,155,435



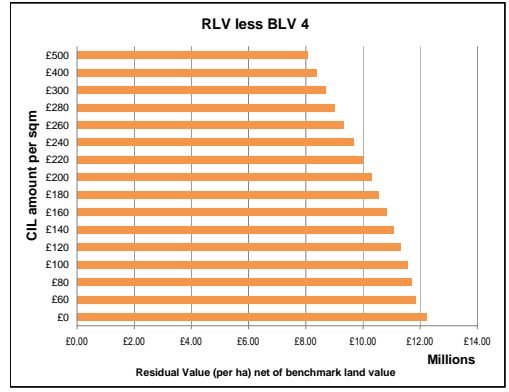
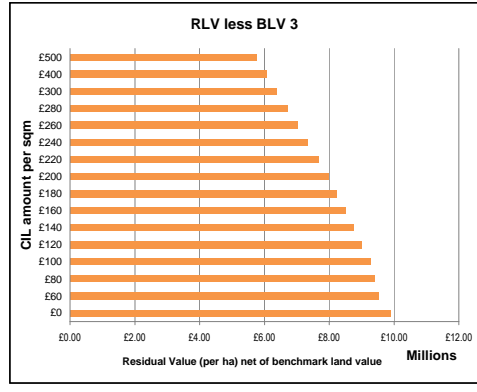
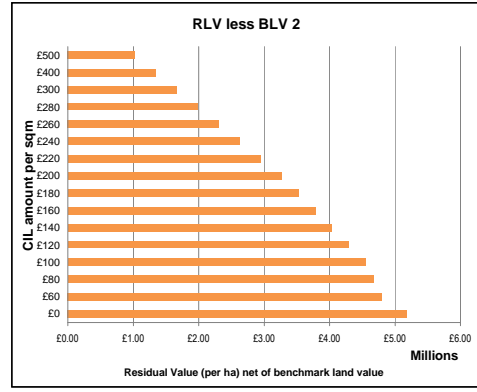
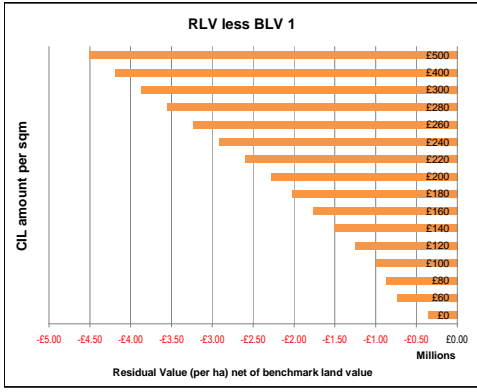
Site type 4 | Description: **Area 4** | **£5382 psm** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,682,306	11,705,765	-3,841,317	1,695,720	6,405,537	8,715,765
60	4,528,815	11,322,037	-4,225,044	1,311,993	6,021,810	8,332,037
80	4,477,651	11,194,128	-4,352,953	1,184,084	5,893,901	8,204,128
100	4,426,488	11,066,219	-4,480,862	1,056,175	5,765,992	8,076,219
120	4,324,160	10,810,401	-4,736,681	800,357	5,510,173	7,820,401
140	4,221,833	10,554,582	-4,992,499	544,538	5,254,355	7,564,582
160	4,119,506	10,298,764	-5,248,317	288,720	4,998,537	7,308,764
180	4,017,178	10,042,946	-5,504,135	32,902	4,742,719	7,052,946
200	3,914,851	9,787,128	-5,759,953	222,916	4,486,900	6,797,128
220	3,786,942	9,467,355	-6,079,726	-542,689	4,167,128	6,477,355
240	3,659,033	9,147,582	-6,399,499	-862,462	3,847,355	6,157,582
260	3,531,124	8,827,809	-6,719,272	-1,182,235	3,527,582	5,837,809
280	3,403,215	8,508,037	-7,039,045	-1,502,008	3,207,809	5,518,037
300	3,275,306	8,188,264	-7,358,817	-1,821,780	2,888,036	5,198,264
400	3,147,396	7,868,491	-7,678,590	-2,141,553	2,568,264	4,878,491
500	3,019,487	7,548,718	-7,998,363	-2,461,326	2,248,491	4,558,718



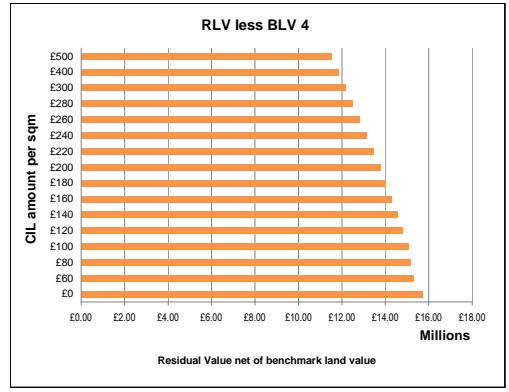
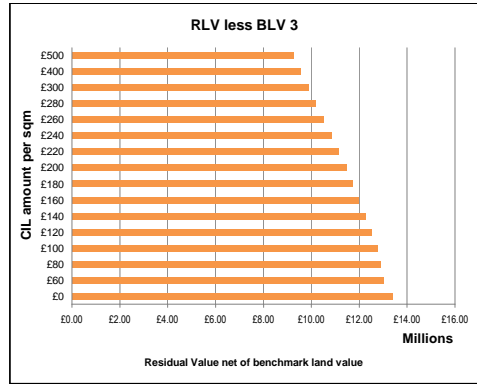
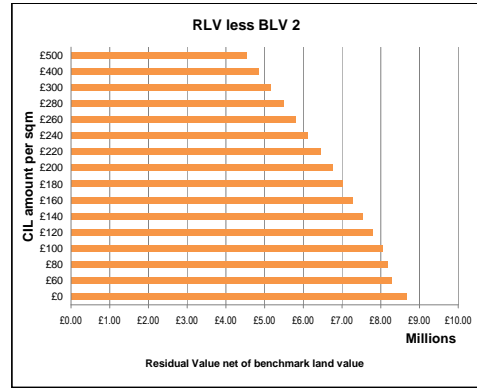
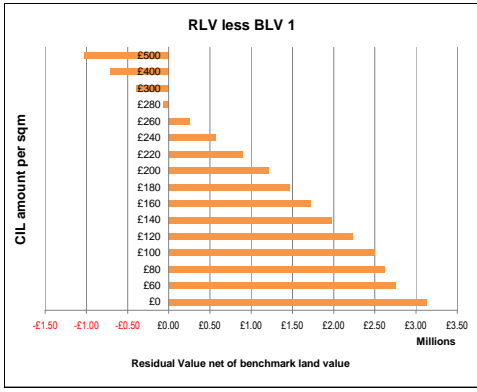
Site type 4 | Description: **Area 5** | **£6189 psm** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,076,329	15,190,824	-356,258	5,180,780	9,890,596	12,200,824
60	5,922,839	14,807,096	-739,985	4,797,052	9,506,869	11,817,096
80	5,871,675	14,679,187	-867,894	4,669,143	9,378,960	11,689,187
100	5,820,511	14,551,278	-995,803	4,541,234	9,251,051	11,561,278
120	5,718,184	14,295,460	-1,251,621	4,285,416	8,995,233	11,305,460
140	5,615,857	14,039,642	-1,507,440	4,029,597	8,739,414	11,049,642
160	5,513,529	13,783,823	-1,763,258	3,773,779	8,483,596	10,793,823
180	5,411,202	13,528,005	-2,019,076	3,517,960	8,227,778	10,538,005
200	5,308,875	13,272,187	-2,274,894	3,262,143	7,971,960	10,282,187
220	5,180,966	12,952,414	-2,594,667	2,942,370	7,652,187	9,962,414
240	5,053,057	12,632,641	-2,914,440	2,622,597	7,332,414	9,642,641
260	4,925,147	12,312,869	-3,234,213	2,302,824	7,012,641	9,322,869
280	4,797,238	11,993,096	-3,553,985	1,983,052	6,692,868	9,003,096
300	4,669,329	11,673,323	-3,873,758	1,663,279	6,373,096	8,683,323
400	4,541,420	11,353,550	-4,193,531	1,343,506	6,053,323	8,363,550
500	4,413,511	11,033,777	-4,513,304	1,023,733	5,733,550	8,043,777



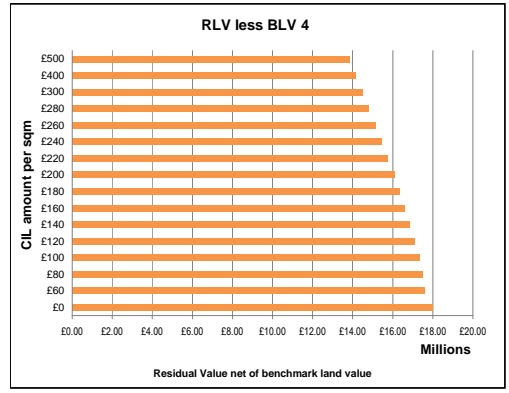
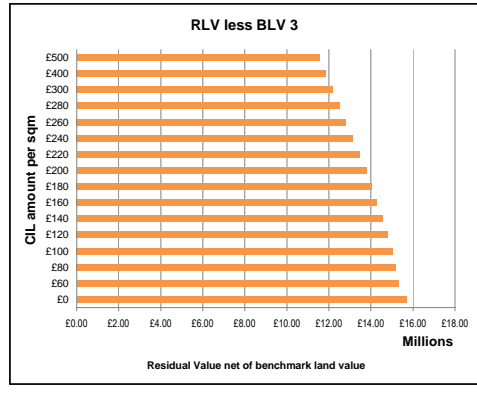
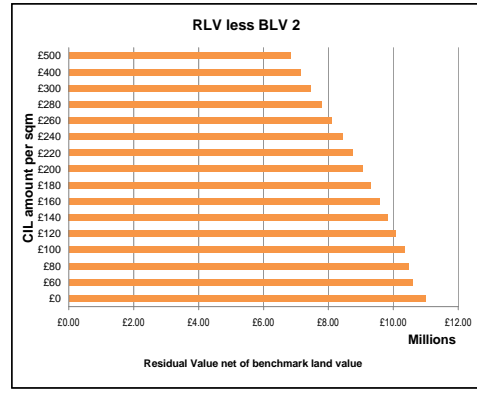
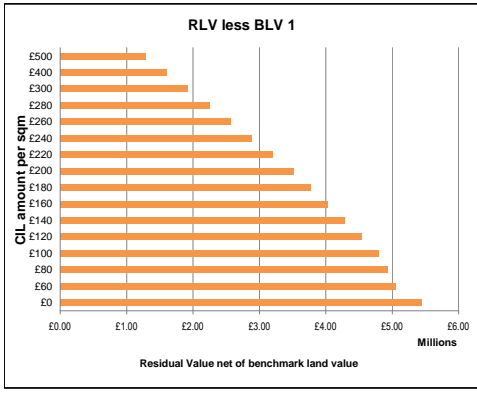
Site type 4 | Description: **Area 6** | **£6997 psm** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,470,371	18,675,927	3,128,846	8,665,883	13,375,700	15,685,927
60	7,316,880	18,292,200	2,745,118	8,282,155	12,991,972	15,302,200
80	7,265,716	18,164,290	2,617,209	8,154,246	12,864,063	15,174,290
100	7,214,553	18,036,381	2,489,300	8,026,337	12,736,154	15,046,381
120	7,112,225	17,780,563	2,233,482	7,770,519	12,480,336	14,790,563
140	7,009,898	17,524,745	1,977,664	7,514,701	12,224,517	14,534,745
160	6,907,571	17,268,927	1,721,845	7,258,882	11,968,699	14,278,927
180	6,805,243	17,013,108	1,466,027	7,003,064	11,712,881	14,023,108
200	6,702,916	16,757,290	1,210,209	6,747,246	11,457,063	13,767,290
220	6,575,007	16,437,517	890,436	6,427,473	11,137,290	13,447,517
240	6,447,098	16,117,745	570,663	6,107,700	10,817,517	13,127,745
260	6,319,189	15,797,972	250,890	5,787,928	10,497,744	12,807,972
280	6,191,280	15,478,199	-68,882	5,468,155	10,177,972	12,488,199
300	6,063,370	15,158,426	-388,655	5,148,382	9,858,199	12,168,426
400	5,935,461	14,838,653	-708,428	4,828,609	9,538,426	11,848,653
500	5,807,552	14,518,881	-1,028,201	4,508,836	9,218,653	11,528,881



Site type 4 | Description: **Area 7** | **£7535 psm** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,393,683	20,984,208	5,437,127	10,974,164	15,683,980	17,994,208
60	8,240,192	20,600,480	5,053,399	10,590,436	15,300,253	17,610,480
80	8,189,029	20,472,571	4,925,490	10,462,527	15,172,344	17,482,571
100	8,137,865	20,344,662	4,797,581	10,334,618	15,044,435	17,354,662
120	8,035,538	20,088,844	4,541,763	10,078,800	14,788,617	17,098,844
140	7,933,210	19,833,026	4,285,944	9,822,981	14,532,798	16,843,026
160	7,830,883	19,577,207	4,030,126	9,567,163	14,276,980	16,587,207
180	7,728,555	19,321,389	3,774,308	9,311,345	14,021,162	16,331,389
200	7,626,228	19,065,571	3,518,490	9,055,527	13,765,344	16,075,571
220	7,498,319	18,745,798	3,198,717	8,735,754	13,445,571	15,755,798
240	7,370,410	18,426,025	2,878,944	8,415,981	13,125,798	15,436,025
260	7,242,501	18,106,253	2,559,171	8,096,208	12,806,025	15,116,253
280	7,114,592	17,786,480	2,239,399	7,776,436	12,486,252	14,796,480
300	6,986,683	17,466,707	1,919,626	7,456,663	12,166,480	14,476,707
400	6,858,774	17,146,934	1,599,853	7,136,890	11,846,707	14,156,934
500	6,730,865	16,827,161	1,280,080	6,817,117	11,526,934	13,837,161



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 "Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 4

50 UNITS

FLATS

125 UPH

Net area as percentage of gross

100%

CSH level: 4 on AH

Sales value inflation

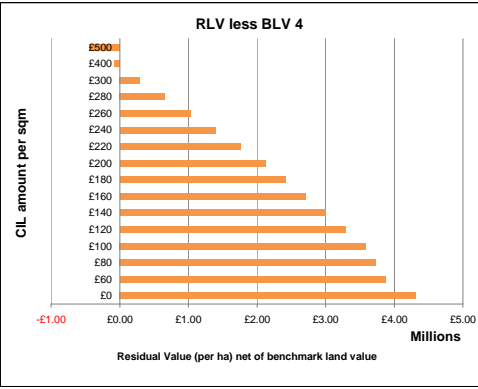
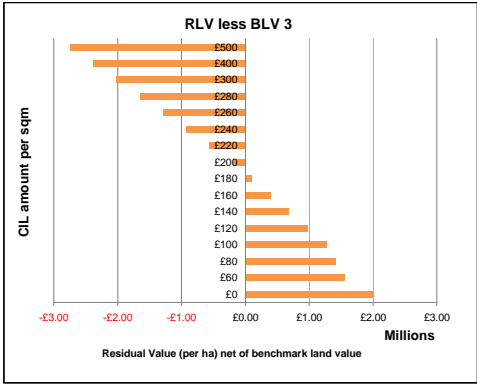
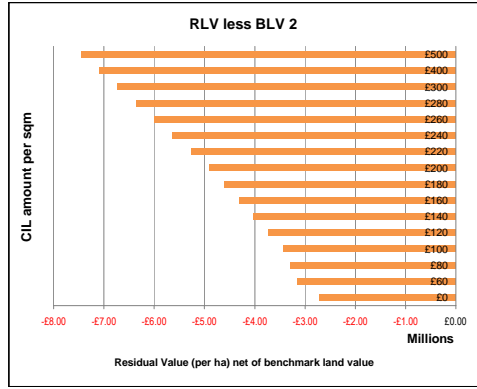
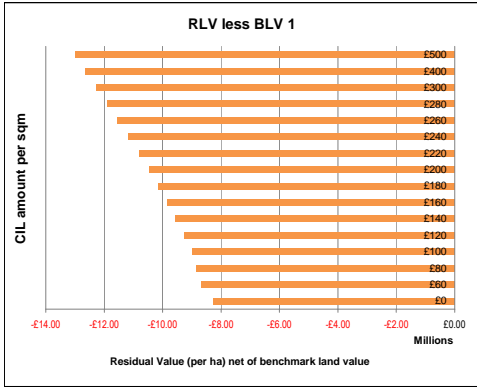
4 on private

Build cost inflation

Aff Hsg: 20%

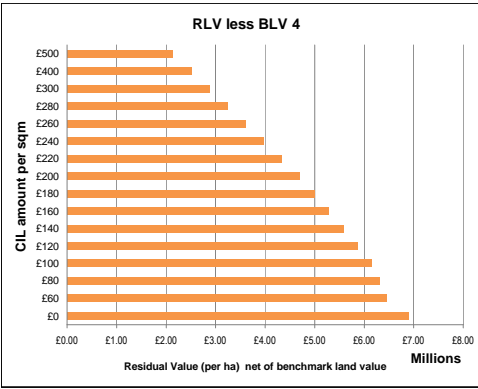
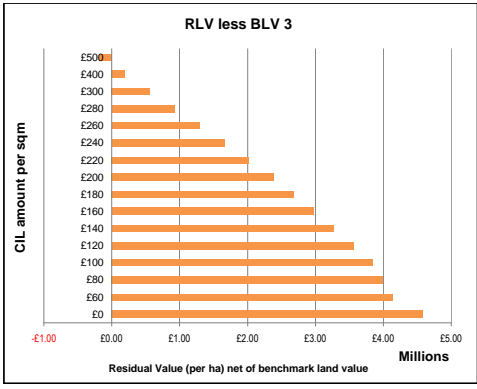
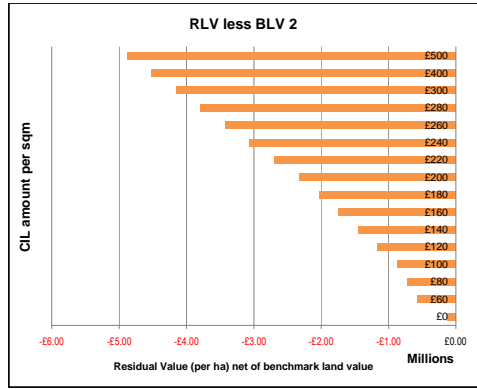
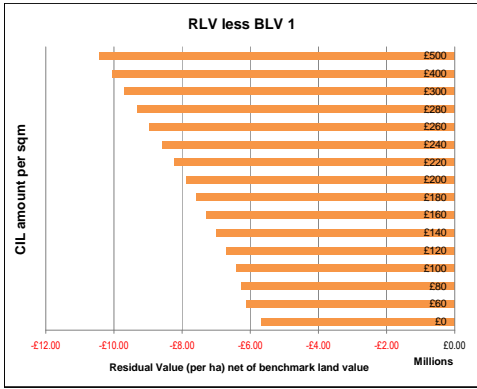
Site type 4 Description: **Area 1 £4090 psm** Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,920,683	7,301,708	- 8,245,374	- 2,708,337	2,001,480	4,311,708
60	2,745,265	6,863,162	- 8,683,919	- 3,146,882	1,562,935	3,873,162
80	2,686,792	6,716,980	- 8,830,101	- 3,293,064	1,416,753	3,726,980
100	2,628,319	6,570,798	- 8,976,283	- 3,439,246	1,270,571	3,580,798
120	2,511,374	6,278,435	- 9,268,647	- 3,731,609	978,207	3,288,435
140	2,394,428	5,986,071	- 9,561,010	- 4,023,973	685,844	2,996,071
160	2,277,483	5,693,707	- 9,853,374	- 4,316,337	393,480	2,703,707
180	2,160,537	5,401,344	- 10,145,738	- 4,608,701	101,116	2,411,344
200	2,043,592	5,108,980	- 10,438,101	- 4,901,064	- 191,247	2,118,980
220	1,897,410	4,743,525	- 10,803,556	- 5,266,519	- 556,702	1,753,525
240	1,751,228	4,378,071	- 11,169,011	- 5,631,974	- 922,157	1,388,071
260	1,605,046	4,012,616	- 11,534,465	- 5,997,428	- 1,287,611	1,022,616
280	1,458,865	3,647,161	- 11,899,920	- 6,362,883	- 1,653,066	657,161
300	1,312,683	3,281,707	- 12,265,374	- 6,728,337	- 2,018,521	291,707
400	1,166,501	2,916,252	- 12,630,829	- 7,093,792	- 2,383,975	73,748
500	1,020,319	2,550,798	- 12,996,284	- 7,459,247	- 2,749,430	439,202



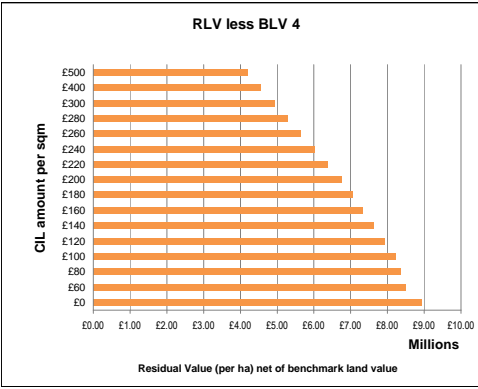
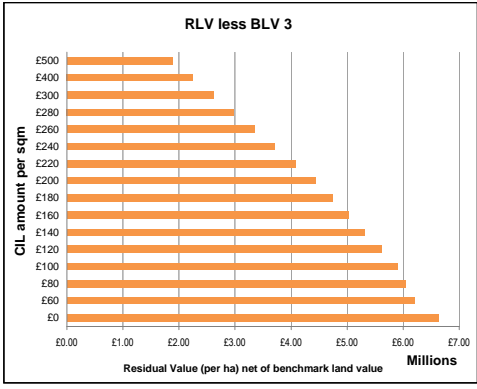
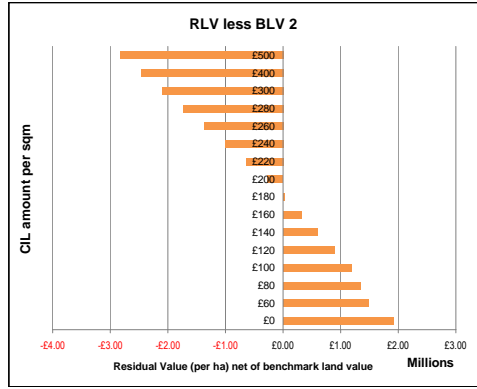
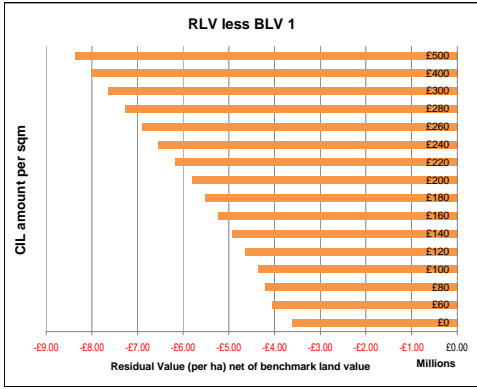
Site type 4 Description: **Area 2 £4629 psm** Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,950,121	9,875,302	- 5,671,780	- 134,743	4,575,074	6,885,302
60	3,774,702	9,436,756	- 6,110,325	- 573,288	4,136,529	6,446,756
80	3,716,230	9,290,574	- 6,256,507	- 719,470	3,990,347	6,300,574
100	3,657,757	9,144,392	- 6,402,689	- 865,652	3,844,165	6,154,392
120	3,540,811	8,852,029	- 6,695,053	- 1,158,016	3,551,801	5,862,029
140	3,423,866	8,559,665	- 6,987,416	- 1,450,379	3,259,438	5,569,665
160	3,306,921	8,267,301	- 7,279,780	- 1,742,743	2,967,074	5,277,301
180	3,189,975	7,974,938	- 7,572,144	- 2,035,107	2,674,710	4,984,938
200	3,073,030	7,682,574	- 7,864,507	- 2,327,470	2,382,346	4,692,574
220	2,926,848	7,317,119	- 8,229,962	- 2,692,925	2,016,892	4,327,119
240	2,780,666	6,951,665	- 8,595,417	- 3,058,380	1,651,437	3,961,665
260	2,634,484	6,586,210	- 8,960,871	- 3,423,834	1,285,983	3,596,210
280	2,488,302	6,220,755	- 9,326,326	- 3,789,289	920,528	3,230,755
300	2,342,120	5,855,301	- 9,691,781	- 4,154,743	555,073	2,865,301
400	2,195,938	5,489,846	- 10,057,235	- 4,520,198	189,619	2,499,846
500	2,049,757	5,124,391	- 10,422,690	- 4,885,653	- 175,836	2,134,391



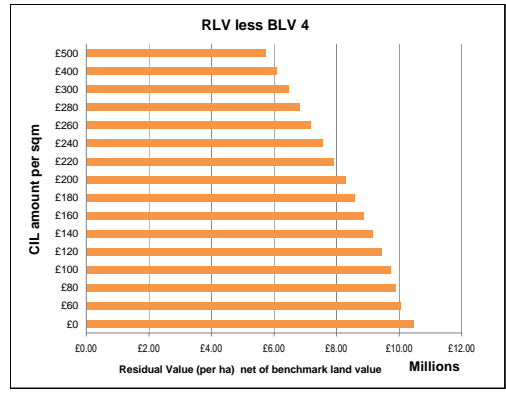
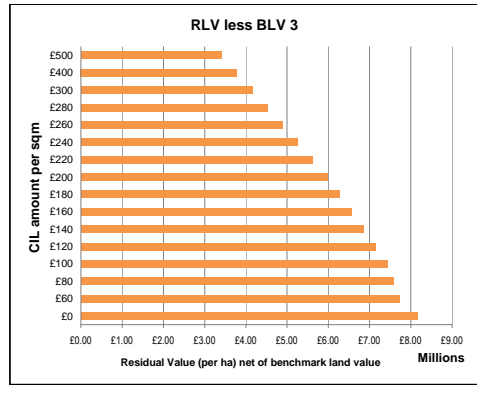
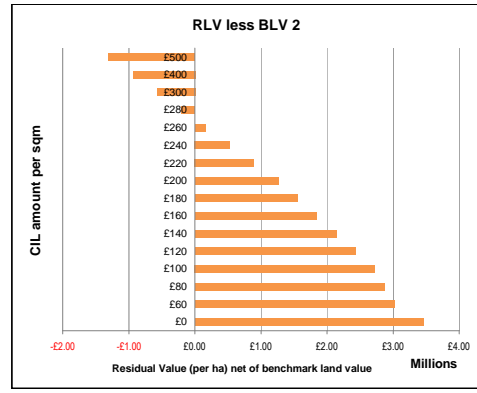
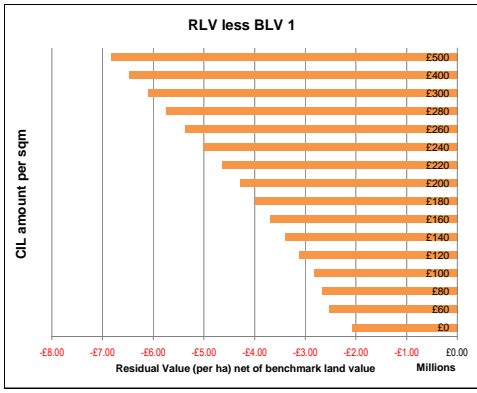
Site type 4 Description: **Area 3 £5059 psm** Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,771,215	11,928,038	- 3,619,043	- 1,917,994	6,627,810	8,938,038
60	4,595,797	11,489,492	- 4,057,589	- 1,479,448	6,189,265	8,499,492
80	4,537,324	11,343,310	- 4,203,771	- 1,333,266	6,043,083	8,353,310
100	4,478,851	11,197,129	- 4,349,953	- 1,187,084	5,896,901	8,207,129
120	4,361,906	10,904,765	- 4,642,316	- 894,721	5,604,538	7,914,765
140	4,244,960	10,612,401	- 4,934,680	- 602,357	5,312,174	7,622,401
160	4,128,015	10,320,038	- 5,227,044	- 309,993	5,019,810	7,330,038
180	4,011,070	10,027,674	- 5,519,407	- 17,630	4,727,446	7,037,674
200	3,894,124	9,735,310	- 5,811,771	- 274,734	4,435,083	6,745,310
220	3,747,942	9,369,856	- 6,177,226	- 640,189	4,069,628	6,379,856
240	3,601,760	9,004,401	- 6,542,680	- 1,005,643	3,704,173	6,014,401
260	3,455,579	8,638,946	- 6,908,135	- 1,371,098	3,338,719	5,648,946
280	3,309,397	8,273,492	- 7,273,590	- 1,736,553	2,973,264	5,283,492
300	3,163,215	7,908,037	- 7,639,044	- 2,102,007	2,607,810	4,918,037
400	3,017,033	7,542,582	- 8,004,499	- 2,467,462	2,242,355	4,552,582
500	2,870,851	7,177,128	- 8,369,953	- 2,832,916	1,876,900	4,187,128



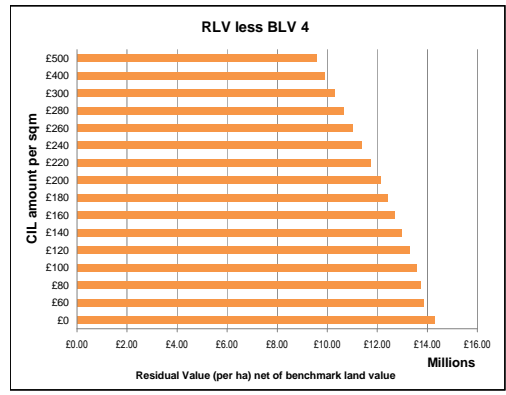
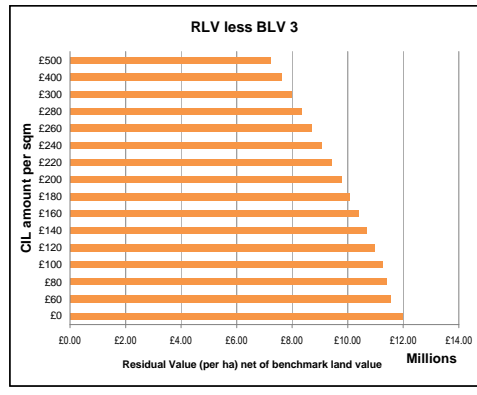
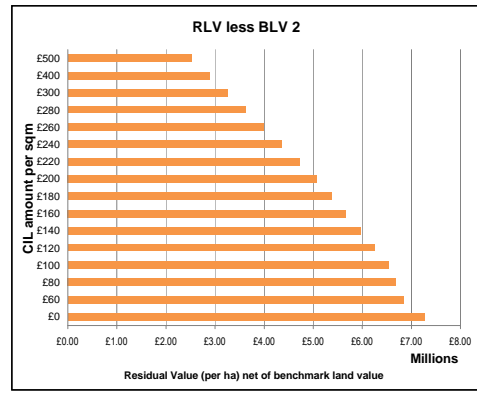
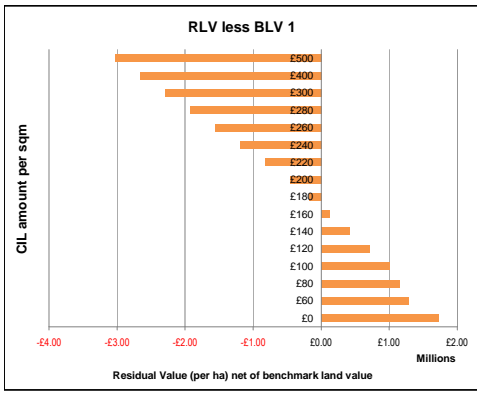
Site type 4 | Description: **Area 4** | **£5382 psm** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,384,212	13,460,530	-2,086,551	3,450,486	8,160,303	10,470,530
60	5,208,794	13,021,985	-2,525,097	3,011,940	7,721,757	10,031,985
80	5,150,321	12,875,803	-2,671,278	2,865,759	7,575,575	9,885,803
100	5,091,848	12,729,621	-2,817,460	2,719,577	7,429,394	9,739,621
120	4,974,903	12,437,257	-3,109,824	2,427,213	7,137,030	9,447,257
140	4,857,957	12,144,894	-3,402,188	2,134,849	6,844,666	9,154,894
160	4,741,012	11,852,530	-3,694,551	1,842,486	6,552,302	8,862,530
180	4,624,066	11,560,166	-3,986,915	1,550,122	6,259,939	8,570,166
200	4,507,121	11,267,802	-4,279,279	1,257,758	5,967,575	8,277,802
220	4,390,175	10,975,438	-4,571,643	965,394	5,675,211	7,985,438
240	4,273,229	10,683,074	-4,864,007	673,030	5,382,847	7,693,074
260	4,156,283	10,390,710	-5,156,371	380,666	5,090,483	7,400,710
280	4,039,337	10,098,346	-5,448,935	84,302	4,798,119	7,108,346
300	3,922,391	9,805,982	-5,741,499	-208,060	4,505,757	6,815,982
400	3,776,212	9,440,529	-6,106,552	-569,515	4,140,302	6,450,529
500	3,630,030	9,075,075	-6,472,007	-934,970	3,774,847	6,085,075
500	3,483,848	8,709,620	-6,837,461	-1,300,424	3,409,393	5,719,620



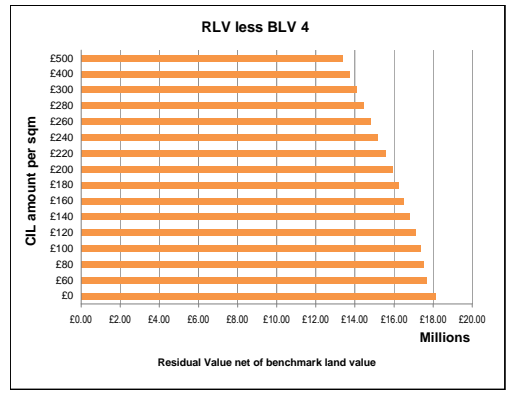
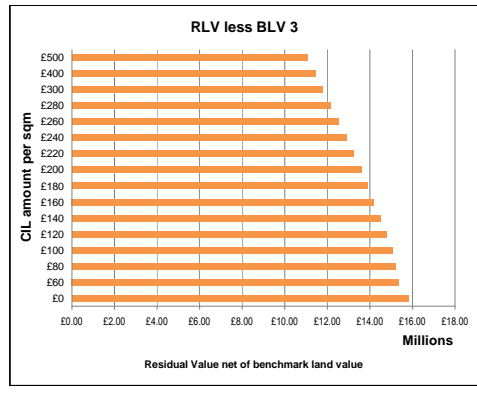
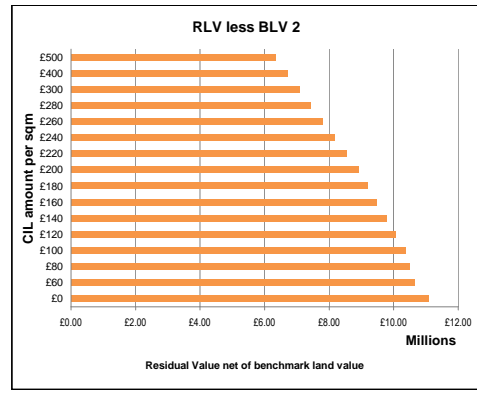
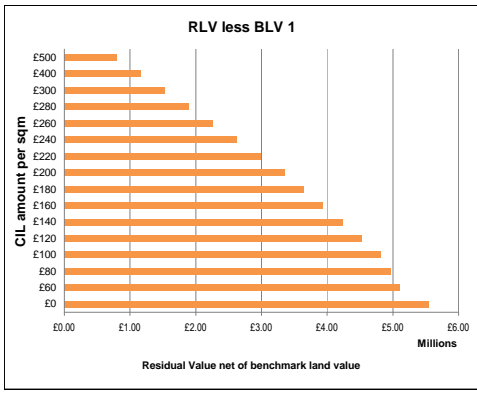
Site type 4 | Description: **Area 5** | **£6189 psm** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,910,531	17,276,328	1,729,247	7,266,284	11,976,101	14,286,328
60	6,735,113	16,837,782	1,290,701	6,827,738	11,537,555	13,847,782
80	6,676,640	16,691,601	1,144,519	6,681,556	11,391,373	13,701,601
100	6,618,167	16,545,419	998,337	6,535,374	11,245,191	13,555,419
120	6,501,222	16,253,055	705,974	6,243,011	10,952,828	13,263,055
140	6,384,277	15,960,691	413,610	5,950,647	10,660,464	12,970,691
160	6,267,331	15,668,328	121,246	5,658,283	10,368,100	12,678,328
180	6,150,386	15,375,964	-171,117	5,365,920	10,075,737	12,385,964
200	6,033,440	15,083,600	-463,481	5,073,556	9,783,373	12,093,600
220	5,887,258	14,718,146	-828,936	4,708,101	9,417,918	11,728,146
240	5,741,076	14,352,691	-1,194,390	4,342,647	9,052,464	11,362,691
260	5,594,895	13,987,236	-1,559,845	3,977,192	8,687,009	10,997,236
280	5,448,713	13,621,782	-1,925,300	3,611,737	8,321,554	10,631,782
300	5,302,531	13,256,327	-2,290,754	3,246,283	7,956,100	10,266,327
400	5,156,349	12,890,872	-2,656,209	2,880,828	7,590,645	9,900,872
500	5,010,167	12,525,418	-3,021,663	2,515,374	7,225,190	9,535,418



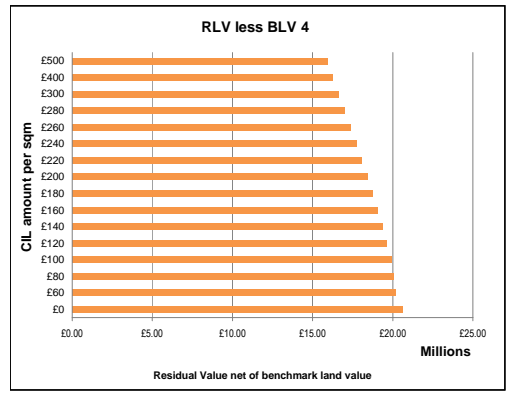
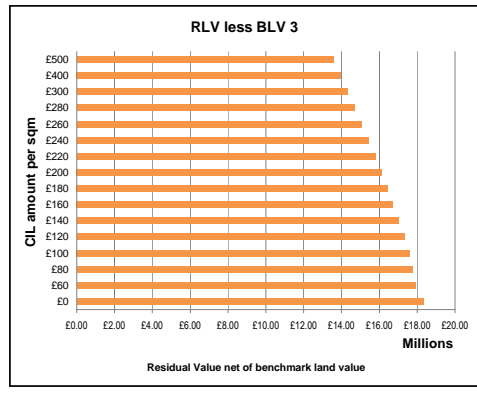
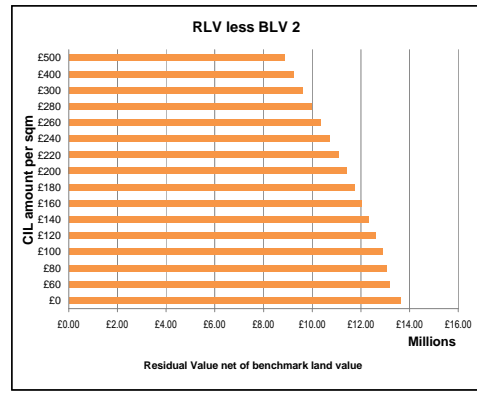
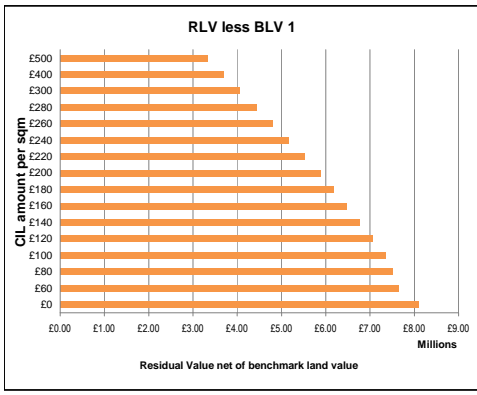
Site type 4 | Description: **Area 6** | **£6997 psm** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,436,862	21,092,155	5,545,074	11,082,111	15,791,928	18,102,155
60	8,261,444	20,653,610	5,106,528	10,643,565	15,353,382	17,663,610
80	8,202,971	20,507,428	4,960,346	10,497,383	15,207,200	17,517,428
100	8,144,498	20,361,246	4,814,165	10,351,202	15,061,018	17,371,246
120	8,027,553	20,068,882	4,521,801	10,058,838	14,768,655	17,078,882
140	7,910,607	19,776,518	4,229,437	9,766,474	14,476,291	16,786,518
160	7,793,662	19,484,155	3,937,073	9,474,111	14,183,927	16,494,155
180	7,676,716	19,191,791	3,644,710	9,181,747	13,891,564	16,201,791
200	7,559,771	18,899,427	3,352,346	8,889,383	13,599,200	15,909,427
220	7,413,589	18,533,973	2,986,891	8,523,928	13,233,745	15,543,973
240	7,267,407	18,168,518	2,621,437	8,158,474	12,868,291	15,178,518
260	7,121,225	17,803,063	2,255,982	7,793,019	12,502,836	14,813,063
280	6,975,044	17,437,609	1,890,528	7,427,565	12,137,381	14,447,609
300	6,828,862	17,072,154	1,525,073	7,062,110	11,771,927	14,082,154
400	6,682,680	16,706,700	1,159,618	6,696,655	11,406,472	13,716,700
500	6,536,498	16,341,245	794,164	6,331,201	11,041,018	13,351,245



Site type 4 | Description: **Area 7** | **£7535 psm** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,450,384	23,625,959	8,078,878	13,615,915	18,325,732	20,635,959
60	9,274,965	23,187,413	7,640,332	13,177,369	17,887,186	20,197,413
80	9,216,493	23,041,232	7,494,150	13,031,187	17,741,004	20,051,232
100	9,158,020	22,895,050	7,347,968	12,885,006	17,594,822	19,905,050
120	9,041,074	22,602,686	7,055,605	12,592,642	17,302,459	19,612,686
140	8,924,129	22,310,322	6,763,241	12,300,278	17,010,095	19,320,322
160	8,807,183	22,017,958	6,470,877	12,007,914	16,717,731	19,027,958
180	8,690,238	21,725,595	6,178,514	11,715,551	16,425,368	18,735,595
200	8,573,293	21,433,231	5,886,150	11,423,187	16,133,004	18,443,231
220	8,427,111	21,067,777	5,520,695	11,057,732	15,767,549	18,077,777
240	8,280,929	20,702,322	5,155,241	10,692,278	15,402,095	17,712,322
260	8,134,747	20,336,867	4,789,786	10,326,823	15,036,640	17,346,867
280	7,988,565	19,971,413	4,424,331	9,961,369	14,671,185	16,981,413
300	7,842,383	19,605,958	4,058,877	9,595,914	14,305,731	16,615,958
400	7,696,201	19,240,504	3,693,422	9,230,459	13,940,276	16,250,504
500	7,550,020	18,875,049	3,327,968	8,865,005	13,574,821	15,885,049



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

SITE TYPE 4

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

50 UNITS

FLATS

125 UPH Net area as percentage of gross

100%

CSH level: 4 on AH

Sales value inflation

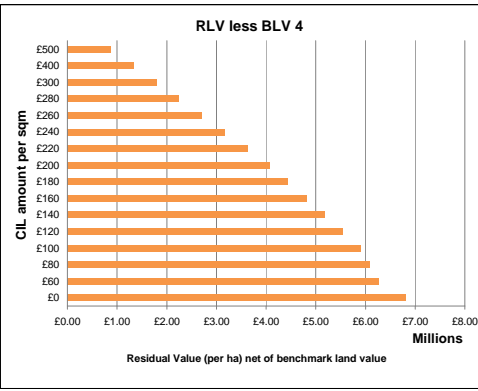
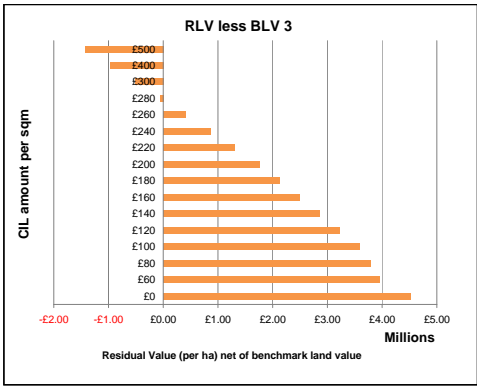
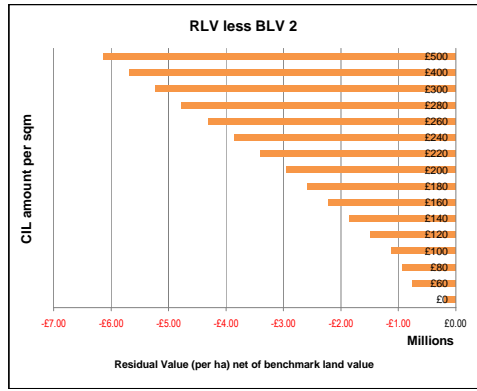
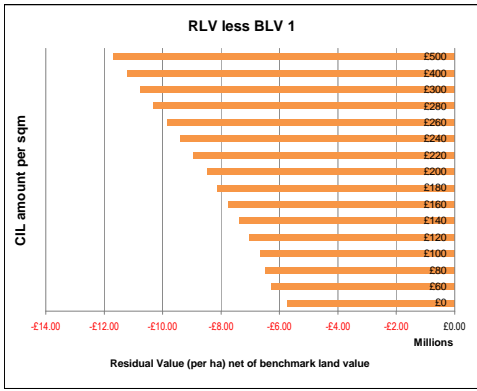
4 on private

Build cost inflation

Aff Hsg: 0%

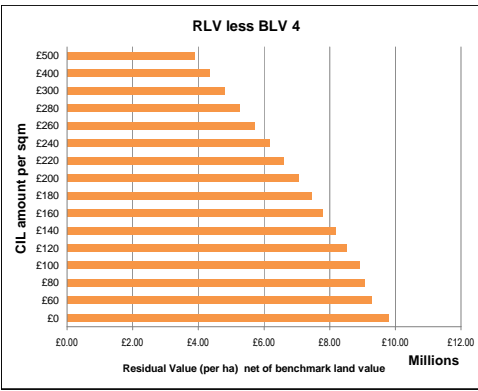
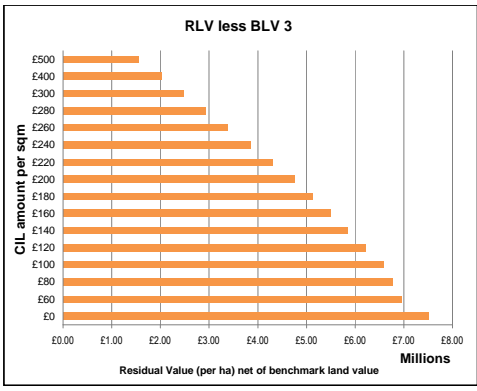
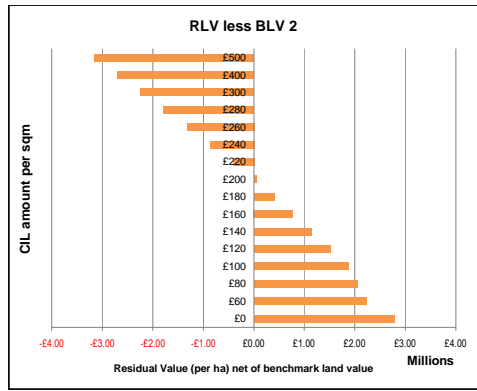
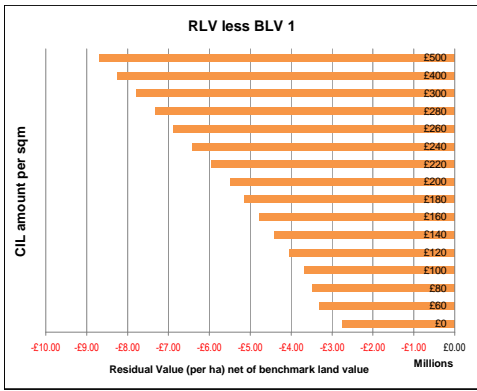
Site type 4 Description: Area 1 £4090 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,922,569	9,806,421	- 5,740,660	- 203,623	4,506,194	6,816,421
60	3,703,296	9,258,239	- 6,288,842	- 751,805	3,958,012	6,288,239
80	3,630,205	9,075,512	- 6,471,569	- 934,532	3,775,285	6,085,512
100	3,557,114	8,892,785	- 6,654,297	- 1,117,259	3,592,557	5,902,785
120	3,410,932	8,527,330	- 7,019,751	- 1,482,714	3,227,103	5,537,330
140	3,264,750	8,161,875	- 7,385,206	- 1,848,169	2,861,648	5,171,875
160	3,118,568	7,796,421	- 7,750,660	- 2,213,623	2,496,193	4,806,421
180	2,972,386	7,430,966	- 8,116,115	- 2,579,078	2,130,739	4,440,966
200	2,826,205	7,065,512	- 8,481,570	- 2,944,533	1,765,284	4,075,512
220	2,643,477	6,608,693	- 8,938,388	- 3,401,351	1,308,466	3,618,693
240	2,460,750	6,151,875	- 9,395,206	- 3,858,169	851,648	3,161,875
260	2,278,023	5,695,057	- 9,852,024	- 4,314,987	394,829	2,705,057
280	2,095,295	5,238,238	- 10,308,843	- 4,771,806	61,989	2,248,238
300	1,912,568	4,781,420	- 10,765,661	- 5,228,624	- 518,807	1,791,420
400	1,729,841	4,324,602	- 11,222,479	- 5,685,442	- 975,625	1,334,602
500	1,547,113	3,867,784	- 11,679,298	- 6,142,261	- 1,432,444	877,784



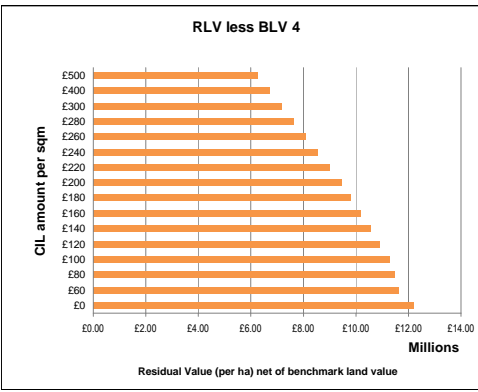
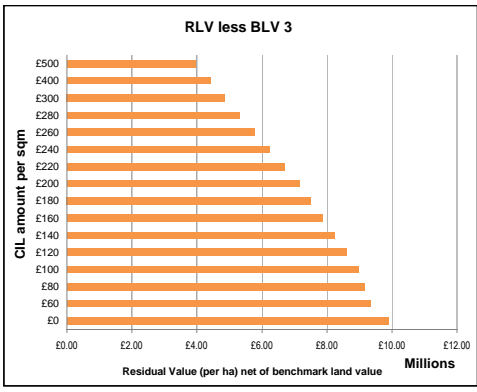
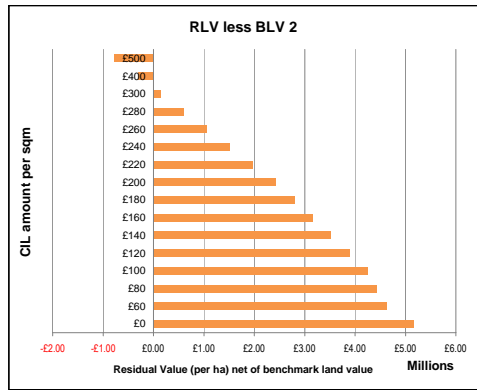
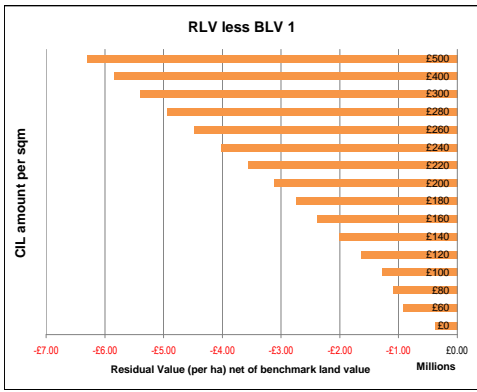
Site type 4 Description: Area 2 £4629 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,116,509	12,791,271	- 2,755,810	- 2,781,227	7,491,044	9,801,271
60	4,897,236	12,243,089	- 3,303,992	- 2,233,045	6,942,862	9,253,089
80	4,824,145	12,060,362	- 3,486,719	- 2,050,318	6,760,135	9,070,362
100	4,751,054	11,877,635	- 3,669,446	- 1,867,591	6,577,407	8,887,635
120	4,604,872	11,512,180	- 4,034,901	- 1,502,136	6,211,953	8,522,180
140	4,458,690	11,146,726	- 4,400,356	- 1,136,681	5,846,498	8,156,726
160	4,312,508	10,781,271	- 4,765,810	- 771,227	5,481,043	7,791,271
180	4,166,327	10,415,816	- 5,131,265	- 405,772	5,115,589	7,425,816
200	4,020,145	10,050,362	- 5,496,720	- 40,317	4,750,134	7,060,362
220	3,837,417	9,593,543	- 5,953,538	- 416,501	4,293,316	6,603,543
240	3,654,690	9,136,725	- 6,410,356	- 873,319	3,836,498	6,146,725
260	3,471,963	8,679,907	- 6,867,174	- 1,330,137	3,379,679	5,689,907
280	3,289,235	8,223,089	- 7,323,993	- 1,786,956	2,922,861	5,233,089
300	3,106,508	7,766,270	- 7,780,811	- 2,243,774	2,466,043	4,776,270
400	2,923,781	7,309,452	- 8,237,629	- 2,700,592	2,009,225	4,319,452
500	2,741,053	6,852,634	- 8,694,448	- 3,157,411	1,552,406	3,862,634



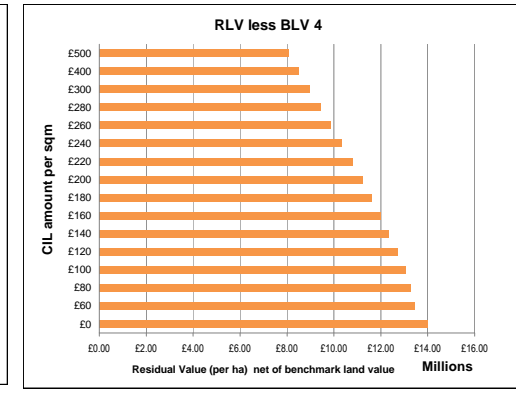
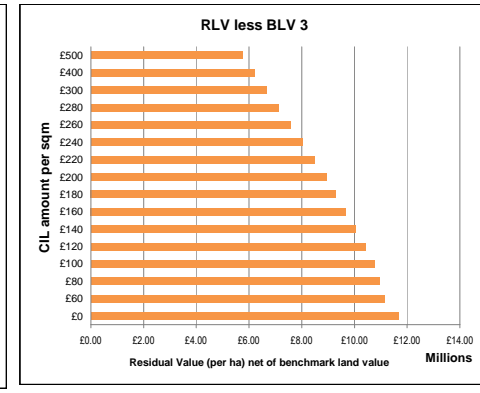
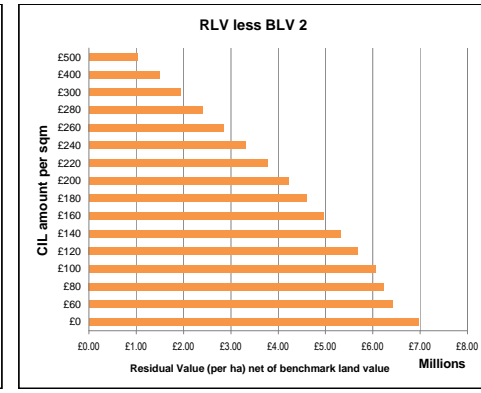
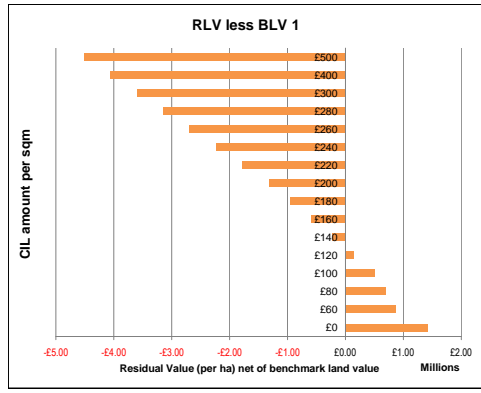
Site type 4 Description: Area 3 £5059 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,071,661	15,179,151	- 367,930	- 5,169,107	9,878,924	12,189,151
60	5,852,388	14,630,969	- 916,112	- 4,620,925	9,330,742	11,640,969
80	5,779,297	14,448,242	- 1,098,839	- 4,438,198	9,148,015	11,458,242
100	5,706,206	14,265,515	- 1,281,566	- 4,255,471	8,965,287	11,275,515
120	5,560,024	13,900,060	- 1,647,021	- 3,890,016	8,599,833	10,910,060
140	5,413,842	13,534,606	- 2,012,476	- 3,524,561	8,234,378	10,544,606
160	5,267,660	13,169,151	- 2,377,930	- 3,159,107	7,868,924	10,179,151
180	5,121,479	12,803,696	- 2,743,385	- 2,793,652	7,503,469	9,813,696
200	4,975,297	12,438,242	- 3,108,840	- 2,428,197	7,138,014	9,448,242
220	4,792,569	11,981,423	- 3,565,658	- 1,971,379	6,681,196	8,991,423
240	4,609,842	11,524,605	- 4,022,476	- 1,514,561	6,224,378	8,534,605
260	4,427,115	11,067,787	- 4,479,294	- 1,057,743	5,767,559	8,077,787
280	4,244,387	10,610,969	- 4,936,113	- 600,924	5,310,741	7,620,969
300	4,061,660	10,154,150	- 5,392,931	- 144,106	4,853,923	7,164,150
400	3,878,933	9,697,332	- 5,849,749	- 312,712	4,397,105	6,707,332
500	3,696,205	9,240,514	- 6,306,568	- 769,531	3,940,286	6,250,514



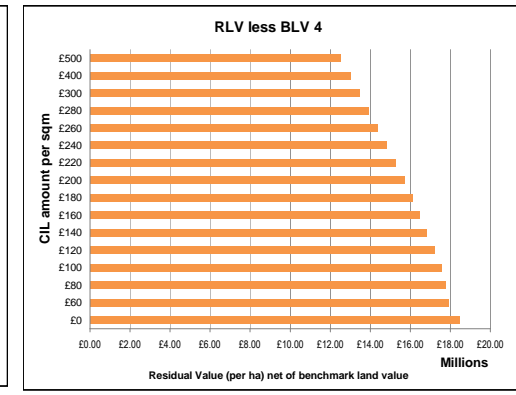
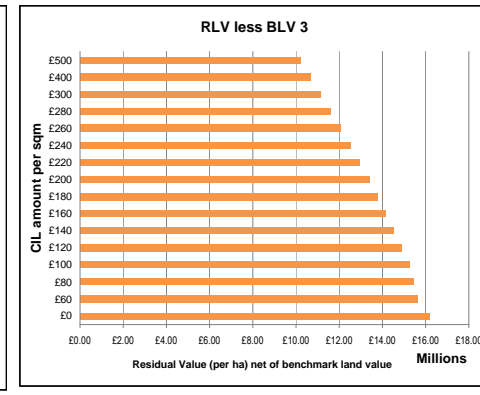
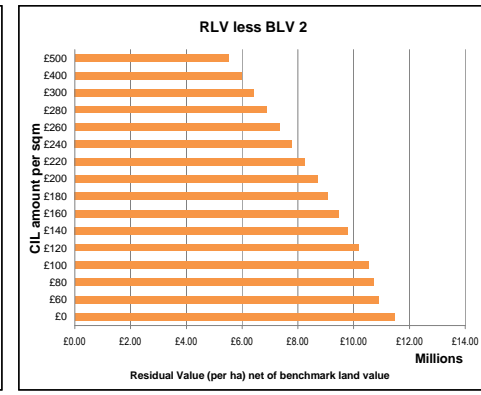
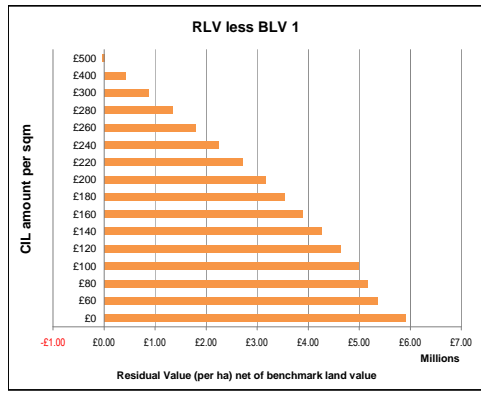
Site type 4 Description: **Area 4** £382 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,788,025	16,970,061	1,422,980	6,960,017	11,669,834	13,980,061
60	6,568,752	16,421,879	874,798	6,411,835	11,121,652	13,431,879
80	6,495,661	16,239,152	692,071	6,229,108	10,938,925	13,249,152
100	6,422,570	16,056,425	509,344	6,046,381	10,756,197	13,066,425
120	6,276,388	15,690,970	143,889	5,680,926	10,390,743	12,700,970
140	6,130,206	15,325,516	-221,566	5,315,471	10,025,288	12,335,516
160	5,984,024	14,960,061	-587,020	4,950,017	9,659,834	11,970,061
180	5,837,843	14,594,606	-952,475	4,584,562	9,294,379	11,604,606
200	5,691,661	14,229,152	-1,317,930	4,219,107	8,928,924	11,239,152
220	5,508,933	13,772,333	-1,774,748	3,762,289	8,472,106	10,782,333
240	5,326,206	13,315,515	-2,231,566	3,305,471	8,015,288	10,325,515
260	5,143,479	12,858,697	-2,688,384	2,848,653	7,558,469	9,868,697
280	4,960,751	12,401,879	-3,145,203	2,391,834	7,101,651	9,411,879
300	4,778,024	11,945,060	-3,602,021	1,935,016	6,644,833	8,955,060
400	4,595,297	11,488,242	-4,058,839	1,478,198	6,188,015	8,498,242
500	4,412,569	11,031,424	-4,515,658	1,021,379	5,731,196	8,041,424



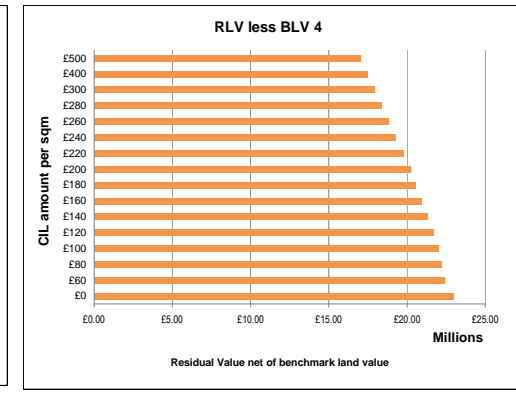
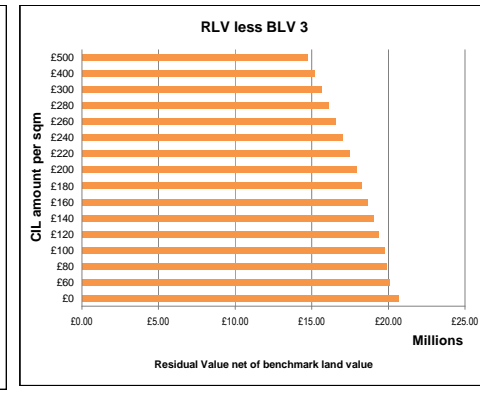
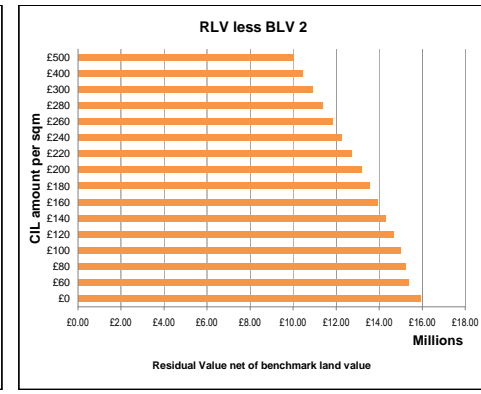
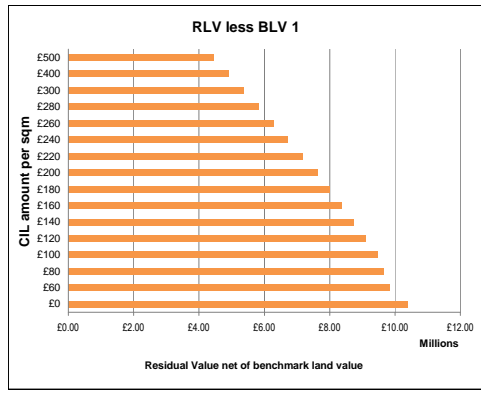
Site type 4 Description: **Area 5** £6189 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,578,935	21,447,336	5,900,255	11,437,292	16,147,109	18,457,336
60	8,359,662	20,899,154	5,352,073	10,889,110	15,598,927	17,909,154
80	8,296,571	20,716,427	5,169,346	10,706,383	15,416,200	17,726,427
100	8,213,480	20,533,700	4,986,619	10,523,656	15,233,472	17,543,700
120	8,067,298	20,168,245	4,621,164	10,158,201	14,868,018	17,178,245
140	7,921,116	19,802,791	4,255,709	9,792,746	14,502,563	16,812,791
160	7,774,934	19,437,336	3,890,255	9,427,292	14,137,109	16,447,336
180	7,628,753	19,071,881	3,524,800	9,061,837	13,771,654	16,081,881
200	7,482,571	18,706,427	3,159,345	8,696,382	13,406,199	15,716,427
220	7,299,843	18,249,608	2,793,889	8,330,927	13,040,743	15,350,970
240	7,117,116	17,792,790	2,428,434	7,965,471	12,675,288	14,985,515
260	6,934,389	17,335,972	2,062,979	7,600,016	12,309,833	14,620,060
280	6,751,661	16,879,154	1,697,524	7,234,561	11,944,379	14,254,606
300	6,568,934	16,422,335	1,332,069	6,869,106	11,578,924	13,889,151
400	6,386,207	15,965,517	866,614	6,503,651	11,213,479	13,523,697
500	6,203,480	15,508,699	401,159	6,138,196	10,848,024	13,158,242



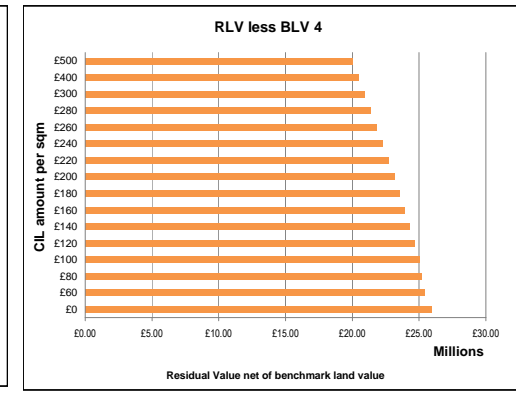
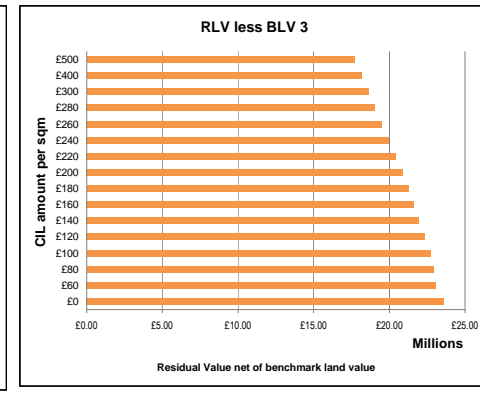
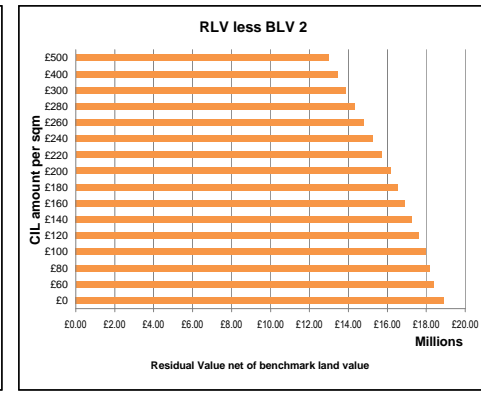
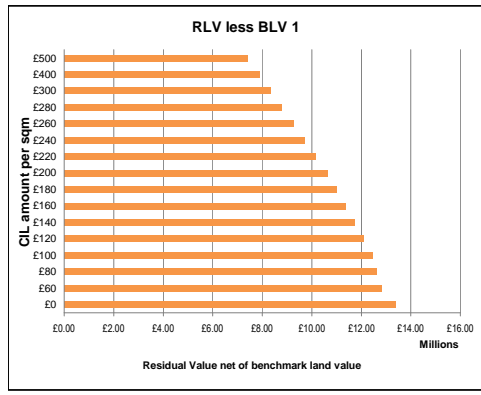
Site type 4 Description: **Area 6** £6997 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,369,845	25,924,611	10,377,530	15,914,567	20,624,384	22,934,611
60	10,150,572	25,376,429	9,829,348	15,366,385	20,076,202	22,386,429
80	10,077,481	25,193,702	9,646,621	15,183,658	19,893,475	22,203,702
100	10,004,390	25,010,975	9,463,894	15,000,931	19,710,747	22,020,975
120	9,858,208	24,645,520	9,098,439	14,635,476	19,345,293	21,655,520
140	9,712,026	24,280,066	8,732,984	14,270,021	18,979,838	21,290,066
160	9,565,844	23,914,611	8,367,529	13,904,566	18,614,384	20,924,611
180	9,419,663	23,549,156	8,002,074	13,539,112	18,248,929	20,559,156
200	9,273,481	23,183,702	7,636,620	13,173,658	17,883,474	20,193,702
220	9,090,753	22,726,883	7,179,802	12,716,839	17,426,656	19,736,883
240	8,908,026	22,270,065	6,722,984	12,260,021	16,969,838	19,280,065
260	8,725,299	21,813,247	6,266,166	11,803,203	16,513,020	18,823,247
280	8,542,571	21,356,429	5,809,347	11,346,384	16,056,202	18,366,429
300	8,359,844	20,899,610	5,352,529	10,889,566	15,599,383	17,909,610
400	8,177,117	20,442,792	4,895,711	10,432,748	15,142,565	17,452,792
500	7,994,390	19,985,974	4,438,893	9,975,930	14,685,746	16,995,974



Site type 4 Description: **Area 7** £7535 psm 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,563,785	28,909,461	13,362,380	18,899,417	23,609,234	25,919,461
60	11,344,512	28,361,280	12,814,198	18,351,235	23,061,052	25,371,280
80	11,271,421	28,178,552	12,631,471	18,168,508	22,878,325	25,188,552
100	11,198,330	27,995,825	12,448,744	17,985,781	22,695,597	25,005,825
120	11,052,148	27,630,370	12,083,289	17,620,326	22,330,143	24,640,370
140	10,905,966	27,264,916	11,717,834	17,254,871	21,964,688	24,274,916
160	10,759,784	26,899,461	11,352,380	16,889,417	21,599,234	23,909,461
180	10,613,603	26,534,006	10,986,925	16,523,962	21,233,779	23,544,006
200	10,467,421	26,168,552	10,621,471	16,158,508	20,868,324	23,178,552
220	10,284,693	25,711,733	10,164,652	15,793,053	20,502,870	22,813,097
240	10,101,966	25,254,915	9,707,834	15,427,598	20,137,415	22,447,642
260	9,919,239	24,798,097	9,251,016	14,788,053	19,497,870	21,808,097
280	9,736,511	24,341,279	8,794,197	14,331,234	19,041,051	21,351,279
300	9,553,784	23,884,460	8,337,379	13,874,416	18,584,233	20,894,460
400	9,371,057	23,427,642	7,880,561	13,417,598	18,127,415	20,437,642
500	9,188,330	22,970,824	7,423,743	12,960,780	17,670,596	19,980,824



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 "Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 4

50 UNITS

FLATS

125 UPH Net area as percentage of gross

100%

CSH level: 4 on AH

Sales value inflation

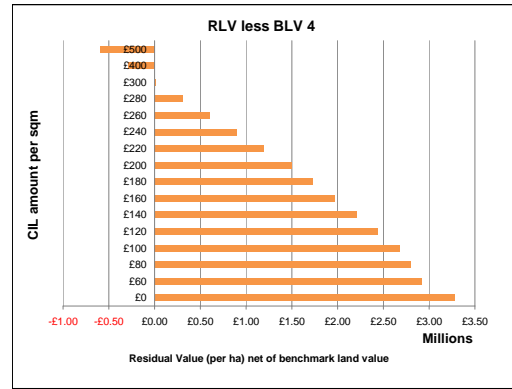
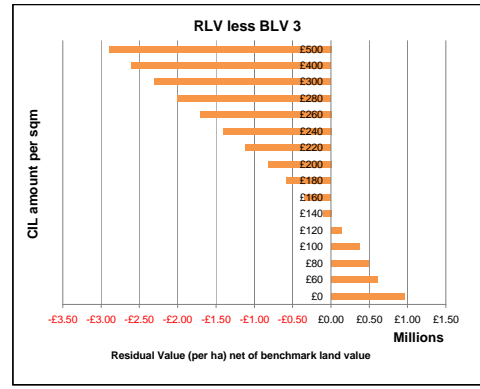
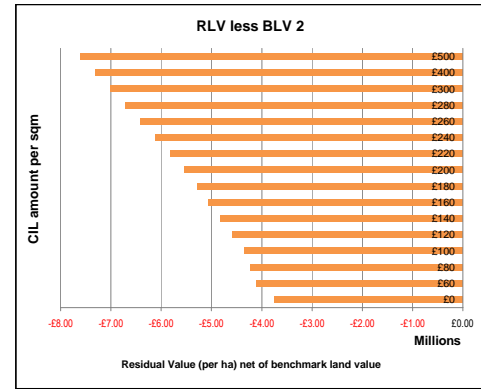
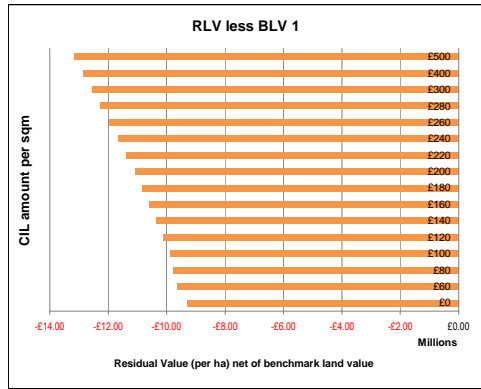
4 on private

Build cost inflation

Aff Hsg: 35% Affordable Rent

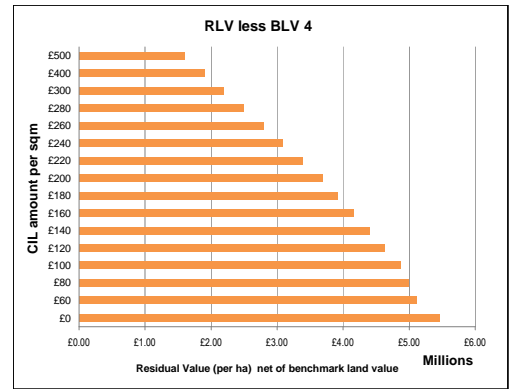
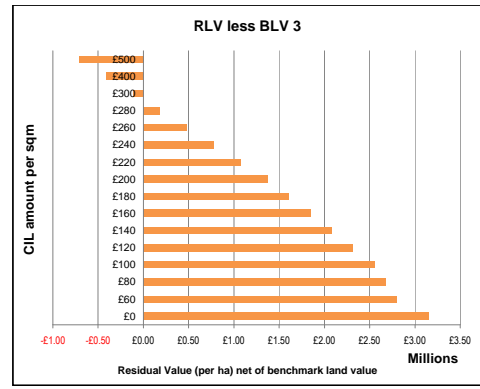
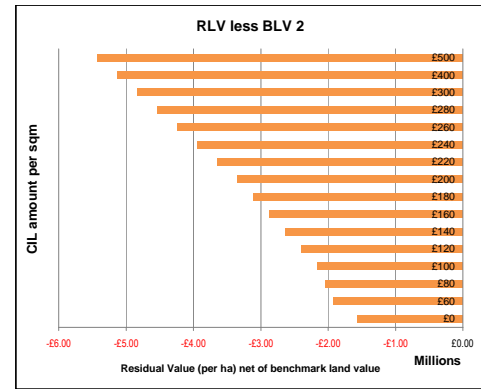
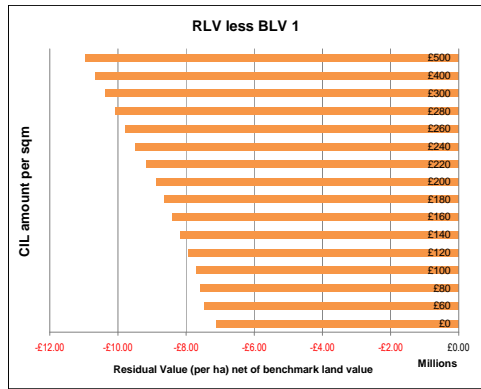
Site type 4 Description: **Area 1 £4090 psm** 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,505,330	6,263,325	-9,283,756	-3,746,719	963,098	3,273,325
60	2,362,803	5,907,007	-9,640,074	-4,103,037	606,780	2,917,007
80	2,315,294	5,788,234	-9,758,847	-4,221,810	488,007	2,798,234
100	2,267,785	5,669,461	-9,877,620	-4,340,583	369,234	2,679,461
120	2,172,766	5,431,916	-10,115,165	-4,578,128	131,689	2,441,916
140	2,077,748	5,194,370	-10,352,711	-4,815,674	-105,857	2,204,370
160	1,982,730	4,956,825	-10,590,256	-5,053,219	-343,402	1,966,825
180	1,887,712	4,719,279	-10,827,802	-5,290,765	-580,948	1,729,279
200	1,792,694	4,481,734	-11,065,347	-5,528,310	-818,493	1,491,734
220	1,673,921	4,184,802	-11,362,279	-5,825,242	-1,115,425	1,194,802
240	1,555,148	3,887,870	-11,659,211	-6,122,174	-1,412,357	897,870
260	1,436,375	3,590,938	-11,956,143	-6,419,106	-1,709,289	600,938
280	1,317,603	3,294,006	-12,253,075	-6,716,038	-2,006,221	304,006
300	1,198,830	2,997,075	-12,550,007	-7,012,970	-2,303,153	7,075
400	1,080,057	2,700,143	-12,846,939	-7,309,902	-2,600,085	-289,857
500	961,284	2,403,211	-13,143,870	-7,606,833	-2,897,017	-586,789



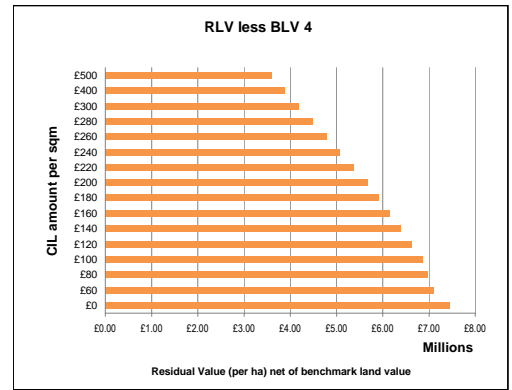
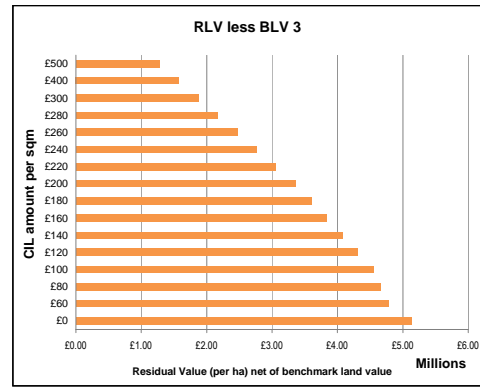
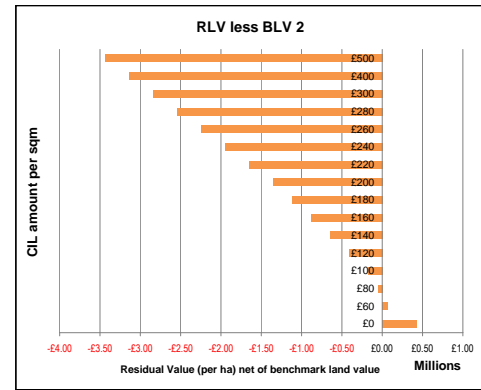
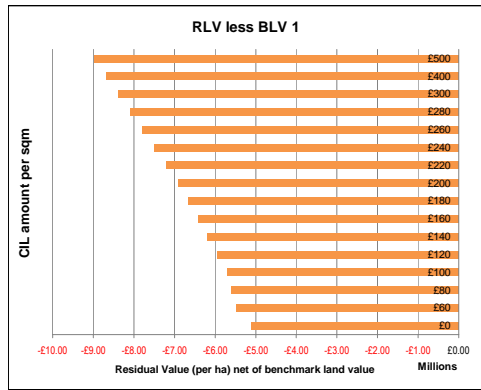
Site type 4 Description: **Area 2 £4629 psm** 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,379,536	8,448,839	-7,098,242	-1,561,205	3,148,612	5,458,839
60	3,237,008	8,092,521	-7,454,561	-1,917,524	2,792,293	5,102,521
80	3,189,499	7,973,748	-7,573,333	-2,036,296	2,673,521	4,983,748
100	3,141,990	7,854,975	-7,692,106	-2,155,069	2,554,748	4,864,975
120	3,046,972	7,617,430	-7,929,652	-2,392,615	2,317,202	4,627,430
140	2,951,954	7,379,884	-8,167,197	-2,630,160	2,079,657	4,389,884
160	2,856,935	7,142,339	-8,404,743	-2,867,706	1,842,111	4,152,339
180	2,761,917	6,904,793	-8,642,288	-3,105,251	1,604,566	3,914,793
200	2,666,899	6,667,248	-8,879,834	-3,342,797	1,367,020	3,677,248
220	2,548,126	6,370,316	-9,176,766	-3,639,728	1,070,088	3,380,316
240	2,429,354	6,073,384	-9,473,697	-3,936,660	773,156	3,083,384
260	2,310,581	5,776,452	-9,770,629	-4,233,592	476,225	2,786,452
280	2,191,808	5,479,520	-10,067,561	-4,530,524	179,293	2,489,520
300	2,073,035	5,182,588	-10,364,493	-4,827,456	-117,639	2,192,588
400	1,954,263	4,885,656	-10,661,425	-5,124,388	-414,571	1,895,656
500	1,835,490	4,588,724	-10,958,357	-5,421,320	-711,503	1,598,724



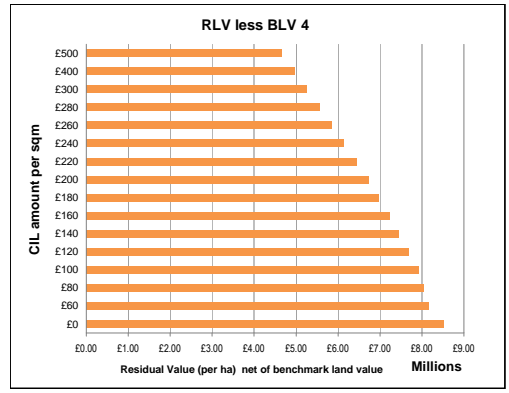
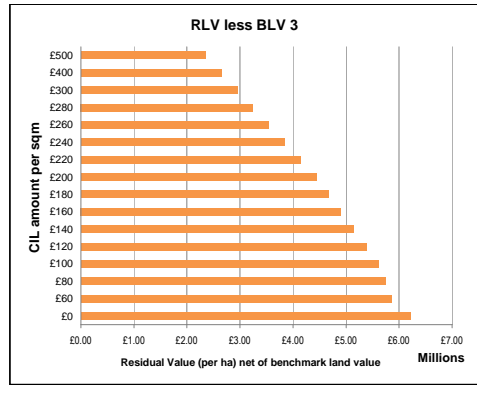
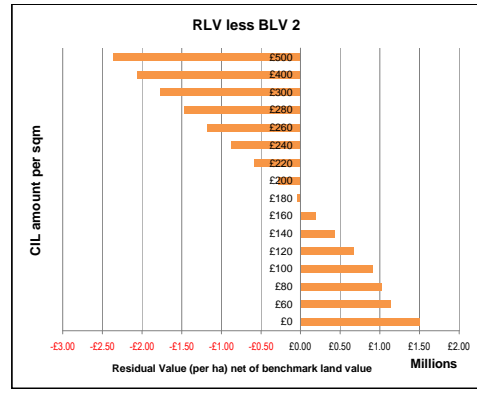
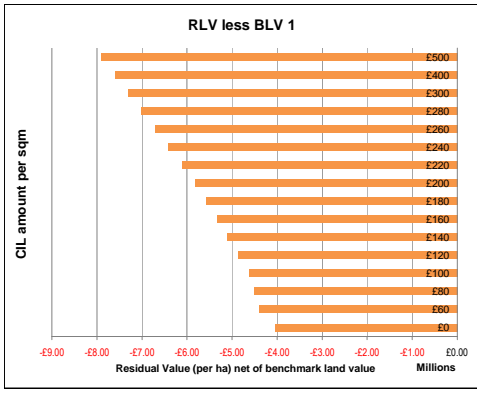
Site type 4 Description: **Area 3 £5059 psm** 0 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,173,652	10,434,131	-5,112,951	-424,086	5,133,903	7,444,131
60	4,031,125	10,077,812	-5,469,269	-67,768	4,777,585	7,087,812
80	3,983,616	9,959,040	-5,588,042	-51,005	4,658,812	6,969,040
100	3,936,107	9,840,267	-5,706,814	-169,777	4,540,039	6,850,267
120	3,841,089	9,602,721	-5,944,360	-407,323	4,302,494	6,612,721
140	3,746,070	9,365,176	-6,181,905	-644,868	4,064,948	6,375,176
160	3,651,052	9,127,630	-6,419,451	-882,414	3,827,403	6,137,630
180	3,556,034	8,890,085	-6,656,996	-1,119,959	3,589,857	5,900,085
200	3,461,016	8,652,539	-6,894,542	-1,357,505	3,352,312	5,662,539
220	3,342,243	8,355,607	-7,191,474	-1,654,437	3,055,380	5,365,607
240	3,223,470	8,058,676	-7,488,406	-1,951,369	2,758,448	5,068,676
260	3,104,697	7,761,744	-7,785,338	-2,248,301	2,461,516	4,771,744
280	2,985,925	7,464,812	-8,082,270	-2,545,232	2,164,584	4,474,812
300	2,867,152	7,167,880	-8,379,201	-2,842,164	1,867,652	4,177,880
400	2,748,379	6,870,948	-8,676,133	-3,139,096	1,570,721	3,880,948
500	2,629,606	6,574,016	-8,973,065	-3,436,028	1,273,789	3,584,016



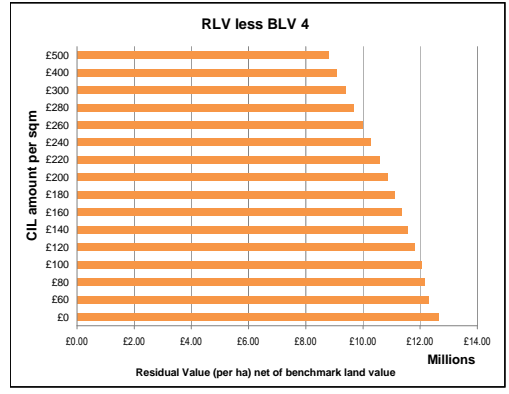
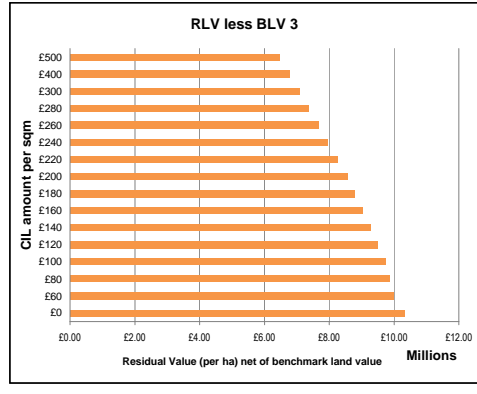
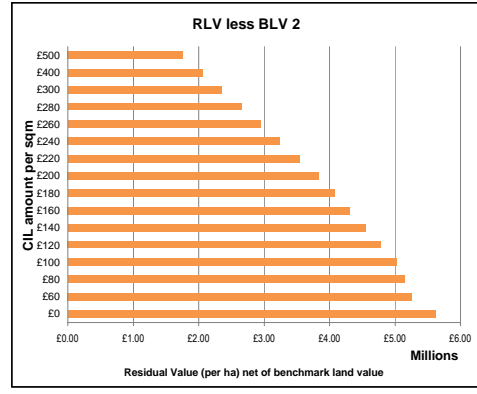
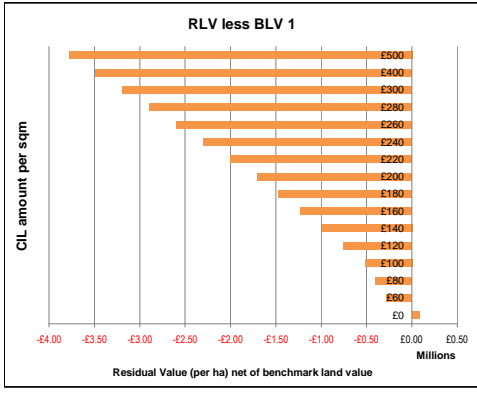
Site type 4 | Description: **Area 4** | **£5382 psm** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,603,423	11,508,558	-4,038,523	1,498,514	6,208,331	8,518,558
60	4,460,896	11,152,240	-4,394,841	1,142,196	5,852,012	8,162,240
80	4,413,387	11,033,467	-4,513,614	1,023,423	5,733,240	8,043,467
100	4,365,878	10,914,694	-4,632,387	904,650	5,614,467	7,924,694
120	4,270,860	10,677,149	-4,869,932	667,105	5,376,921	7,687,149
140	4,175,841	10,439,603	-5,107,478	429,559	5,139,376	7,449,603
160	4,080,823	10,202,058	-5,345,023	192,014	4,901,830	7,212,058
180	3,985,805	9,964,512	-5,582,569	45,532	4,664,285	6,974,512
200	3,890,787	9,726,967	-5,820,114	283,077	4,426,739	6,736,967
220	3,772,014	9,430,035	-6,117,046	580,009	4,129,807	6,440,035
240	3,653,241	9,133,103	-6,413,978	876,941	3,832,876	6,143,103
260	3,534,468	8,836,171	-6,710,910	1,173,873	3,535,944	5,846,171
280	3,415,696	8,539,239	-7,007,842	1,470,805	3,239,012	5,549,239
300	3,296,923	8,242,307	-7,304,774	1,767,737	2,942,080	5,252,307
400	3,178,150	7,945,375	-7,601,706	2,064,669	2,645,148	4,955,375
500	3,059,377	7,648,444	-7,898,638	2,361,601	2,348,216	4,658,444



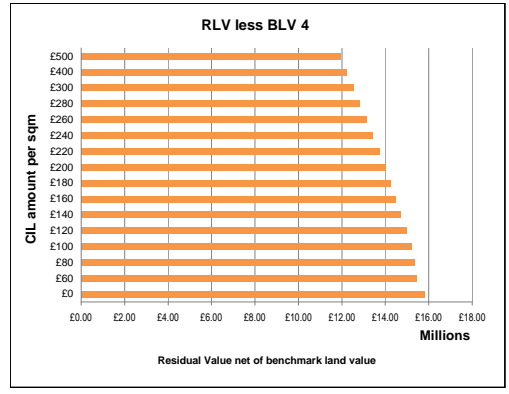
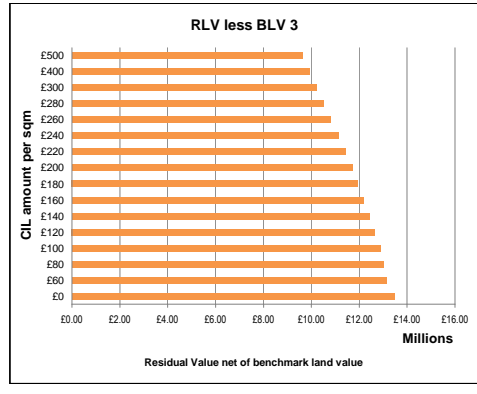
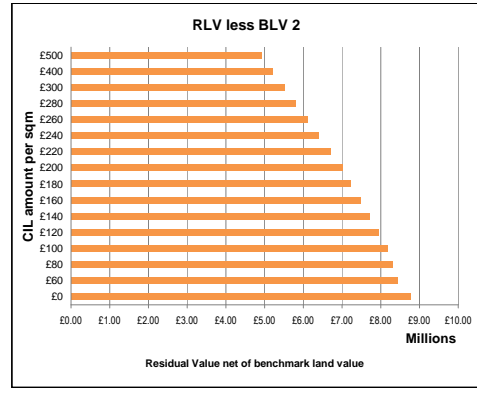
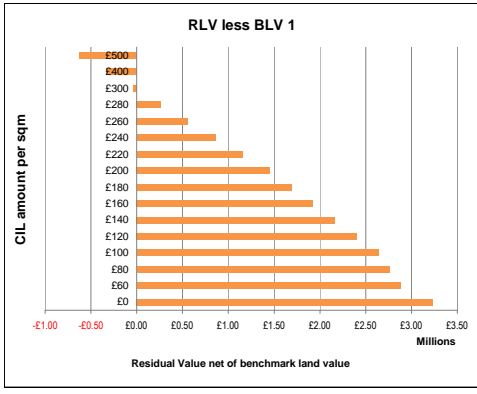
Site type 4 | Description: **Area 5** | **£6189 psm** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,249,646	15,624,115	77,033	5,614,070	10,323,887	12,634,115
60	6,107,119	15,267,796	-279,285	5,257,752	9,967,569	12,277,796
80	6,059,609	15,149,023	-398,058	5,138,979	9,848,796	12,159,023
100	6,012,100	15,030,251	-516,831	5,020,207	9,730,023	12,040,251
120	5,917,082	14,792,705	-754,376	4,782,661	9,492,478	11,802,705
140	5,822,064	14,555,160	-991,922	4,545,116	9,254,932	11,565,160
160	5,727,046	14,317,614	-1,229,467	4,307,570	9,017,387	11,327,614
180	5,632,027	14,080,069	-1,467,013	4,070,024	8,779,841	11,090,069
200	5,537,009	13,842,523	-1,704,558	3,832,479	8,542,296	10,852,523
220	5,418,237	13,545,591	-2,001,490	3,535,547	8,245,364	10,555,591
240	5,299,464	13,248,659	-2,298,422	3,238,615	7,948,432	10,258,659
260	5,180,691	12,951,728	-2,595,354	2,941,683	7,651,500	9,961,728
280	5,061,918	12,654,796	-2,892,286	2,644,751	7,354,568	9,664,796
300	4,943,146	12,357,864	-3,189,217	2,347,820	7,057,636	9,367,864
400	4,824,373	12,060,932	-3,486,149	2,050,888	6,760,705	9,070,932
500	4,705,600	11,764,000	-3,783,081	1,753,956	6,463,773	8,774,000



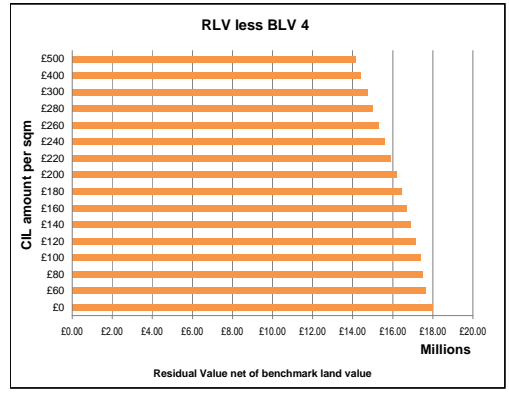
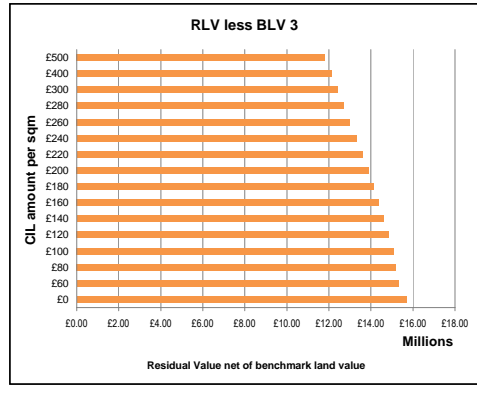
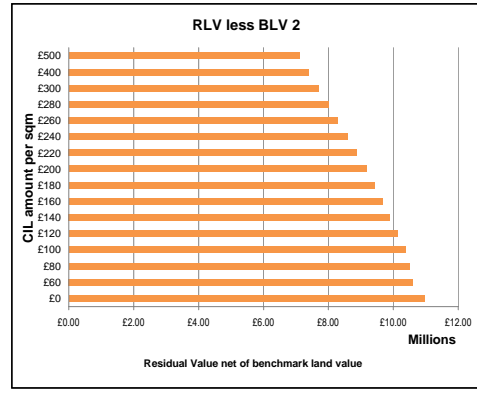
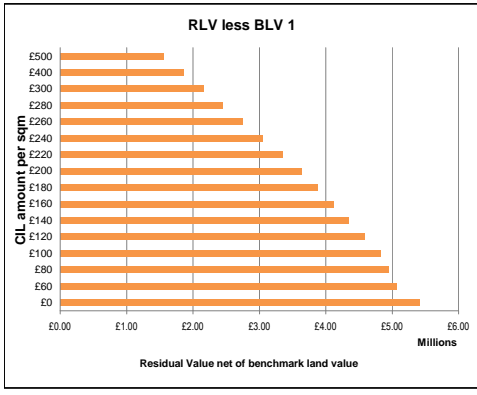
Site type 4 | Description: **Area 6** | **£6997 psm** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,511,772	18,779,431	3,232,350	8,769,387	13,479,204	15,789,431
60	7,369,245	18,423,113	2,876,031	8,413,068	13,122,885	15,433,113
80	7,321,736	18,304,340	2,757,259	8,294,296	13,004,113	15,314,340
100	7,274,227	18,185,567	2,638,486	8,175,523	12,885,340	15,195,567
120	7,179,209	17,948,022	2,400,940	7,937,977	12,647,794	14,958,022
140	7,084,190	17,710,476	2,163,395	7,700,432	12,410,249	14,720,476
160	6,989,172	17,472,931	1,925,849	7,462,886	12,172,703	14,482,931
180	6,894,154	17,235,385	1,688,304	7,225,341	11,935,158	14,245,385
200	6,799,136	16,997,840	1,450,758	6,987,795	11,697,612	14,007,840
220	6,680,363	16,700,908	1,153,826	6,690,864	11,400,680	13,710,908
240	6,561,590	16,403,976	856,895	6,393,932	11,103,748	13,413,976
260	6,442,818	16,107,044	559,963	6,097,000	10,806,817	13,117,044
280	6,324,045	15,810,112	263,031	5,800,068	10,509,885	12,820,112
300	6,205,272	15,513,180	-33,901	5,503,136	10,212,953	12,523,180
400	6,086,499	15,216,248	-330,833	5,206,204	9,916,021	12,226,248
500	5,967,727	14,919,316	-627,765	4,909,272	9,619,089	11,929,316



Site type 4 | Description: **Area 7** | **£7535 psm** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,385,978	20,964,945	5,417,863	10,954,900	15,664,717	17,974,945
60	8,243,451	20,608,626	5,061,545	10,598,582	15,308,399	17,618,626
80	8,195,941	20,489,854	4,942,772	10,479,809	15,189,626	17,499,854
100	8,148,432	20,371,081	4,824,000	10,361,037	15,070,853	17,381,081
120	8,053,414	20,133,535	4,586,454	10,123,491	14,833,308	17,143,535
140	7,958,396	19,896,000	4,348,909	9,885,946	14,595,762	16,906,000
160	7,863,378	19,658,444	4,111,363	9,648,400	14,358,217	16,668,444
180	7,768,360	19,420,889	3,873,818	9,410,855	14,120,671	16,430,889
200	7,673,341	19,183,353	3,636,272	9,173,309	13,883,126	16,193,353
220	7,554,569	18,886,421	3,339,340	8,876,377	13,586,194	15,896,421
240	7,435,796	18,589,490	3,042,408	8,579,445	13,289,262	15,599,490
260	7,317,023	18,292,558	2,745,476	8,282,513	12,992,330	15,302,558
280	7,198,250	17,995,626	2,448,545	7,985,582	12,695,398	15,005,626
300	7,079,478	17,698,694	2,151,613	7,688,650	12,398,466	14,708,694
400	6,960,705	17,401,762	1,854,681	7,391,718	12,101,535	14,411,762
500	6,841,932	17,104,830	1,557,749	7,094,786	11,804,603	14,114,830



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 5
 100 UNITS
 FLATS
 200 UPH Net area as percentage of gross

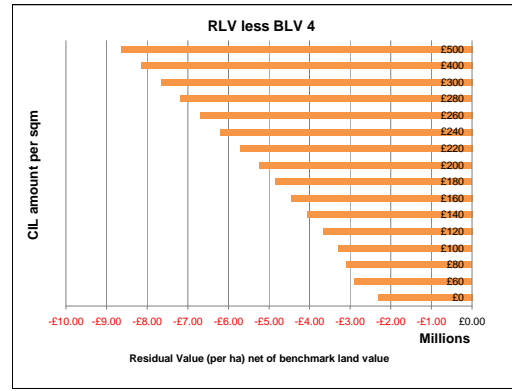
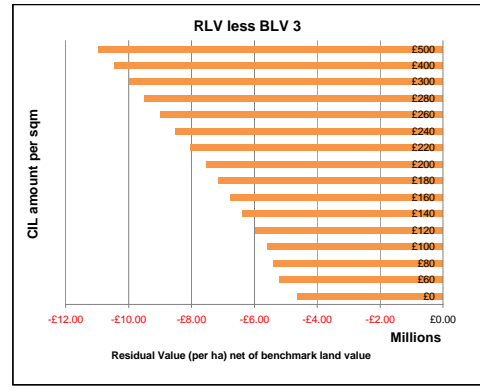
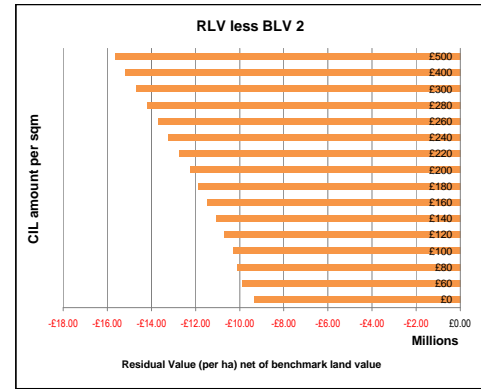
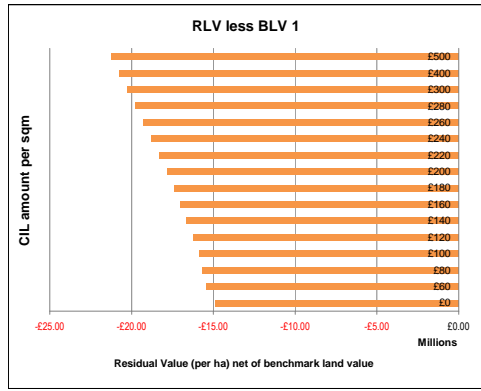
100%

CSH level: 4 on AH
 4 on private
 Aff Hsg: 35%

Sales value inflation
 Build cost inflation

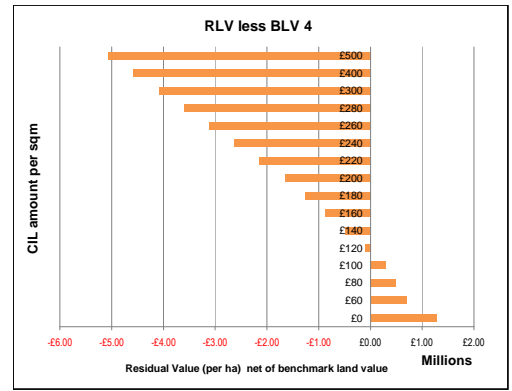
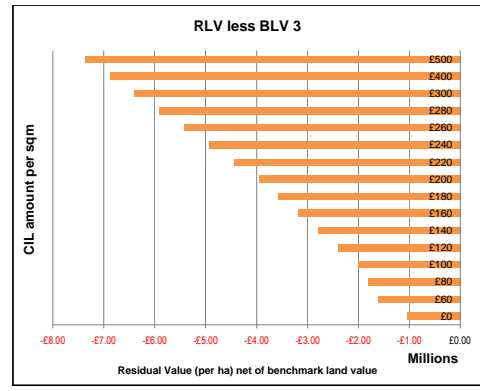
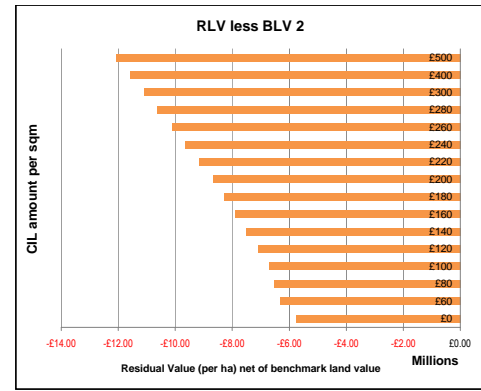
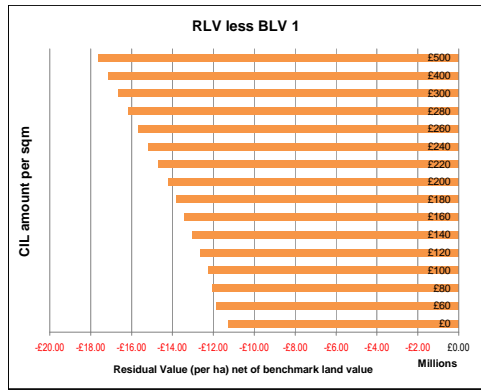
Site type 5 Description: **Area 1 £4090 psm** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	340,763	681,526	-14,865,555	-9,328,518	-4,618,701	-2,308,474
60	48,542	97,083	-15,449,998	-9,912,961	-5,203,144	-2,892,917
80	-48,866	-97,731	-15,644,812	-10,107,775	-5,397,959	-3,087,731
100	-146,273	-292,545	-15,839,627	-10,302,590	-5,592,773	-3,282,545
120	-341,087	-682,174	-16,229,255	-10,692,218	-5,982,401	-3,672,174
140	-535,901	-1,071,803	-16,618,884	-11,081,847	-6,372,030	-4,061,803
160	-730,716	-1,461,431	-17,008,512	-11,471,475	-6,761,658	-4,451,431
180	-925,530	-1,851,060	-17,398,141	-11,861,104	-7,151,287	-4,841,060
200	-1,120,344	-2,240,688	-17,787,769	-12,250,732	-7,540,916	-5,230,688
220	-1,363,862	-2,727,724	-18,274,805	-12,737,768	-8,027,951	-5,717,724
240	-1,607,380	-3,214,760	-18,761,841	-13,224,804	-8,514,987	-6,204,760
260	-1,850,898	-3,701,795	-19,248,876	-13,711,839	-9,002,023	-6,691,795
280	-2,094,415	-4,188,831	-19,735,912	-14,198,875	-9,489,058	-7,178,831
300	-2,337,933	-4,675,867	-20,222,948	-14,685,911	-9,976,094	-7,665,867
400	-2,581,451	-5,162,902	-20,709,984	-15,172,946	-10,463,130	-8,152,902
500	-2,824,969	-5,649,938	-21,197,019	-15,659,982	-10,950,165	-8,639,938



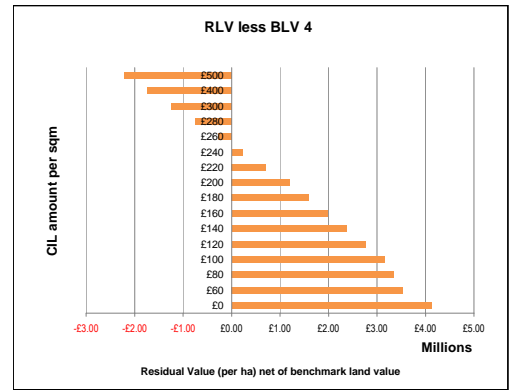
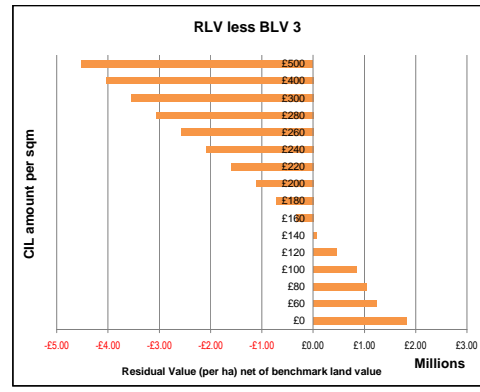
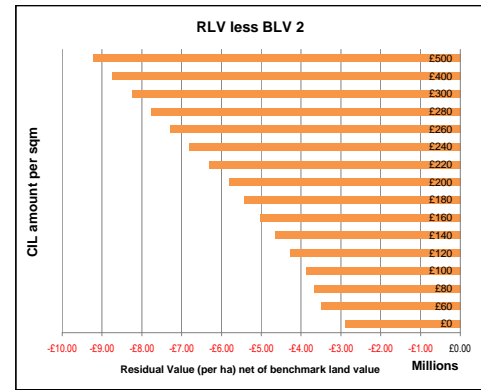
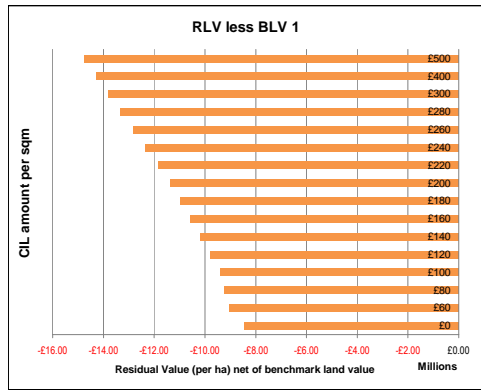
Site type 5 Description: **Area 2 £4629 psm** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,130,778	4,261,556	-11,285,525	-5,748,488	-1,038,671	-1,271,556
60	1,838,557	3,677,113	-11,869,968	-6,332,931	-1,623,114	-687,113
80	1,741,149	3,482,299	-12,064,782	-6,527,745	-1,817,928	-492,299
100	1,643,742	3,287,485	-12,259,597	-6,722,560	-2,012,743	-297,485
120	1,448,928	2,897,856	-12,649,225	-7,112,188	-2,402,371	-92,144
140	1,254,114	2,508,228	-13,038,854	-7,501,817	-2,792,000	-481,772
160	1,059,300	2,118,599	-13,428,482	-7,891,445	-3,181,628	-871,401
180	864,485	1,728,971	-13,818,111	-8,281,074	-3,571,257	-1,261,029
200	669,671	1,339,342	-14,207,739	-8,670,702	-3,960,885	-1,650,658
220	474,857	949,713	-14,597,367	-9,060,330	-4,350,513	-2,040,296
240	279,043	559,084	-14,987,000	-9,450,000	-4,740,142	-2,430,000
260	83,229	168,458	-15,376,632	-9,839,668	-5,129,770	-2,819,714
280	-172,585	-345,170	-15,766,264	-10,229,336	-5,519,398	-3,209,428
300	-367,771	-734,542	-16,155,900	-10,619,000	-5,909,026	-3,599,142
400	-791,436	-1,582,872	-17,129,953	-11,592,916	-6,883,100	-4,572,872
500	-1,034,954	-2,069,908	-17,616,989	-12,079,952	-7,370,135	-5,059,908



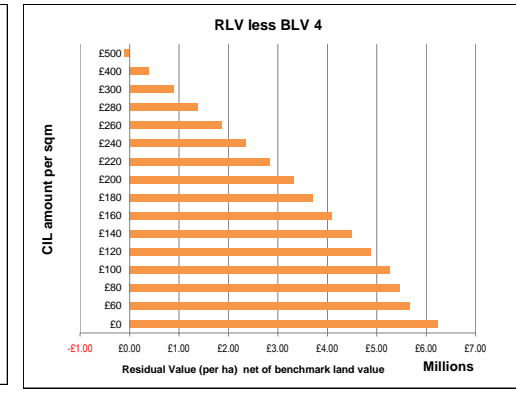
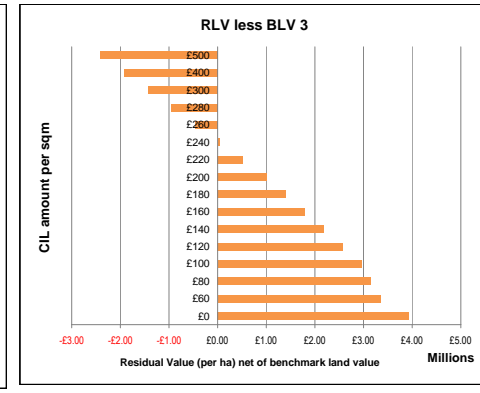
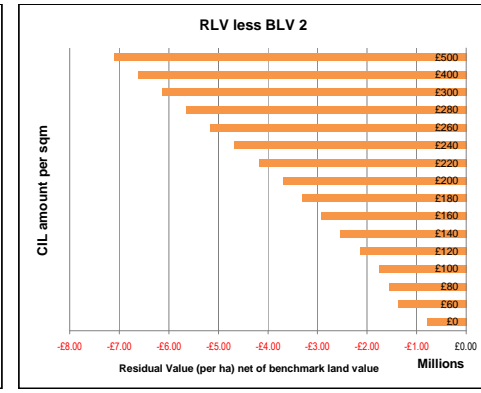
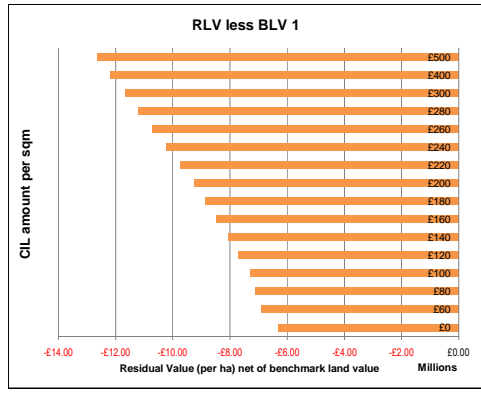
Site type 5 Description: **Area 3 £5059 psm** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,554,605	7,109,211	-8,437,870	-2,900,833	-1,808,984	-4,119,211
60	3,262,384	6,524,768	-9,022,313	-3,485,276	-1,224,541	-3,534,768
80	3,164,977	6,329,954	-9,217,127	-3,680,090	-1,029,726	-3,339,954
100	3,067,570	6,135,140	-9,411,942	-3,874,905	-834,912	-3,145,140
120	2,872,756	5,745,511	-9,801,570	-4,264,533	-445,284	-2,755,511
140	2,677,941	5,355,882	-10,191,199	-4,654,162	-55,655	-2,365,882
160	2,483,127	4,966,254	-10,580,827	-5,043,790	-333,973	-1,976,254
180	2,288,313	4,576,625	-10,970,456	-5,433,419	-723,602	-1,586,625
200	2,093,498	4,186,997	-11,360,084	-5,823,047	-1,113,231	-1,196,997
220	1,849,981	3,699,961	-11,847,120	-6,310,083	-1,600,266	-709,961
240	1,606,463	3,212,925	-12,334,156	-6,797,119	-2,087,302	-222,925
260	1,362,945	2,725,890	-12,821,191	-7,284,154	-2,574,338	-264,110
280	1,119,427	2,238,854	-13,308,227	-7,771,190	-3,061,373	-751,146
300	875,909	1,751,818	-13,795,263	-8,258,226	-3,548,409	-1,238,182
400	632,391	1,264,783	-14,282,299	-8,745,261	-4,035,445	-1,725,217
500	388,874	777,747	-14,769,334	-9,232,297	-4,522,480	-2,212,253



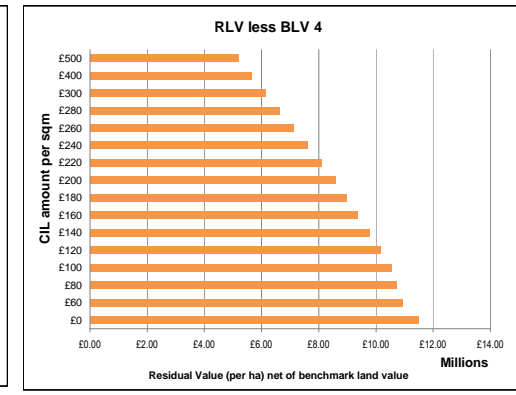
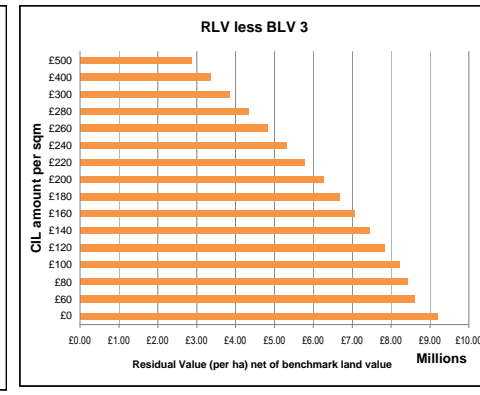
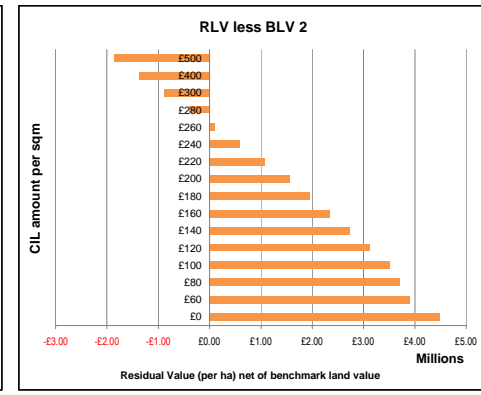
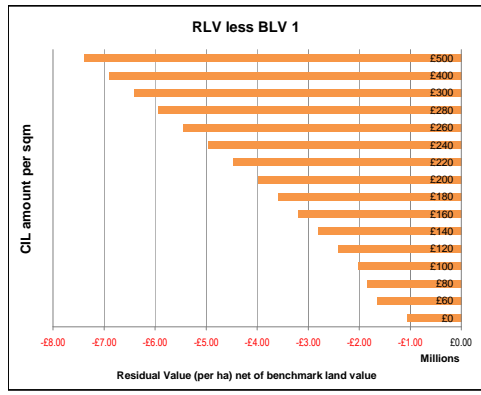
Site type 5 Description: **Area 4** £5382 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,613,994	9,227,987	-6,319,094	-782,057	-3,927,760	-6,237,987
60	4,321,772	8,643,545	-6,903,537	-1,366,500	-3,343,317	-5,653,545
80	4,224,365	8,448,730	-7,098,351	-1,561,314	-3,148,503	-5,458,730
100	4,126,958	8,253,916	-7,293,165	-1,756,128	-2,953,689	-5,263,916
120	3,932,144	7,864,287	-7,682,794	-2,145,757	-2,564,060	-4,874,287
140	3,737,329	7,474,659	-8,072,422	-2,535,385	-2,174,431	-4,484,659
160	3,542,515	7,085,030	-8,462,051	-2,925,014	-1,784,803	-4,095,030
180	3,347,701	6,695,402	-8,851,679	-3,314,642	-1,395,174	-3,705,402
200	3,152,887	6,305,773	-9,241,308	-3,704,271	-1,005,546	-3,315,773
220	2,909,369	5,818,738	-9,728,344	-4,191,307	-518,510	-2,828,738
240	2,665,851	5,331,702	-10,215,379	-4,678,342	-31,474	-2,341,702
260	2,422,333	4,844,666	-10,702,415	-5,165,378	-455,561	-1,854,666
280	2,178,815	4,357,631	-11,189,451	-5,652,414	-942,597	-1,367,631
300	1,935,297	3,870,595	-11,676,486	-6,139,449	-1,429,633	-880,595
400	1,691,780	3,383,559	-12,163,522	-6,626,485	-1,916,668	-393,559
500	1,448,262	2,896,523	-12,650,558	-7,113,521	-2,403,704	-93,477



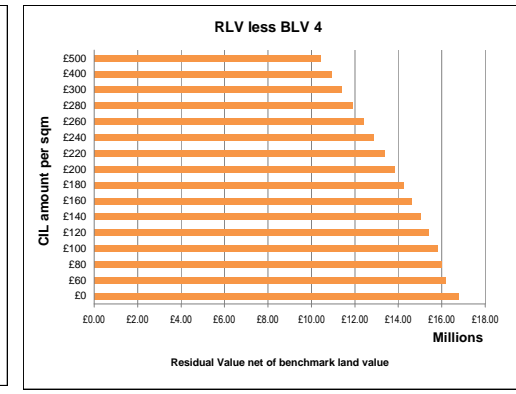
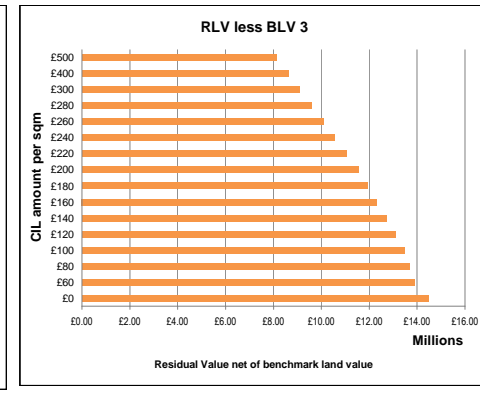
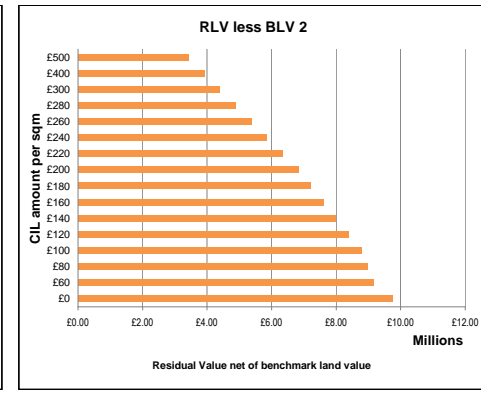
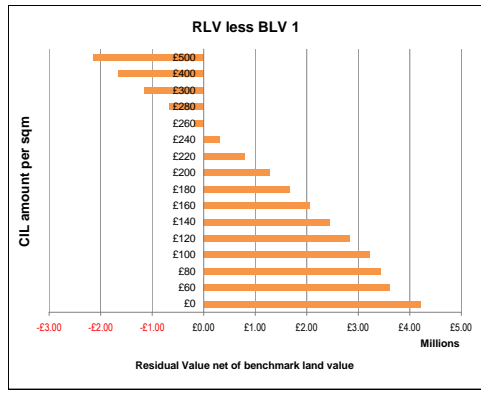
Site type 5 Description: **Area 5** £6189 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,243,903	14,487,806	-1,059,275	-4,477,762	-9,187,579	-11,497,806
60	6,951,682	13,903,363	-1,643,718	-3,893,319	-8,603,136	-10,913,363
80	6,854,275	13,708,549	-1,838,532	-3,698,505	-8,408,322	-10,718,549
100	6,756,867	13,513,735	-2,033,346	-3,503,691	-8,213,507	-10,523,735
120	6,562,053	13,124,106	-2,422,975	-3,114,062	-7,823,879	-10,134,106
140	6,367,239	12,734,478	-2,812,603	-2,724,434	-7,434,250	-9,744,478
160	6,172,425	12,344,849	-3,202,232	-2,334,805	-7,044,622	-9,354,849
180	5,977,610	11,955,221	-3,591,861	-1,945,176	-6,654,993	-8,965,221
200	5,782,796	11,565,592	-3,981,489	-1,555,548	-6,265,365	-8,575,592
220	5,539,278	11,078,556	-4,468,525	-1,068,512	-5,778,329	-8,088,556
240	5,295,760	10,591,521	-4,955,560	-581,477	-5,291,293	-7,601,521
260	5,052,243	10,104,485	-5,442,596	-94,441	-4,804,258	-7,114,485
280	4,808,725	9,617,449	-5,929,632	-392,595	-4,317,222	-6,627,449
300	4,565,207	9,130,414	-6,416,668	-879,630	-3,830,186	-6,140,414
400	4,321,689	8,643,378	-6,903,703	-1,366,666	-3,343,151	-5,653,378
500	4,078,171	8,156,342	-7,390,739	-1,853,702	-2,856,115	-5,166,342



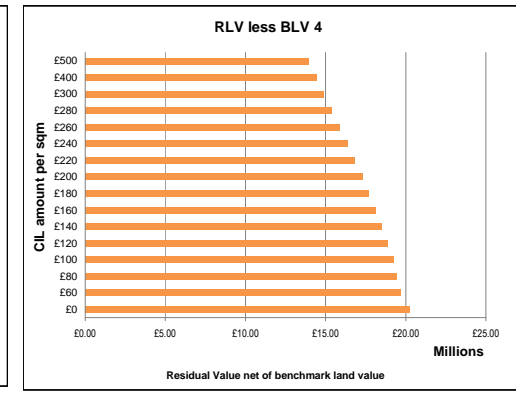
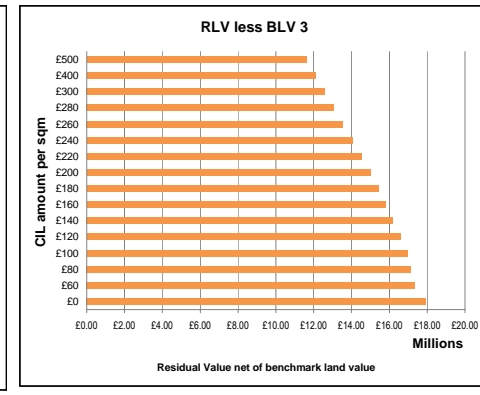
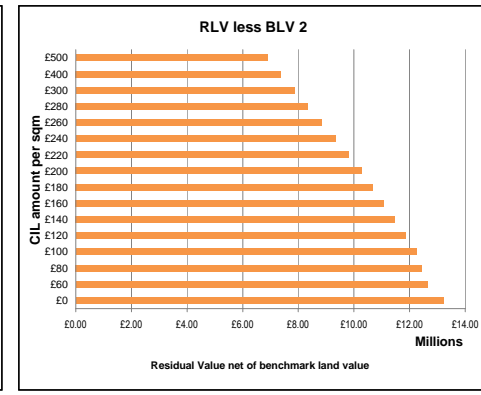
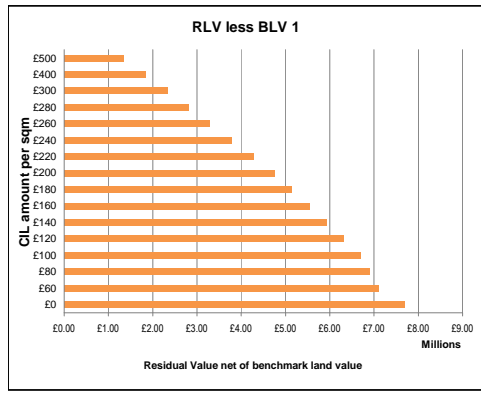
Site type 5 Description: **Area 6** £6997 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,873,860	19,747,719	-4,200,638	-9,737,675	-14,447,492	-16,757,719
60	9,581,638	19,163,276	-3,616,195	-9,153,232	-13,863,049	-16,173,276
80	9,484,231	18,968,462	-3,421,381	-8,958,418	-13,668,235	-15,978,462
100	9,386,824	18,773,648	-3,226,567	-8,763,604	-13,473,420	-15,783,648
120	9,192,010	18,384,019	-2,836,938	-8,373,975	-13,083,792	-15,394,019
140	8,997,195	17,994,391	-2,447,309	-7,984,346	-12,694,163	-15,004,391
160	8,802,381	17,604,762	-2,057,681	-7,594,718	-12,304,535	-14,614,762
180	8,607,567	17,215,134	-1,668,052	-7,205,089	-11,914,906	-14,225,134
200	8,412,753	16,825,505	-1,278,424	-6,815,461	-11,525,278	-13,835,505
220	8,169,235	16,336,869	-791,388	-6,328,425	-11,038,242	-13,348,869
240	7,925,717	15,848,233	-304,352	-5,841,389	-10,551,206	-12,861,233
260	7,682,199	15,359,597	-182,683	-5,354,354	-10,064,171	-12,373,597
280	7,438,681	14,870,961	-669,719	-4,867,318	-9,577,135	-11,887,961
300	7,195,163	14,382,325	-1,156,755	-4,380,282	-9,090,099	-11,400,325
400	6,951,645	13,903,291	-1,643,790	-3,893,247	-8,603,064	-10,913,291
500	6,708,128	13,416,255	-2,130,826	-3,406,211	-8,116,028	-10,426,255



Site type 5 Description: **Area 7** £7535 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,611,003	23,222,007	-7,674,926	-13,211,963	-17,921,779	-20,232,007
60	11,318,782	22,637,564	-7,090,483	-12,627,520	-17,337,337	-19,647,564
80	11,221,375	22,442,750	-6,895,669	-12,432,706	-17,142,522	-19,452,750
100	11,123,968	22,247,936	-6,700,854	-12,237,891	-16,947,708	-19,257,936
120	10,929,153	21,858,307	-6,311,226	-11,848,263	-16,558,080	-18,868,307
140	10,734,339	21,468,678	-5,921,597	-11,458,634	-16,168,451	-18,478,678
160	10,539,525	21,079,050	-5,531,969	-11,069,006	-15,778,822	-18,089,050
180	10,344,711	20,689,421	-5,142,340	-10,679,377	-15,389,194	-17,699,421
200	10,149,896	20,299,793	-4,752,712	-10,289,749	-14,999,565	-17,309,793
220	9,906,379	19,812,164	-4,363,083	-9,899,120	-14,609,936	-16,920,164
240	9,662,861	19,324,535	-3,973,454	-9,508,491	-14,220,307	-16,530,535
260	9,419,343	18,836,906	-3,583,825	-9,117,862	-13,830,678	-16,140,906
280	9,175,825	18,349,277	-3,194,196	-8,727,233	-13,441,049	-15,751,277
300	8,932,307	17,861,648	-2,804,567	-8,336,604	-13,051,420	-15,361,648
400	8,688,789	17,374,019	-2,414,938	-7,945,975	-12,661,791	-14,972,019
500	8,445,271	16,886,390	-2,025,309	-7,555,346	-12,272,162	-14,582,390



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

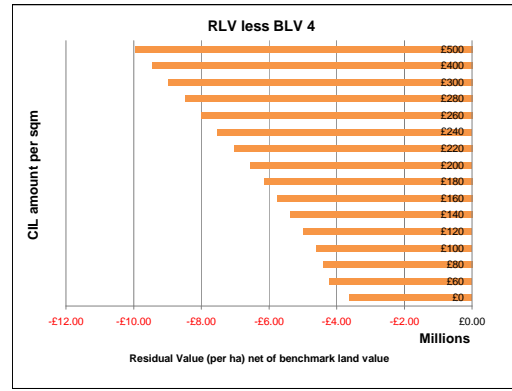
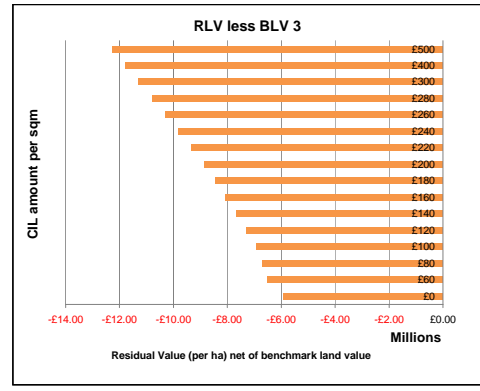
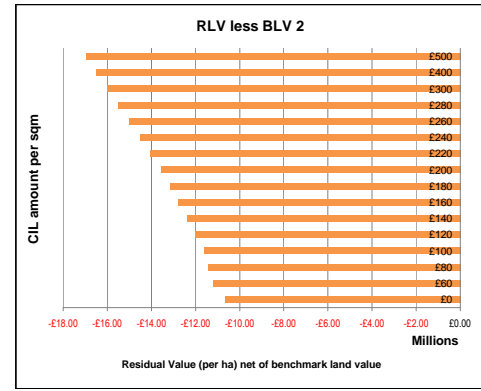
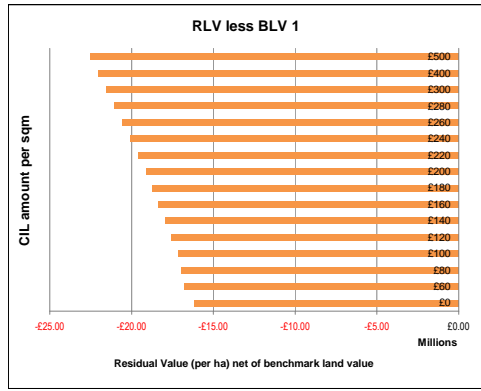
SITE TYPE 5
 100 UNITS
 FLATS
 200 UPH Net area as percentage of gross

100%	
-5%	Sales value inflation
	Build cost inflation

CSH level:	4 on AH
	4 on private
Aff Hsg:	35%

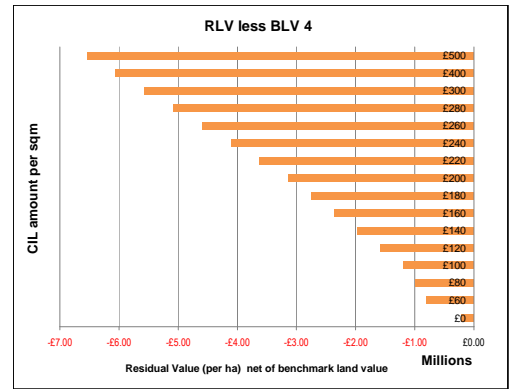
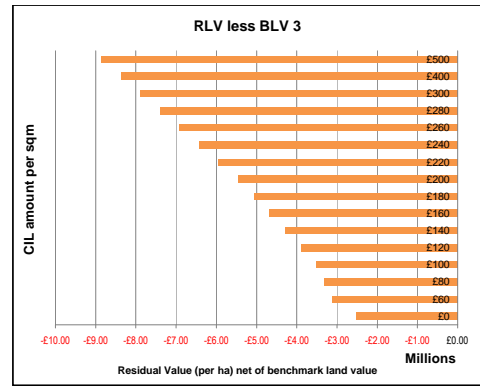
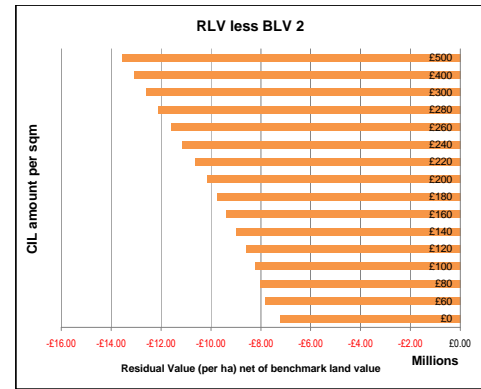
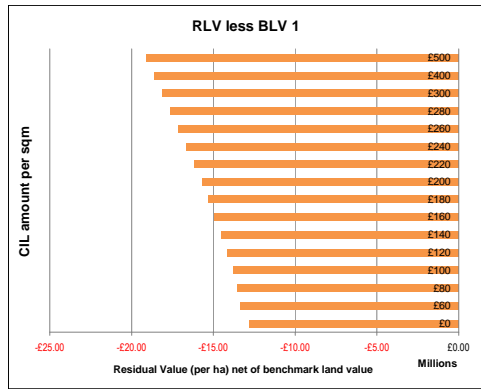
Site type 5 Description: **Area 1 £4090 psm** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-315,869	631,738	-16,178,819	10,641,782	5,931,965	3,621,738
60	-608,090	1,216,180	-16,763,262	11,226,225	6,516,408	4,206,180
80	-705,497	1,410,995	-16,958,076	11,421,039	6,711,222	4,400,995
100	-802,904	1,605,809	-17,152,890	11,615,853	6,906,036	4,595,809
120	-997,719	1,995,437	-17,542,519	12,005,482	7,295,665	4,985,437
140	-1,192,533	2,385,066	-17,932,147	12,395,110	7,685,293	5,375,066
160	-1,387,347	2,774,695	-18,321,776	12,784,739	8,074,922	5,764,695
180	-1,582,162	3,164,323	-18,711,404	13,174,367	8,464,550	6,154,323
200	-1,776,976	3,553,952	-19,101,033	13,563,996	8,854,179	6,543,952
220	-2,020,494	4,040,987	-19,588,069	14,051,032	9,341,215	7,030,987
240	-2,264,011	4,528,023	-20,075,104	14,538,067	9,828,250	7,518,023
260	-2,507,529	5,015,059	-20,562,140	15,025,103	10,315,286	8,005,059
280	-2,751,047	5,502,094	-21,049,176	15,512,139	10,802,322	8,492,094
300	-2,994,565	5,989,130	-21,536,211	15,999,174	11,289,357	8,979,130
400	-3,238,083	6,476,166	-22,023,247	16,486,210	11,776,393	9,466,166
500	-3,481,601	6,963,201	-22,510,283	16,973,246	12,263,429	9,953,201



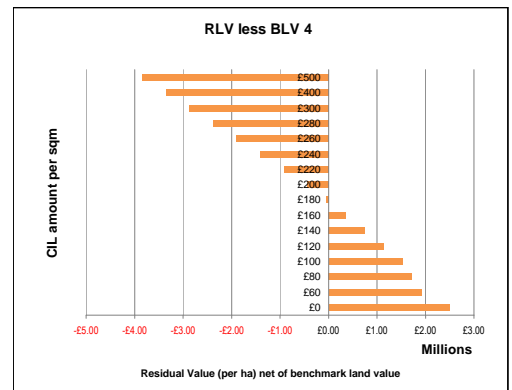
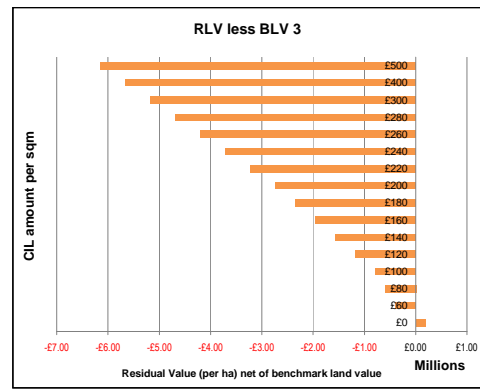
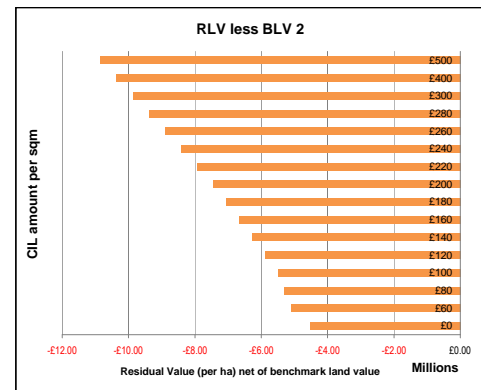
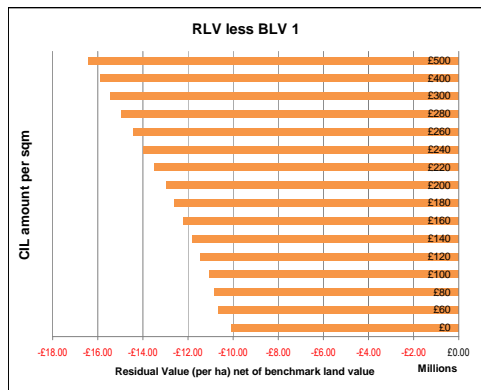
Site type 5 Description: **Area 2 £4629 psm** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,387,747	2,775,495	12,771,586	7,234,549	2,524,733	214,505
60	1,095,526	2,191,052	-13,356,029	7,818,992	3,109,175	796,948
80	996,119	1,996,238	-13,550,844	8,013,807	3,303,990	993,762
100	900,712	1,801,423	-13,745,658	8,208,621	3,498,804	1,188,577
120	705,897	1,411,795	-14,135,286	8,598,249	3,888,433	1,578,205
140	511,083	1,022,166	-14,524,915	8,987,878	4,278,061	1,967,834
160	316,269	632,538	-14,914,543	9,377,506	4,667,690	2,357,462
180	121,455	242,909	-15,304,172	9,767,135	5,057,318	2,747,091
200	73,360	146,719	-15,693,801	10,156,764	5,446,947	3,136,719
220	316,877	633,755	-16,180,836	10,643,799	5,933,982	3,623,755
240	560,395	1,120,791	-16,667,872	11,130,835	6,421,018	4,110,791
260	803,913	1,607,826	-17,154,908	11,617,871	6,908,054	4,597,826
280	1,047,431	2,094,862	-17,641,943	12,104,906	7,395,089	5,084,862
300	1,290,949	2,581,898	-18,128,979	12,591,942	7,882,125	5,571,898
400	1,534,467	3,068,933	-18,616,015	13,078,978	8,369,161	6,058,933
500	1,777,985	3,555,969	-19,103,050	13,566,013	8,856,196	6,545,969



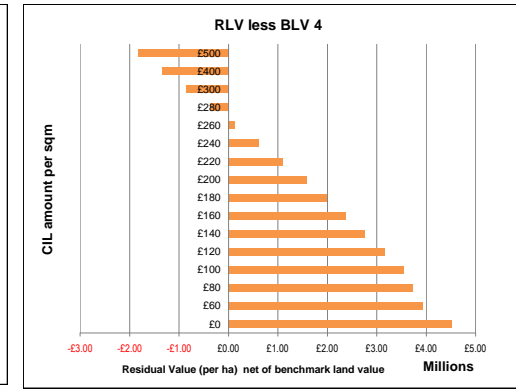
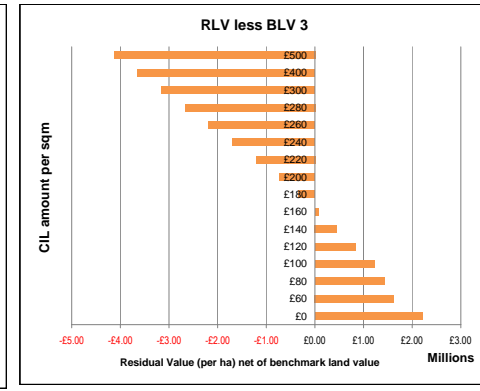
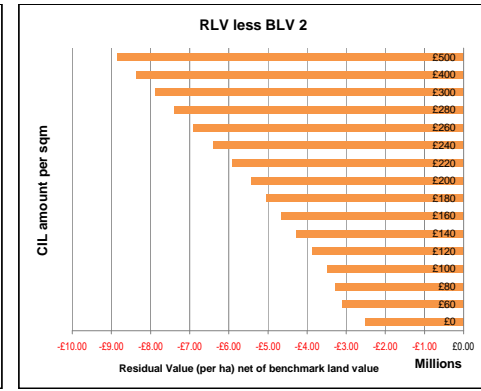
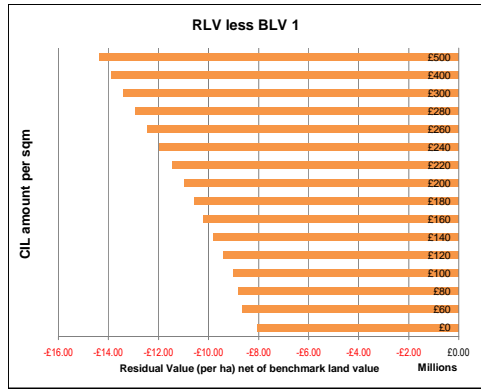
Site type 5 Description: **Area 3 £5059 psm** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,742,456	5,484,911	-10,062,170	4,525,133	184,684	2,494,911
60	2,450,234	4,900,469	-10,646,613	5,109,576	399,759	1,910,469
80	2,352,827	4,705,654	-10,841,427	5,304,390	594,573	1,715,654
100	2,255,420	4,510,840	-11,036,241	5,499,204	789,387	1,520,840
120	2,060,606	4,121,212	-11,425,870	5,888,833	1,179,016	1,131,212
140	1,865,791	3,731,583	-11,815,498	6,278,461	1,568,644	741,583
160	1,670,977	3,341,954	-12,205,127	6,668,090	1,958,273	351,954
180	1,476,163	2,952,326	-12,594,755	7,057,718	2,347,902	37,674
200	1,281,349	2,562,697	-12,984,384	7,447,347	2,737,530	427,303
220	1,037,831	2,075,662	-13,471,420	7,934,383	3,224,566	914,338
240	794,313	1,588,626	-13,958,455	8,421,418	3,711,601	1,401,374
260	550,795	1,101,590	-14,445,491	8,908,454	4,198,637	1,888,410
280	307,277	614,555	-14,932,527	9,395,490	4,685,673	2,375,445
300	63,759	127,519	-15,419,562	9,882,525	5,172,708	2,862,481
400	179,758	359,517	-15,906,598	10,369,561	5,659,744	3,349,517
500	423,276	846,552	-16,393,634	10,856,597	6,146,780	3,836,552



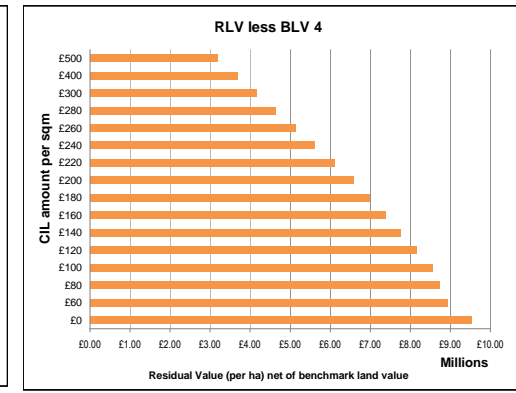
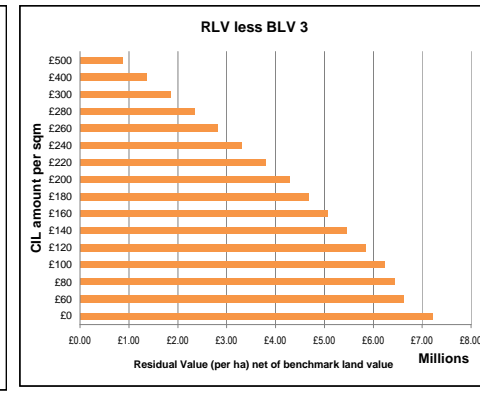
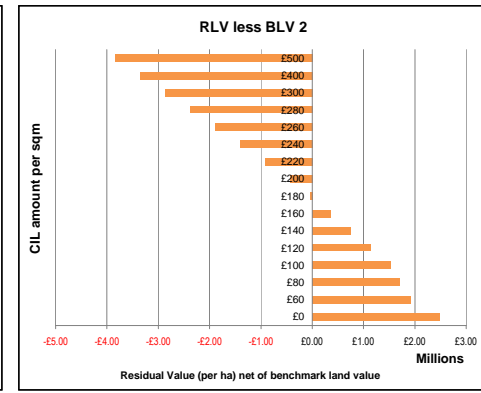
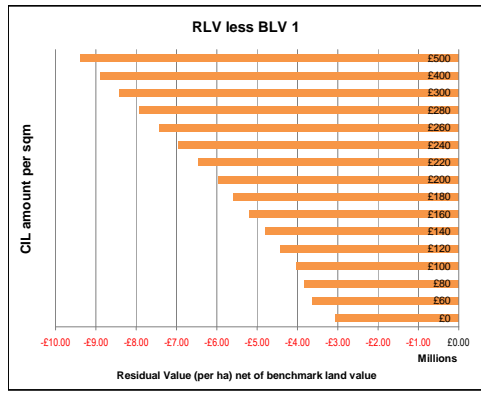
Site type 5 Description: **Area 4** £382 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,750,005	7,500,009	-8,047,072	2,510,035	2,199,782	4,510,009
60	3,457,783	6,915,566	-8,631,515	3,094,478	1,615,339	3,925,566
80	3,360,376	6,720,752	-8,826,329	3,289,292	1,420,525	3,730,752
100	3,262,969	6,525,938	-9,021,143	3,484,106	1,225,710	3,535,938
120	3,068,155	6,136,309	-9,410,772	3,873,735	836,082	3,146,309
140	2,873,340	5,746,681	-9,800,401	4,263,364	446,453	2,756,681
160	2,678,526	5,357,052	-10,190,029	4,652,992	56,825	2,367,052
180	2,483,712	4,967,424	-10,579,658	5,042,621	332,804	1,977,424
200	2,288,898	4,577,795	-10,969,286	5,432,249	722,432	1,587,795
220	2,045,380	4,090,760	-11,456,322	5,919,285	1,209,468	1,100,760
240	1,801,862	3,603,724	-11,943,358	6,406,321	1,696,504	613,724
260	1,558,344	3,116,688	-12,430,393	6,893,356	2,183,539	126,688
280	1,314,826	2,629,652	-12,917,429	7,380,392	2,670,575	360,348
300	1,071,308	2,142,617	-13,404,465	7,867,428	3,157,611	847,383
400	827,790	1,655,581	-13,891,500	8,354,463	3,644,646	1,334,419
500	584,273	1,168,545	-14,378,536	8,841,499	4,131,682	1,821,455



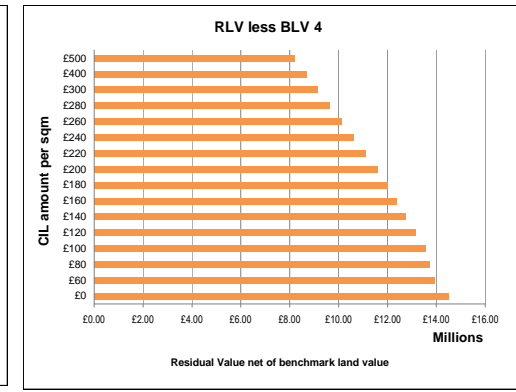
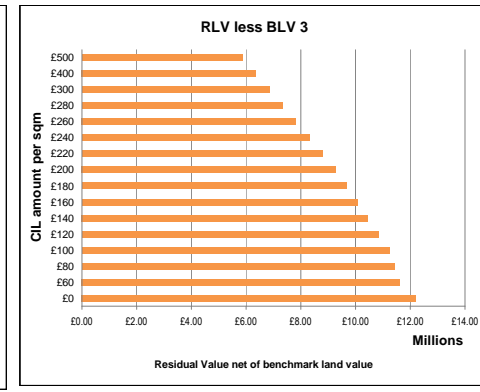
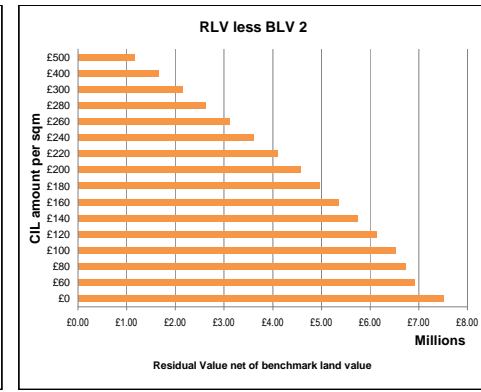
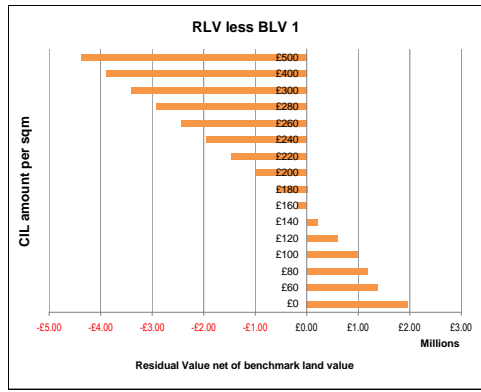
Site type 5 Description: **Area 5** £6189 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,250,316	12,500,631	-3,046,450	2,490,587	7,200,404	9,510,631
60	5,958,094	11,916,188	-3,630,893	1,906,144	6,615,961	8,926,188
80	5,860,687	11,721,374	-3,825,707	1,711,330	6,421,147	8,731,374
100	5,763,280	11,526,560	-4,020,521	1,516,516	6,226,333	8,536,560
120	5,568,466	11,136,931	-4,410,150	1,126,887	5,836,704	8,146,931
140	5,373,651	10,747,303	-4,799,778	737,259	5,447,075	7,757,303
160	5,178,837	10,357,674	-5,189,407	347,630	5,057,447	7,367,674
180	4,984,023	9,968,046	-5,579,035	41,998	4,667,818	6,978,046
200	4,789,209	9,578,417	-5,968,664	431,627	4,278,190	6,588,417
220	4,545,691	9,091,382	-6,455,700	918,663	3,791,154	6,101,382
240	4,302,173	8,604,346	-6,942,735	1,405,698	3,304,118	5,614,346
260	4,058,655	8,117,310	-7,429,771	1,892,734	2,817,083	5,127,310
280	3,815,137	7,630,275	-7,916,807	2,379,770	2,330,047	4,640,275
300	3,571,619	7,143,239	-8,403,842	2,866,805	1,843,011	4,153,239
400	3,328,102	6,656,203	-8,890,878	3,353,841	1,355,976	3,666,203
500	3,084,584	6,169,167	-9,377,914	3,840,877	868,940	3,179,167



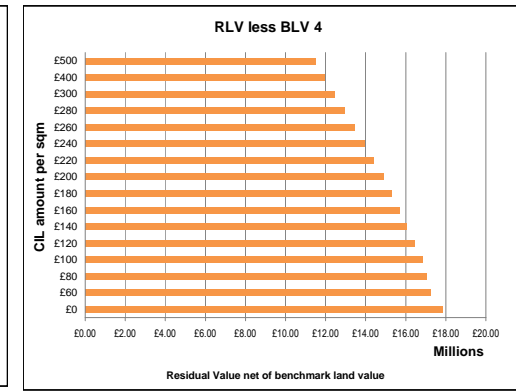
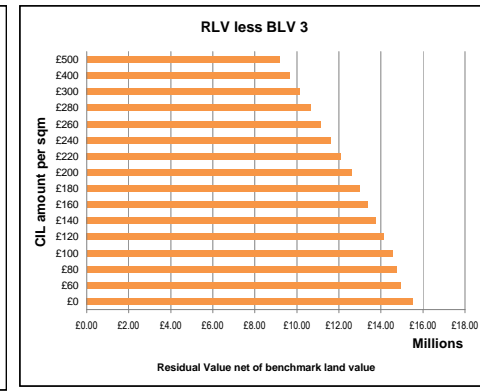
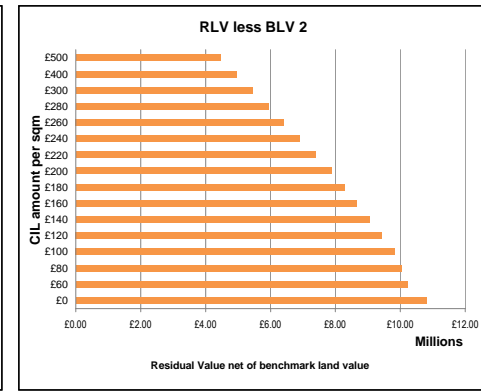
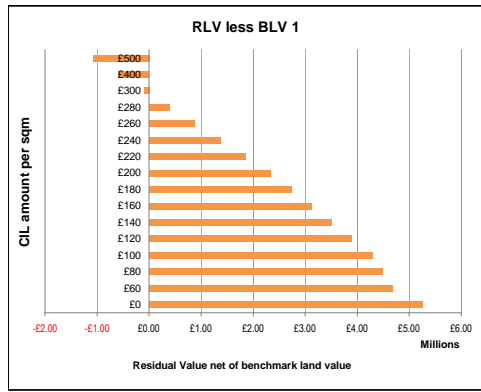
Site type 5 Description: **Area 6** £6997 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,750,674	17,501,348	1,954,266	7,491,303	12,201,120	14,511,348
60	8,458,452	16,916,905	1,869,823	6,906,860	11,616,677	13,926,905
80	8,361,045	16,722,090	1,175,090	6,712,046	11,421,863	13,732,090
100	8,263,638	16,527,276	980,195	6,517,232	11,227,049	13,537,276
120	8,068,824	16,137,648	590,566	6,127,603	10,837,420	13,147,648
140	7,874,010	15,748,019	200,938	5,737,975	10,447,792	12,758,019
160	7,679,195	15,358,391	-188,691	5,348,346	10,058,163	12,368,391
180	7,484,381	14,968,762	-578,319	4,958,718	9,668,535	11,978,762
200	7,289,567	14,579,133	-967,948	4,569,089	9,278,906	11,589,133
220	7,046,049	14,092,098	-1,454,984	4,082,054	8,791,870	11,102,098
240	6,802,531	13,605,062	-1,942,019	3,595,018	8,304,835	10,615,062
260	6,559,013	13,118,026	-2,429,055	3,107,982	7,817,799	10,128,026
280	6,315,495	12,630,991	-2,916,091	2,620,946	7,330,763	9,640,991
300	6,071,978	12,143,955	-3,403,126	2,133,911	6,843,728	9,153,955
400	5,828,460	11,656,919	-3,890,162	1,646,875	6,356,692	8,666,919
500	5,584,942	11,169,884	-4,377,198	1,159,839	5,869,656	8,179,884



Site type 5 Description: **Area 7** £7535 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,401,419	20,802,837	5,255,756	10,792,793	15,502,610	17,812,837
60	10,109,197	20,218,395	4,671,313	10,208,350	14,918,167	17,228,395
80	10,011,790	20,023,580	4,476,499	10,013,536	14,723,353	17,033,580
100	9,914,383	19,828,766	4,281,685	9,818,722	14,528,539	16,838,766
120	9,719,569	19,439,138	3,892,056	9,429,093	14,138,910	16,449,138
140	9,524,754	19,049,509	3,502,428	9,039,465	13,749,282	16,059,509
160	9,329,940	18,659,880	3,112,799	8,649,836	13,359,653	15,669,880
180	9,135,126	18,270,252	2,723,171	8,260,208	12,970,024	15,280,252
200	8,940,312	17,880,623	2,333,542	7,870,579	12,580,396	14,890,623
220	8,696,794	17,393,588	1,846,506	7,383,543	12,093,360	14,403,588
240	8,453,276	16,906,552	1,359,471	6,896,508	11,606,325	13,916,552
260	8,209,758	16,419,516	872,435	6,409,472	11,119,289	13,429,516
280	7,966,240	15,932,481	385,399	5,922,436	10,632,253	12,942,481
300	7,722,722	15,445,445	-101,636	5,435,401	10,145,218	12,455,445
400	7,479,205	14,958,409	-588,672	4,948,365	9,658,182	11,968,409
500	7,235,687	14,471,374	-1,075,708	4,461,329	9,171,146	11,481,374



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

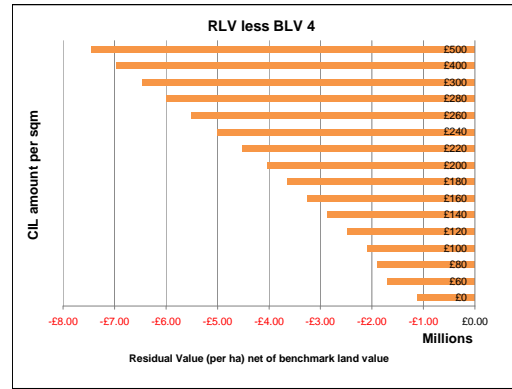
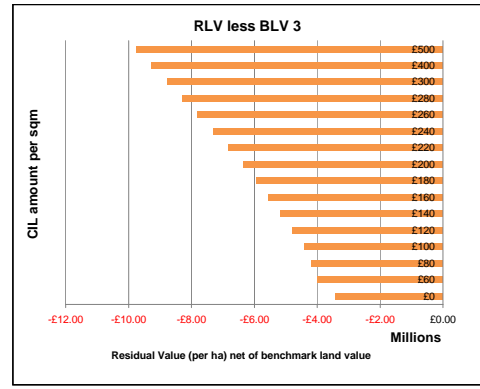
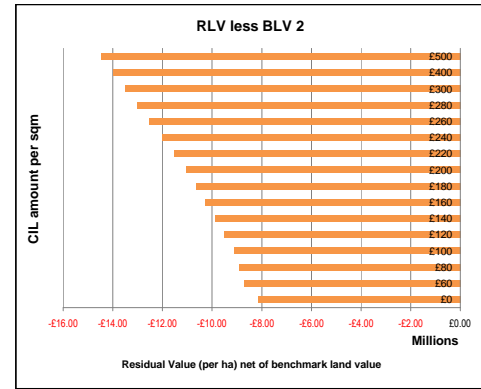
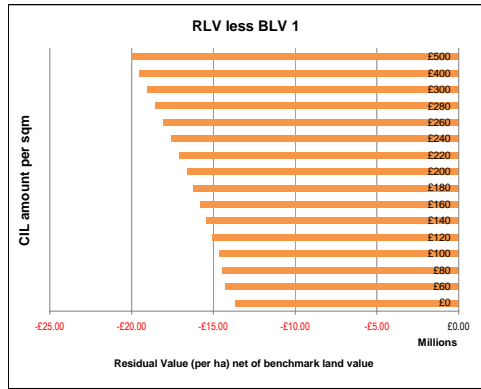
SITE TYPE 5
 100 UNITS
 FLATS
 200 UPH Net area as percentage of gross

100%	10%	Sales value inflation
	5%	Build cost inflation

CSH level:	4 on AH
	4 on private
Aff Hsg:	35%

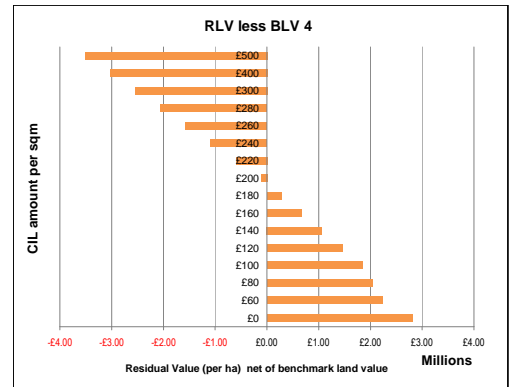
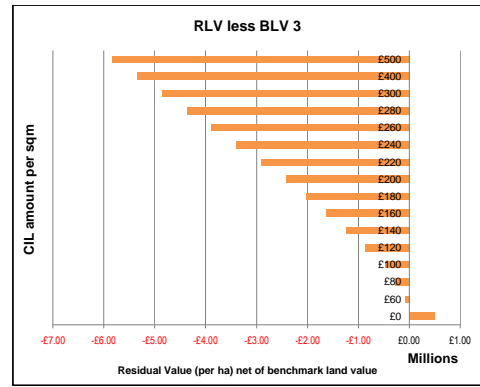
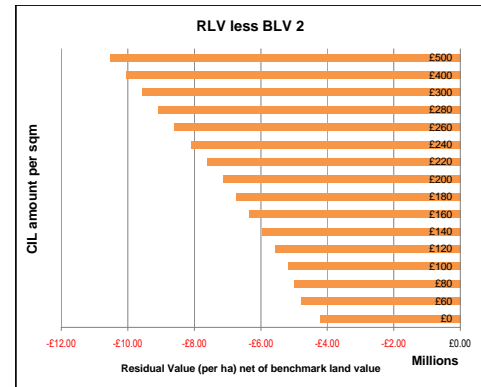
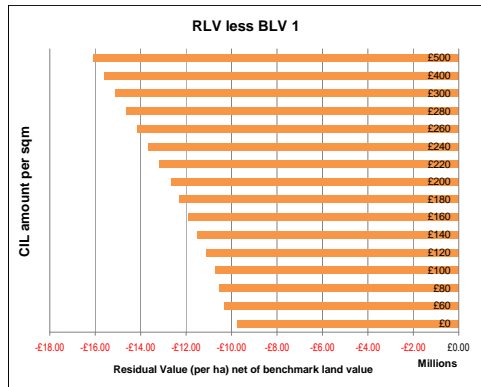
Site type 5 Description: **Area 1 £4090 psm** 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	937,533	1,875,067	-13,672,014	-8,134,977	-3,425,160	-1,114,933
60	645,312	1,290,624	-14,256,457	-8,719,420	-4,009,603	-1,699,376
80	547,905	1,095,810	-14,451,271	-8,914,234	-4,204,418	-1,894,190
100	450,498	900,996	-14,646,086	-9,109,049	-4,399,232	-2,089,004
120	255,684	511,367	-15,035,714	-9,498,677	-4,788,860	-2,478,633
140	60,869	121,739	-15,425,343	-9,888,306	-5,178,489	-2,868,261
160	-133,945	-267,890	-15,814,971	-10,277,934	-5,568,117	-3,257,890
180	-328,759	-657,519	-16,204,600	-10,667,563	-5,957,746	-3,647,519
200	-523,574	-1,047,147	-16,594,228	-11,057,191	-6,347,375	-4,037,147
220	-718,388	-1,436,776	-16,983,857	-11,446,819	-6,736,999	-4,426,776
240	-913,202	-1,826,405	-17,373,486	-11,836,448	-7,126,623	-4,816,405
260	-1,108,016	-2,216,034	-17,763,115	-12,226,077	-7,516,247	-5,206,034
280	-1,302,830	-2,605,663	-18,152,744	-12,615,706	-7,905,871	-5,595,663
300	-1,497,644	-2,995,292	-18,542,373	-13,005,335	-8,295,495	-5,985,292
400	-1,984,681	-3,969,361	-19,516,442	-13,979,405	-9,269,565	-6,959,361
500	-2,228,198	-4,456,397	-20,003,478	-14,466,441	-9,756,624	-7,446,397



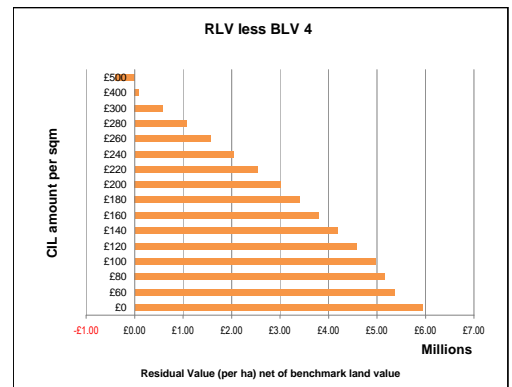
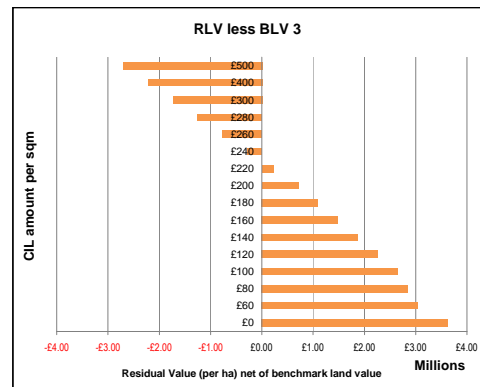
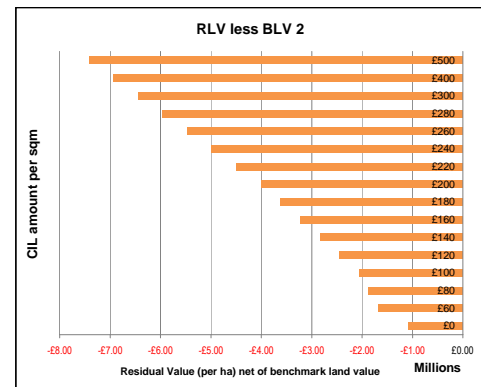
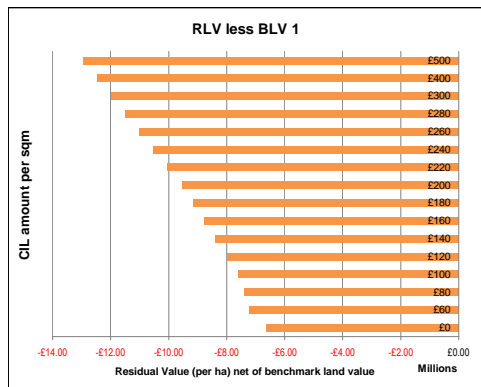
Site type 5 Description: **Area 2 £4629 psm** 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,900,346	5,800,693	-9,746,389	-4,209,351	-500,465	-2,810,693
60	2,608,125	5,216,250	-10,330,831	-4,793,794	-83,977	-2,226,250
80	2,510,718	5,021,436	-10,525,646	-4,988,609	278,792	-2,031,436
100	2,413,311	4,826,621	-10,720,460	-5,183,423	473,606	-1,836,621
120	2,218,496	4,436,993	-11,110,088	-5,573,051	863,235	-1,446,993
140	2,023,682	4,047,364	-11,499,717	-5,962,680	1,252,863	-1,057,364
160	1,828,868	3,657,736	-11,889,346	-6,352,308	1,642,492	-667,736
180	1,634,054	3,268,107	-12,278,974	-6,741,937	2,032,120	-278,107
200	1,439,239	2,878,479	-12,668,603	-7,131,566	2,421,749	111,521
220	1,195,721	2,391,443	-13,155,638	-7,618,601	2,908,784	598,557
240	952,204	1,904,407	-13,642,674	-8,105,637	3,395,820	1,085,593
260	708,686	1,417,372	-14,129,710	-8,592,673	3,882,856	1,572,628
280	465,168	930,336	-14,616,745	-9,079,708	4,369,891	2,059,664
300	221,650	443,300	-15,103,781	-9,566,744	4,856,927	2,546,700
400	-21,868	-43,735	-15,590,817	-10,053,780	5,343,963	3,033,735
500	-265,386	-530,771	-16,077,852	-10,540,815	5,830,999	3,520,771



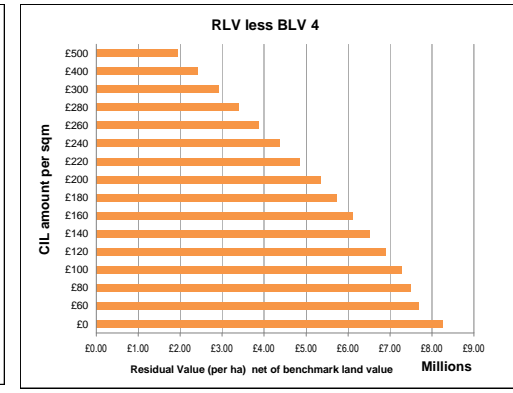
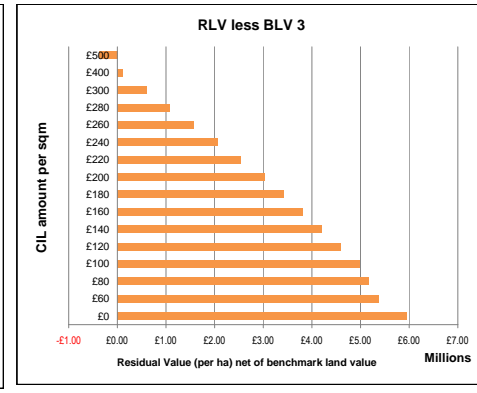
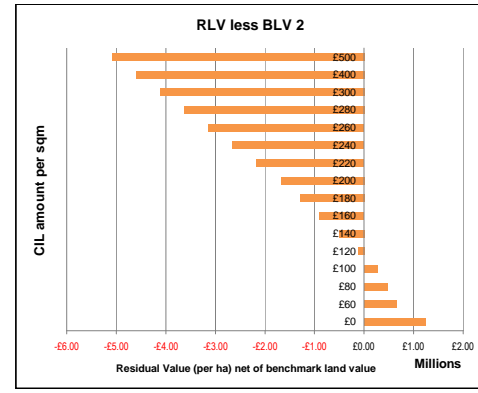
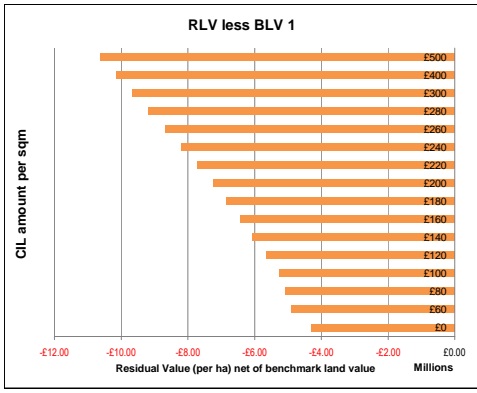
Site type 5 Description: **Area 3 £5059 psm** 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,462,412	8,924,824	-6,622,257	-1,085,220	-3,624,597	-5,934,824
60	4,170,191	8,340,381	-7,206,700	-1,669,663	-3,040,154	-5,350,381
80	4,072,784	8,145,567	-7,401,514	-1,864,477	-2,845,340	-5,155,567
100	3,975,376	7,950,753	-7,596,329	-2,059,291	-2,650,525	-4,960,753
120	3,780,562	7,561,124	-7,985,957	-2,448,920	-2,260,897	-4,571,124
140	3,585,748	7,171,496	-8,375,586	-2,838,549	-1,871,268	-4,181,496
160	3,390,934	6,781,867	-8,765,214	-3,228,177	-1,481,640	-3,791,867
180	3,196,119	6,392,239	-9,154,843	-3,617,806	-1,092,011	-3,402,239
200	3,001,305	6,002,610	-9,544,471	-4,007,434	-702,383	-3,012,610
220	2,757,787	5,515,574	-10,031,507	-4,494,470	-215,347	-2,525,574
240	2,514,269	5,028,539	-10,518,543	-4,981,506	-271,689	-2,038,539
260	2,270,751	4,541,503	-11,005,578	-5,468,541	-758,724	-1,551,503
280	2,027,234	4,054,467	-11,492,614	-5,955,577	-1,245,760	-1,064,467
300	1,783,716	3,567,432	-11,979,650	-6,442,613	-1,732,796	-577,432
400	1,540,198	3,080,396	-12,466,685	-6,929,648	-2,219,831	-90,396
500	1,296,680	2,593,360	-12,953,721	-7,416,684	-2,706,867	-396,680



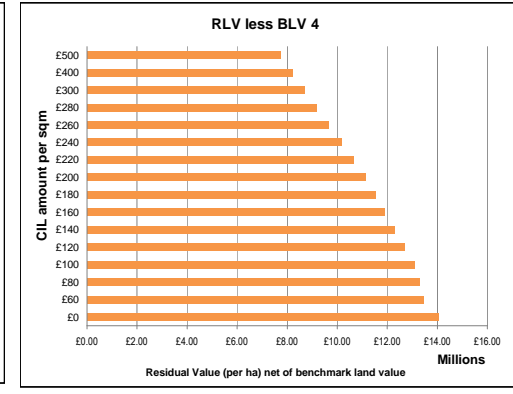
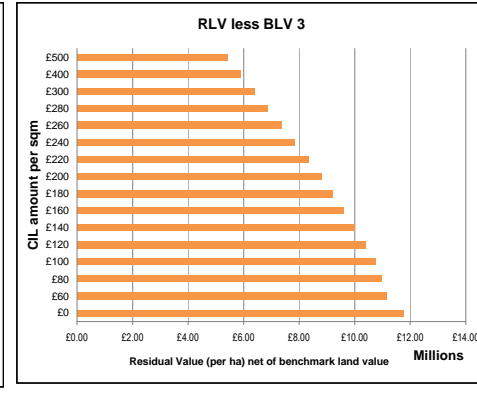
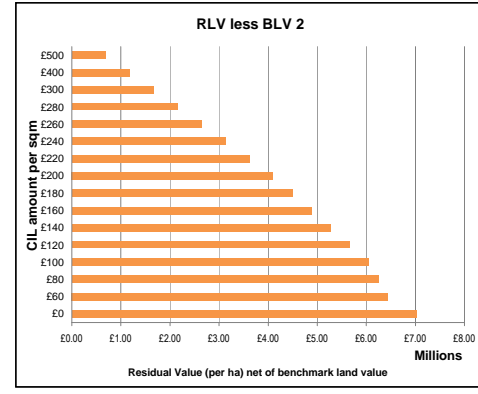
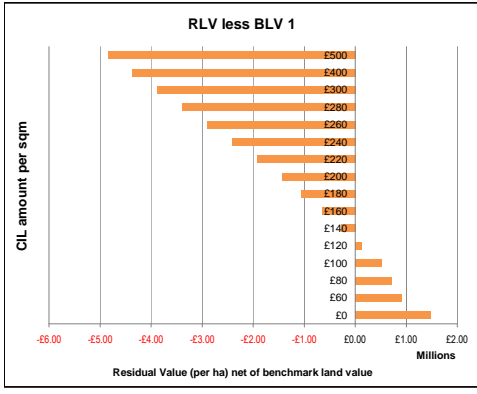
Site type 5 Description: **Area 4** £382 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,625,479	11,250,958	-4,296,123	1,240,914	5,950,731	8,260,958
60	5,333,258	10,666,515	-4,880,566	656,471	5,366,288	7,676,515
80	5,235,850	10,471,701	-5,075,380	461,657	5,171,473	7,481,701
100	5,138,443	10,276,887	-5,270,195	266,842	4,976,659	7,286,887
120	4,943,629	9,887,258	-5,659,823	122,786	4,587,031	6,897,258
140	4,748,815	9,497,629	-6,049,452	512,415	4,197,402	6,507,629
160	4,554,000	9,108,001	-6,439,080	902,043	3,807,774	6,118,001
180	4,359,186	8,718,372	-6,828,709	1,291,672	3,418,145	5,728,372
200	4,164,372	8,328,744	-7,218,337	1,681,300	3,028,516	5,338,744
220	3,920,854	7,841,708	-7,705,373	2,168,336	2,541,481	4,851,708
240	3,677,336	7,354,672	-8,192,409	2,655,372	2,054,445	4,364,672
260	3,433,818	6,867,637	-8,679,444	3,142,407	1,567,409	3,877,637
280	3,190,301	6,380,601	-9,166,480	3,629,443	1,080,374	3,390,601
300	2,946,783	5,893,565	-9,653,516	4,116,479	593,338	2,903,565
400	2,703,265	5,406,530	-10,140,552	4,603,514	106,302	2,416,530
500	2,459,747	4,919,494	-10,627,587	5,090,550	380,733	1,929,494



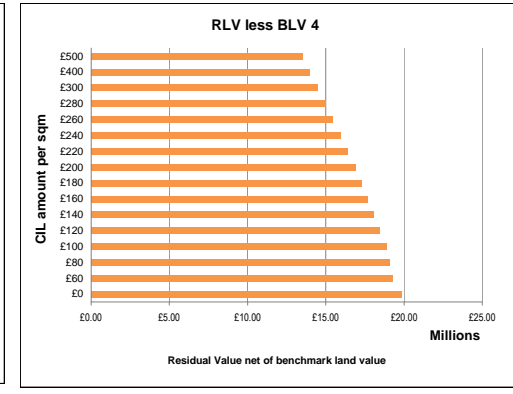
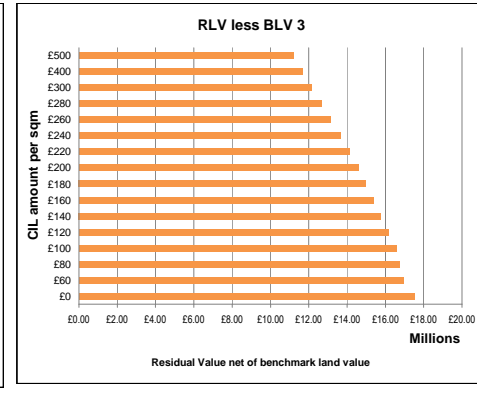
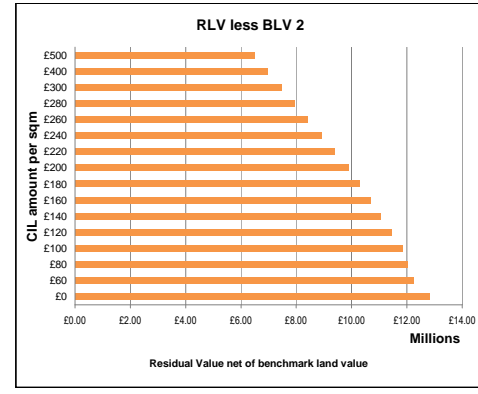
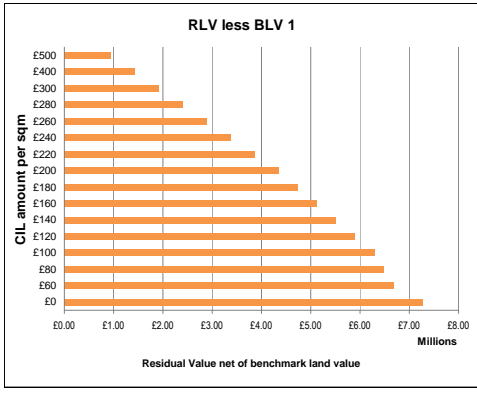
Site type 5 Description: **Area 5** £6189 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,514,585	17,029,170	1,482,089	7,019,126	11,728,943	14,039,170
60	8,222,364	16,444,727	897,646	6,434,683	11,144,500	13,454,727
80	8,124,957	16,249,913	702,832	6,239,869	10,949,686	13,259,913
100	8,027,549	16,055,099	508,018	6,045,055	10,754,872	13,065,099
120	7,832,735	15,665,470	118,389	5,855,426	10,365,243	12,675,470
140	7,637,921	15,275,842	-271,239	5,265,798	9,975,614	12,285,842
160	7,443,107	14,886,213	-660,868	4,676,169	9,585,986	11,896,213
180	7,248,292	14,496,585	-1,050,497	4,086,541	9,196,357	11,506,585
200	7,053,478	14,106,956	-1,440,125	4,096,912	8,806,729	11,116,956
220	6,809,960	13,619,921	-1,927,161	3,609,876	8,319,693	10,629,921
240	6,566,442	13,132,885	-2,414,196	3,122,841	7,832,657	10,142,885
260	6,322,925	12,645,849	-2,901,232	2,635,805	7,345,622	9,655,849
280	6,079,407	12,158,813	-3,388,268	2,148,769	6,858,586	9,168,813
300	5,835,889	11,671,778	-3,875,303	1,661,734	6,371,550	8,681,778
400	5,592,371	11,184,742	-4,362,339	1,174,698	5,884,515	8,194,742
500	5,348,853	10,697,706	-4,849,375	687,662	5,397,479	7,707,706



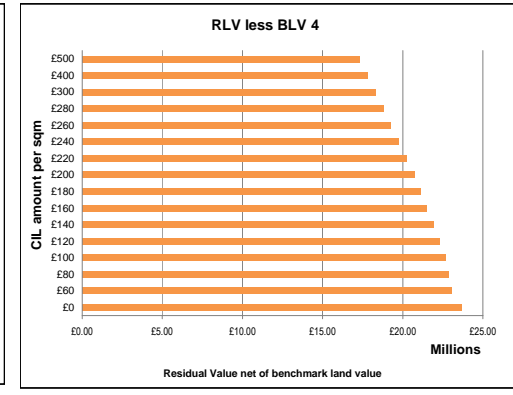
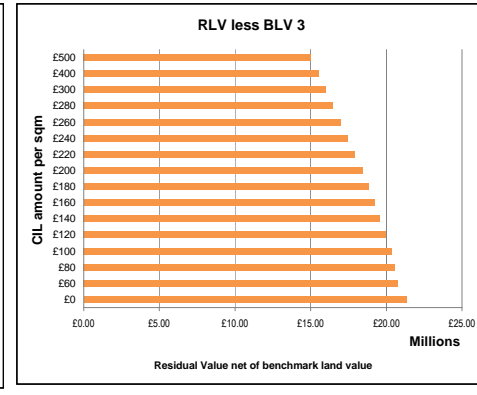
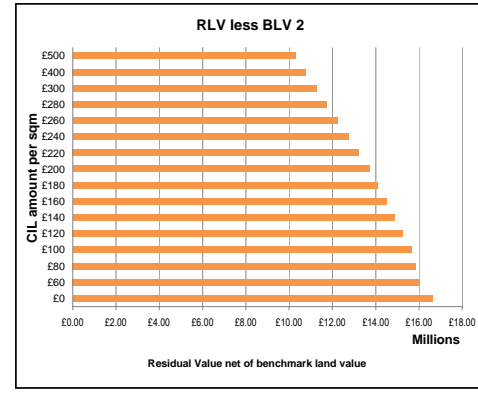
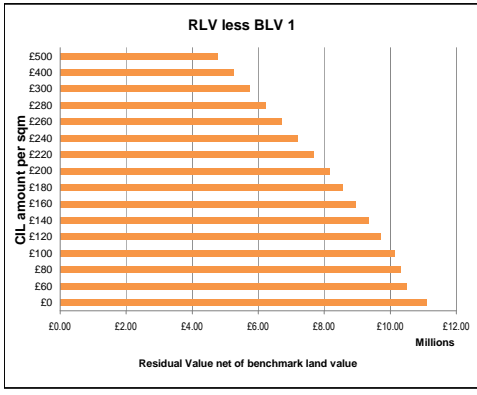
Site type 5 Description: **Area 6** £6997 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,403,738	22,807,477	7,260,395	12,797,432	17,507,249	19,817,477
60	11,111,517	22,223,034	6,675,953	12,212,990	16,922,806	19,233,034
80	11,014,110	22,028,220	6,481,138	12,018,175	16,727,992	19,038,220
100	10,916,703	21,833,405	6,286,324	11,823,361	16,533,178	18,843,405
120	10,721,888	21,443,777	5,896,695	11,433,733	16,143,549	18,453,777
140	10,527,074	21,054,148	5,507,067	11,044,104	15,753,921	18,064,148
160	10,332,260	20,664,520	5,117,438	10,654,475	15,364,292	17,674,520
180	10,137,446	20,274,891	4,727,810	10,264,847	14,974,664	17,284,891
200	9,942,631	19,885,263	4,338,181	9,875,218	14,585,035	16,895,263
220	9,699,113	19,398,227	3,851,146	9,388,183	14,097,999	16,408,227
240	9,455,596	18,911,191	3,364,110	8,901,147	13,610,964	15,921,191
260	9,212,078	18,424,156	2,877,074	8,414,111	13,123,928	15,434,156
280	8,968,560	17,937,120	2,390,039	7,927,076	12,636,892	14,947,120
300	8,725,042	17,450,084	1,903,003	7,440,040	12,149,857	14,460,084
400	8,481,524	16,963,048	1,415,967	6,953,004	11,662,821	13,973,048
500	8,238,006	16,476,013	928,932	6,465,969	11,175,785	13,486,013



Site type 5 Description: **Area 7** £7535 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,313,680	26,627,360	11,080,279	16,617,316	21,327,133	23,637,360
60	13,021,459	26,042,917	10,495,836	16,032,873	20,742,690	23,052,917
80	12,924,051	25,848,103	10,301,022	15,838,059	20,547,876	22,858,103
100	12,826,644	25,653,289	10,106,207	15,643,244	20,353,061	22,663,289
120	12,631,830	25,263,660	9,716,579	15,253,616	19,963,433	22,273,660
140	12,437,016	24,874,032	9,326,950	14,863,987	19,573,804	21,884,032
160	12,242,202	24,484,403	8,937,322	14,474,359	19,184,176	21,494,403
180	12,047,387	24,094,774	8,547,693	14,084,730	18,794,547	21,104,774
200	11,852,573	23,705,146	8,158,065	13,695,102	18,404,919	20,715,146
220	11,609,055	23,218,110	7,671,029	13,208,066	17,917,883	20,228,110
240	11,365,537	22,731,074	7,183,993	12,721,030	17,430,847	19,741,074
260	11,122,019	22,244,039	6,696,958	12,233,995	16,943,811	19,254,039
280	10,878,502	21,757,003	6,209,922	11,746,959	16,456,776	18,767,003
300	10,634,984	21,269,968	5,722,886	11,259,923	15,969,740	18,279,968
400	10,391,466	20,782,932	5,235,851	10,772,888	15,482,704	17,792,932
500	10,147,948	20,295,896	4,748,815	10,285,852	14,995,669	17,305,896



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 5
 100 UNITS
 FLATS
 200 UPH Net area as percentage of gross

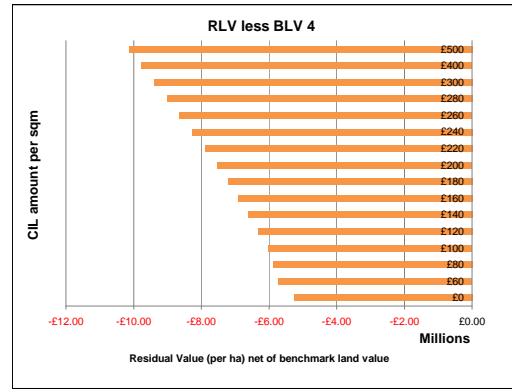
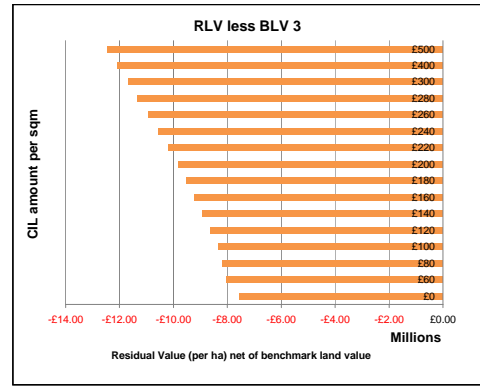
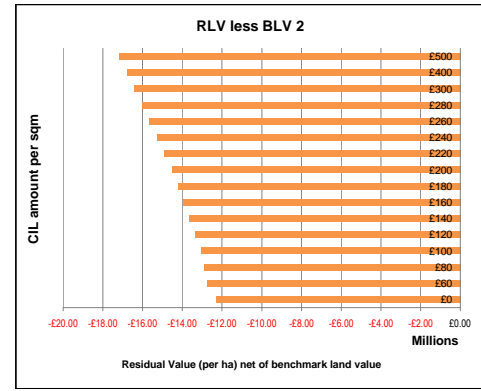
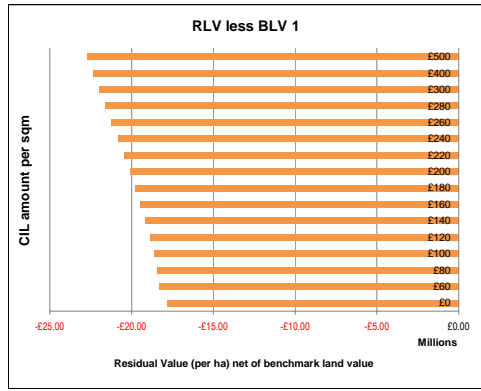
100%

CSH level: 4 on AH
 4 on private
 Aff Hsg: 50%

Sales value inflation
 Build cost inflation

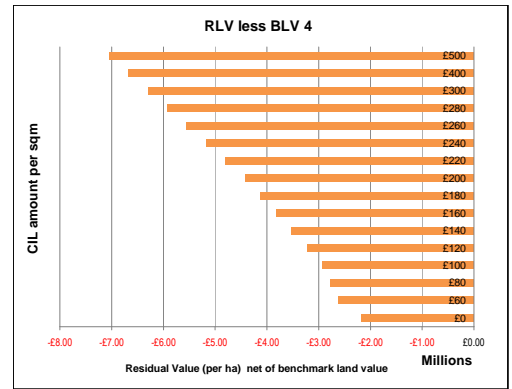
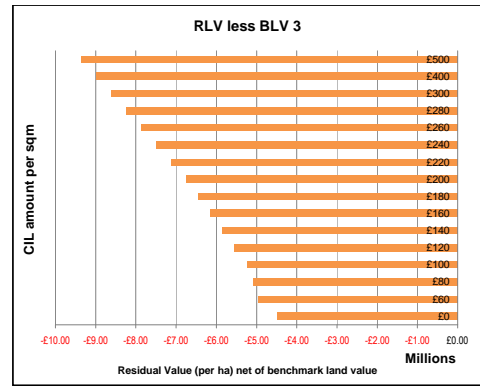
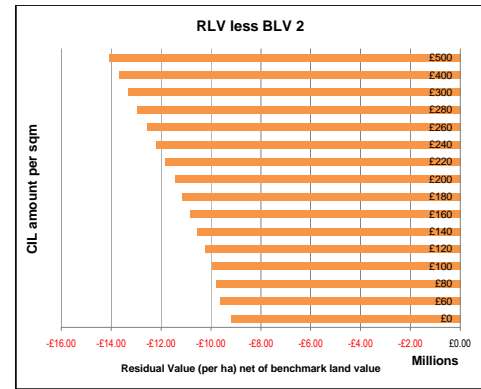
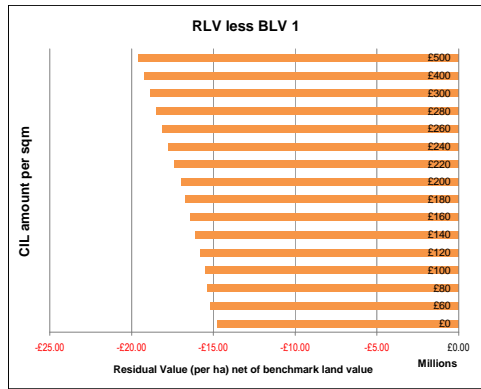
Site type 5 Description: Area 1 £4090 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,139,593	2,279,165	-17,826,267	12,289,230	7,579,413	5,269,185
60	-1,364,378	2,728,757	-18,275,838	12,738,801	8,028,984	5,718,757
80	-1,439,307	2,878,614	-18,425,695	12,888,658	8,178,841	5,868,614
100	-1,514,236	3,028,471	-18,575,552	13,038,515	8,328,698	6,018,471
120	-1,664,093	3,328,185	-18,875,267	13,338,230	8,628,413	6,318,185
140	-1,813,950	3,627,900	-19,174,981	13,637,944	8,928,127	6,617,900
160	-1,963,807	3,927,614	-19,474,695	13,937,658	9,227,841	6,917,614
180	-2,113,664	4,227,328	-19,774,409	14,237,372	9,527,555	7,217,328
200	-2,263,521	4,527,042	-20,074,124	14,537,087	9,827,270	7,517,042
220	-2,450,843	4,901,685	-20,448,766	14,911,729	10,201,913	7,891,685
240	-2,638,164	5,276,328	-20,823,409	15,286,372	10,576,555	8,266,328
260	-2,825,485	5,650,971	-21,198,052	15,661,015	10,951,198	8,640,971
280	-3,012,807	6,025,614	-21,572,695	16,035,658	11,325,841	9,015,614
300	-3,200,128	6,400,256	-21,947,338	16,410,301	11,700,484	9,390,256
400	-3,387,450	6,774,899	-22,321,981	16,784,944	12,075,127	9,764,899
500	-3,574,771	7,149,542	-22,696,623	17,159,586	12,449,770	10,139,542



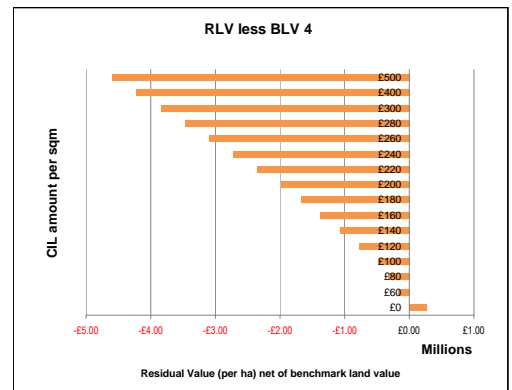
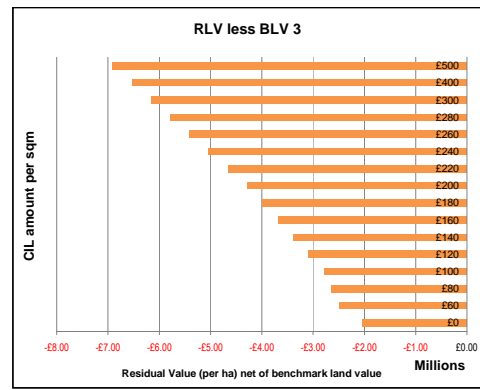
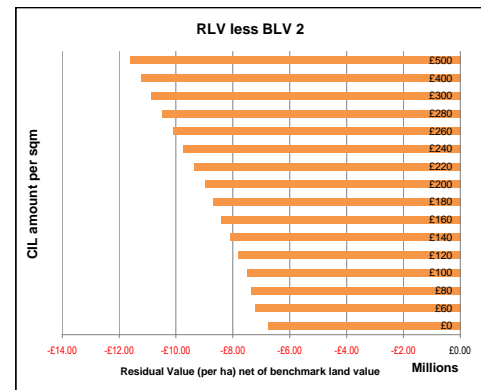
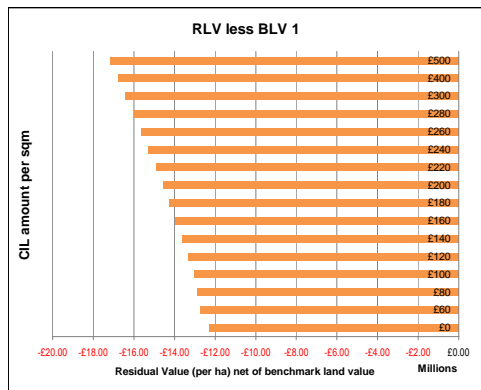
Site type 5 Description: Area 2 £4629 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	406,165	812,330	14,734,751	9,197,714	4,487,897	2,177,670
60	181,379	362,759	15,164,323	9,647,286	4,937,469	2,627,241
80	106,451	212,901	15,334,180	9,797,143	5,087,326	2,777,099
100	31,522	63,044	15,484,037	9,947,000	5,237,183	2,926,956
120	-118,335	-236,670	15,783,751	10,246,714	5,536,897	3,226,670
140	-268,192	-536,384	16,083,465	10,546,428	5,836,612	3,526,384
160	-418,049	-836,098	16,383,180	10,846,143	6,136,326	3,826,098
180	-567,906	-1,135,813	16,682,894	11,145,857	6,436,040	4,125,813
200	-717,764	-1,435,527	16,982,608	11,445,571	6,735,754	4,425,527
220	-905,085	-1,810,170	17,357,251	11,820,214	7,110,397	4,800,170
240	-1,092,406	-2,184,813	17,731,894	12,194,857	7,485,040	5,174,813
260	-1,279,728	-2,559,455	18,106,537	12,569,500	7,859,683	5,549,455
280	-1,467,049	-2,934,098	18,481,180	12,944,143	8,234,326	5,924,098
300	-1,654,371	-3,308,741	18,855,822	13,318,785	8,608,969	6,298,741
400	-1,841,692	-3,683,384	19,230,465	13,693,428	8,983,611	6,673,384
500	-2,029,013	-4,058,027	19,605,108	14,068,071	9,358,254	7,048,027



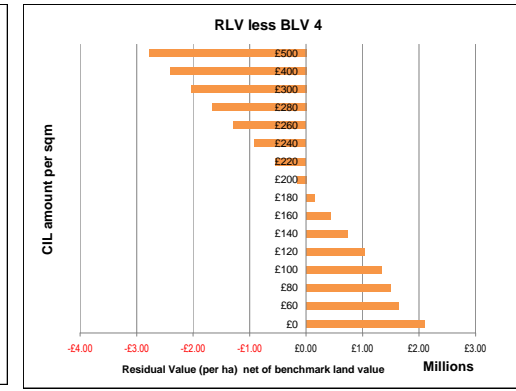
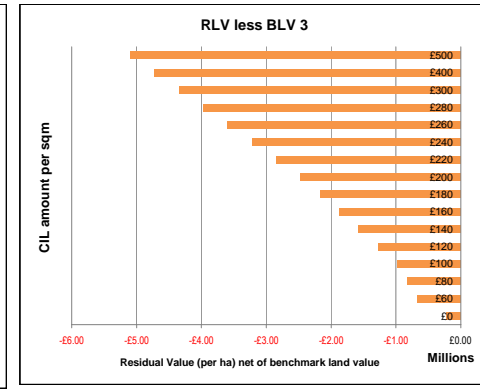
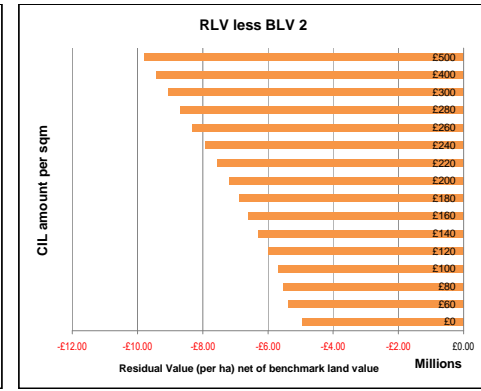
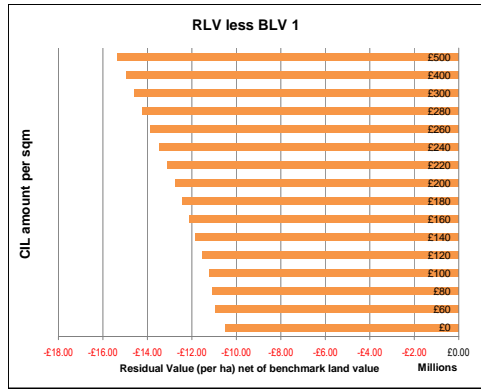
Site type 5 Description: Area 3 £5059 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,631,079	3,262,158	12,284,924	6,747,887	2,038,070	272,158
60	1,406,293	2,812,586	12,734,495	7,197,458	2,487,641	177,414
80	1,331,365	2,662,729	12,884,352	7,347,315	2,637,498	327,271
100	1,256,436	2,512,872	13,034,209	7,497,172	2,787,355	477,128
120	1,106,579	2,213,158	13,333,924	7,796,887	3,087,070	776,842
140	966,722	1,913,443	13,633,638	8,096,601	3,386,784	1,076,557
160	806,865	1,613,729	13,933,352	8,396,315	3,686,498	1,376,271
180	657,007	1,314,015	14,233,066	8,696,029	3,986,212	1,675,985
200	507,150	1,014,301	14,532,781	8,995,744	4,285,927	1,975,699
220	319,829	639,658	14,907,423	9,370,386	4,660,570	2,350,342
240	132,507	265,015	15,282,066	9,745,029	5,035,212	2,724,985
260	-54,814	-109,628	15,656,709	10,119,672	5,409,855	3,099,628
280	-242,135	-484,271	16,031,352	10,494,315	5,784,498	3,474,271
300	-429,457	-858,914	16,405,995	10,868,958	6,159,141	3,848,914
400	-616,778	-1,233,556	16,780,638	11,243,601	6,533,784	4,223,556
500	-804,100	-1,608,199	17,155,280	11,618,243	6,908,427	4,598,199



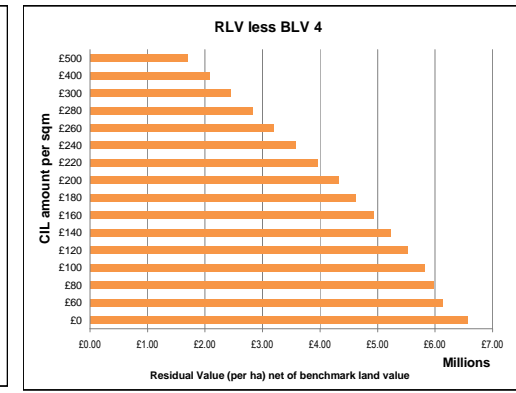
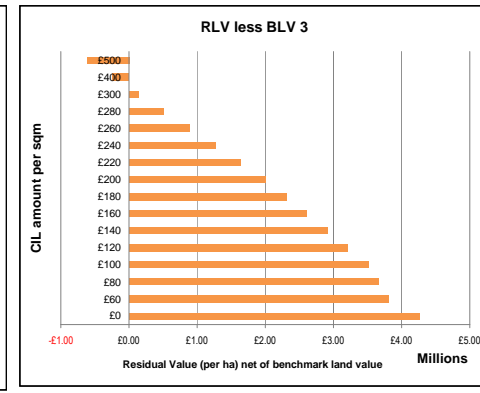
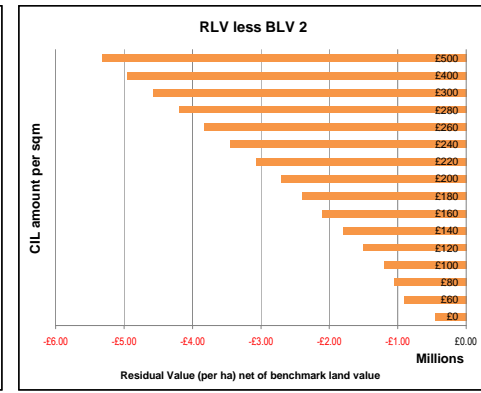
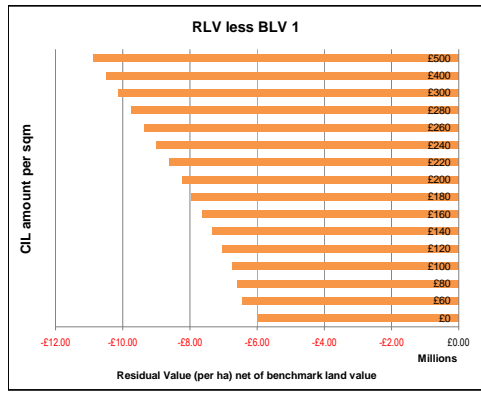
Site type 5 Description: **Area 4 £5382 psm** 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,537,647	5,075,293	-10,471,788	4,934,751	224,934	2,085,293
60	2,312,861	4,625,722	-10,921,360	5,384,323	674,506	1,635,722
80	2,237,932	4,475,865	-11,071,217	5,534,180	824,363	1,485,865
100	2,163,004	4,326,007	-11,221,074	5,684,037	974,220	1,336,007
120	2,013,147	4,026,293	-11,520,788	5,983,751	1,273,934	1,036,293
140	1,863,289	3,726,579	-11,820,502	6,283,465	1,573,649	736,579
160	1,713,432	3,426,865	-12,120,217	6,583,180	1,873,363	436,865
180	1,563,575	3,127,150	-12,419,931	6,882,894	2,173,077	137,150
200	1,413,718	2,827,436	-12,719,645	7,182,608	2,472,791	162,564
220	1,226,397	2,452,793	-13,094,288	7,557,251	2,847,434	537,207
240	1,039,075	2,078,150	-13,468,931	7,931,894	3,222,077	911,850
260	851,754	1,703,508	-13,843,574	8,306,537	3,596,720	1,286,492
280	664,432	1,328,865	-14,218,217	8,681,179	3,971,363	1,661,135
300	477,111	954,222	-14,592,859	9,055,822	4,346,006	2,035,778
400	289,790	579,579	-14,967,502	9,430,465	4,720,648	2,410,421
500	102,468	204,936	-15,342,145	9,805,108	5,095,291	2,785,064



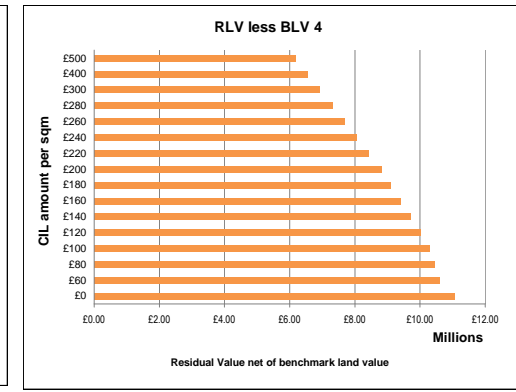
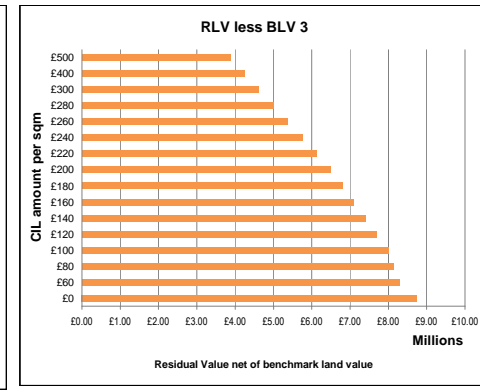
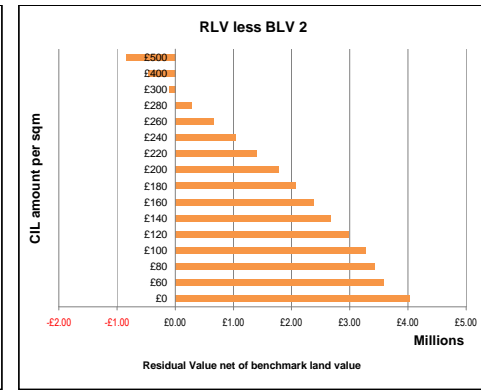
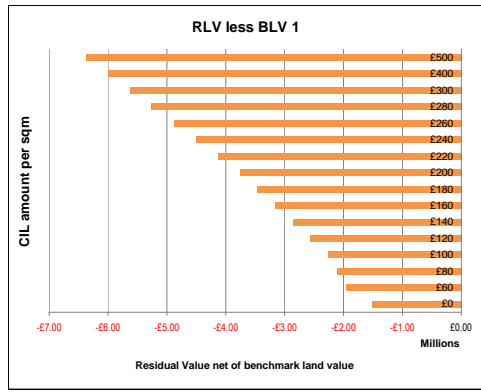
Site type 5 Description: **Area 5 £6189 psm** 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,777,550	9,555,100	-5,991,981	454,944	4,254,873	6,565,100
60	4,552,764	9,105,529	-6,441,553	904,516	3,805,301	6,115,529
80	4,477,836	8,955,671	-6,591,410	1,054,373	3,655,444	5,965,671
100	4,402,907	8,805,814	-6,741,267	1,204,230	3,505,587	5,815,814
120	4,253,050	8,506,100	-7,040,981	1,503,944	3,205,873	5,516,100
140	4,103,193	8,206,386	-7,340,696	1,803,658	2,906,158	5,216,386
160	3,953,336	7,906,671	-7,640,410	2,103,373	2,606,444	4,916,671
180	3,803,479	7,606,957	-7,940,124	2,403,087	2,306,730	4,616,957
200	3,653,621	7,307,243	-8,239,838	2,702,801	2,007,016	4,317,243
220	3,466,300	6,932,600	-8,614,481	3,077,444	1,632,373	3,942,600
240	3,278,979	6,557,957	-9,089,124	3,452,087	1,257,730	3,567,957
260	3,091,657	6,183,314	-9,363,767	3,826,730	883,087	3,193,314
280	2,904,336	5,808,672	-9,738,410	4,201,373	508,444	2,818,672
300	2,717,014	5,434,029	-10,113,052	4,576,015	133,801	2,444,029
400	2,529,693	5,059,386	-10,487,695	4,950,658	240,841	2,069,386
500	2,342,372	4,684,743	-10,862,338	5,325,301	615,484	1,694,743



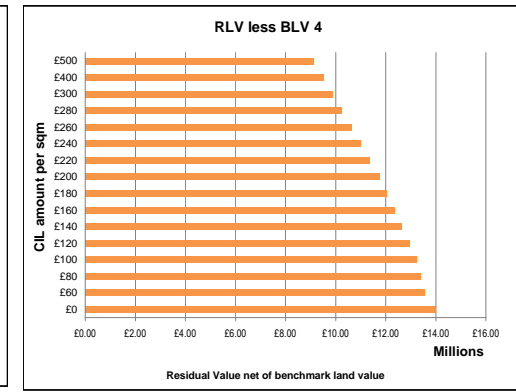
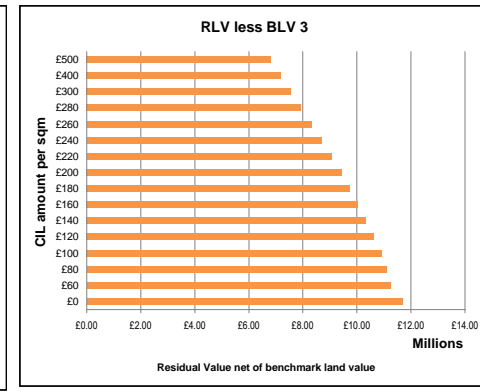
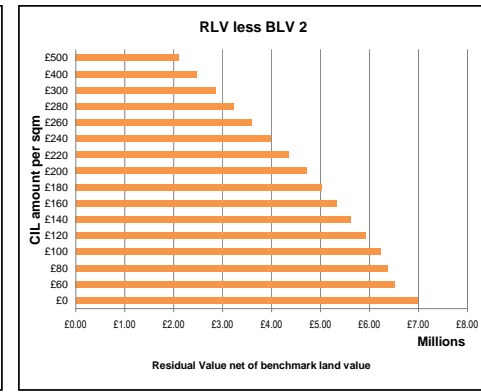
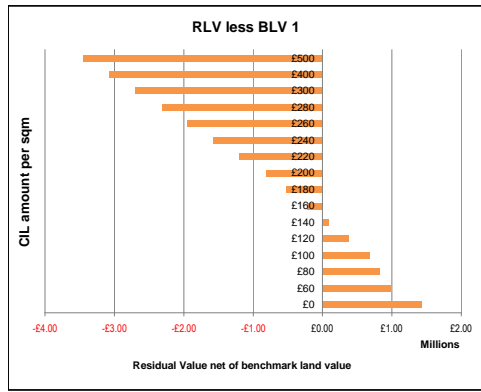
Site type 5 Description: **Area 6 £6997 psm** 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,017,521	14,035,041	-1,512,040	4,024,997	8,734,814	11,045,041
60	6,792,735	13,585,470	-1,961,612	3,575,426	8,285,242	10,595,470
80	6,717,806	13,435,613	-2,111,469	3,425,568	8,135,385	10,445,613
100	6,642,878	13,285,755	-2,261,326	3,275,711	7,985,528	10,295,755
120	6,493,021	12,986,041	-2,561,040	2,975,997	7,685,814	9,996,041
140	6,343,163	12,686,327	-2,860,754	2,676,283	7,386,100	9,696,327
160	6,193,306	12,386,613	-3,160,469	2,376,568	7,086,385	9,396,613
180	6,043,449	12,086,898	-3,460,183	2,076,854	6,786,671	9,096,898
200	5,893,592	11,787,184	-3,759,897	1,777,140	6,486,957	8,797,184
220	5,706,271	11,412,541	-4,134,540	1,402,497	6,112,314	8,422,541
240	5,518,949	11,037,898	-4,509,183	1,027,854	5,737,671	8,047,898
260	5,331,628	10,663,256	-4,883,826	653,211	5,363,028	7,673,256
280	5,144,306	10,288,613	-5,258,468	278,569	4,988,385	7,298,613
300	4,956,985	9,913,970	-5,633,111	96,074	4,613,743	6,923,970
400	4,769,664	9,539,327	-6,007,754	470,717	4,239,100	6,549,327
500	4,582,342	9,164,684	-6,382,397	845,360	3,864,457	6,174,684



Site type 5 Description: **Area 7 £7535 psm** 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,487,748	16,975,496	1,428,415	6,965,452	11,675,268	13,985,496
60	8,262,962	16,525,924	978,843	6,515,880	11,225,697	13,535,924
80	8,188,034	16,376,067	828,986	6,366,023	11,075,840	13,386,067
100	8,113,105	16,226,210	679,129	6,216,166	10,925,983	13,236,210
120	7,963,248	15,926,496	379,415	5,916,452	10,626,269	12,936,496
140	7,813,391	15,626,782	79,700	5,616,737	10,326,554	12,636,782
160	7,663,534	15,327,067	-220,014	5,317,023	10,026,840	12,337,067
180	7,513,677	15,027,353	-519,728	5,017,309	9,727,126	12,037,353
200	7,363,819	14,727,639	-819,442	4,717,595	9,427,411	11,737,639
220	7,176,498	14,352,996	-1,194,085	4,342,952	9,052,769	11,362,996
240	6,989,177	13,978,353	-1,568,728	3,968,309	8,678,126	10,988,353
260	6,801,855	13,603,710	-1,943,371	3,593,666	8,303,483	10,613,710
280	6,614,534	13,229,068	-2,318,014	3,219,023	7,928,840	10,239,068
300	6,427,212	12,854,425	-2,692,657	2,844,381	7,554,197	9,864,425
400	6,239,891	12,479,782	-3,067,299	2,469,738	7,179,555	9,489,782
500	6,052,570	12,105,139	-3,441,942	2,095,095	6,804,912	9,115,139



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 5
 100 UNITS
 FLATS
 200 UPH Net area as percentage of gross

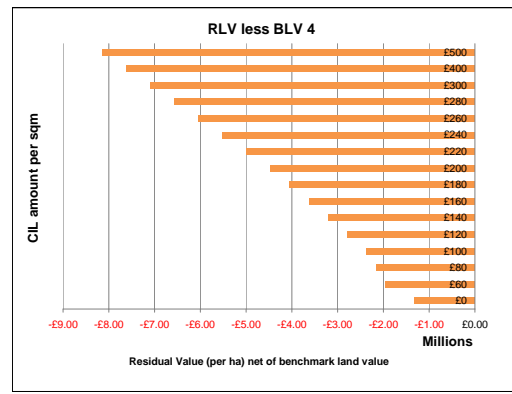
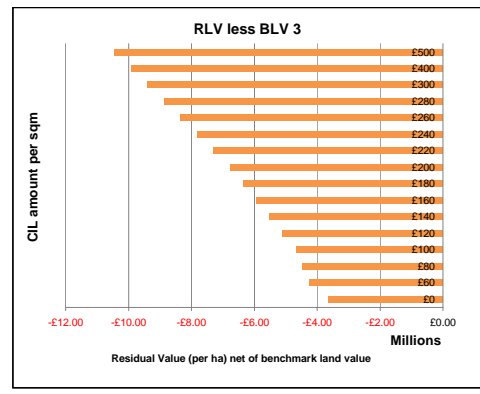
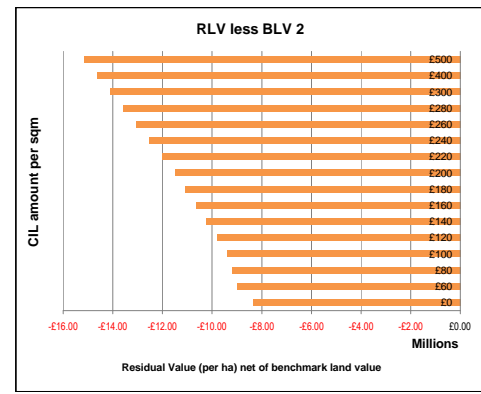
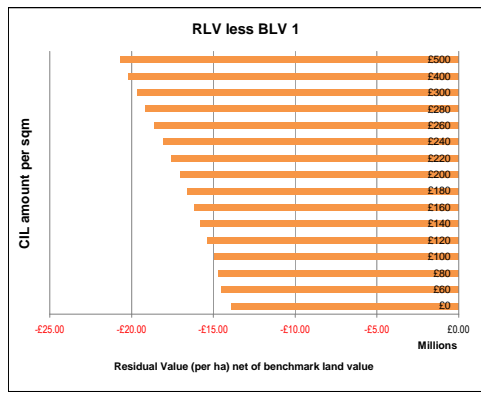
100%

CSH level: 4 on AH
 4 on private
 Aff Hsg: 30%

Sales value inflation
 Build cost inflation

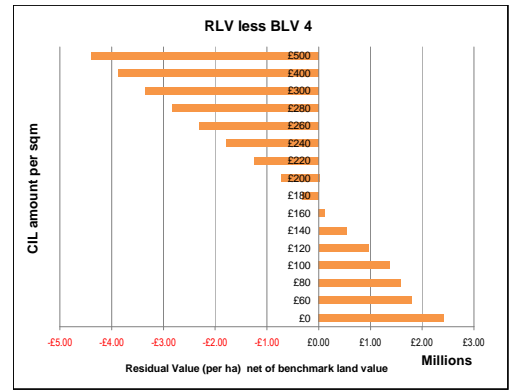
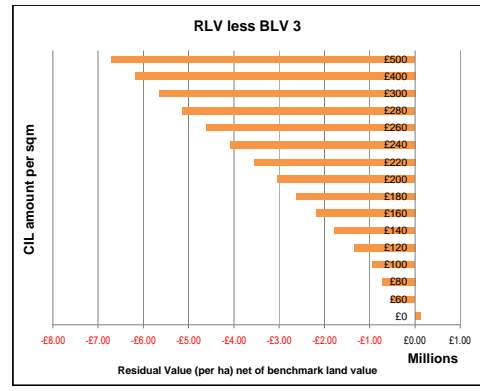
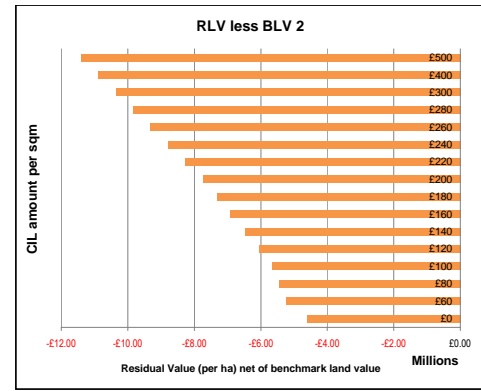
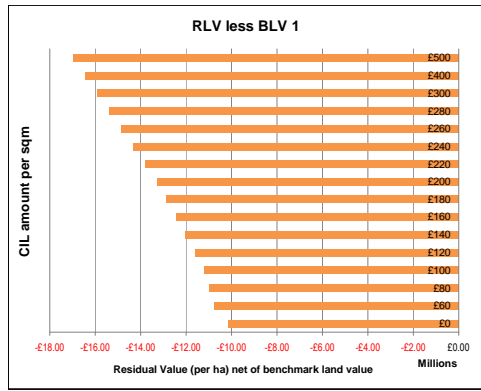
Site type 5 Description: Area 1 £4090 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	834,215	1,668,430	-13,878,652	-8,341,615	-3,631,798	-1,321,570
60	519,515	1,039,030	-14,508,052	-8,971,015	-4,261,198	-1,950,970
80	414,615	829,230	-14,717,852	-9,180,814	-4,470,998	-2,160,770
100	309,715	619,430	-14,927,652	-9,390,614	-4,680,798	-2,370,570
120	99,915	199,830	-15,347,251	-9,810,214	-5,100,398	-2,790,170
140	-109,885	-219,770	-15,766,851	-10,229,814	-5,519,998	-3,209,770
160	-319,685	-639,370	-16,186,451	-10,649,414	-5,939,598	-3,629,370
180	-529,485	-1,058,970	-16,606,051	-11,069,014	-6,359,198	-4,048,970
200	-739,285	-1,478,570	-17,025,651	-11,488,614	-6,778,798	-4,468,570
220	-1,001,535	-2,003,070	-17,550,151	-12,013,114	-7,303,297	-4,993,070
240	-1,263,785	-2,527,570	-18,074,651	-12,537,614	-7,827,797	-5,517,570
260	-1,526,035	-3,052,070	-18,599,151	-13,062,114	-8,352,297	-6,042,070
280	-1,788,285	-3,576,570	-19,123,651	-13,586,614	-8,876,797	-6,566,570
300	-2,050,535	-4,101,070	-19,648,151	-14,111,114	-9,401,297	-7,091,070
400	-2,312,785	-4,625,570	-20,172,651	-14,635,614	-9,925,797	-7,615,570
500	-2,575,035	-5,150,070	-20,697,151	-15,160,114	-10,450,297	-8,140,070



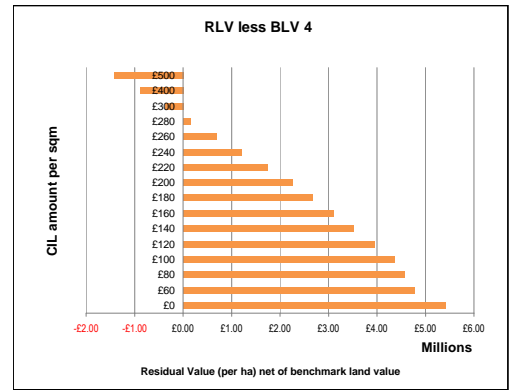
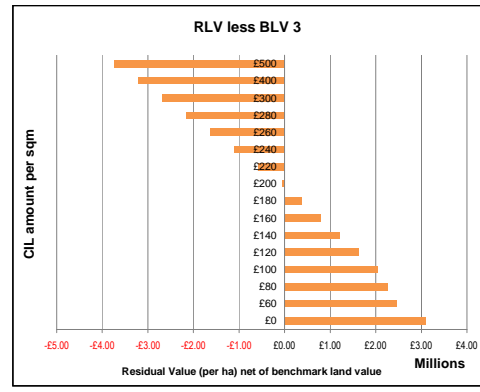
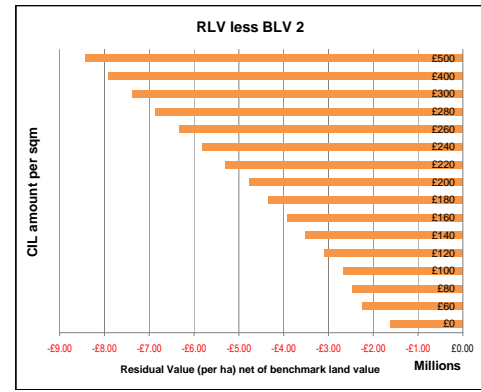
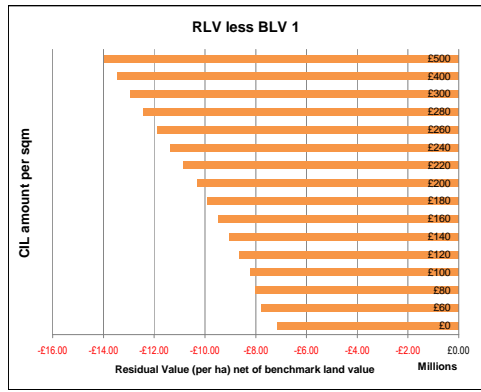
Site type 5 Description: Area 2 £4629 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,705,649	5,411,298	-10,135,783	-4,598,746	-1,111,071	-2,421,298
60	2,390,949	4,781,898	-10,765,183	-5,228,146	-1,518,329	-1,791,898
80	2,286,049	4,572,098	-10,974,983	-5,437,946	-1,728,129	-1,582,098
100	2,181,149	4,362,298	-11,184,783	-5,647,746	-1,937,929	-1,372,298
120	1,971,349	3,942,698	-11,604,383	-6,067,346	-2,357,529	-952,698
140	1,761,549	3,523,098	-12,023,983	-6,486,946	-2,777,129	-533,098
160	1,551,749	3,103,498	-12,443,583	-6,906,546	-3,196,729	-113,498
180	1,341,949	2,683,898	-12,863,183	-7,326,146	-3,616,329	-306,102
200	1,132,149	2,264,298	-13,282,783	-7,745,746	-4,035,929	-725,702
220	869,899	1,739,798	-13,807,283	-8,270,246	-4,455,529	-1,250,202
240	607,649	1,215,298	-14,331,783	-8,794,746	-4,875,129	-1,774,702
260	345,399	690,798	-14,856,283	-9,319,246	-5,294,729	-2,299,202
280	83,149	166,298	-15,380,783	-9,843,746	-5,714,329	-2,823,702
300	-179,101	-358,202	-15,905,283	-10,368,246	-6,133,929	-3,348,202
400	-441,351	-882,702	-16,429,783	-10,892,746	-6,553,529	-3,872,702
500	-703,601	-1,407,201	-16,954,283	-11,417,246	-6,973,129	-4,397,201



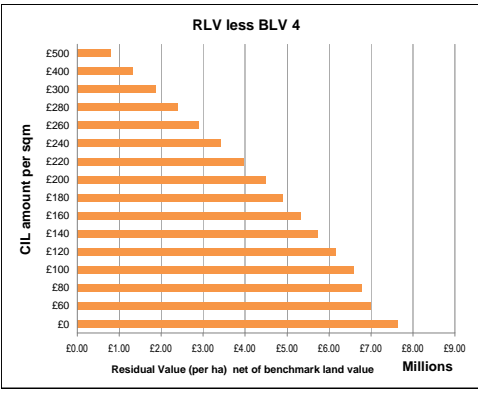
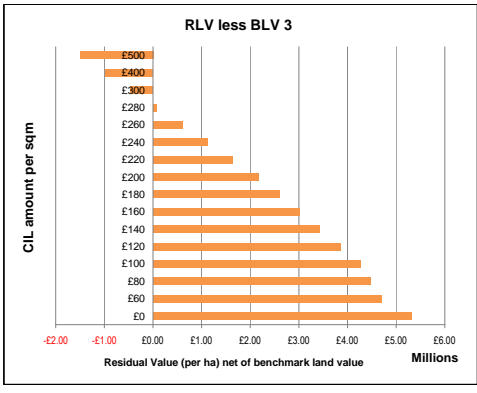
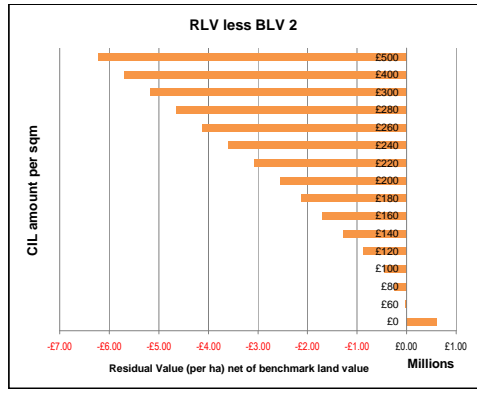
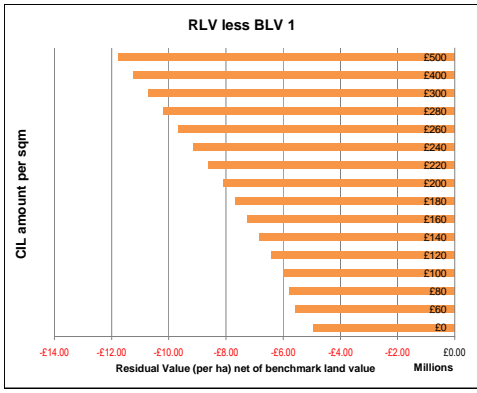
Site type 5 Description: Area 3 £5059 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,195,781	8,391,562	-7,155,519	-1,618,482	-3,091,335	-5,401,562
60	3,881,081	7,762,162	-7,784,919	-2,247,882	-3,461,935	-4,772,162
80	3,776,181	7,552,362	-7,994,719	-2,457,682	-3,671,735	-4,562,362
100	3,671,281	7,342,562	-8,204,519	-2,667,482	-3,881,535	-4,352,562
120	3,461,481	6,922,962	-8,624,119	-3,087,082	-4,301,135	-3,932,962
140	3,251,681	6,503,362	-9,043,719	-3,506,682	-4,720,735	-3,513,362
160	3,041,881	6,083,762	-9,463,319	-3,926,282	-5,140,335	-3,093,762
180	2,832,081	5,664,162	-9,882,919	-4,345,882	-5,559,935	-2,674,162
200	2,622,281	5,244,562	-10,302,519	-4,765,482	-5,979,535	-2,254,562
220	2,360,031	4,720,062	-10,827,019	-5,185,082	-6,399,135	-1,735,062
240	2,097,781	4,195,562	-11,351,519	-5,604,682	-6,818,735	-1,215,562
260	1,835,531	3,671,062	-11,876,019	-6,024,282	-7,238,335	-696,062
280	1,573,281	3,146,562	-12,400,519	-6,443,882	-7,657,935	-176,562
300	1,311,031	2,622,062	-12,925,019	-6,863,482	-8,077,535	-307,062
400	1,048,781	2,097,562	-13,449,519	-7,283,082	-8,497,135	-827,562
500	786,531	1,573,062	-13,974,019	-7,702,682	-8,916,735	-1,348,062



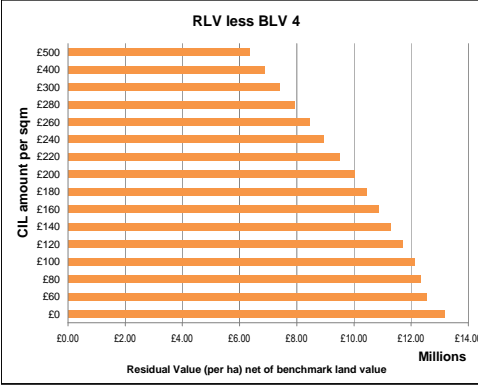
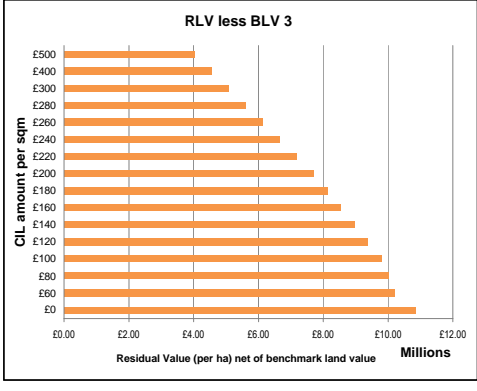
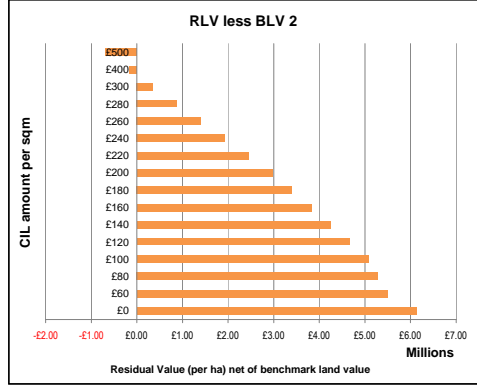
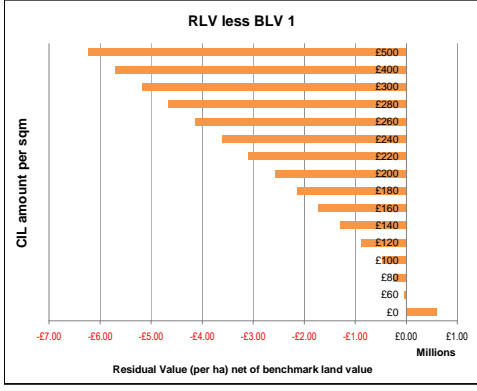
Site type 5 Description: **Area 4** £382 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,306,109	10,612,219	-4,934,862	602,175	5,311,991	7,622,219
60	4,991,409	9,982,819	-5,564,262	27,225	4,662,591	6,992,819
80	4,896,509	9,773,019	-5,774,062	237,025	4,472,791	6,783,019
100	4,781,609	9,563,219	-5,983,862	446,825	4,262,991	6,573,219
120	4,571,809	9,143,619	-6,403,462	866,425	3,843,391	6,153,619
140	4,362,009	8,724,019	-6,823,062	1,286,025	3,423,791	5,734,019
160	4,152,209	8,304,419	-7,242,662	1,705,625	3,004,192	5,314,419
180	3,942,409	7,884,819	-7,662,262	2,125,225	2,584,592	4,894,819
200	3,732,609	7,465,219	-8,081,862	2,544,825	2,164,992	4,475,219
220	3,470,360	6,940,719	-8,606,362	3,069,325	1,640,492	3,950,719
240	3,208,110	6,416,219	-9,130,862	3,593,825	1,115,992	3,426,219
260	2,945,860	5,891,719	-9,655,362	4,118,325	591,492	2,901,719
280	2,683,610	5,367,219	-10,179,862	4,642,825	66,992	2,377,219
300	2,421,360	4,842,719	-10,704,362	5,167,325	457,508	1,852,719
400	2,159,110	4,318,219	-11,228,862	5,691,825	982,008	1,328,219
500	1,896,860	3,793,719	-11,753,362	6,216,325	1,506,508	803,719



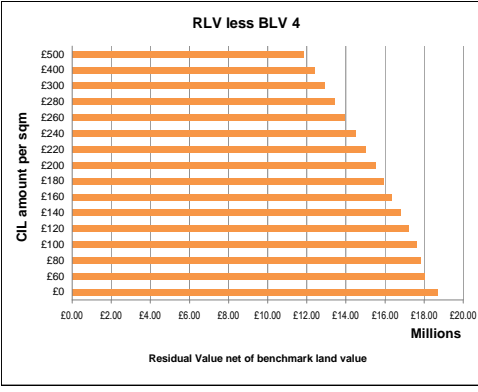
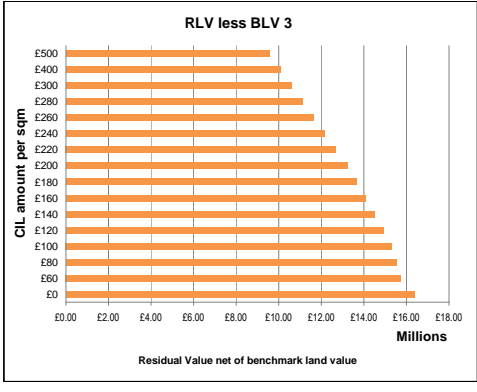
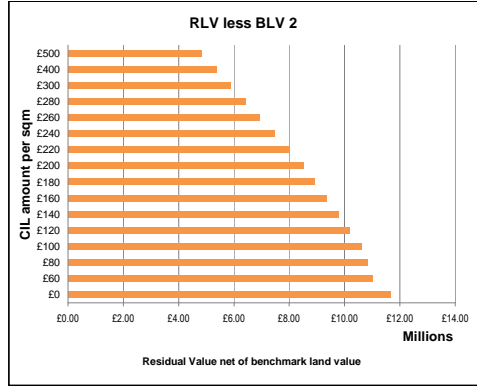
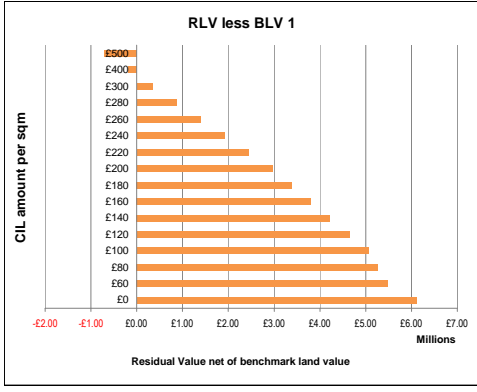
Site type 5 Description: **Area 5** £6189 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,066,021	16,132,042	584,960	6,121,997	10,831,814	13,142,042
60	7,751,321	15,502,642	44,440	5,492,597	10,202,414	12,512,642
80	7,646,421	15,292,842	254,240	5,282,798	9,992,614	12,302,842
100	7,541,521	15,083,042	464,040	5,072,998	9,782,814	12,093,042
120	7,331,721	14,663,442	883,639	4,653,398	9,363,214	11,673,442
140	7,121,921	14,243,842	1,303,239	4,233,798	8,943,614	11,253,842
160	6,912,121	13,824,242	1,722,839	3,814,198	8,524,014	10,834,242
180	6,702,321	13,404,642	2,142,439	3,394,598	8,104,414	10,414,642
200	6,492,521	12,985,042	2,562,039	2,974,998	7,684,814	9,995,042
220	6,230,271	12,460,542	3,086,539	2,450,498	7,160,315	9,470,542
240	5,968,021	11,936,042	3,611,039	1,925,998	6,635,815	8,946,042
260	5,705,771	11,411,542	4,135,539	1,401,498	6,111,315	8,421,542
280	5,443,521	10,887,042	4,660,039	876,998	5,586,815	7,897,042
300	5,181,271	10,362,542	5,184,539	352,498	5,062,315	7,372,542
400	4,919,021	9,838,042	5,709,039	172,002	4,537,815	6,848,042
500	4,656,771	9,313,542	6,233,539	696,502	4,013,315	6,323,542



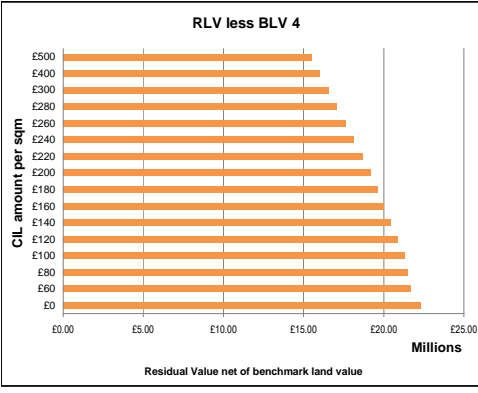
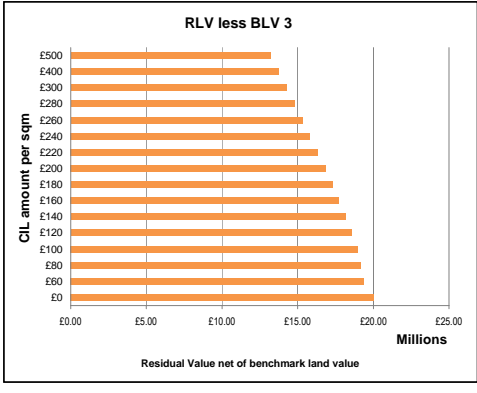
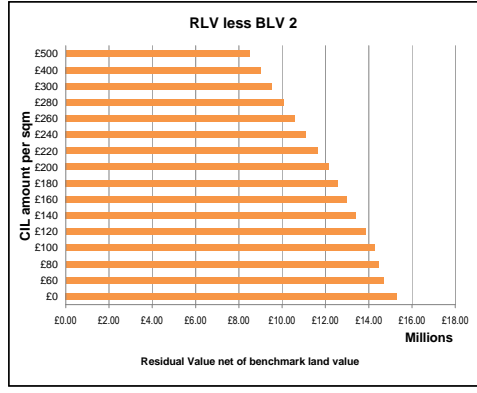
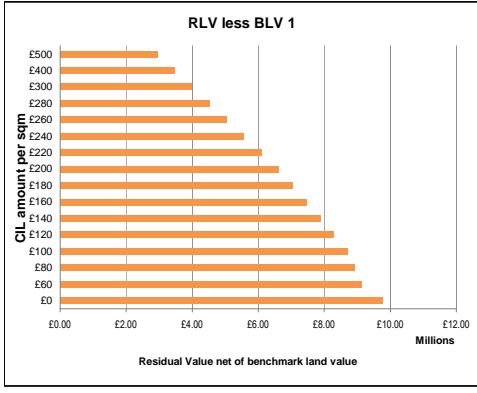
Site type 5 Description: **Area 6** £6997 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,825,973	21,651,945	6,104,864	11,641,901	16,351,718	18,661,945
60	10,511,273	21,022,545	5,475,464	11,012,501	15,722,318	18,032,545
80	10,406,373	20,812,745	5,265,664	10,802,701	15,512,518	17,822,745
100	10,301,473	20,602,945	5,055,864	10,592,901	15,302,718	17,612,945
120	10,091,673	20,183,345	4,636,264	10,173,301	14,883,118	17,193,345
140	9,881,873	19,763,745	4,216,664	9,753,701	14,463,518	16,773,745
160	9,672,073	19,344,145	3,797,064	9,334,101	14,043,918	16,354,145
180	9,462,273	18,924,545	3,377,464	8,914,501	13,624,318	15,934,545
200	9,252,473	18,504,945	2,957,864	8,494,901	13,204,718	15,514,945
220	8,990,223	17,980,445	2,433,364	7,970,401	12,680,218	14,990,445
240	8,727,973	17,455,945	1,908,864	7,445,901	12,155,718	14,465,945
260	8,465,723	16,931,446	1,384,364	6,921,401	11,631,218	13,941,446
280	8,203,473	16,406,946	859,864	6,396,901	11,106,718	13,416,946
300	7,941,223	15,882,446	335,364	5,872,401	10,582,218	12,892,446
400	7,678,973	15,357,946	189,136	5,347,901	10,057,718	12,367,946
500	7,416,723	14,833,446	713,636	4,823,401	9,533,218	11,843,446



Site type 5 Description: **Area 7** £7535 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,652,089	25,304,177	9,757,096	15,294,133	20,003,990	22,314,177
60	12,337,389	24,674,777	9,127,696	14,664,733	19,374,590	21,684,777
80	12,232,489	24,464,977	8,917,896	14,454,933	19,164,790	21,474,977
100	12,127,589	24,255,177	8,708,096	14,245,133	18,954,990	21,265,177
120	11,917,789	23,835,577	8,288,496	13,825,533	18,535,390	20,845,577
140	11,707,989	23,415,977	7,868,896	13,405,933	18,115,790	20,425,977
160	11,498,189	22,996,377	7,449,296	12,986,333	17,696,190	20,006,377
180	11,288,389	22,576,777	7,029,696	12,566,733	17,276,590	19,586,777
200	11,078,589	22,157,177	6,610,096	12,147,133	16,856,990	19,167,177
220	10,816,339	21,632,677	6,085,596	11,622,633	16,332,490	18,642,677
240	10,554,089	21,108,178	5,561,096	11,098,133	15,807,990	18,118,178
260	10,291,839	20,583,678	5,036,596	10,573,633	15,283,490	17,593,678
280	10,029,589	20,059,178	4,512,096	10,049,133	14,758,990	17,069,178
300	9,767,339	19,534,678	3,987,596	9,524,633	14,234,490	16,544,678
400	9,505,089	19,010,178	3,463,096	9,000,133	13,709,990	16,020,178
500	9,242,839	18,485,678	2,938,596	8,475,633	13,185,490	15,495,678



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

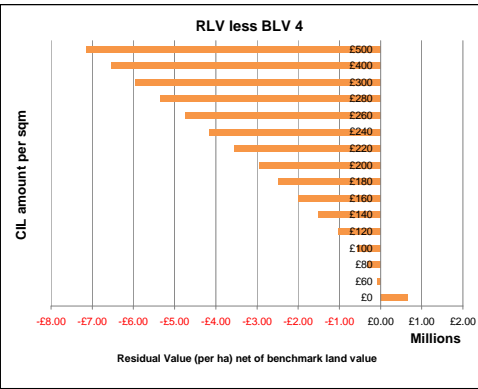
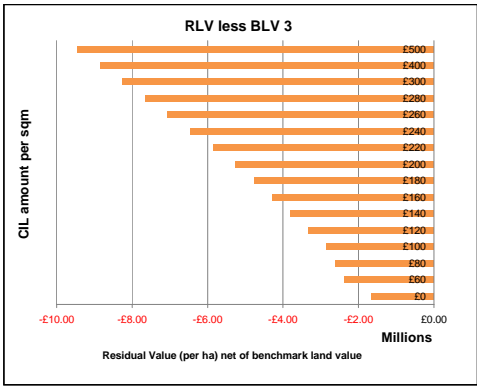
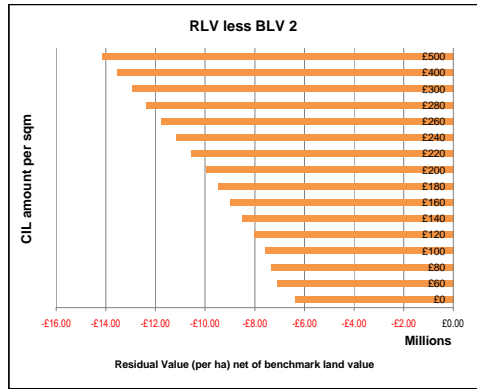
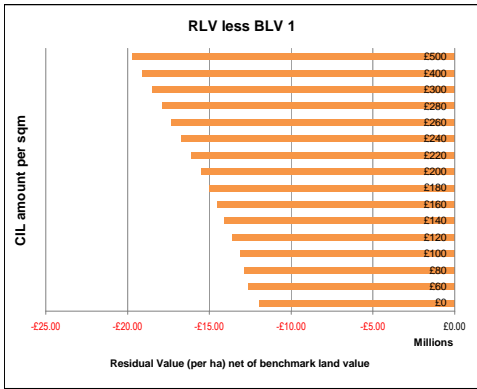
Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 5
 100 UNITS
 FLATS
 200 UPH Net area as percentage of gross 100%
 CSH level: 4 on AH
 4 on private
 Aff Hsg: 20%

Sales value inflation
 Build cost inflation

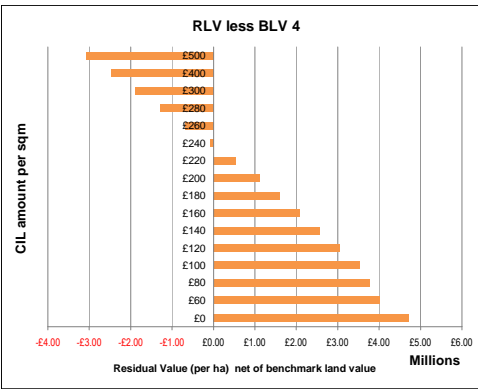
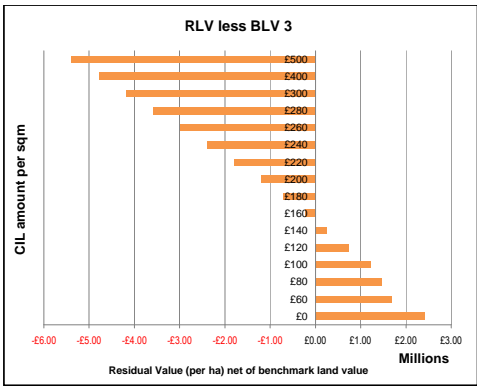
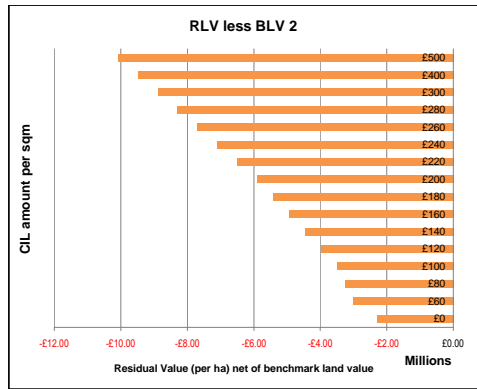
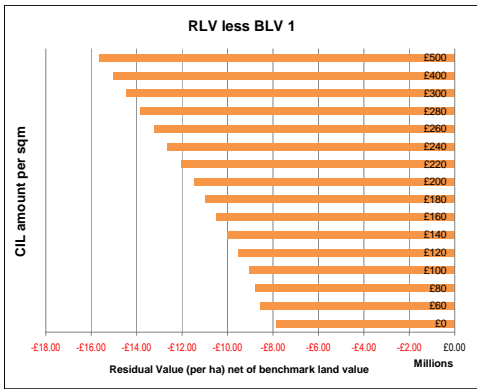
Site type 5 Description: Area 1 £4090 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,821,119	3,642,237	-11,904,844	-6,367,807	-1,657,990	652,237
60	1,461,461	2,922,923	-12,624,158	-7,087,121	-2,377,304	67,077
80	1,341,576	2,683,152	-12,863,930	-7,326,893	-2,617,076	306,848
100	1,221,690	2,443,380	-13,103,701	-7,566,664	-2,856,847	546,620
120	981,919	1,963,837	-13,583,244	-8,046,207	-3,336,390	1,026,163
140	742,147	1,484,294	-14,062,787	-8,525,750	-3,815,933	1,505,706
160	502,376	1,004,752	-14,542,330	-9,005,293	-4,295,476	1,985,248
180	262,604	525,209	-15,021,872	-9,484,835	-4,775,019	2,464,791
200	22,833	45,666	-15,501,415	-9,964,378	-5,254,561	2,944,334
220	-276,881	-553,763	-16,000,844	-10,563,807	-5,853,990	3,543,763
240	-576,596	-1,153,191	-16,700,272	-11,163,235	-6,453,418	4,143,191
260	-876,310	-1,752,620	-17,299,701	-11,762,664	-7,052,847	4,742,620
280	-1,176,024	-2,352,048	-17,899,129	-12,362,092	-7,652,276	5,342,048
300	-1,475,738	-2,951,477	-18,498,558	-12,961,521	-8,251,704	5,941,477
400	-1,775,453	-3,550,905	-19,097,986	-13,560,949	-8,851,133	6,540,905
500	-2,075,167	-4,150,334	-19,697,415	-14,160,378	-9,450,561	7,140,334



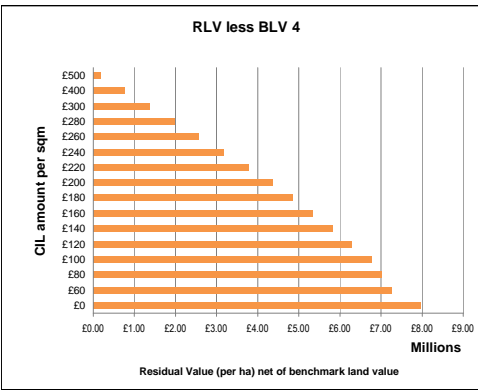
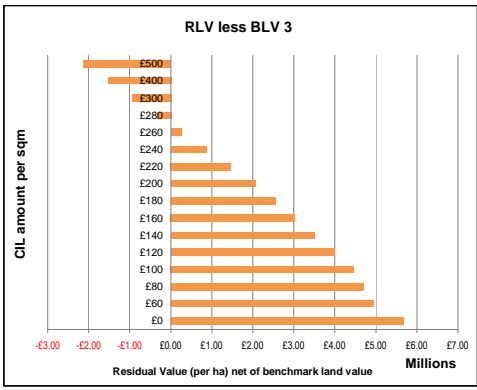
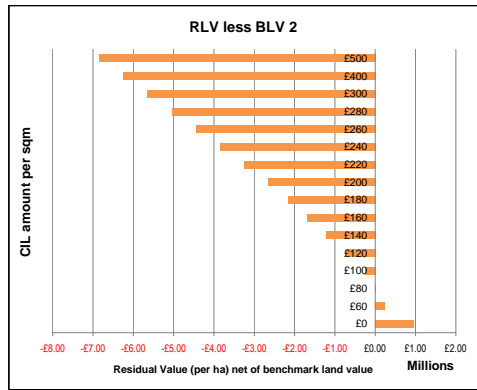
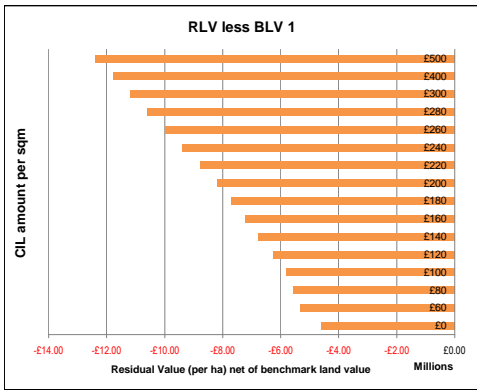
Site type 5 Description: Area 2 £4629 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,855,391	7,710,782	-7,836,299	-2,299,262	-2,410,555	4,720,782
60	3,495,734	6,991,468	-8,555,613	-3,018,576	-1,691,240	4,001,468
80	3,375,848	6,751,696	-8,795,385	-3,258,348	-1,451,469	3,761,696
100	3,255,963	6,511,925	-9,035,156	-3,498,119	-1,211,698	3,521,925
120	3,016,191	6,032,382	-9,514,699	-3,977,662	-732,155	3,042,382
140	2,776,420	5,552,839	-9,994,242	-4,457,205	-252,612	2,562,839
160	2,536,648	5,073,297	-10,473,785	-4,936,748	-226,931	2,083,297
180	2,296,877	4,593,754	-10,953,328	-5,416,290	-706,474	1,603,754
200	2,057,105	4,114,211	-11,432,870	-5,895,833	-1,186,016	1,124,211
220	1,757,391	3,514,782	-12,032,299	-6,495,262	-1,785,445	524,782
240	1,457,677	2,915,354	-12,631,727	-7,094,690	-2,384,874	74,646
260	1,157,963	2,315,925	-13,231,156	-7,694,119	-2,984,302	674,075
280	858,248	1,716,497	-13,830,584	-8,293,547	-3,583,731	1,273,503
300	558,534	1,117,068	-14,430,013	-8,892,976	-4,183,159	1,872,932
400	258,820	517,640	-15,029,442	-9,492,404	-4,782,588	2,472,360
500	40,894	81,789	-15,628,870	-10,091,833	-5,382,016	3,071,789



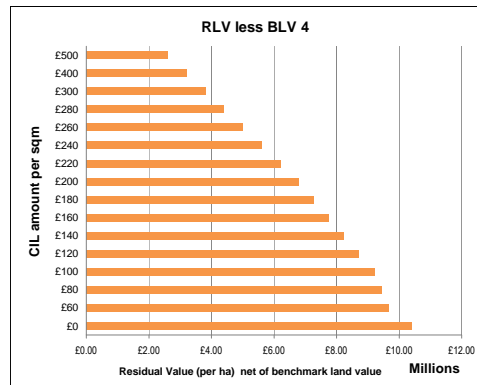
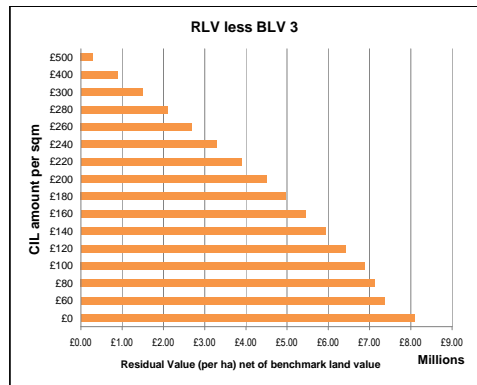
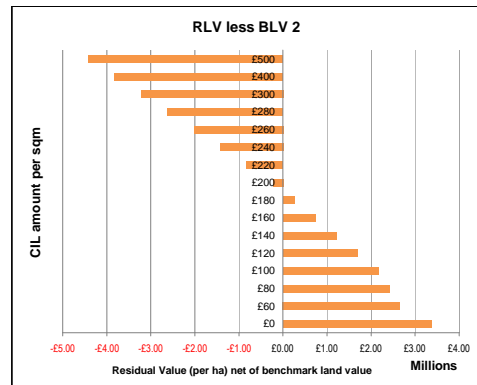
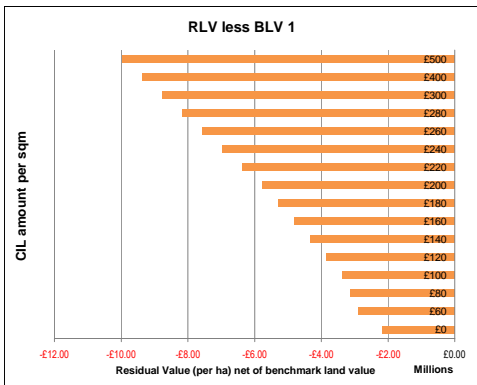
Site type 5 Description: Area 3 £5059 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,478,132	10,956,264	-4,590,817	946,220	5,656,037	7,966,264
60	5,118,475	10,236,950	-5,310,131	226,906	4,936,723	7,246,950
80	4,998,589	9,997,179	-5,549,903	12,866	4,696,951	7,007,179
100	4,878,704	9,757,407	-5,789,674	252,637	4,457,180	6,767,407
120	4,638,932	9,277,864	-6,269,217	732,180	3,977,637	6,287,864
140	4,399,161	8,798,321	-6,748,760	1,211,723	3,498,094	5,808,321
160	4,159,389	8,318,779	-7,228,303	1,691,266	3,018,551	5,328,779
180	3,919,618	7,839,236	-7,707,845	2,170,808	2,539,008	4,849,236
200	3,679,847	7,359,693	-8,187,388	2,650,351	2,059,466	4,369,693
220	3,380,132	6,760,264	-8,786,817	3,249,780	1,460,037	3,770,264
240	3,080,418	6,160,836	-9,386,245	3,849,208	860,609	3,170,836
260	2,780,704	5,561,407	-9,985,674	4,448,637	261,180	2,571,407
280	2,480,989	4,961,979	-10,585,102	5,048,065	338,249	1,971,979
300	2,181,275	4,362,550	-11,184,531	5,647,494	937,677	1,372,550
400	1,881,561	3,763,122	-11,783,959	6,246,922	1,537,106	773,122
500	1,581,847	3,163,693	-12,383,388	6,846,351	2,136,534	173,693



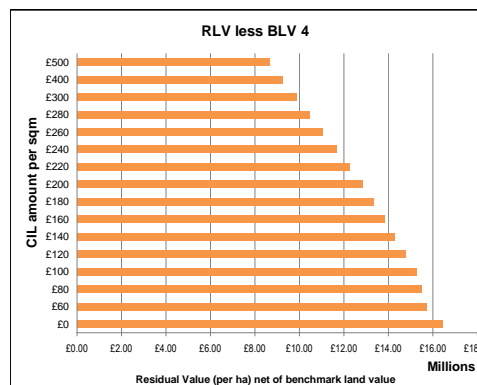
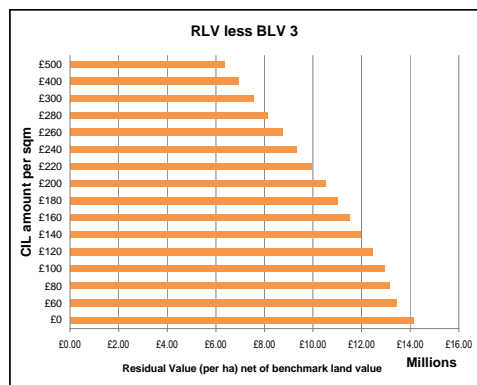
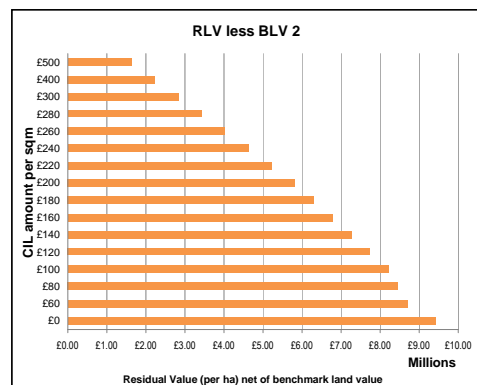
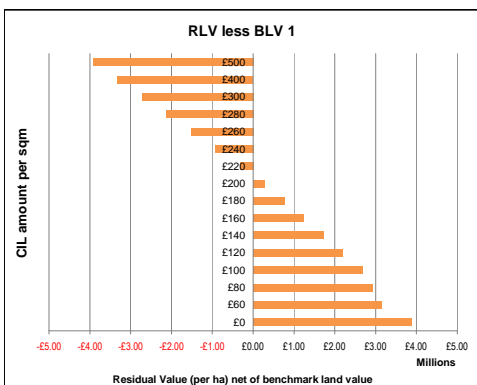
Site type 5 Description: **Area 4** £382 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,690,341	13,380,682	-2,166,400	3,370,637	8,080,454	10,390,682
60	6,330,684	12,661,367	-2,885,714	2,651,323	7,361,140	9,671,367
80	6,210,798	12,421,596	-3,125,485	2,411,552	7,121,369	9,431,596
100	6,090,912	12,181,825	-3,365,257	2,171,780	6,881,597	9,191,825
120	5,851,141	11,702,282	-3,844,800	1,692,238	6,402,054	8,712,282
140	5,611,369	11,222,739	-4,324,342	1,212,695	5,922,512	8,232,739
160	5,371,598	10,743,196	-4,803,885	733,152	5,442,969	7,753,196
180	5,131,827	10,263,653	-5,283,428	253,609	4,963,426	7,273,653
200	4,892,055	9,784,110	-5,762,971	225,934	4,483,883	6,794,110
220	4,652,284	9,304,567	-6,242,514	85,362	4,004,340	6,314,567
240	4,412,512	8,825,024	-6,722,057	-174,111	3,524,797	5,835,024
260	4,172,741	8,345,481	-7,201,600	-313,664	3,045,254	5,355,481
280	3,932,970	7,865,938	-7,681,143	-453,117	2,565,711	4,875,938
300	3,693,199	7,386,395	-8,160,686	-592,570	2,086,168	4,396,395
300	3,393,484	6,786,968	-8,760,113	-732,023	1,486,740	3,796,968
400	3,093,770	6,187,542	-9,359,542	-871,476	887,312	3,197,542
500	2,794,055	5,588,111	-9,958,971	-1,010,929	287,883	2,598,111



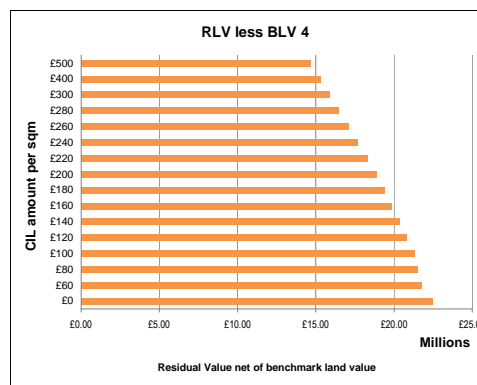
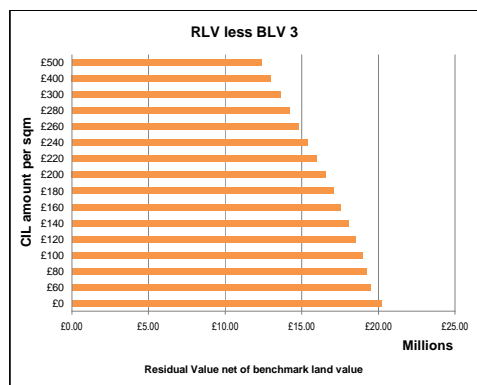
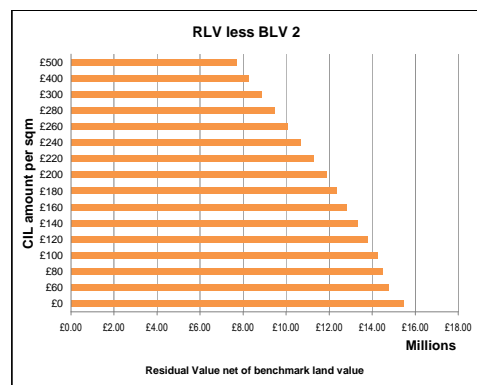
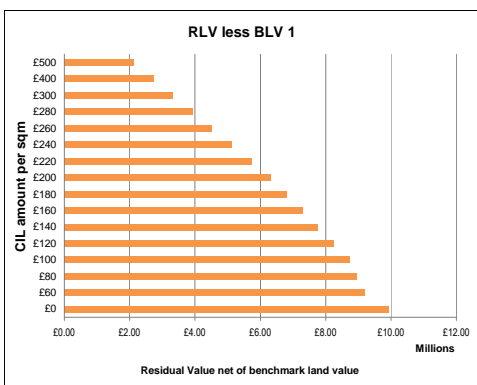
Site type 5 Description: **Area 5** £6189 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,710,256	19,420,513	3,873,431	9,410,468	14,120,285	16,430,513
60	9,350,599	18,701,198	3,154,117	8,691,154	13,400,971	15,711,198
80	9,230,713	18,461,427	2,914,346	8,451,383	13,161,200	15,471,427
100	9,110,828	18,221,655	2,674,574	8,211,611	12,921,428	15,231,655
120	8,871,056	17,742,113	2,195,031	7,732,068	12,441,885	14,752,113
140	8,631,285	17,262,570	1,715,489	7,252,526	11,962,342	14,272,570
160	8,391,514	16,783,027	1,235,946	6,772,983	11,482,800	13,793,027
180	8,151,742	16,303,484	756,403	6,293,440	11,003,257	13,313,484
200	7,911,971	15,823,941	276,860	5,813,897	10,523,714	12,833,941
220	7,672,200	15,344,400	-202,693	5,334,354	10,044,171	12,354,400
240	7,432,429	14,864,857	-723,146	4,854,811	9,564,628	11,874,857
260	7,192,658	14,385,314	-1,243,603	4,375,268	9,085,085	11,395,314
280	6,952,887	13,905,771	-1,764,060	3,895,725	8,605,542	10,915,771
300	6,713,116	13,426,228	-2,284,517	3,416,182	8,126,000	10,436,228
300	6,413,399	12,826,795	-2,720,283	2,816,754	7,526,571	9,836,795
400	6,113,685	12,227,370	-3,139,711	2,217,326	6,927,143	9,237,370
500	5,813,971	11,627,942	-3,519,140	1,617,897	6,327,714	8,637,942



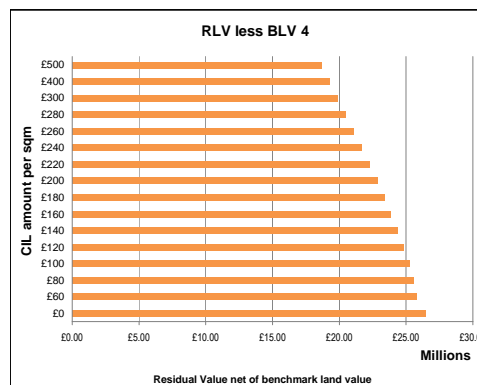
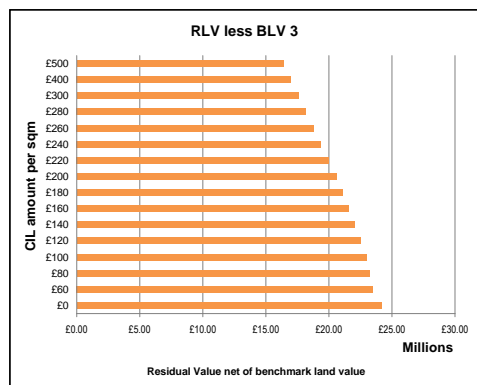
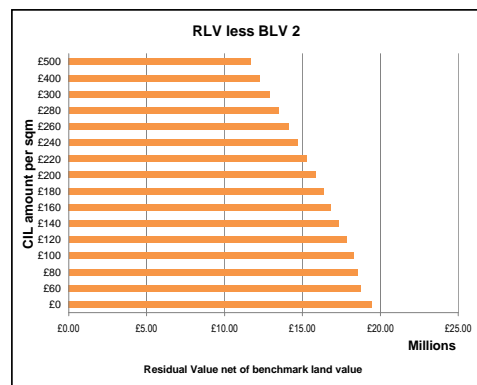
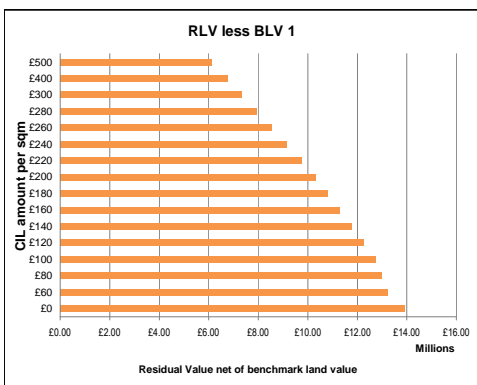
Site type 5 Description: **Area 6** £5997 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,730,199	25,460,397	9,913,316	15,450,353	20,160,170	22,470,397
60	12,370,541	24,741,083	9,194,002	14,731,039	19,440,856	21,751,083
80	12,250,656	24,501,312	8,954,230	14,491,267	19,201,084	21,511,312
100	12,130,770	24,261,540	8,714,459	14,251,496	18,961,313	21,271,540
120	11,890,999	23,781,997	8,234,916	13,771,953	18,481,770	20,791,997
140	11,651,227	23,302,455	7,755,373	13,292,410	18,002,227	20,312,455
160	11,411,456	22,822,912	7,275,830	12,812,867	17,522,684	19,832,912
180	11,171,684	22,343,369	6,796,287	12,333,325	17,043,141	19,353,369
200	10,931,913	21,863,826	6,316,744	11,853,782	16,563,599	18,873,826
220	10,692,141	21,384,283	5,837,201	11,374,239	16,084,056	18,394,283
240	10,452,370	20,904,740	5,357,658	10,894,696	15,604,513	17,914,740
260	10,212,599	20,425,197	4,878,115	10,415,253	15,125,070	17,435,197
280	9,972,828	19,945,654	4,398,572	9,935,810	14,645,527	16,955,654
300	9,733,056	19,466,111	3,919,029	9,456,267	14,165,984	16,476,111
300	9,433,342	18,866,683	3,319,602	8,856,840	13,566,557	15,876,683
400	9,133,627	18,267,255	2,720,174	8,257,212	12,967,030	15,277,255
500	8,833,913	17,667,826	2,120,745	7,657,683	12,367,501	14,677,826



Site type 5 Description: **Area 7** £7535 psm 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,734,259	29,468,518	13,921,437	19,458,474	24,168,290	26,478,518
60	14,374,602	28,749,204	13,202,122	18,739,159	23,448,976	25,759,204
80	14,254,716	28,509,432	12,962,351	18,499,388	23,209,205	25,519,432
100	14,134,830	28,269,661	12,722,580	18,259,617	22,969,433	25,279,661
120	13,895,059	27,790,118	12,243,037	17,780,074	22,489,891	24,800,118
140	13,655,288	27,310,575	11,763,494	17,300,531	22,010,348	24,320,575
160	13,415,516	26,831,032	11,283,951	16,820,988	21,530,805	23,841,032
180	13,175,745	26,351,490	10,804,408	16,341,445	21,051,262	23,361,490
200	12,935,973	25,871,947	10,324,865	15,861,902	20,571,719	22,881,947
220	12,696,202	25,392,404	9,845,322	15,382,359	20,092,176	22,402,404
240	12,456,431	24,912,861	9,365,779	14,902,816	19,612,633	21,922,861
260	12,216,660	24,433,318	8,886,236	14,423,273	19,133,090	21,443,318
280	11,976,889	23,953,775	8,406,693	13,943,730	18,653,547	20,963,775
300	11,737,118	23,474,232	7,927,150	13,464,187	18,174,004	20,484,232
300	11,437,402	22,874,804	7,327,723	12,864,760	17,574,577	19,884,804
400	11,137,686	22,275,376	6,728,296	12,265,333	16,975,150	19,285,376
500	10,837,970	21,675,948	6,128,869	11,665,906	16,375,723	18,685,948



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 5
 100 UNITS
 FLATS
 200 UPH Net area as percentage of gross 100%

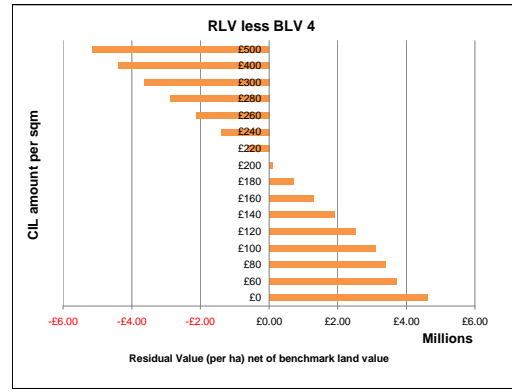
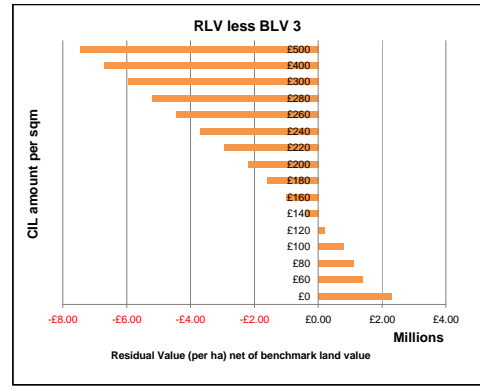
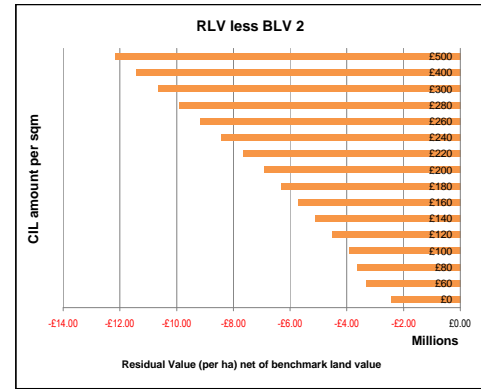
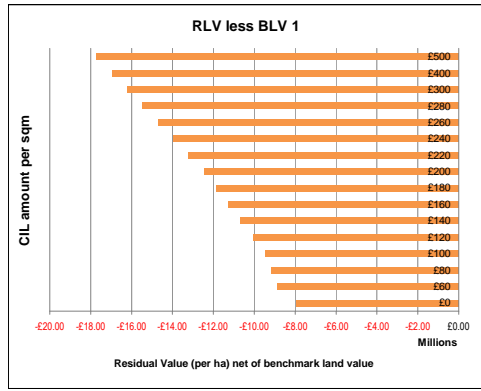
CSH level: 4 on AH
 4 on private

Aff Hsg: 0%

Sales value inflation
 Build cost inflation

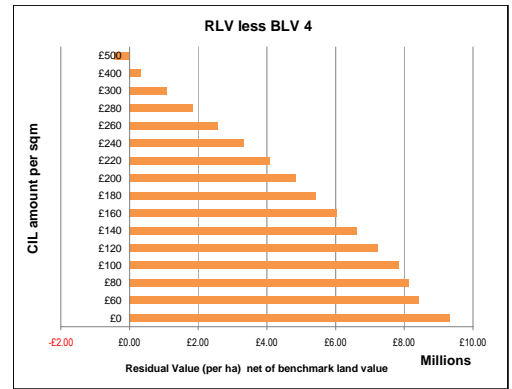
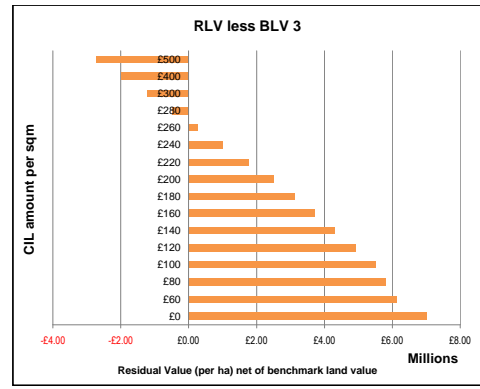
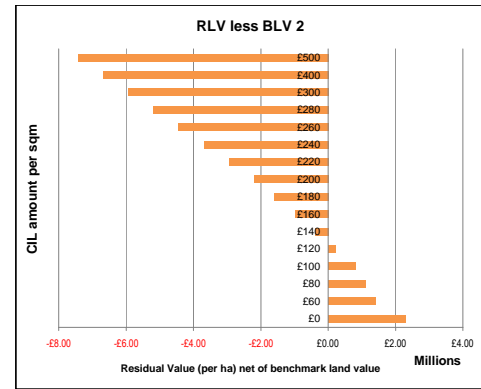
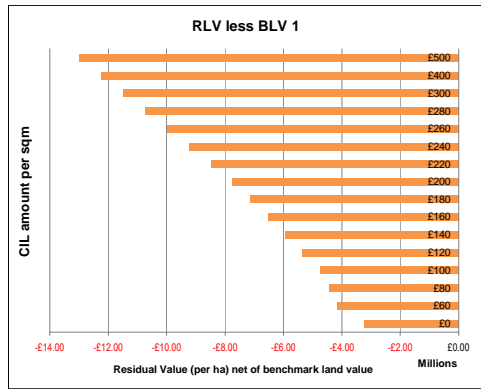
Site type 5 Description: **Area 1 £4090 psm** 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,794,926	7,589,852	-7,957,229	2,420,192	2,289,625	4,599,852
60	3,345,355	6,690,709	-8,856,372	3,319,335	1,390,482	3,700,709
80	3,195,498	6,390,995	-9,156,086	3,619,049	1,090,768	3,400,995
100	3,045,640	6,091,281	-9,455,800	3,918,763	791,053	3,101,281
120	2,745,926	5,491,852	-10,055,229	4,518,192	191,625	2,501,852
140	2,446,212	4,892,424	-10,654,657	5,117,620	407,804	1,902,424
160	2,146,498	4,292,995	-11,254,086	5,717,049	1,007,232	1,302,995
180	1,846,783	3,693,567	-11,853,515	6,316,477	1,606,661	703,567
200	1,547,069	3,094,138	-12,452,943	6,915,906	2,206,089	104,138
220	1,172,426	2,344,853	-13,202,229	7,665,192	2,955,375	645,147
240	797,783	1,595,567	-13,951,514	8,414,477	3,704,661	1,394,433
260	423,141	846,281	-14,700,800	9,163,763	4,453,946	2,143,719
280	48,498	96,996	-15,450,086	9,913,049	5,203,232	2,893,004
300	-326,145	652,290	-16,199,371	10,662,334	5,952,517	3,642,290
400	-700,788	1,401,576	-16,948,657	11,411,620	6,701,803	4,391,576
500	-1,075,431	2,150,861	-17,697,943	12,160,906	7,451,089	5,140,861



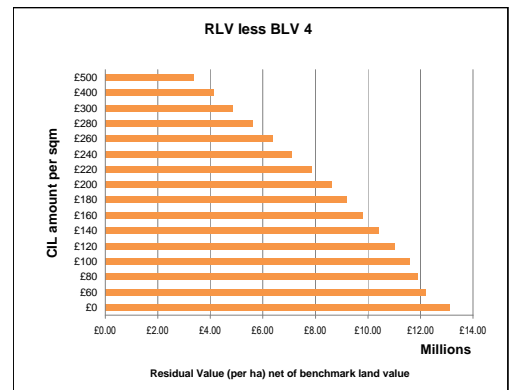
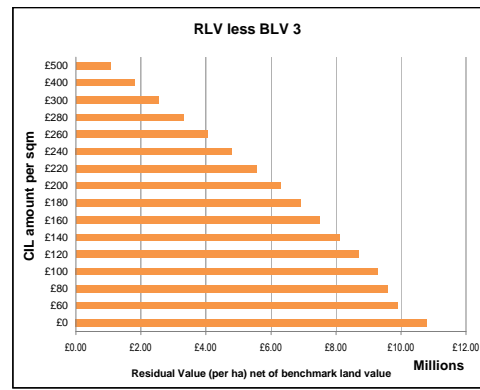
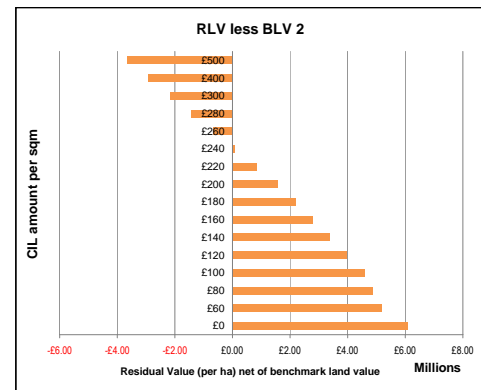
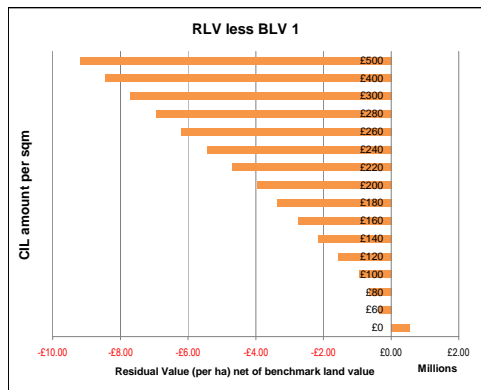
Site type 5 Description: **Area 2 £4629 psm** 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,154,875	12,309,750	-3,237,331	2,299,706	7,009,523	9,319,750
60	5,705,304	11,410,607	-4,136,474	1,400,563	6,110,380	8,420,607
80	5,555,447	11,110,893	-4,436,188	1,100,849	5,810,666	8,120,893
100	5,405,589	10,811,179	-4,735,902	801,135	5,510,951	7,821,179
120	5,105,875	10,211,750	-5,335,331	201,706	4,911,523	7,221,750
140	4,806,161	9,612,322	-5,934,759	397,722	4,312,094	6,622,322
160	4,506,447	9,012,893	-6,534,188	997,151	3,712,666	6,022,893
180	4,206,732	8,413,465	-7,133,617	1,596,579	3,113,237	5,423,465
200	3,907,018	7,814,036	-7,733,045	2,196,008	2,513,809	4,824,036
220	3,532,375	7,064,751	-8,482,331	2,945,294	1,764,523	4,074,751
240	3,157,732	6,315,465	-9,231,616	3,694,579	1,015,237	3,325,465
260	2,783,090	5,566,179	-9,980,902	4,443,865	265,952	2,576,179
280	2,408,447	4,816,894	-10,730,188	5,193,151	483,334	1,826,894
300	2,033,804	4,067,608	-11,479,473	5,942,436	1,232,620	1,077,608
400	1,659,161	3,318,322	-12,228,759	6,691,722	1,981,905	328,322
500	1,284,518	2,569,037	-12,978,045	7,441,008	2,731,191	420,963



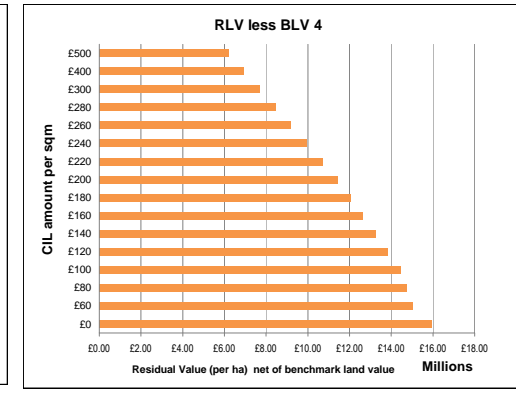
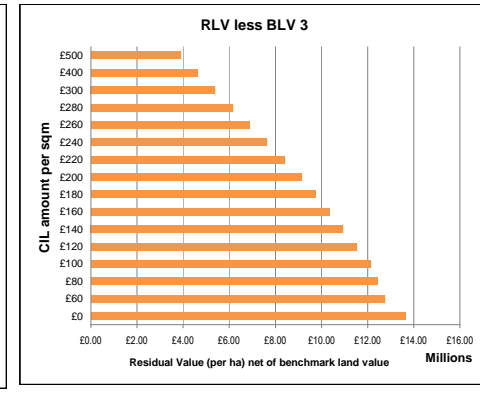
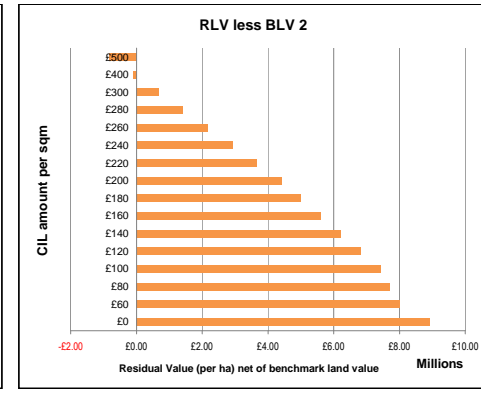
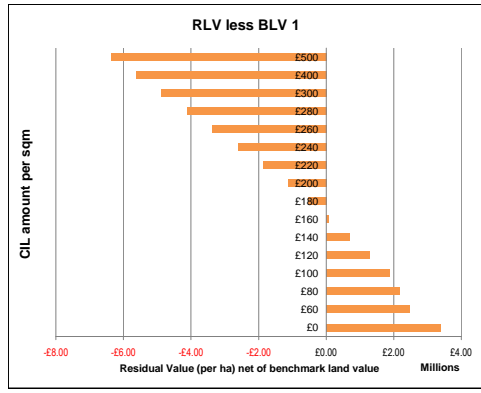
Site type 5 Description: **Area 3 £5059 psm** 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,042,834	16,085,669	-538,587	6,075,624	10,785,441	13,095,669
60	7,593,263	15,186,526	-360,555	5,176,482	9,886,298	12,196,526
80	7,443,406	14,886,811	-660,270	4,876,767	9,586,584	11,896,811
100	7,293,549	14,587,097	-959,984	4,577,053	9,286,870	11,597,097
120	6,993,834	13,987,669	-1,559,413	3,977,624	8,687,441	10,997,669
140	6,694,120	13,388,240	-2,158,841	3,378,196	8,088,013	10,398,240
160	6,394,406	12,788,812	-2,758,270	2,778,767	7,488,584	9,798,812
180	6,094,692	12,189,383	-3,357,698	2,179,339	6,889,156	9,199,383
200	5,794,977	11,589,955	-3,957,127	1,579,910	6,289,727	8,599,955
220	5,420,334	10,840,669	-4,706,412	830,625	5,540,442	7,850,669
240	5,045,692	10,091,383	-5,455,698	81,339	4,791,156	7,101,383
260	4,671,049	9,342,098	-6,204,984	667,947	4,041,870	6,352,098
280	4,296,406	8,592,812	-6,954,269	1,417,232	3,292,585	5,602,812
300	3,921,763	7,843,526	-7,703,555	2,166,518	2,543,299	4,853,526
400	3,547,120	7,094,241	-8,452,841	2,915,804	1,794,013	4,104,241
500	3,172,477	6,344,955	-9,202,126	3,665,089	1,044,728	3,354,955



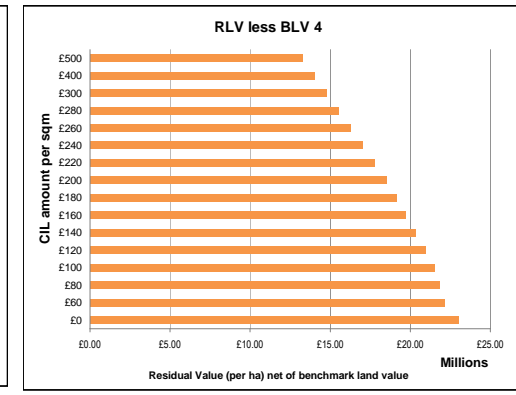
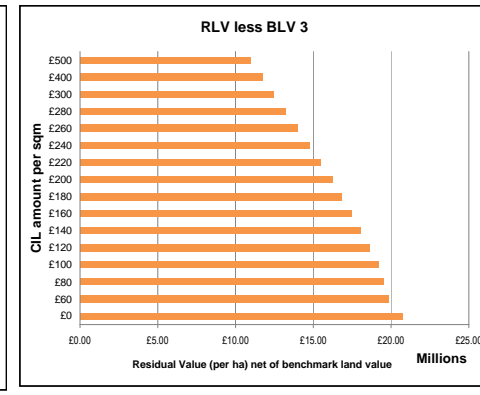
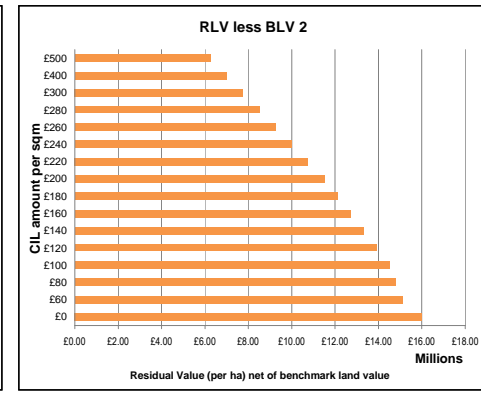
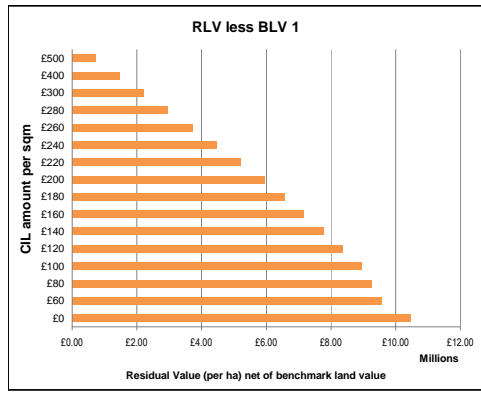
Site type 5 Description: **Area 4 £382 psm** 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,458,804	18,917,607	3,370,526	8,907,563	13,617,380	15,927,607
60	9,009,232	18,018,465	2,471,383	8,008,420	12,718,237	15,028,465
80	8,859,375	17,718,750	2,171,669	7,708,706	12,418,523	14,728,750
100	8,709,518	17,419,036	1,871,955	7,408,992	12,118,809	14,429,036
120	8,409,804	16,819,607	1,272,526	6,809,563	11,519,380	13,829,607
140	8,110,089	16,220,179	673,098	6,210,135	10,919,952	13,230,179
160	7,810,375	15,620,750	73,669	5,610,706	10,320,523	12,630,750
180	7,510,661	15,021,322	-525,759	5,011,278	9,721,094	12,031,322
200	7,210,947	14,421,893	-1,125,188	4,411,849	9,121,666	11,431,893
220	6,836,304	13,672,608	-1,874,474	3,662,563	8,372,380	10,682,608
240	6,461,661	12,923,322	-2,623,759	2,913,278	7,623,095	9,933,322
260	6,087,018	12,174,036	-3,373,045	2,163,992	6,873,809	9,184,036
280	5,712,375	11,424,751	-4,122,331	1,414,706	6,124,523	8,434,751
300	5,337,733	10,675,465	-4,871,616	665,421	5,375,238	7,685,465
400	4,963,090	9,926,179	-5,620,902	-83,865	4,625,952	6,936,179
500	4,588,447	9,176,894	-6,370,188	-833,151	3,876,666	6,186,894



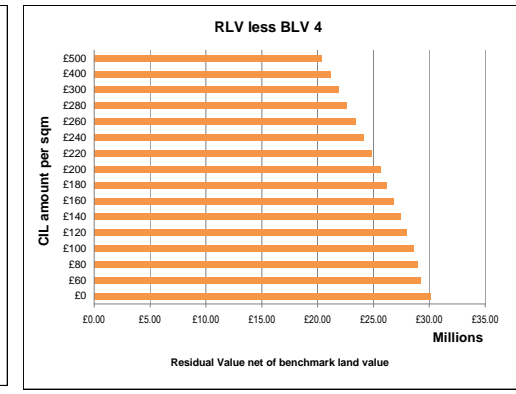
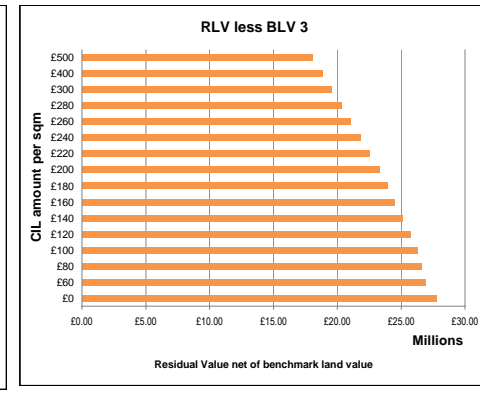
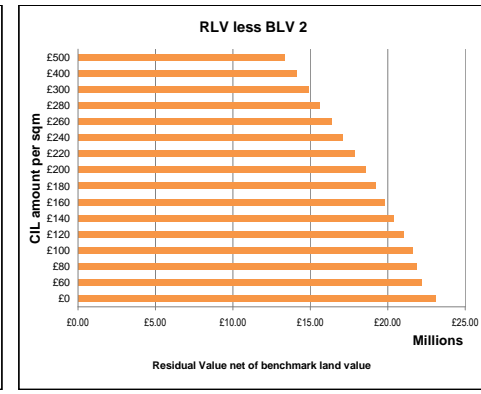
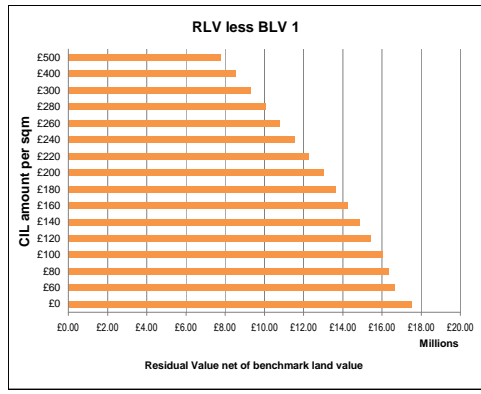
Site type 5 Description: **Area 5 £6189 psm** 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,998,727	25,997,454	10,450,373	15,987,410	20,697,227	23,007,454
60	12,549,156	25,098,312	9,551,230	15,088,267	19,798,084	22,108,312
80	12,399,299	24,798,597	9,251,516	14,788,553	19,498,370	21,808,597
100	12,249,441	24,498,883	8,951,802	14,488,839	19,198,656	21,508,883
120	11,949,727	23,899,454	8,352,373	13,889,410	18,599,227	20,909,454
140	11,650,013	23,300,026	7,752,945	13,289,982	17,999,799	20,310,026
160	11,350,299	22,700,597	7,153,516	12,690,553	17,400,370	19,710,597
180	11,050,584	22,101,169	6,554,088	12,091,125	16,800,941	19,111,169
200	10,750,870	21,501,740	5,954,659	11,491,696	16,201,513	18,511,740
220	10,376,227	20,752,455	5,205,373	10,742,410	15,452,227	17,762,455
240	10,001,585	20,003,169	4,456,088	9,993,125	14,702,942	17,013,169
260	9,626,942	19,253,883	3,706,802	9,243,839	13,953,656	16,263,883
280	9,252,299	18,504,598	2,957,516	8,494,553	13,204,370	15,514,598
300	8,877,656	17,755,312	2,208,231	7,745,268	12,455,085	14,765,312
400	8,503,013	17,006,026	1,458,945	6,995,982	11,705,799	14,016,026
500	8,128,370	16,256,741	709,659	6,246,696	10,956,513	13,266,741



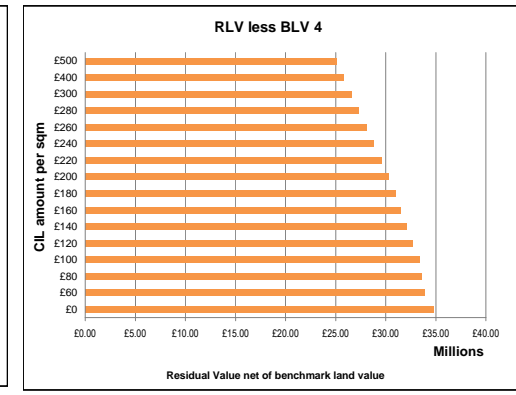
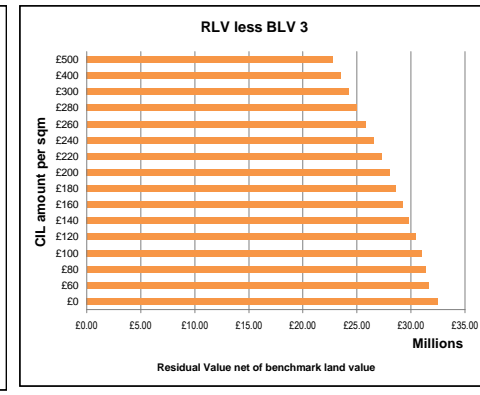
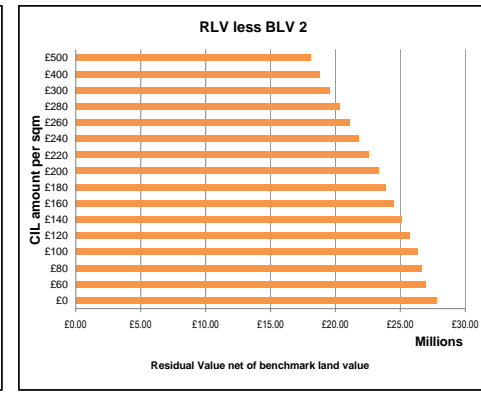
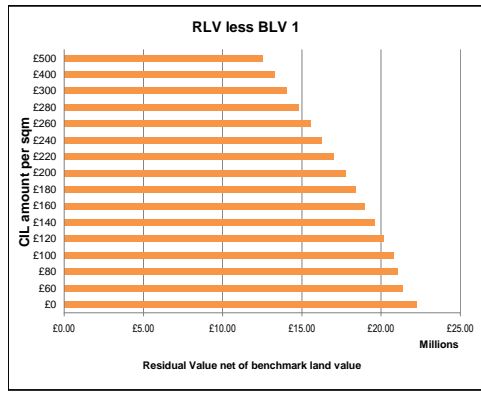
Site type 5 Description: **Area 6 £6997 psm** 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,538,651	33,077,301	17,530,220	23,067,257	27,777,074	30,087,301
60	16,089,079	32,178,158	16,631,077	22,168,114	26,877,931	29,188,158
80	15,939,222	31,878,444	16,331,363	21,868,400	26,578,217	28,888,444
100	15,789,365	31,578,730	16,031,649	21,568,686	26,278,503	28,588,730
120	15,489,651	30,979,301	15,432,220	20,969,257	25,679,074	27,989,301
140	15,189,936	30,379,873	14,832,792	20,369,829	25,079,645	27,389,873
160	14,890,222	29,780,444	14,233,363	19,770,400	24,480,217	26,790,444
180	14,590,508	29,181,016	13,633,935	19,170,972	23,880,788	26,191,016
200	14,290,794	28,581,587	13,034,506	18,571,543	23,281,360	25,591,587
220	13,916,151	27,832,302	12,285,220	17,822,257	22,532,074	24,842,302
240	13,541,508	27,083,016	11,535,935	17,072,972	21,782,789	24,093,016
260	13,166,865	26,333,730	10,786,649	16,323,686	21,033,503	23,343,730
280	12,792,222	25,584,445	10,037,363	15,574,400	20,284,217	22,594,445
300	12,417,579	24,835,159	9,288,078	14,825,115	19,534,932	21,845,159
400	12,042,937	24,085,873	8,538,792	14,075,829	18,785,646	21,095,873
500	11,668,294	23,336,588	7,789,506	13,326,543	18,036,360	20,346,588



Site type 5 Description: **Area 7 £7535 psm** 0 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,898,600	37,797,199	22,250,118	27,787,155	32,496,972	34,807,199
60	18,449,028	36,898,056	21,350,975	26,888,012	31,597,829	33,908,056
80	18,299,171	36,598,342	21,051,261	26,588,298	31,298,115	33,608,342
100	18,149,314	36,298,628	20,751,547	26,288,584	30,998,401	33,308,628
120	17,849,600	35,699,199	20,152,118	25,689,155	30,398,972	32,709,199
140	17,549,885	35,099,771	19,552,690	25,089,727	29,799,543	32,109,771
160	17,250,171	34,500,342	18,953,261	24,490,298	29,200,115	31,510,342
180	16,950,457	33,900,914	18,353,833	23,890,870	28,600,686	30,910,914
200	16,650,743	33,301,485	17,754,404	23,291,441	28,001,258	30,311,485
220	16,276,100	32,552,200	17,005,118	22,542,155	27,251,972	29,562,200
240	15,901,457	31,802,914	16,255,833	21,792,870	26,502,687	28,812,914
260	15,526,814	31,053,628	15,506,547	21,043,584	25,753,401	28,063,628
280	15,152,171	30,304,343	14,757,261	20,294,298	25,004,115	27,314,343
300	14,777,528	29,555,057	14,007,976	19,545,013	24,254,830	26,565,057
400	14,402,886	28,805,771	13,258,690	18,795,727	23,505,544	25,815,771
500	14,028,243	28,056,486	12,509,404	18,046,441	22,756,258	25,066,486



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher) £15,547,081	BLV2 Offices (lower) £10,010,044	BLV3 Industrial/WH £5,300,227	BLV4 Community uses £2,990,000
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Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

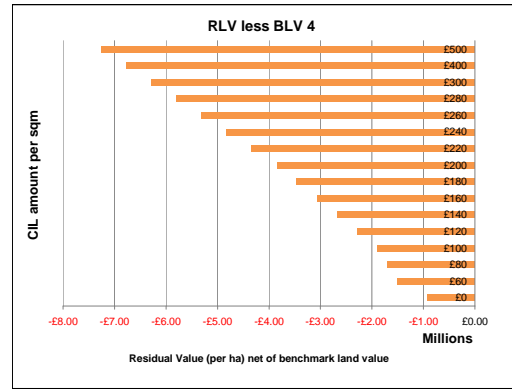
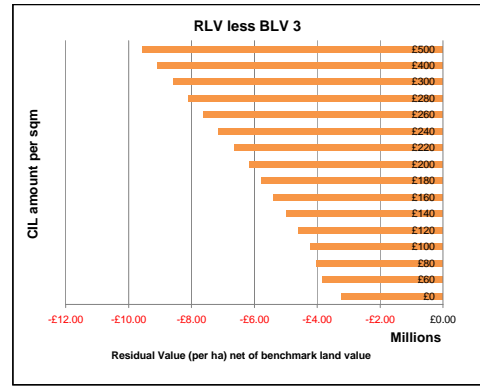
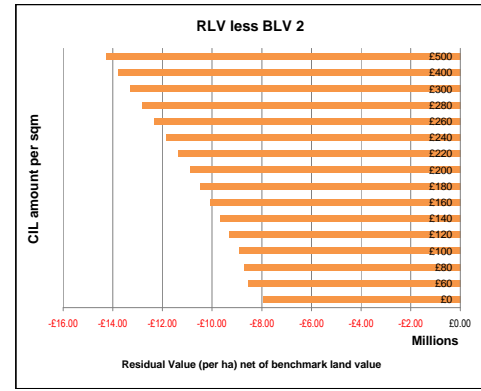
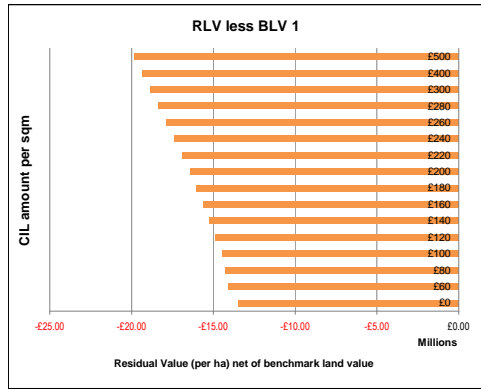
SITE TYPE 5
 100 UNITS
 FLATS
 200 UPH Net area as percentage of gross

100%

CSH level: 4 on AH	Sales value inflation
4 on private	Build cost inflation
Aff Hsg: 35%	Affordable Rent

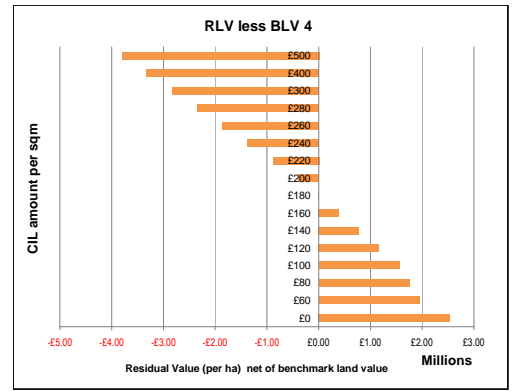
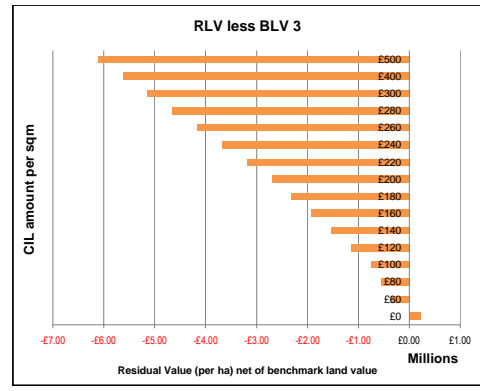
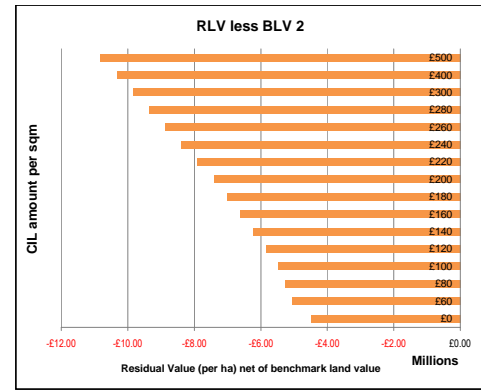
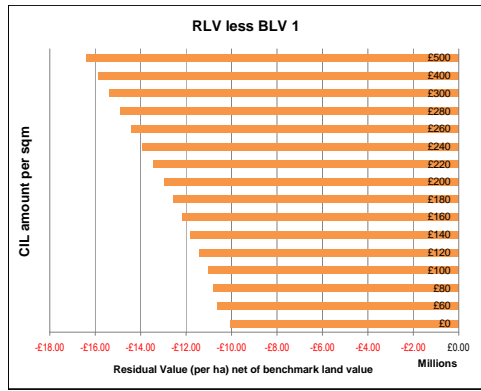
Site type 5 Description: **Area 1 £4090 psm** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,031,203	2,062,407	-13,484,674	-7,947,637	-3,237,821	-927,593
60	738,982	1,477,964	-14,069,117	-8,532,080	-3,822,263	-1,512,036
80	641,575	1,283,150	-14,263,932	-8,726,894	-4,017,078	-1,706,850
100	544,168	1,088,335	-14,458,746	-8,921,709	-4,211,892	-1,901,665
120	349,353	698,707	-14,848,374	-9,311,337	-4,601,520	-2,291,293
140	154,539	309,078	-15,238,003	-9,700,966	-4,991,149	-2,680,922
160	-40,275	80,550	-15,627,631	-10,090,594	-5,380,778	-3,070,550
180	-235,089	470,179	-16,017,260	-10,480,223	-5,770,406	-3,460,179
200	-429,904	859,807	-16,406,889	-10,869,851	-6,160,035	-3,849,807
220	-673,421	1,346,843	-16,803,924	-11,356,887	-6,647,070	-4,336,843
240	-916,939	1,833,879	-17,380,960	-11,843,923	-7,134,106	-4,823,879
260	-1,160,457	2,320,914	-17,867,996	-12,330,959	-7,621,142	-5,310,914
280	-1,403,975	2,807,950	-18,355,031	-12,817,994	-8,108,177	-5,797,950
300	-1,647,493	3,294,986	-18,842,067	-13,305,030	-8,595,213	-6,284,986
400	-1,891,011	3,782,021	-19,329,103	-13,792,066	-9,082,249	-6,772,021
500	-2,134,529	4,269,057	-19,816,138	-14,279,101	-9,569,284	-7,259,057



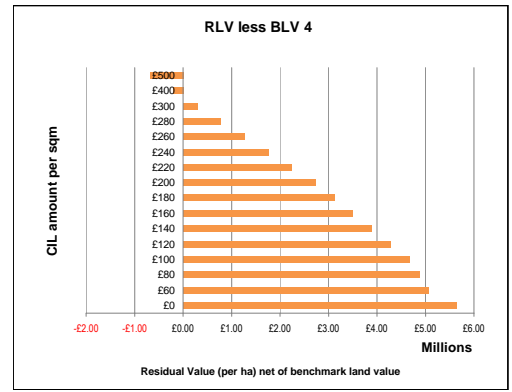
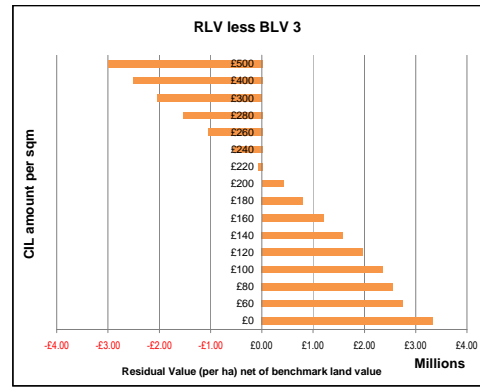
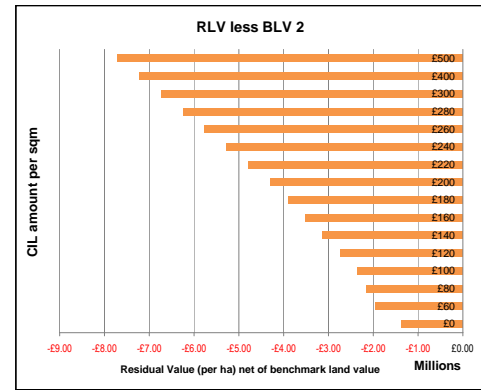
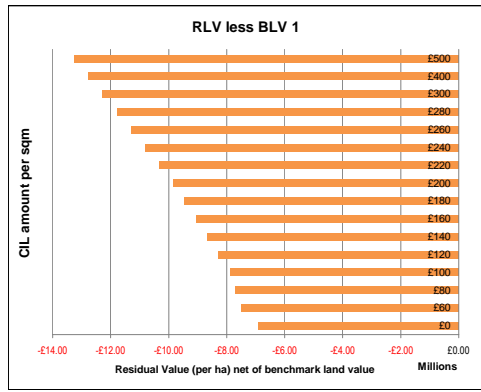
Site type 5 Description: **Area 2 £4629 psm** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,759,182	5,518,363	-10,028,718	-4,491,681	-218,136	-2,528,363
60	2,466,960	4,933,920	-10,613,161	-5,076,124	-366,307	-1,943,920
80	2,369,553	4,739,106	-10,807,975	-5,270,938	-561,121	-1,749,106
100	2,272,146	4,544,292	-11,002,789	-5,465,752	-755,936	-1,554,292
120	2,077,332	4,154,663	-11,392,418	-5,855,381	-1,145,564	-1,164,663
140	1,882,517	3,765,035	-11,782,046	-6,245,009	-1,535,193	-775,035
160	1,687,703	3,375,406	-12,171,675	-6,634,638	-1,924,821	-385,406
180	1,492,889	2,985,778	-12,561,304	-7,024,267	-2,314,450	-4,222
200	1,298,075	2,596,149	-12,950,932	-7,413,895	-2,704,078	-393,851
220	1,054,557	2,109,113	-13,437,968	-7,900,931	-3,191,114	-880,887
240	811,039	1,622,078	-13,925,003	-8,387,966	-3,678,150	-1,367,922
260	567,521	1,135,042	-14,412,039	-8,875,002	-4,165,185	-1,854,958
280	324,003	648,006	-14,899,075	-9,362,038	-4,652,221	-2,341,994
300	80,485	160,971	-15,386,111	-9,849,073	-5,139,257	-2,829,029
400	-163,032	-326,065	-15,873,146	-10,336,109	-5,626,292	-3,316,065
500	-406,550	-813,101	-16,360,182	-10,823,145	-6,113,328	-3,803,101



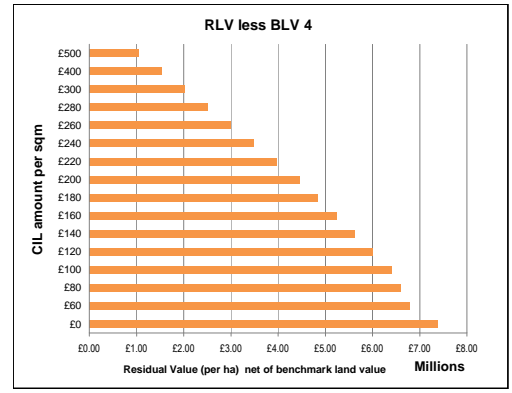
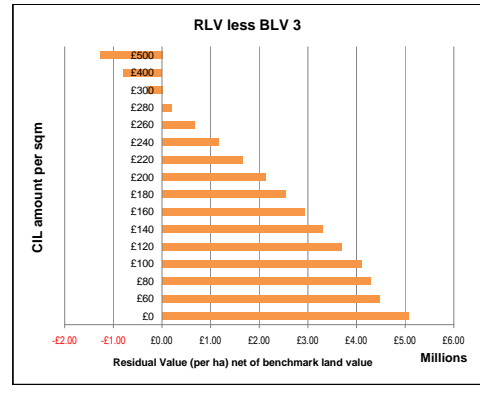
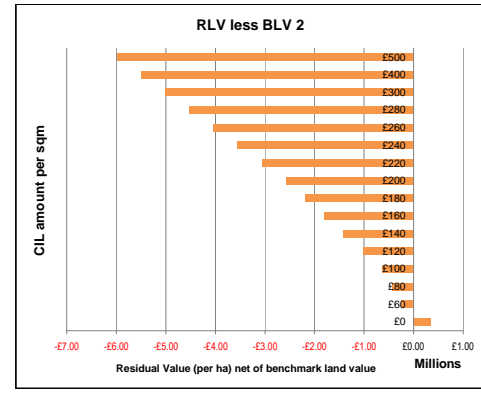
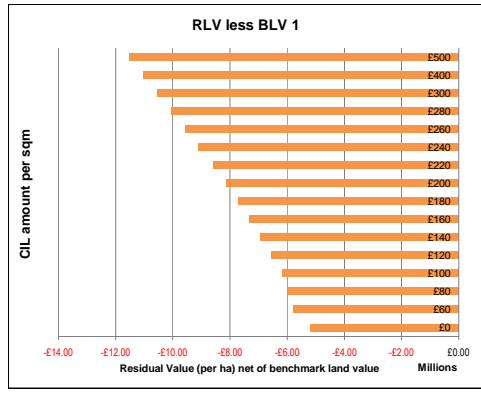
Site type 5 Description: **Area 3 £5059 psm** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,316,250	8,632,501	-6,914,581	-1,377,544	-3,332,273	-5,642,501
60	4,024,029	8,048,058	-7,499,024	-1,961,986	-2,747,830	-5,058,058
80	3,926,622	7,853,243	-7,693,838	-2,156,801	-2,553,016	-4,863,243
100	3,829,215	7,658,429	-7,888,652	-2,351,615	-2,358,202	-4,668,429
120	3,634,400	7,268,801	-8,278,281	-2,741,244	-1,968,573	-4,278,801
140	3,439,586	6,879,172	-8,667,909	-3,130,872	-1,578,945	-3,889,172
160	3,244,772	6,489,544	-9,057,538	-3,520,501	-1,189,316	-3,499,544
180	3,049,958	6,099,915	-9,447,166	-3,910,129	-799,688	-3,109,915
200	2,855,143	5,710,286	-9,836,795	-4,299,758	-410,059	-2,720,286
220	2,611,625	5,223,251	-10,323,830	-4,786,793	-76,977	-2,233,251
240	2,368,108	4,736,215	-10,810,866	-5,273,829	-564,012	-1,746,215
260	2,124,590	4,249,179	-11,297,902	-5,760,865	-1,051,048	-1,259,179
280	1,881,072	3,762,144	-11,784,938	-6,247,900	-1,538,084	-772,144
300	1,637,554	3,275,108	-12,271,973	-6,734,936	-2,025,119	-285,108
400	1,394,036	2,788,072	-12,759,009	-7,221,972	-2,512,155	-201,928
500	1,150,518	2,301,037	-13,246,045	-7,709,008	-2,999,191	-688,963



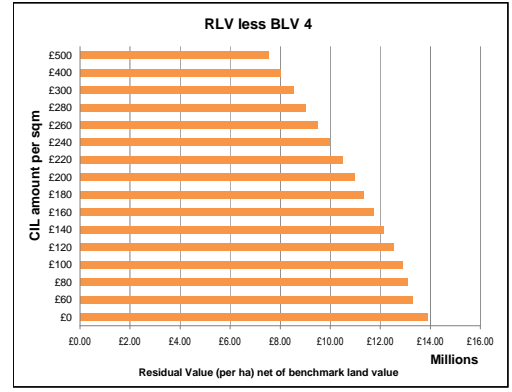
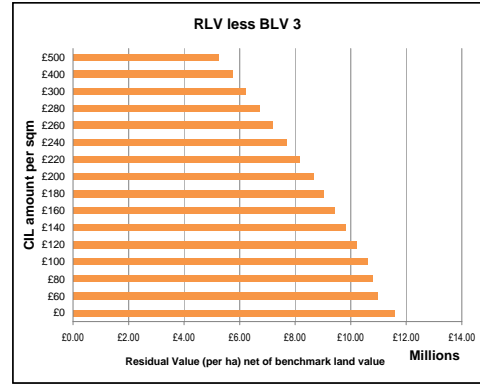
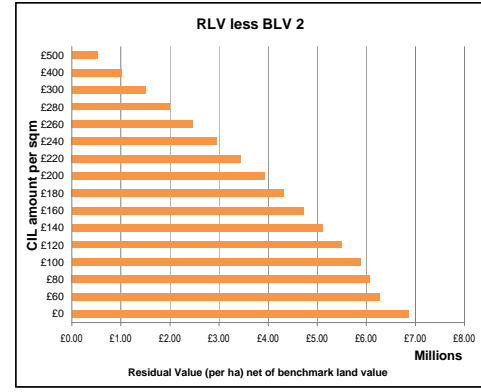
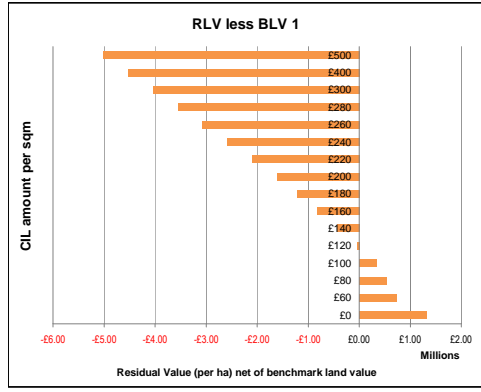
Site type 5 Description: Area 4 £5382 psm Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,178,351	10,356,702	-5,190,379	346,658	5,056,475	7,366,702
60	4,886,130	9,772,259	-5,774,822	237,785	4,472,032	6,782,259
80	4,788,723	9,577,445	-5,969,636	432,599	4,277,218	6,587,445
100	4,691,315	9,382,631	-6,164,450	627,413	4,082,403	6,392,631
120	4,496,501	8,993,002	-6,554,079	1,017,042	3,692,775	6,003,002
140	4,301,687	8,603,374	-6,943,708	1,406,671	3,303,146	5,613,374
160	4,106,873	8,213,745	-7,333,336	1,796,299	2,913,518	5,223,745
180	3,912,058	7,824,117	-7,722,965	2,185,928	2,523,889	4,834,117
200	3,717,244	7,434,488	-8,112,593	2,575,556	2,134,261	4,444,488
220	3,473,726	6,947,452	-8,599,629	3,062,592	1,647,225	3,957,452
240	3,230,208	6,460,417	-9,086,665	3,549,628	1,160,189	3,470,417
260	2,986,691	5,973,381	-9,573,700	4,036,663	673,154	2,983,381
280	2,743,173	5,486,345	-10,060,736	4,523,699	186,118	2,496,345
300	2,499,655	4,999,310	-10,547,772	5,010,735	-300,918	2,009,310
400	2,256,137	4,512,274	-11,034,807	5,497,770	-787,953	1,522,274
500	2,012,619	4,025,238	-11,521,843	5,984,806	-1,274,989	1,035,238



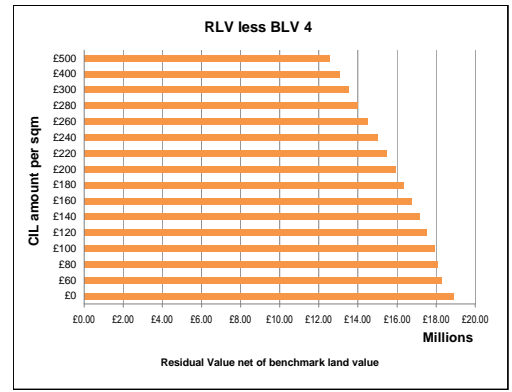
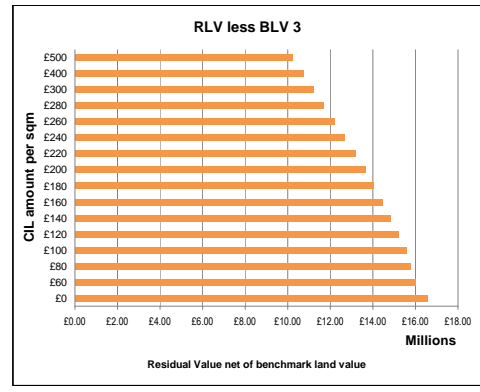
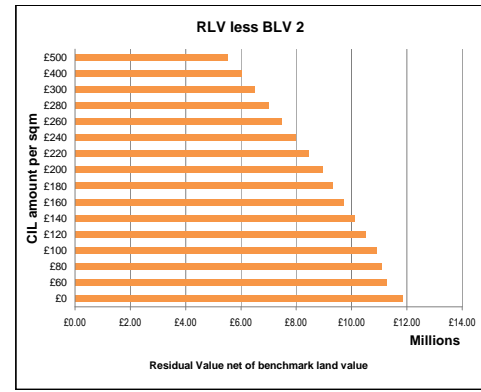
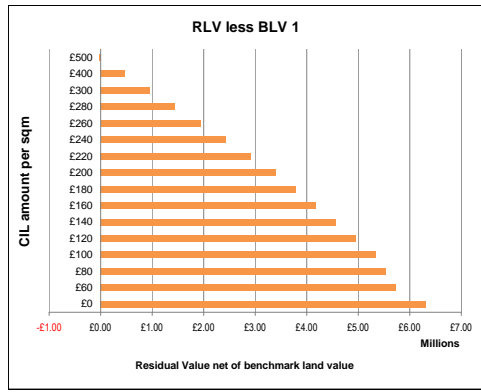
Site type 5 Description: Area 5 £6189 psm Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,429,753	16,859,505	-1,312,424	6,849,461	11,559,278	13,869,505
60	8,137,531	16,275,062	-727,981	6,265,018	10,974,835	13,285,062
80	8,040,124	16,080,248	-533,167	6,070,204	10,780,021	13,090,248
100	7,942,717	15,885,434	-338,353	5,875,390	10,585,206	12,895,434
120	7,747,903	15,495,805	-51,276	5,485,761	10,195,578	12,505,805
140	7,553,088	15,106,177	440,905	5,096,133	9,805,949	12,116,177
160	7,358,274	14,716,548	-830,533	4,706,504	9,416,321	11,726,548
180	7,163,460	14,326,920	-1,220,162	4,316,875	9,026,692	11,336,920
200	6,968,646	13,937,291	-1,609,790	3,927,247	8,637,064	10,947,291
220	6,725,128	13,450,255	-2,096,826	3,440,211	8,150,028	10,460,255
240	6,481,610	12,963,220	-2,583,862	2,953,176	7,662,992	9,973,220
260	6,238,092	12,476,184	-3,070,897	2,466,140	7,175,957	9,486,184
280	5,994,574	11,989,148	-3,557,933	1,979,104	6,688,921	8,999,148
300	5,751,056	11,502,113	-4,044,969	1,492,068	6,201,885	8,512,113
400	5,507,539	11,015,077	-4,532,004	1,005,033	5,714,850	8,025,077
500	5,264,021	10,528,041	-5,019,040	517,997	5,227,814	7,538,041



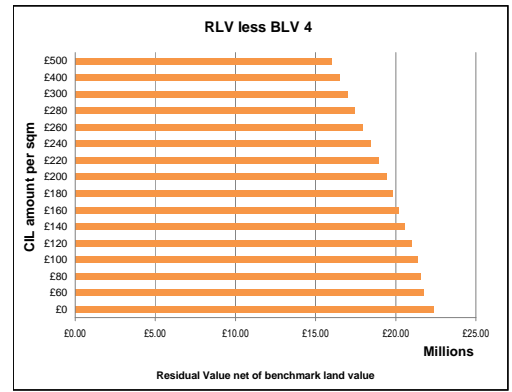
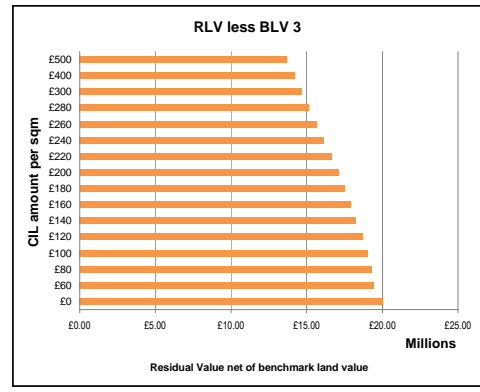
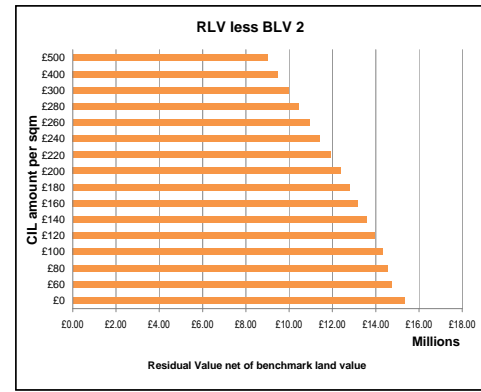
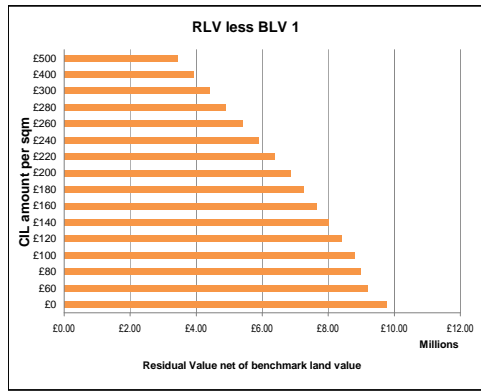
Site type 5 Description: Area 6 £6997 psm Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,930,319	21,860,639	6,313,557	11,850,595	16,560,411	18,870,639
60	10,638,098	21,276,196	5,729,115	11,266,152	15,975,969	18,286,196
80	10,540,691	21,081,382	5,534,300	11,071,337	15,781,154	18,091,382
100	10,443,284	20,886,567	5,339,486	10,876,523	15,586,340	17,896,567
120	10,248,469	20,496,939	4,949,858	10,486,895	15,196,711	17,506,939
140	10,053,655	20,107,310	4,560,229	10,097,266	14,807,083	17,117,310
160	9,858,841	19,717,682	4,170,600	9,707,638	14,417,454	16,727,682
180	9,664,027	19,328,053	3,780,972	9,318,009	14,027,826	16,338,053
200	9,469,212	18,938,425	3,391,343	8,928,380	13,638,197	15,948,425
220	9,225,694	18,451,389	2,904,308	8,441,345	13,151,162	15,461,389
240	8,982,177	17,964,353	2,417,272	7,954,309	12,664,126	14,974,353
260	8,738,659	17,477,318	1,930,236	7,467,273	12,177,090	14,487,318
280	8,495,141	16,990,282	1,443,201	6,980,238	11,690,055	14,000,282
300	8,251,623	16,503,246	956,165	6,493,202	11,203,019	13,513,246
400	8,008,105	16,016,211	469,129	6,006,166	10,715,983	13,026,211
500	7,764,587	15,529,175	-17,906	5,519,131	10,228,947	12,539,175



Site type 5 Description: Area 7 £7535 psm Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,658,298	25,316,595	9,769,514	15,306,551	20,016,368	22,326,595
60	12,366,076	24,732,152	9,185,071	14,722,108	19,431,925	21,742,152
80	12,268,669	24,537,338	8,990,257	14,527,294	19,237,111	21,547,338
100	12,171,262	24,342,524	8,795,442	14,332,480	19,042,296	21,352,524
120	11,976,448	23,952,895	8,405,814	13,942,851	18,652,668	20,962,895
140	11,781,633	23,563,267	8,016,185	13,553,222	18,263,039	20,573,267
160	11,586,819	23,173,638	7,626,557	13,163,594	17,873,411	20,183,638
180	11,392,005	22,784,010	7,236,928	12,773,965	17,483,782	19,794,010
200	11,197,191	22,394,381	6,847,300	12,384,337	17,094,154	19,404,381
220	10,953,673	21,904,345	6,360,264	11,897,301	16,607,118	18,917,345
240	10,710,155	21,414,310	5,873,228	11,410,265	16,120,082	18,430,310
260	10,466,637	20,924,274	5,386,193	10,923,230	15,633,047	17,943,274
280	10,223,119	20,434,238	4,899,157	10,436,194	15,146,011	17,456,238
300	9,979,601	19,944,202	4,412,121	9,949,158	14,658,975	16,969,202
400	9,736,083	19,454,167	3,925,086	9,462,123	14,171,940	16,482,167
500	9,492,565	18,964,131	3,438,050	8,975,087	13,684,904	15,995,131



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 "Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 6

250 UNITS

FLATS

175 UPH Net area as percentage of gross

100%

CSH level: 4 on AH

Sales value inflation

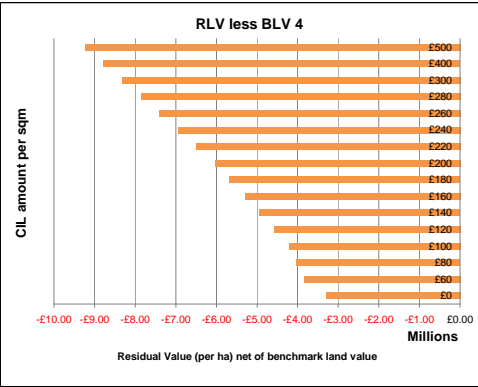
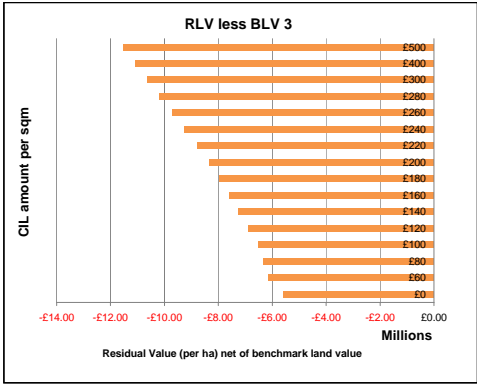
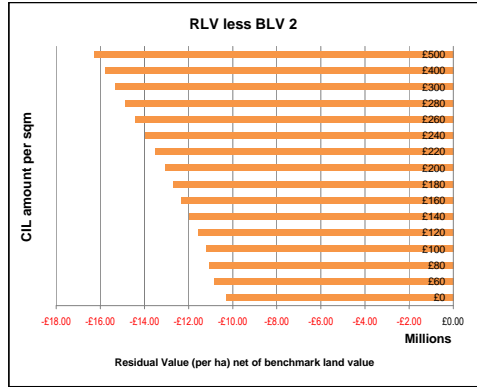
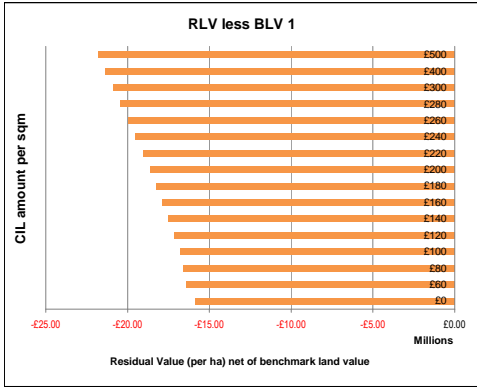
4 on private

Build cost inflation

Aff Hsg: 35%

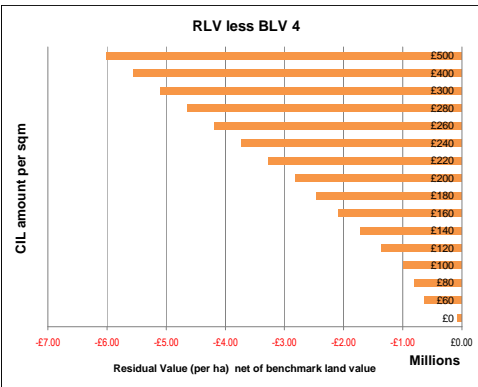
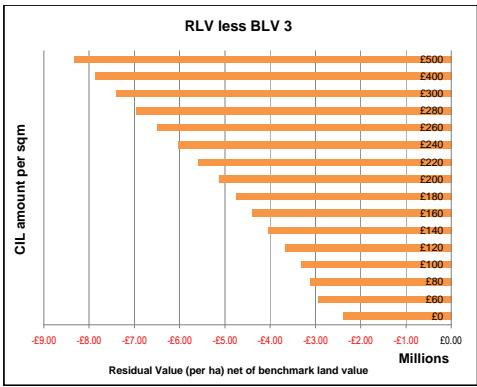
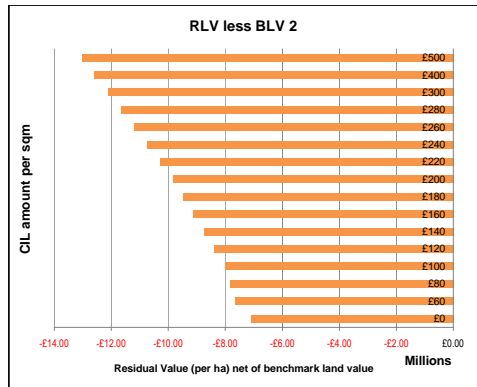
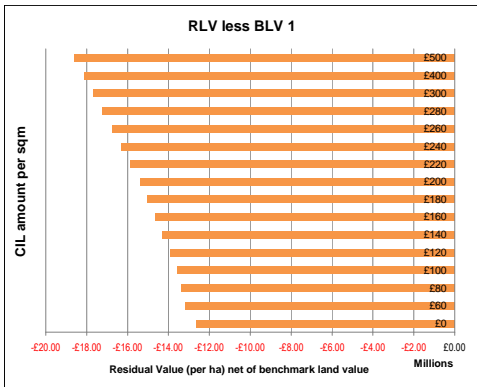
Site type 6 Description: **Area 1 £4090 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-437,791	306,454	15,853,535	10,316,498	5,606,681	3,296,454
60	-1,220,655	854,459	16,401,540	10,864,503	6,154,686	3,844,459
80	-1,481,610	1,037,127	16,584,208	11,047,171	6,337,354	4,027,127
100	-1,742,565	1,219,795	16,766,876	11,229,839	6,520,023	4,209,795
120	-2,004,474	1,585,132	17,132,213	11,595,176	6,885,359	4,575,132
140	-2,786,383	1,950,468	17,497,549	11,960,512	7,250,696	4,940,468
160	-3,308,292	2,315,805	17,862,886	12,325,849	7,616,032	5,305,805
180	-3,830,202	2,681,141	18,228,222	12,691,185	7,981,369	5,671,141
200	-4,352,111	3,046,478	18,593,559	13,056,522	8,346,705	6,036,478
220	-5,004,498	3,503,148	19,050,230	13,513,193	8,803,376	6,493,148
240	-5,656,884	3,959,819	19,506,900	13,969,863	9,260,046	6,949,819
260	-6,309,271	4,416,490	19,963,571	14,426,534	9,716,717	7,406,490
280	-6,961,658	4,873,160	20,420,242	14,883,205	10,173,388	7,863,160
300	-7,614,044	5,329,831	20,876,912	15,339,875	10,630,058	8,319,831
400	-8,266,431	5,786,502	21,333,583	15,796,546	11,086,729	8,776,502
500	-8,918,817	6,243,172	21,790,253	16,253,216	11,543,400	9,233,172



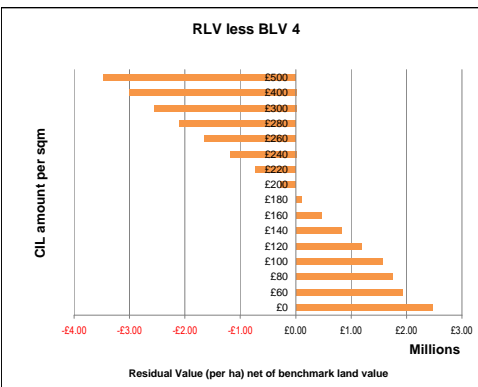
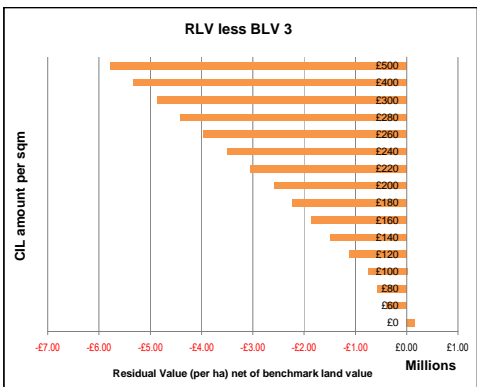
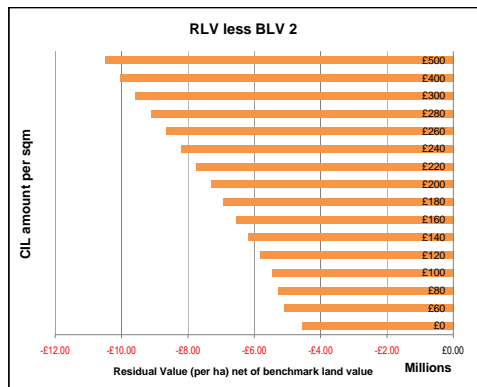
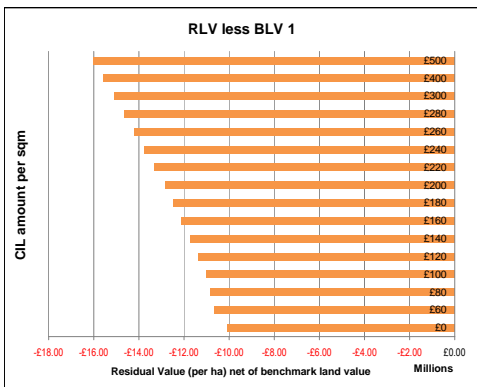
Site type 6 Description: **Area 2 £4629 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,153,083	2,907,158	12,639,923	7,102,886	2,393,069	82,842
60	3,370,219	2,359,153	13,187,928	7,650,891	2,941,074	630,847
80	3,109,264	2,176,485	13,370,596	7,833,559	3,123,742	813,515
100	2,848,310	1,993,817	13,553,264	8,016,227	3,306,411	996,183
120	2,326,400	1,628,480	13,918,601	8,381,564	3,671,747	1,361,520
140	1,804,491	1,263,144	14,283,937	8,746,900	4,037,084	1,726,856
160	1,282,582	897,807	14,649,274	9,112,237	4,402,420	2,092,193
180	760,673	532,471	15,014,610	9,477,573	4,767,757	2,457,529
200	238,763	167,134	15,379,947	9,842,910	5,133,093	2,822,866
220	-413,623	-289,536	15,836,618	10,299,581	5,589,764	3,279,536
240	-1,066,010	-746,207	16,293,288	10,756,251	6,046,434	3,736,207
260	-1,718,397	-1,202,878	16,749,959	11,212,922	6,503,105	4,192,878
280	-2,370,783	-1,659,548	17,206,630	11,669,593	6,959,776	4,649,548
300	-3,023,170	-2,116,219	17,663,300	12,126,263	7,416,446	5,106,219
400	-3,675,557	-2,572,890	18,119,971	12,582,934	7,873,117	5,562,890
500	-4,327,943	-3,029,560	18,576,641	13,039,604	8,329,788	6,019,560



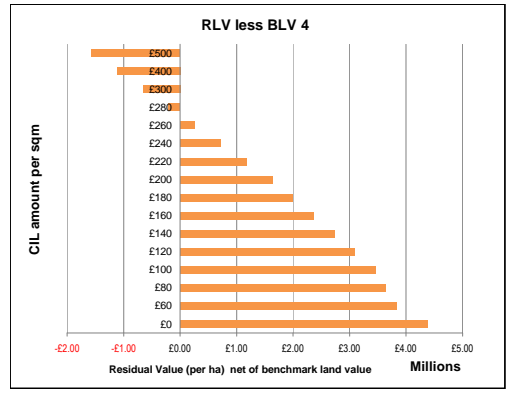
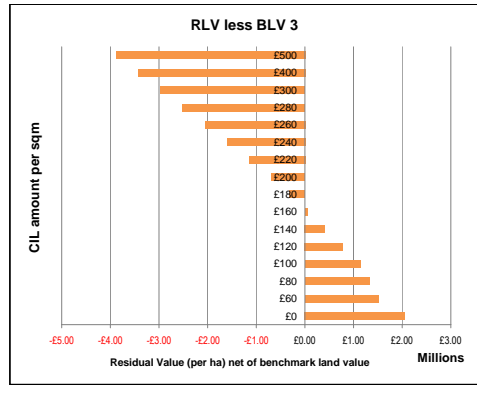
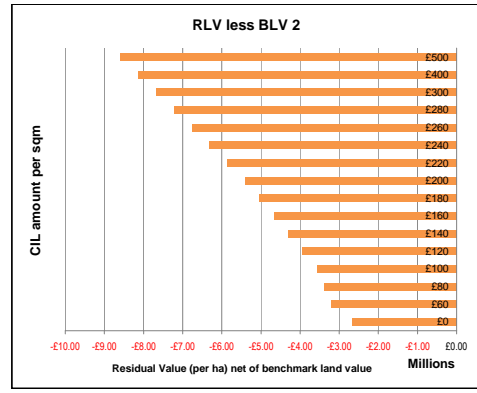
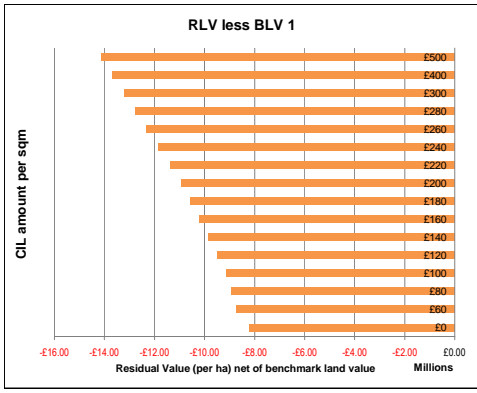
Site type 6 Description: **Area 3 £5059 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,795,696	5,456,987	10,090,094	4,553,057	156,760	2,466,987
60	7,012,832	4,908,982	10,638,099	5,101,062	391,245	1,918,982
80	6,751,877	4,726,314	10,820,767	5,283,730	573,913	1,736,314
100	6,490,923	4,543,646	11,003,435	5,466,398	756,581	1,553,646
120	5,969,013	4,178,309	11,368,772	5,831,735	1,121,918	1,188,309
140	5,447,104	3,812,973	11,734,108	6,197,071	1,487,254	822,973
160	4,925,195	3,447,636	12,099,445	6,562,408	1,852,591	457,636
180	4,403,286	3,082,300	12,464,781	6,927,744	2,217,928	92,300
200	3,881,376	2,716,963	12,830,118	7,293,081	2,583,264	273,037
220	3,228,990	2,260,293	13,286,789	7,749,751	3,039,935	729,707
240	2,576,603	1,803,622	13,743,459	8,206,422	3,496,605	1,186,378
260	1,924,216	1,346,951	14,200,130	8,663,093	3,953,276	1,643,049
280	1,271,830	890,281	14,656,800	9,119,763	4,409,947	2,099,719
300	619,443	433,610	15,113,471	9,576,434	4,866,617	2,556,390
400	-32,944	-23,060	15,570,142	10,033,105	5,323,288	3,013,060
500	-685,330	-479,731	16,026,812	10,489,775	5,779,958	3,469,731



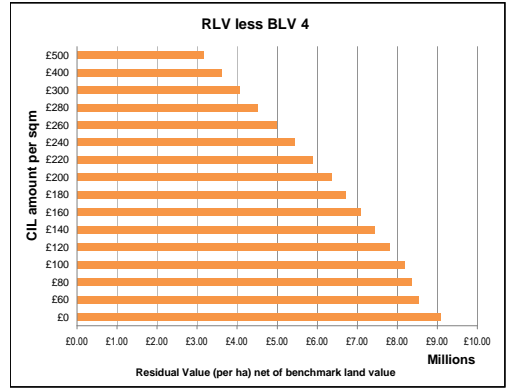
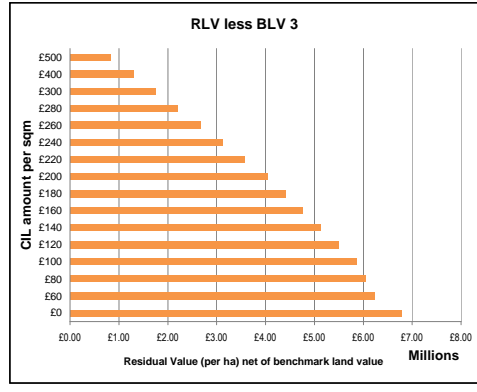
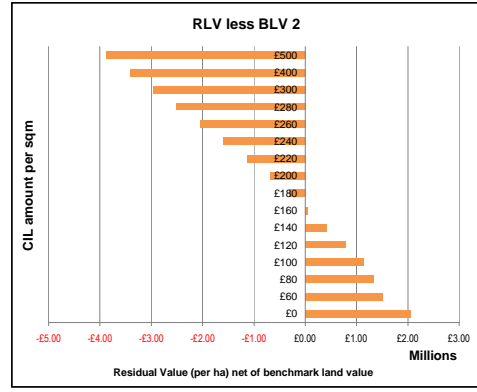
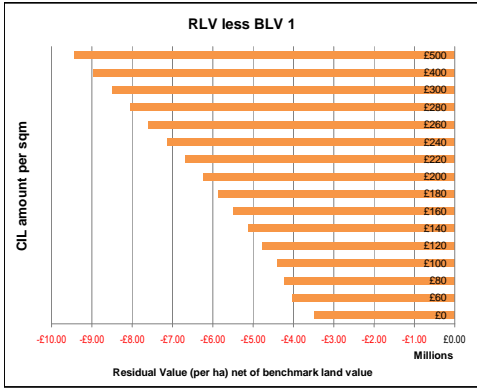
Site type 6 Description: **Area 4** £5382 psm 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,506,712	7,354,699	-8,192,383	-2,655,346	2,054,471	4,364,699
60	9,723,848	6,806,694	-8,740,388	-3,203,350	1,506,466	3,816,694
80	9,462,894	6,624,026	-8,923,056	-3,386,019	1,323,798	3,634,026
100	9,201,939	6,441,357	-9,105,724	-3,568,687	1,141,130	3,451,357
120	8,680,030	6,076,021	-9,471,061	-3,934,023	775,793	3,086,021
140	8,158,120	5,710,684	-9,836,397	-4,299,360	410,457	2,720,684
160	7,636,211	5,345,348	-10,201,734	-4,664,697	45,120	2,355,348
180	7,114,302	4,980,011	-10,567,070	-5,030,033	-320,216	1,990,011
200	6,592,392	4,614,675	-10,932,407	-5,395,370	-685,553	1,624,675
220	5,940,006	4,158,004	-11,389,077	-5,852,040	-1,142,223	1,168,004
240	5,287,619	3,701,333	-11,845,748	-6,308,711	-1,598,894	711,333
260	4,635,233	3,244,663	-12,302,418	-6,765,381	-2,055,565	254,663
280	3,982,846	2,787,992	-12,759,089	-7,222,052	-2,512,235	202,088
300	3,330,459	2,331,321	-13,215,760	-7,678,723	-2,968,906	68,679
400	2,678,073	1,874,651	-13,672,430	-8,135,393	-3,425,577	-1,115,349
500	2,025,686	1,417,980	-14,129,101	-8,592,064	-3,882,247	-1,572,020



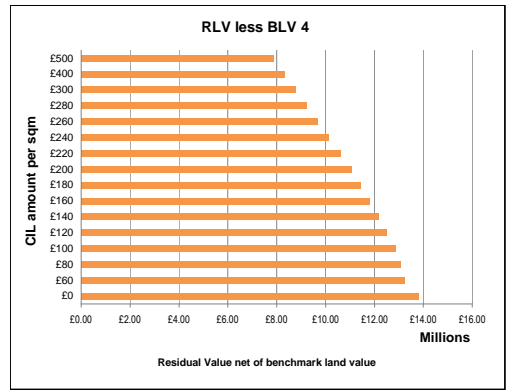
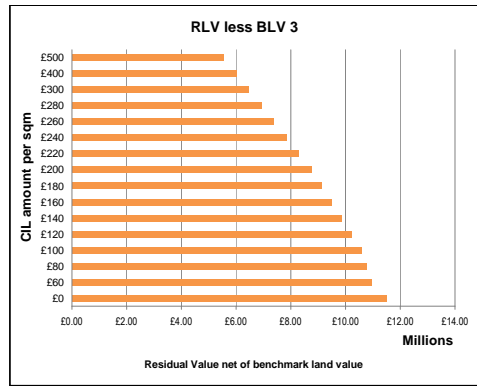
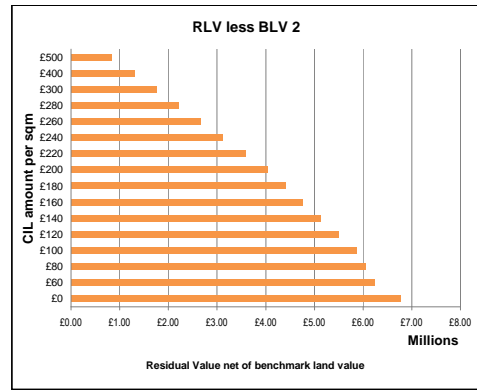
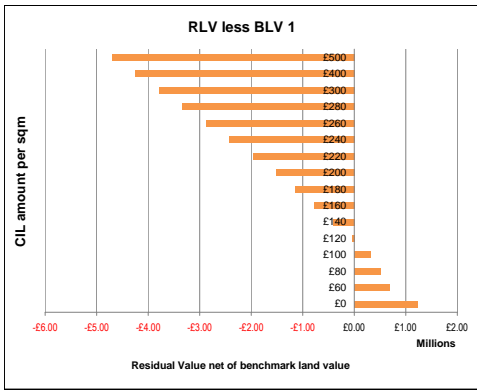
Site type 6 Description: **Area 5** £6189 psm 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,238,493	12,066,945	-3,480,136	-2,056,901	6,766,718	9,076,945
60	16,455,629	11,518,940	-4,028,141	-1,508,896	6,218,713	8,528,940
80	16,194,675	11,336,272	-4,210,809	-1,326,228	6,036,045	8,346,272
100	15,933,720	11,153,604	-4,393,477	-1,143,560	5,853,377	8,163,604
120	15,411,811	10,788,267	-4,758,814	-778,223	5,488,040	7,798,267
140	14,889,901	10,422,931	-5,124,150	-412,887	5,122,703	7,432,931
160	14,367,992	10,057,594	-5,489,487	-47,550	4,757,367	7,067,594
180	13,846,083	9,692,258	-5,854,823	-317,786	4,392,030	6,702,258
200	13,324,173	9,326,921	-6,220,160	-683,123	4,026,694	6,336,921
220	12,671,787	8,870,251	-6,676,831	-1,139,793	3,570,023	5,880,251
240	12,019,400	8,413,580	-7,133,501	-1,596,464	3,113,353	5,423,580
260	11,367,014	7,956,909	-7,590,172	-2,053,135	2,656,682	4,966,909
280	10,714,627	7,500,239	-8,046,842	-2,509,805	2,200,011	4,510,239
300	10,062,240	7,043,568	-8,503,513	-2,966,476	1,743,341	4,053,568
400	9,409,854	6,586,898	-8,960,184	-3,423,147	1,286,670	3,596,898
500	8,757,467	6,130,227	-9,416,854	-3,879,817	829,999	3,140,227



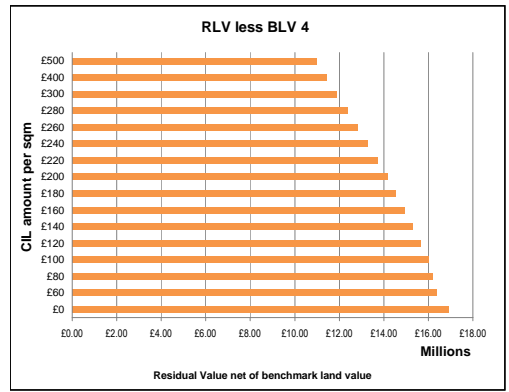
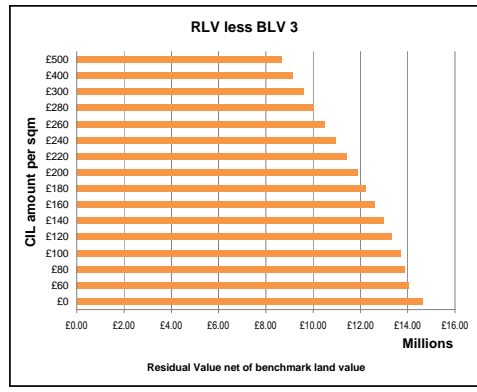
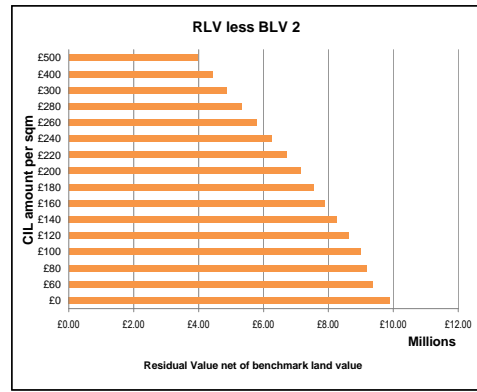
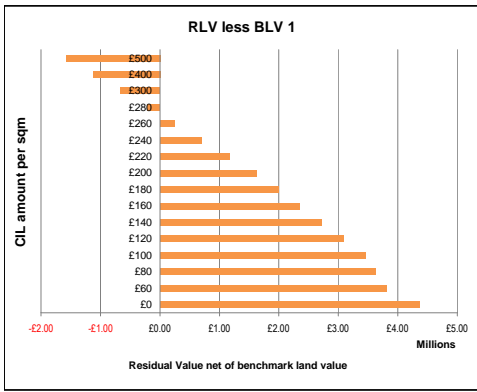
Site type 6 Description: **Area 6** £6997 psm 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,970,347	16,779,243	1,232,161	6,769,198	11,479,015	13,789,243
60	23,187,483	16,231,238	684,157	6,221,194	10,931,010	13,241,238
80	22,926,528	16,048,570	501,488	6,038,525	10,748,342	13,058,570
100	22,665,573	15,865,901	318,820	5,855,857	10,565,674	12,875,901
120	22,143,664	15,500,565	-46,516	5,490,521	10,200,337	12,510,565
140	21,621,755	15,135,228	-411,853	5,125,184	9,835,001	12,145,228
160	21,099,845	14,769,892	-777,189	4,759,848	9,469,664	11,779,892
180	20,577,936	14,404,555	-1,142,526	4,394,511	9,104,328	11,414,555
200	20,056,027	14,039,219	-1,507,862	4,029,175	8,738,991	11,049,219
220	19,403,640	13,582,548	-1,964,533	3,572,504	8,282,321	10,592,548
240	18,751,254	13,125,878	-2,421,204	3,115,833	7,825,650	10,135,878
260	18,098,867	12,669,207	-2,877,874	2,659,163	7,368,979	9,679,207
280	17,446,480	12,212,536	-3,334,545	2,202,492	6,912,309	9,222,536
300	16,794,094	11,755,866	-3,791,216	1,745,821	6,455,638	8,765,866
400	16,141,707	11,299,195	-4,247,886	1,289,151	5,998,968	8,309,195
500	15,489,320	10,842,524	-4,704,557	832,480	5,542,297	7,852,524



Site type 6 Description: **Area 7** £7535 psm 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	28,433,336	19,903,335	4,356,254	9,893,291	14,603,108	16,913,335
60	27,650,472	19,355,331	3,808,249	9,345,286	14,055,103	16,365,331
80	27,389,518	19,172,662	3,625,581	9,162,618	13,872,435	16,182,662
100	27,128,563	18,989,994	3,442,913	8,979,950	13,689,767	15,999,994
120	26,606,654	18,624,658	3,077,576	8,614,613	13,324,430	15,634,658
140	26,084,745	18,259,321	2,712,240	8,249,277	12,959,094	15,269,321
160	25,562,835	17,893,985	2,346,903	7,883,940	12,593,757	14,903,985
180	25,040,926	17,528,648	1,981,567	7,518,604	12,228,421	14,538,648
200	24,519,017	17,163,312	1,616,230	7,153,267	11,863,084	14,173,312
220	23,866,630	16,706,641	1,159,560	6,696,597	11,406,414	13,716,641
240	23,214,243	16,249,970	702,889	6,239,926	10,949,743	13,259,970
260	22,561,857	15,793,300	246,218	5,783,256	10,493,072	12,803,300
280	21,909,470	15,336,629	-210,452	5,326,585	10,036,402	12,346,629
300	21,257,084	14,879,958	-667,123	4,869,914	9,579,731	11,889,958
400	20,604,697	14,423,288	-1,123,793	4,413,244	9,123,060	11,433,288
500	19,952,310	13,966,617	-1,580,464	3,956,573	8,666,390	10,976,617



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 "Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

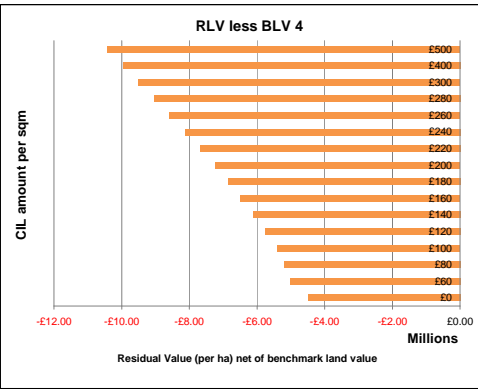
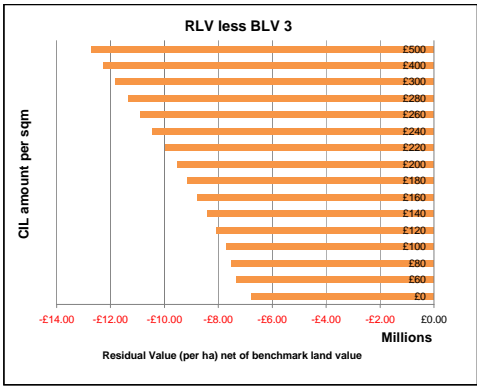
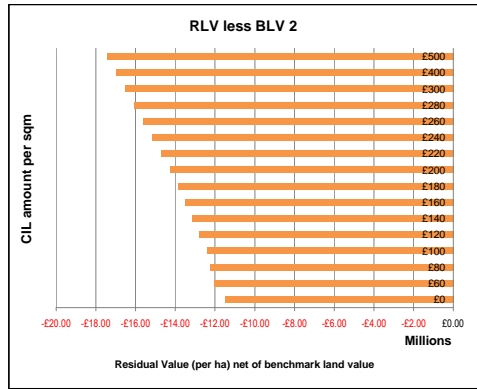
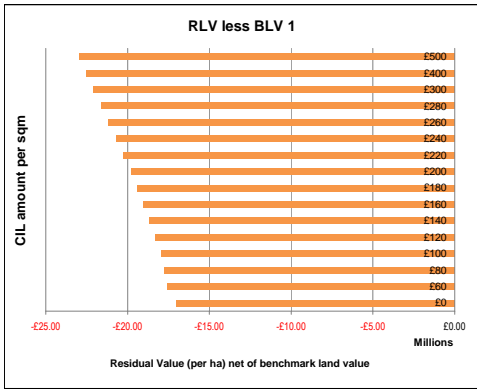
SITE TYPE 6
 250 UNITS
 FLATS
 175 UPH Net area as percentage of gross

100%	
-5%	Sales value inflation
	Build cost inflation

CSH level:	4 on AH
	4 on private
Aff Hsg:	35%

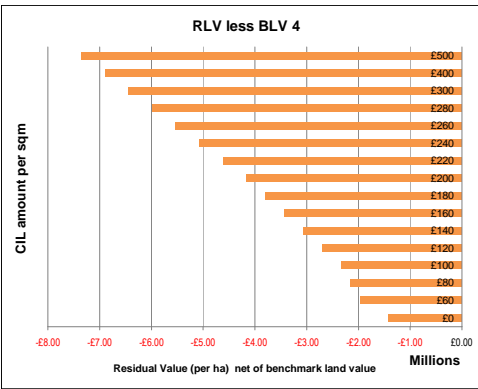
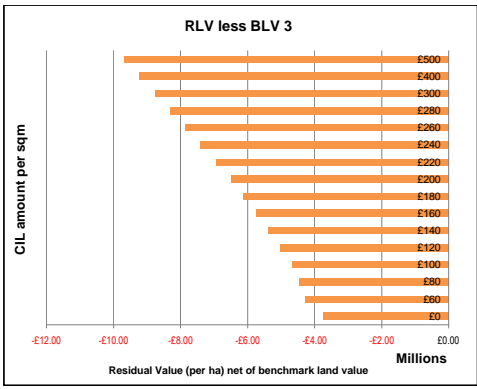
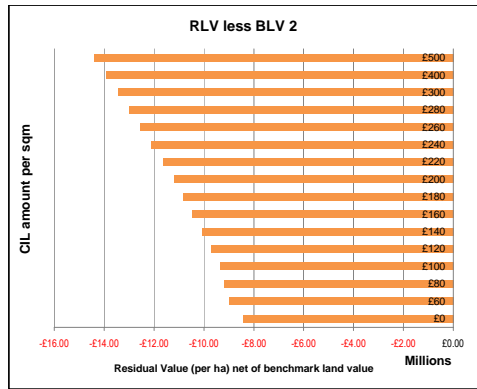
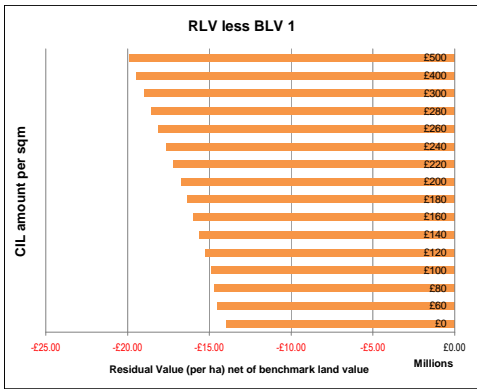
Site type 6 Description: **Area 1 £4090 psm** Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,128,358	1,489,851	-17,036,932	11,499,895	6,790,078	4,479,851
60	-2,911,222	2,037,856	-17,584,937	12,047,900	7,338,083	5,027,856
80	-3,172,177	2,220,524	-17,767,605	12,230,568	7,520,751	5,210,524
100	-3,433,131	2,403,192	-17,950,273	12,413,236	7,703,419	5,393,192
120	-3,955,041	2,768,529	-18,315,610	12,778,573	8,068,756	5,758,529
140	-4,476,950	3,133,865	-18,680,946	13,143,909	8,434,092	6,123,865
160	-4,998,859	3,499,202	-19,046,283	13,509,246	8,799,429	6,489,202
180	-5,520,769	3,864,538	-19,411,619	13,874,582	9,164,765	6,854,538
200	-6,042,678	4,229,875	-19,776,956	14,239,919	9,530,102	7,219,875
220	-6,695,065	4,686,545	-20,233,626	14,696,589	9,986,773	7,676,545
240	-7,347,451	5,143,216	-20,690,297	15,153,260	10,443,443	8,133,216
260	-7,999,838	5,599,886	-21,146,968	15,609,931	10,900,114	8,589,886
280	-8,652,224	6,056,557	-21,603,638	16,066,601	11,356,785	9,046,557
300	-9,304,611	6,513,228	-22,060,309	16,523,272	11,813,455	9,503,228
400	-9,956,998	6,969,898	-22,516,980	16,979,943	12,270,126	9,959,898
500	-10,609,384	7,426,569	-22,973,650	17,436,613	12,726,796	10,416,569



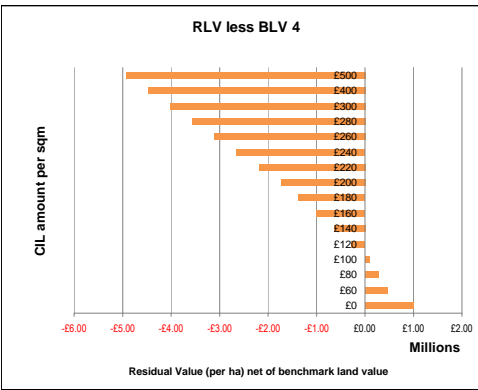
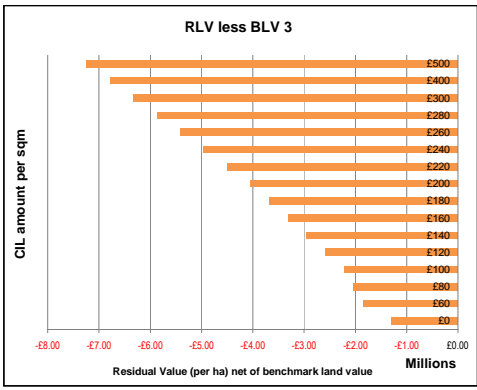
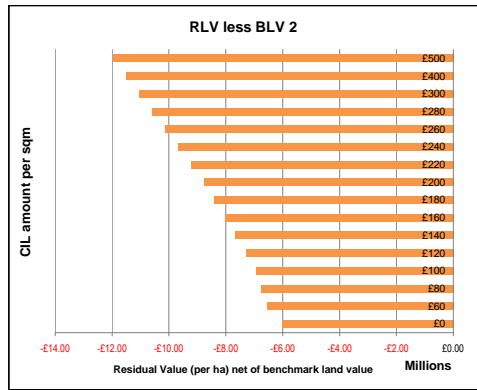
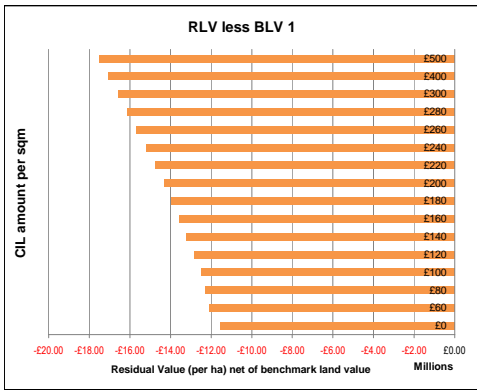
Site type 6 Description: **Area 2 £4629 psm** Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,240,073	1,568,051	-13,979,030	8,441,993	3,732,176	1,421,949
60	1,457,205	1,020,046	-14,527,035	8,989,998	4,280,181	1,969,954
80	1,196,254	837,378	-14,709,703	9,172,666	4,462,849	2,152,622
100	935,300	654,710	-14,892,371	9,355,334	4,645,518	2,335,290
120	413,391	289,373	-15,257,708	9,720,671	5,010,854	2,700,627
140	-108,519	75,963	-15,623,044	10,086,007	5,376,191	3,065,963
160	-630,428	441,300	-15,988,381	10,451,344	5,741,527	3,431,300
180	-1,152,337	806,636	-16,353,717	10,816,680	6,106,864	3,796,636
200	-1,674,247	1,171,973	-16,719,054	11,182,017	6,472,200	4,161,973
220	-2,326,633	1,628,643	-17,175,725	11,638,688	6,928,871	4,618,643
240	-2,979,020	2,085,314	-17,632,395	12,095,358	7,385,541	5,075,314
260	-3,631,407	2,541,985	-18,089,066	12,552,029	7,842,212	5,531,985
280	-4,283,793	2,998,655	-18,545,736	13,008,699	8,298,883	5,988,655
300	-4,936,180	3,455,326	-19,002,407	13,465,370	8,755,553	6,445,326
400	-5,588,566	3,911,997	-19,459,078	13,922,041	9,212,224	6,901,997
500	-6,240,953	4,368,667	-19,915,748	14,378,711	9,668,895	7,358,667



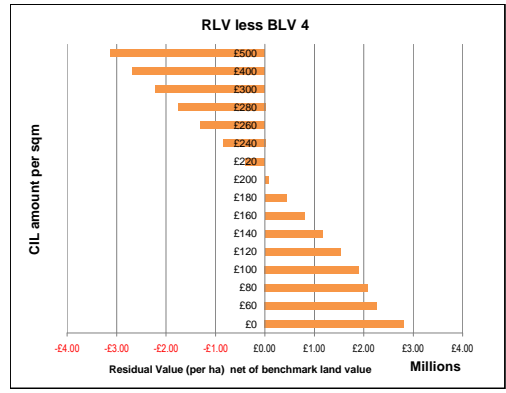
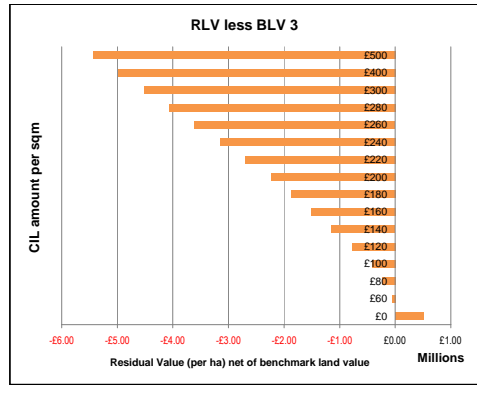
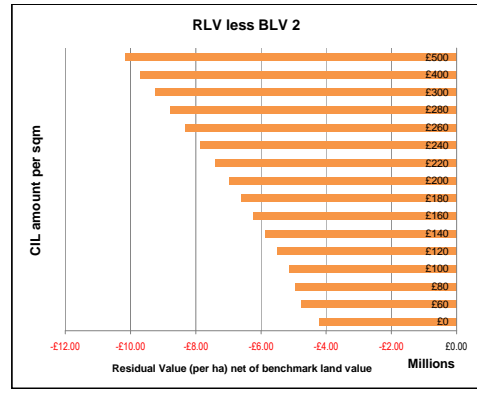
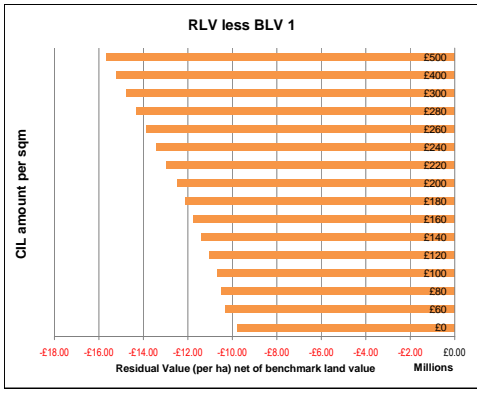
Site type 6 Description: **Area 3 £5059 psm** Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,704,732	3,993,312	-11,553,769	6,016,732	1,306,915	1,003,312
60	4,921,868	3,445,307	-12,101,774	6,564,737	1,854,920	455,307
80	4,660,913	3,262,639	-12,284,442	6,747,405	2,037,588	272,639
100	4,399,958	3,079,971	-12,467,110	6,930,073	2,220,256	89,971
120	3,876,049	2,714,634	-12,832,447	7,295,410	2,585,593	275,366
140	3,356,140	2,349,298	-13,197,783	7,660,746	2,950,930	640,702
160	2,834,231	1,983,961	-13,563,120	8,026,083	3,316,266	1,006,039
180	2,312,321	1,618,625	-13,928,456	8,391,419	3,681,603	1,371,375
200	1,790,412	1,253,288	-14,293,793	8,756,756	4,046,939	1,736,712
220	1,138,025	796,618	-14,750,464	9,213,427	4,503,610	2,193,382
240	485,639	339,947	-15,207,134	9,670,097	4,960,280	2,650,053
260	-166,748	-116,724	-15,663,805	10,126,768	5,416,951	3,106,724
280	-819,135	-573,394	-16,120,475	10,583,438	5,873,622	3,563,394
300	-1,471,521	-1,030,065	-16,577,146	11,040,109	6,330,292	4,020,065
400	-2,123,908	-1,486,735	-17,033,817	11,496,780	6,786,963	4,476,735
500	-2,776,294	-1,943,406	-17,490,487	11,953,450	7,243,634	4,933,406



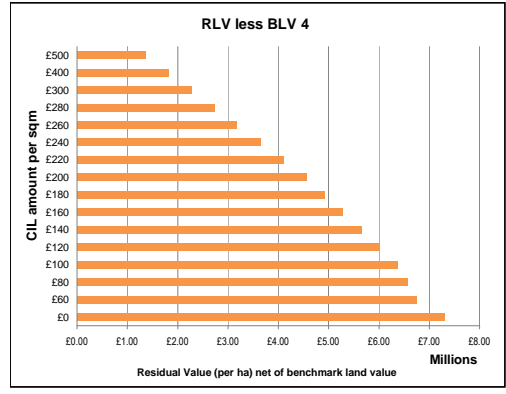
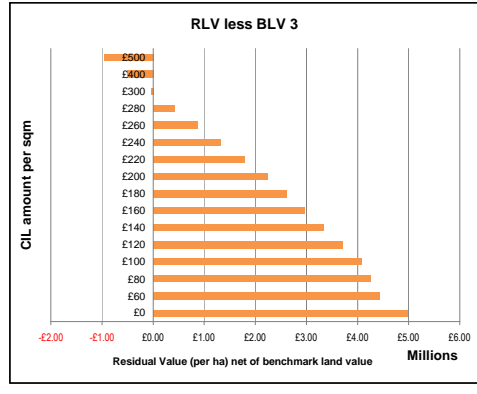
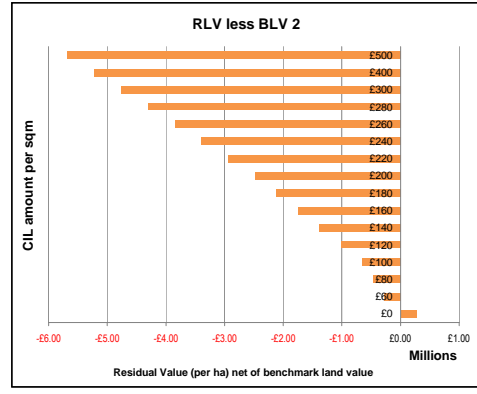
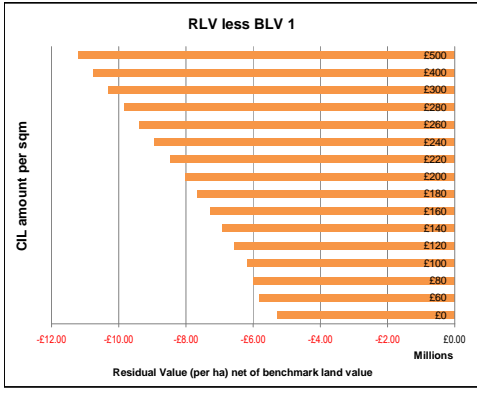
Site type 6 Description: **Area 4** £382 psm 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,282,282	5,797,597	-9,749,484	-4,212,447	-497,370	2,807,597
60	7,499,418	5,249,593	-10,297,489	-4,760,452	-50,635	2,259,593
80	7,238,463	5,066,924	-10,480,157	-4,943,120	-233,303	2,076,924
100	6,977,509	4,884,256	-10,662,825	-5,125,788	-415,971	1,894,256
120	6,455,599	4,518,920	-11,028,162	-5,491,125	-781,308	1,528,920
140	5,933,690	4,153,583	-11,393,498	-5,856,461	-1,146,644	1,163,583
160	5,411,781	3,788,247	-11,758,835	-6,221,798	-1,511,981	798,247
180	4,889,872	3,422,910	-12,124,171	-6,587,134	-1,877,317	432,910
200	4,367,962	3,057,574	-12,489,508	-6,952,471	-2,242,654	67,574
220	3,715,576	2,600,903	-12,946,178	-7,409,141	-2,699,324	-389,097
240	3,063,189	2,144,232	-13,402,849	-7,865,812	-3,155,995	-845,768
260	2,410,802	1,687,562	-13,859,520	-8,322,483	-3,612,666	-1,302,438
280	1,758,416	1,230,891	-14,316,190	-8,779,153	-4,069,336	-1,759,109
300	1,106,029	774,220	-14,772,861	-9,235,824	-4,526,007	-2,215,780
400	453,643	317,550	-15,229,531	-9,692,494	-4,982,678	-2,672,450
500	-198,744	-139,121	-15,686,202	-10,149,165	-5,439,348	-3,129,121



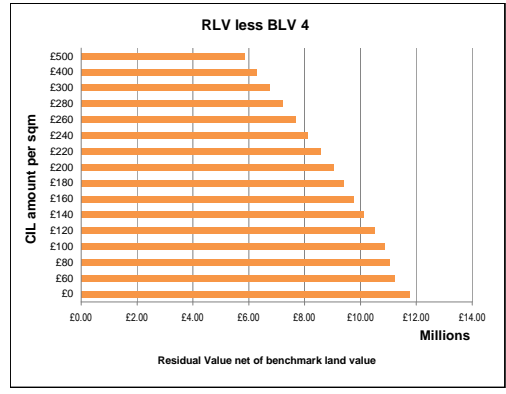
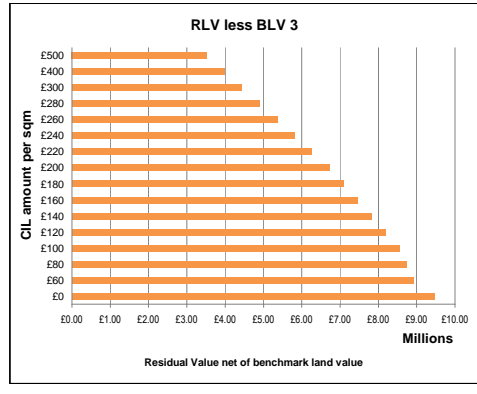
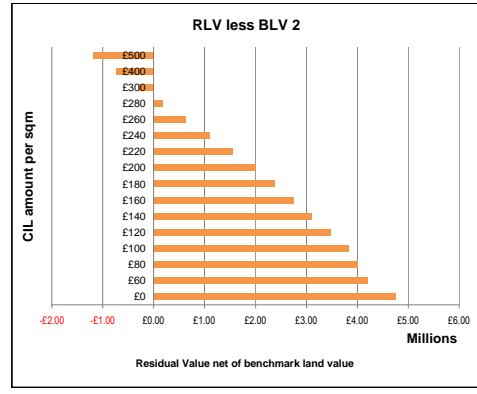
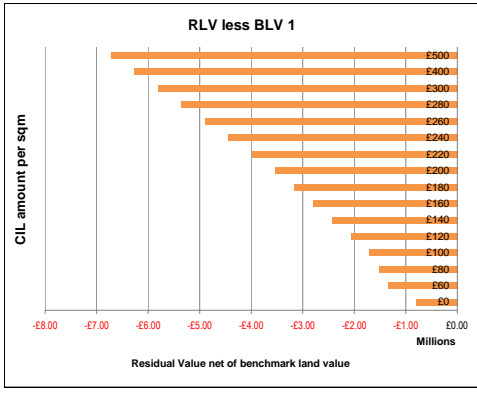
Site type 6 Description: **Area 5** £6189 psm 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,680,398	10,276,279	-5,270,802	-266,235	-4,976,052	7,286,279
60	13,897,535	9,728,274	-5,818,807	-281,770	-4,428,047	6,738,274
80	13,636,580	9,545,606	-6,001,475	-464,438	-4,245,379	6,555,606
100	13,375,625	9,362,938	-6,184,144	-647,107	-4,062,710	6,372,938
120	12,853,716	8,997,601	-6,549,480	-1,012,443	-3,697,374	6,007,601
140	12,331,807	8,632,265	-6,914,817	-1,377,780	-3,332,037	5,642,265
160	11,809,897	8,266,928	-7,280,153	-1,743,116	-2,966,701	5,276,928
180	11,287,988	7,901,592	-7,645,490	-2,108,453	-2,601,364	4,911,592
200	10,766,079	7,536,255	-8,010,826	-2,473,789	-2,236,028	4,546,255
220	10,113,692	7,079,584	-8,467,497	-2,930,460	-1,779,357	4,089,584
240	9,461,305	6,622,914	-8,924,167	-3,387,130	-1,322,686	3,632,914
260	8,808,919	6,166,243	-9,380,838	-3,843,801	-866,016	3,176,243
280	8,156,532	5,709,573	-9,837,509	-4,300,472	-409,345	2,719,573
300	7,504,146	5,252,902	-10,294,179	-4,757,142	-47,325	2,262,902
400	6,851,759	4,796,231	-10,750,850	-5,213,813	-503,996	1,806,231
500	6,199,372	4,339,561	-11,207,521	-5,670,484	-960,667	1,349,561



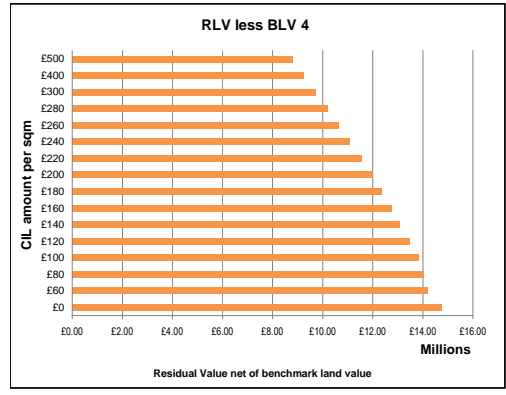
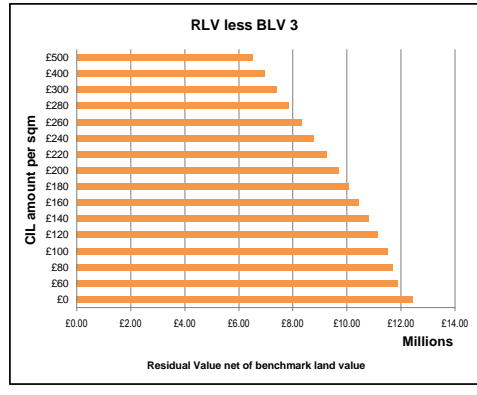
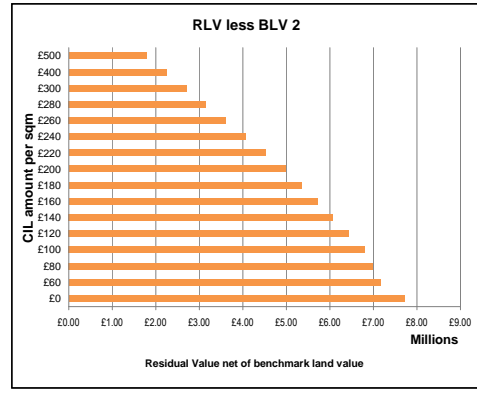
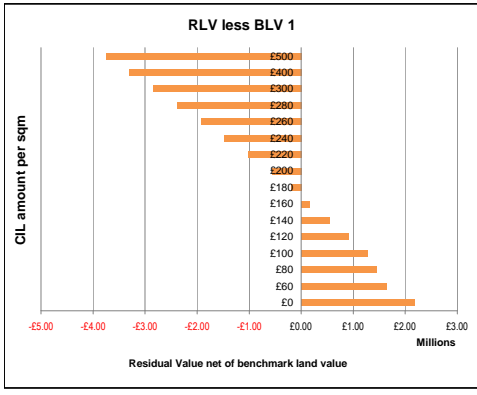
Site type 6 Description: **Area 6** £6997 psm 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,078,587	14,755,011	-792,070	-4,744,967	-9,454,784	11,765,011
60	20,295,723	14,207,006	-1,340,775	-4,196,962	-8,906,779	11,217,006
80	20,034,769	14,024,338	-1,522,743	-4,014,294	-8,724,111	11,034,338
100	19,773,814	13,841,670	-1,705,411	-3,831,626	-8,541,443	10,851,670
120	19,251,905	13,476,333	-2,070,748	-3,466,289	-8,176,106	10,486,333
140	18,729,996	13,110,997	-2,436,084	-3,100,953	-7,810,769	10,120,997
160	18,208,088	12,745,660	-2,801,421	-2,735,616	-7,445,433	9,755,660
180	17,686,177	12,380,324	-3,166,757	-2,370,280	-7,080,096	9,390,324
200	17,164,268	12,014,987	-3,532,094	-2,004,943	-6,714,760	9,024,987
220	16,511,881	11,558,317	-3,988,765	-1,548,272	-6,258,089	8,568,317
240	15,859,494	11,101,646	-4,445,435	-1,091,602	-5,801,419	8,111,646
260	15,207,108	10,644,975	-4,902,106	-634,931	-5,344,748	7,654,975
280	14,554,721	10,188,305	-5,358,776	-178,261	-4,888,077	7,198,305
300	13,902,335	9,731,634	-5,815,447	-278,410	-4,431,407	6,741,634
400	13,249,948	9,274,964	-6,272,118	-735,081	-3,974,736	6,284,964
500	12,597,561	8,818,293	-6,728,788	-1,191,751	-3,518,065	5,828,293



Site type 6 Description: **Area 7** £7535 psm 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,319,134	17,723,394	-2,176,313	-7,713,350	-12,423,167	14,733,394
60	24,536,270	17,175,389	-1,628,308	-7,165,345	-11,875,162	14,185,389
80	24,275,316	16,992,721	-1,445,640	-6,982,677	-11,692,494	14,002,721
100	24,014,361	16,810,053	-1,262,971	-6,800,008	-11,509,825	13,820,053
120	23,492,452	16,444,716	-897,635	-6,434,672	-11,144,489	13,454,716
140	22,970,542	16,079,380	-532,298	-6,069,335	-10,779,152	13,089,380
160	22,448,633	15,714,043	-166,962	-5,703,999	-10,413,816	12,724,043
180	21,926,724	15,348,707	198,375	-5,338,662	-10,048,479	12,358,707
200	21,404,814	14,983,370	963,711	-4,973,326	-9,683,143	11,993,370
220	20,752,428	14,526,699	-1,020,382	-4,516,655	-9,226,472	11,536,699
240	20,100,041	14,070,029	-1,477,052	-4,059,985	-8,769,801	11,080,029
260	19,447,655	13,613,358	-1,933,723	-3,603,314	-8,313,131	10,623,358
280	18,795,268	13,156,688	-2,390,394	-3,146,643	-7,856,460	10,166,688
300	18,142,881	12,700,017	-2,847,064	-2,689,973	-7,399,790	9,710,017
400	17,490,495	12,243,346	-3,303,735	-2,233,302	-6,943,119	9,253,346
500	16,838,108	11,786,676	-3,760,406	-1,776,631	-6,486,448	8,796,676



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 6

250 UNITS

FLATS

175 UPH Net area as percentage of gross

100%

CSH level: 4 on AH

10 % Sales value inflation

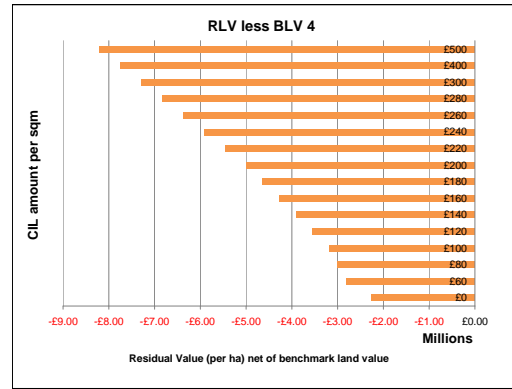
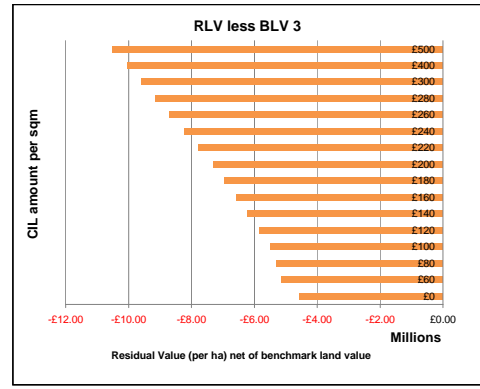
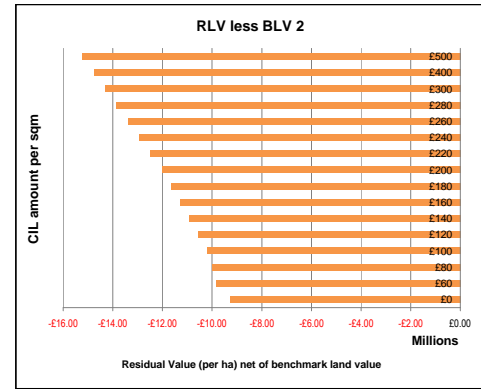
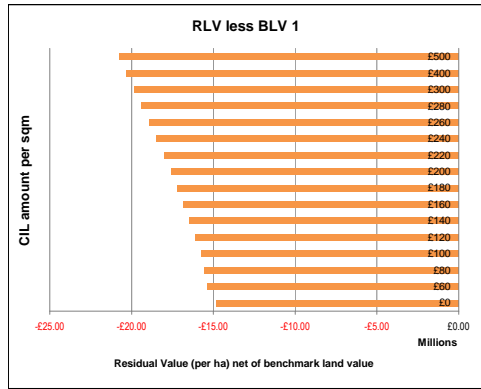
4 on private

5 % Build cost inflation

Aff Hsg: 35%

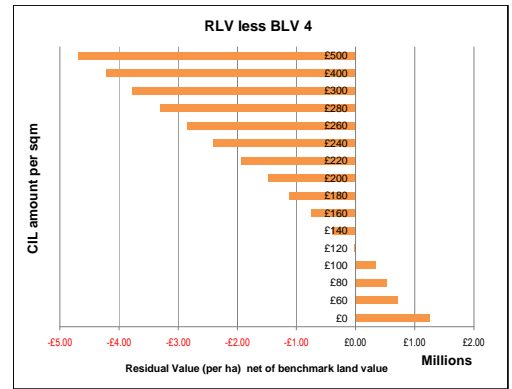
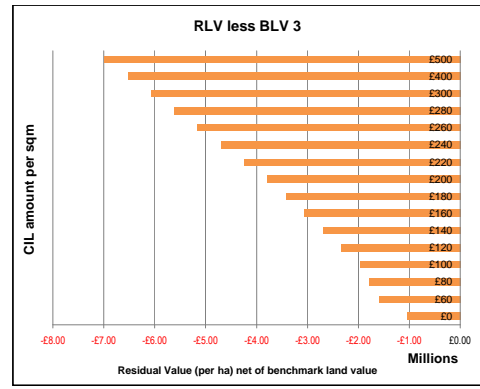
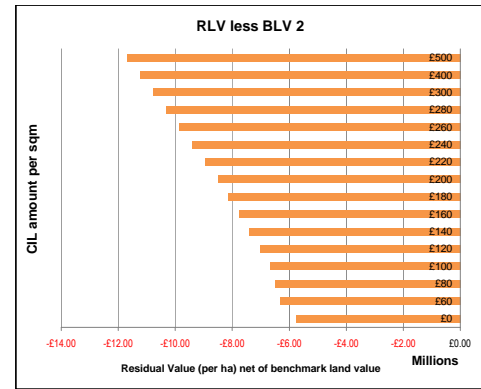
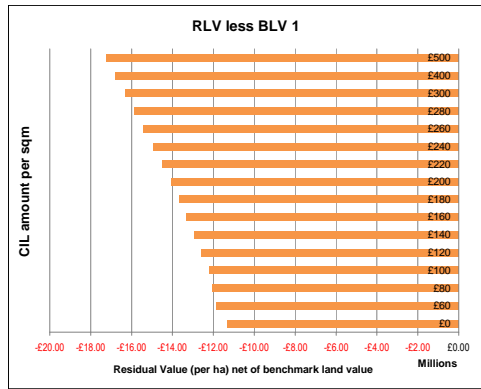
Site type 6 Description: **Area 1 £4090 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,032,629	722,840	-14,824,241	-9,287,204	-4,577,387	-2,267,160
60	249,765	174,836	-15,372,246	-9,835,209	-5,125,392	-2,815,164
80	-11,190	7,833	-15,554,914	-10,017,877	-5,308,060	-2,997,833
100	-272,144	190,501	-15,737,582	-10,200,545	-5,490,728	-3,180,501
120	-794,053	555,837	-16,102,919	-10,565,882	-5,856,065	-3,545,837
140	-1,315,963	921,174	-16,468,255	-10,931,218	-6,221,401	-3,911,174
160	-1,837,872	1,286,510	-16,833,592	-11,296,555	-6,586,738	-4,276,510
180	-2,359,781	1,651,847	-17,198,928	-11,661,891	-6,952,074	-4,641,847
200	-2,881,691	2,017,183	-17,564,265	-12,027,228	-7,317,411	-5,007,183
220	-3,534,077	2,473,854	-18,020,935	-12,483,898	-7,774,082	-5,463,854
240	-4,186,464	2,930,525	-18,477,606	-12,940,569	-8,230,752	-5,920,525
260	-4,838,851	3,387,195	-18,934,277	-13,397,240	-8,687,423	-6,377,195
280	-5,491,237	3,843,866	-19,390,947	-13,853,910	-9,144,093	-6,833,866
300	-6,143,624	4,300,537	-19,847,618	-14,310,581	-9,600,764	-7,290,537
400	-6,796,010	4,757,207	-20,304,289	-14,767,252	-10,057,435	-7,747,207
500	-7,448,397	5,213,878	-20,760,959	-15,223,922	-10,514,105	-8,203,878



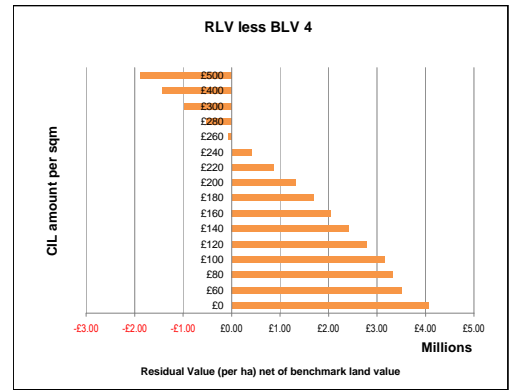
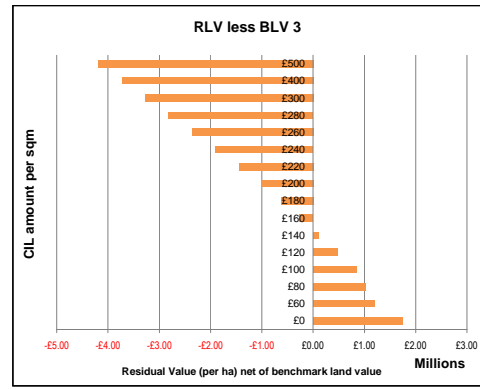
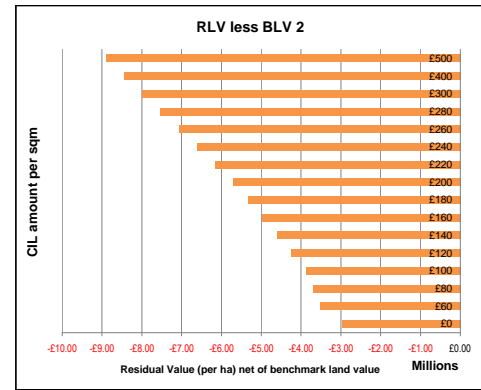
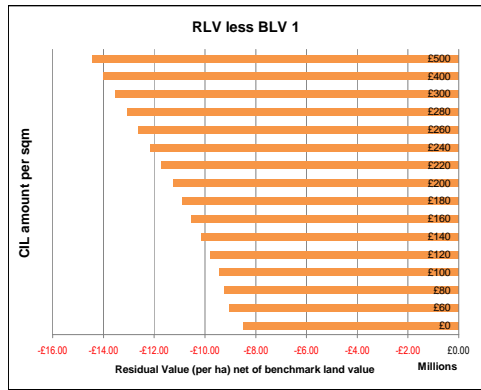
Site type 6 Description: **Area 2 £4629 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,068,389	4,247,873	-11,299,209	-5,762,172	-1,052,355	-1,257,873
60	5,285,525	3,699,865	-11,847,213	-6,310,176	-1,600,360	-709,868
80	5,024,571	3,517,200	-12,029,882	-6,492,845	-1,783,028	-527,200
100	4,763,616	3,334,531	-12,212,550	-6,675,513	-1,965,696	-344,531
120	4,241,707	2,969,195	-12,577,886	-7,040,849	-2,331,033	-20,805
140	3,719,798	2,603,858	-12,943,223	-7,406,186	-2,696,369	-386,142
160	3,197,888	2,238,522	-13,308,559	-7,771,522	-3,061,706	-751,478
180	2,675,979	1,873,185	-13,673,896	-8,136,859	-3,427,042	-1,116,815
200	2,154,070	1,507,849	-14,039,233	-8,502,195	-3,792,379	-1,482,151
220	1,501,683	1,051,178	-14,495,903	-8,868,866	-4,249,049	-1,938,822
240	849,296	594,507	-14,952,574	-9,235,537	-4,705,720	-2,395,493
260	196,910	137,837	-15,409,244	-9,602,207	-5,162,391	-2,852,163
280	-455,477	-318,834	-15,865,915	-10,328,878	-5,619,061	-3,308,834
300	-1,107,863	-775,504	-16,322,586	-10,785,549	-6,075,732	-3,765,504
400	-1,760,250	-1,232,175	-16,779,256	-11,242,219	-6,532,402	-4,222,175
500	-2,412,637	-1,688,846	-17,235,927	-11,698,890	-6,989,073	-4,678,846



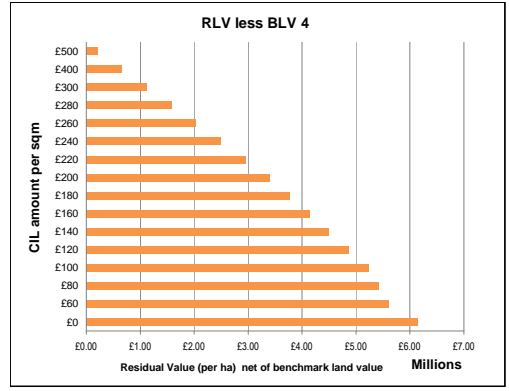
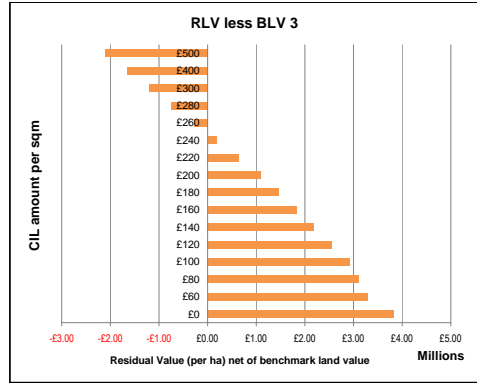
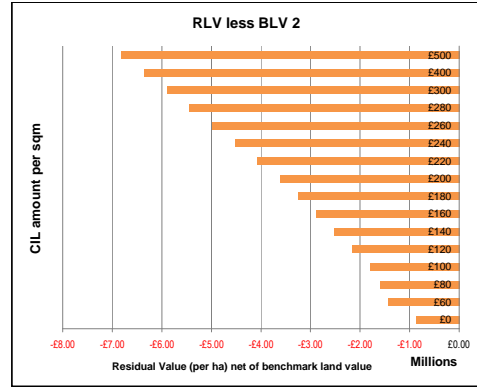
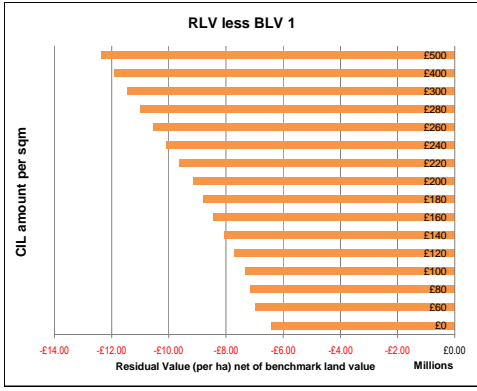
Site type 6 Description: **Area 3 £5059 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,066,911	7,046,838	-8,500,243	-2,963,206	-1,746,610	-4,056,838
60	9,284,047	6,498,833	-9,048,248	-3,511,211	-1,198,606	-3,508,833
80	9,023,093	6,316,165	-9,230,916	-3,693,879	-1,015,937	-3,326,165
100	8,762,138	6,133,497	-9,413,585	-3,876,548	-833,269	-3,143,497
120	8,240,229	5,768,160	-9,778,921	-4,241,884	-467,933	-2,778,160
140	7,718,319	5,402,824	-10,144,258	-4,607,221	-102,596	-2,412,824
160	7,196,410	5,037,487	-10,509,594	-4,972,557	-262,740	-2,047,487
180	6,674,501	4,672,151	-10,874,931	-5,337,894	-628,077	-1,682,151
200	6,152,591	4,306,814	-11,240,267	-5,703,230	-993,413	-1,316,814
220	5,500,205	3,850,143	-11,605,603	-6,068,566	-1,358,829	-851,430
240	4,847,818	3,393,473	-12,153,608	-6,433,909	-1,724,245	-403,473
260	4,195,432	2,936,802	-12,610,279	-6,800,242	-2,089,661	-53,432
280	3,543,045	2,480,131	-13,066,950	-7,166,575	-2,455,077	-509,845
300	2,890,658	2,023,461	-13,523,620	-7,532,908	-2,820,493	-966,539
400	2,238,272	1,566,790	-13,980,291	-7,899,241	-3,185,909	-1,423,272
500	1,585,885	1,110,120	-14,436,962	-8,265,574	-3,551,325	-1,879,885



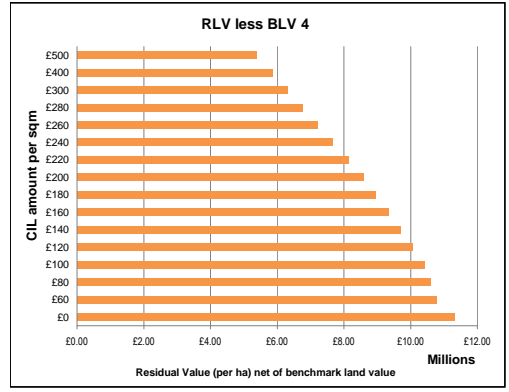
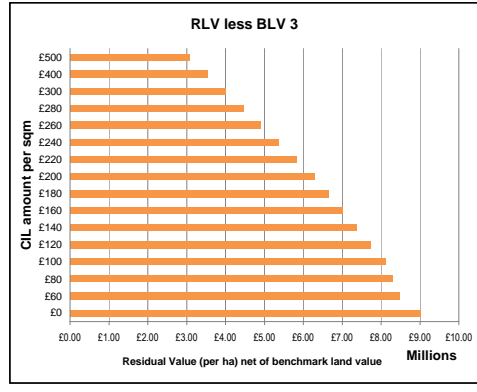
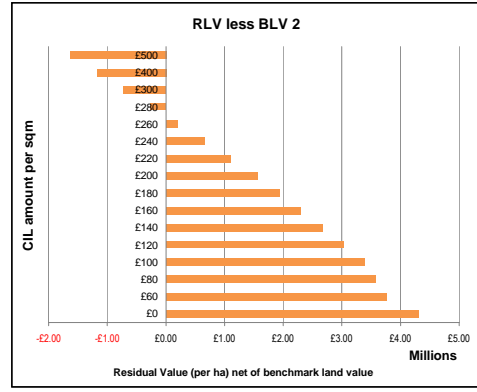
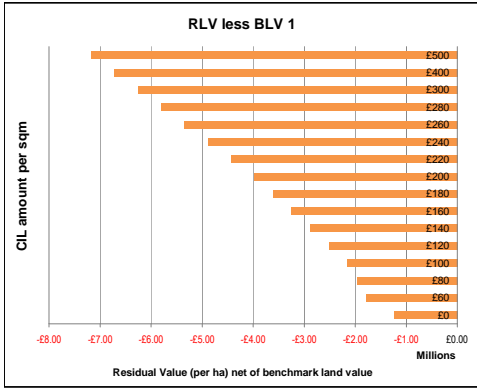
Site type 6 Description: **Area 4 £5382 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,044,859	9,131,401	-6,415,680	-878,643	-3,831,174	-6,141,401
60	12,261,995	8,583,397	-6,963,685	-1,426,648	-3,283,169	-5,593,397
80	12,001,040	8,400,728	-7,146,353	-1,609,316	-3,100,501	-5,410,728
100	11,740,086	8,218,060	-7,329,021	-1,791,984	-2,917,833	-5,228,060
120	11,218,176	7,852,724	-7,694,358	-2,157,321	-2,552,496	-4,862,724
140	10,696,267	7,487,387	-8,059,694	-2,522,657	-2,187,160	-4,497,387
160	10,174,358	7,122,051	-8,425,031	-2,887,994	-1,821,823	-4,132,051
180	9,652,449	6,756,714	-8,790,367	-3,253,330	-1,456,487	-3,766,714
200	9,130,539	6,391,377	-9,155,704	-3,618,667	-1,091,150	-3,401,377
220	8,478,153	5,934,707	-9,612,374	-4,075,337	-634,479	-2,944,707
240	7,825,766	5,478,036	-10,069,045	-4,532,008	-177,809	-2,488,036
260	7,173,379	5,021,366	-10,525,716	-4,988,679	278,862	-2,031,366
280	6,520,993	4,564,695	-10,982,386	-5,445,349	735,532	-1,574,695
300	5,868,606	4,108,024	-11,439,057	-5,902,020	1,192,203	-1,118,024
400	5,216,220	3,651,354	-11,895,728	-6,358,691	1,648,874	-661,354
500	4,563,833	3,194,683	-12,352,398	-6,815,361	2,105,544	-204,683



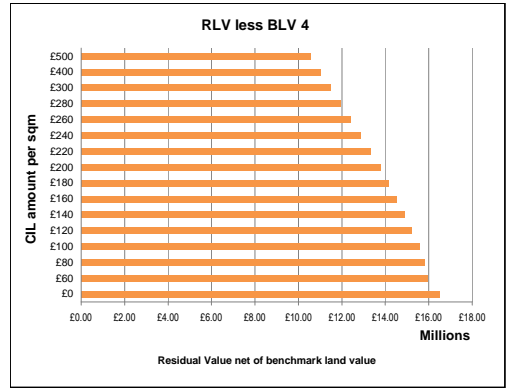
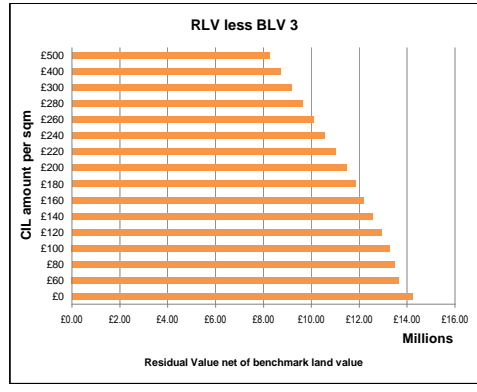
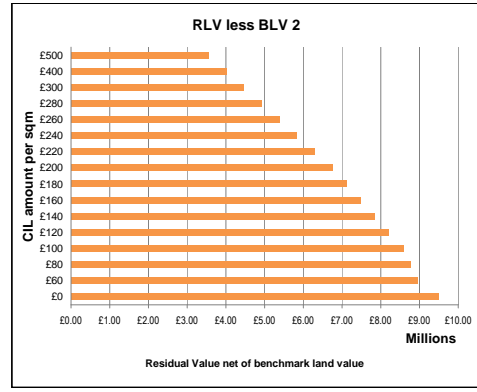
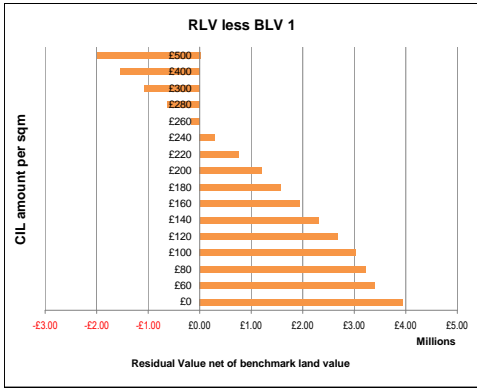
Site type 6 Description: **Area 5 £6189 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,443,969	14,310,778	-1,236,303	-4,300,734	-9,010,551	-11,320,778
60	19,661,105	13,762,774	-1,784,308	-3,752,729	-8,462,546	-10,772,774
80	19,400,150	13,580,105	-1,966,976	-3,570,061	-8,279,878	-10,590,105
100	19,139,196	13,397,437	-2,149,644	-3,387,393	-8,097,210	-10,407,437
120	18,617,286	13,032,101	-2,514,981	-3,022,056	-7,731,873	-10,042,101
140	18,095,377	12,666,764	-2,880,317	-2,656,720	-7,366,537	-9,676,764
160	17,573,468	12,301,428	-3,245,654	-2,291,383	-7,001,200	-9,311,428
180	17,051,559	11,936,091	-3,610,990	-1,926,047	-6,635,864	-8,946,091
200	16,529,649	11,570,754	-3,976,327	-1,560,710	-6,270,527	-8,580,754
220	15,877,263	11,114,084	-4,432,997	-1,104,040	-5,813,856	-8,124,084
240	15,224,876	10,657,413	-4,889,668	-647,369	-5,357,186	-7,667,413
260	14,572,489	10,200,743	-5,346,339	-190,698	-4,900,515	-7,210,743
280	13,920,103	9,744,072	-5,803,009	265,972	-4,443,845	-6,754,072
300	13,267,716	9,287,401	-6,259,680	722,643	-3,987,174	-6,297,401
400	12,615,330	8,830,731	-6,716,351	1,179,314	-3,530,503	-5,840,731
500	11,962,943	8,374,060	-7,173,021	1,635,984	-3,073,833	-5,384,060



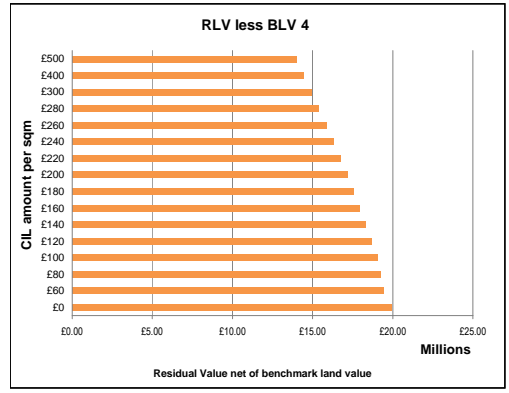
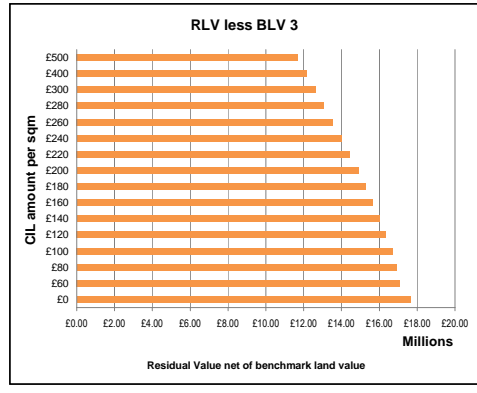
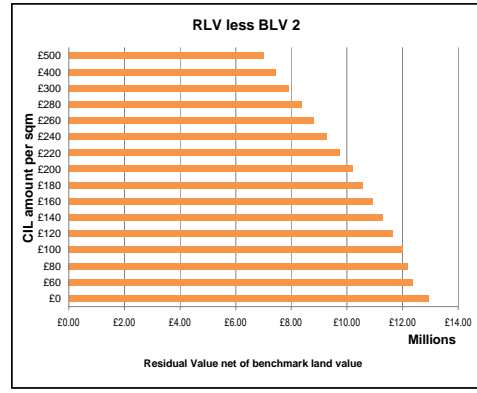
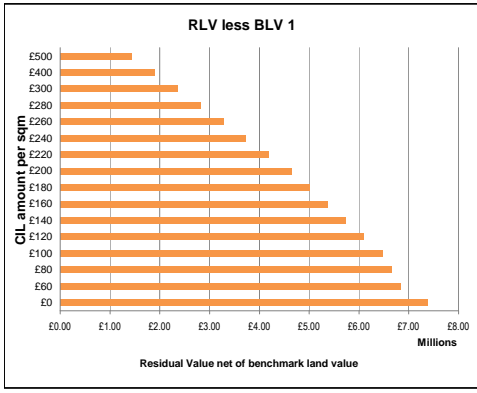
Site type 6 Description: **Area 6 £6997 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	27,843,152	19,490,206	-3,943,125	-9,480,162	-14,189,979	-16,500,206
60	27,060,288	18,942,201	-3,995,120	-8,932,157	-13,641,974	-15,952,201
80	26,799,333	18,759,533	-3,212,452	-8,749,489	-13,459,306	-15,769,533
100	26,538,378	18,576,865	-3,029,784	-8,566,821	-13,276,637	-15,586,865
120	26,016,469	18,211,528	-2,664,447	-8,201,484	-12,911,301	-15,221,528
140	25,494,560	17,846,192	-2,299,111	-7,836,148	-12,545,964	-14,856,192
160	24,972,650	17,480,855	-1,933,774	-7,470,811	-12,180,628	-14,490,855
180	24,450,741	17,115,519	-1,568,437	-7,105,475	-11,815,291	-14,125,519
200	23,928,832	16,750,182	-1,203,101	-6,740,138	-11,449,955	-13,760,182
220	23,276,445	16,293,512	-746,430	-6,283,467	-10,993,284	-13,303,512
240	22,624,059	15,836,841	-289,760	-5,826,797	-10,536,614	-12,846,841
260	21,971,672	15,380,170	-166,911	-5,370,126	-10,079,943	-12,390,170
280	21,319,285	14,923,500	623,582	-4,913,455	-9,623,272	-11,933,500
300	20,666,899	14,466,829	1,080,252	-4,456,785	-9,166,602	-11,476,829
400	20,014,512	14,010,158	1,536,923	-4,000,114	-8,709,931	-11,020,158
500	19,362,125	13,553,488	1,993,593	-3,543,444	-8,253,260	-10,563,488



Site type 6 Description: **Area 7 £7535 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	32,751,027	22,925,719	-7,378,638	-12,915,675	-17,625,492	-19,935,719
60	31,968,163	22,377,714	-6,830,633	-12,367,670	-17,077,487	-19,387,714
80	31,707,209	22,195,046	-6,647,965	-12,185,002	-16,894,819	-19,205,046
100	31,446,254	22,012,378	-6,465,297	-12,002,334	-16,712,150	-19,022,378
120	30,924,345	21,647,041	-6,099,960	-11,636,997	-16,346,814	-18,657,041
140	30,402,435	21,281,705	-5,734,624	-11,271,661	-15,981,477	-18,291,705
160	29,880,526	20,916,368	-5,369,287	-10,906,324	-15,616,141	-17,926,368
180	29,358,617	20,551,032	-5,003,951	-10,540,988	-15,250,804	-17,561,032
200	28,836,708	20,185,695	-4,638,614	-10,175,651	-14,885,468	-17,195,695
220	28,184,321	19,729,025	-4,181,943	-9,718,980	-14,428,797	-16,739,025
240	27,531,934	19,272,354	-3,725,273	-9,262,310	-13,972,127	-16,282,354
260	26,879,548	18,815,683	-3,268,602	-8,805,639	-13,515,456	-15,825,683
280	26,227,161	18,359,013	-2,811,931	-8,348,969	-13,058,785	-15,369,013
300	25,574,774	17,902,342	-2,355,261	-7,892,298	-12,602,115	-14,912,342
400	24,922,388	17,445,671	-1,898,590	-7,435,627	-12,145,444	-14,455,671
500	24,270,001	16,989,001	-1,441,920	-6,978,957	-11,688,773	-13,999,001



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 6

250 UNITS

FLATS

175 UPH Net area as percentage of gross

100%

CSH level: 4 on AH

Sales value inflation

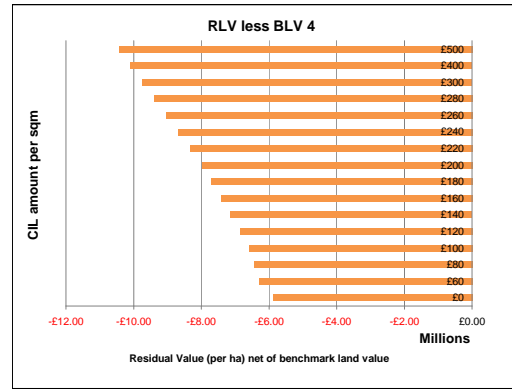
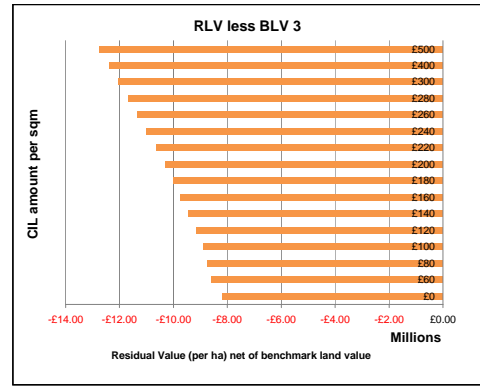
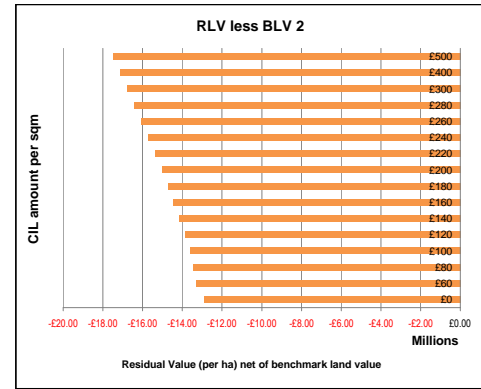
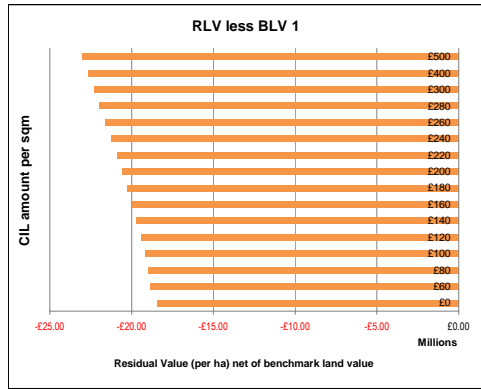
4 on private

Build cost inflation

Aff Hsg: 50%

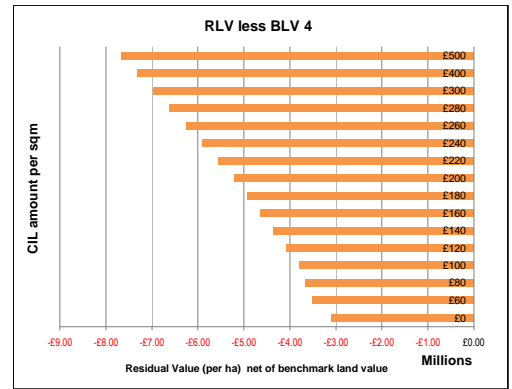
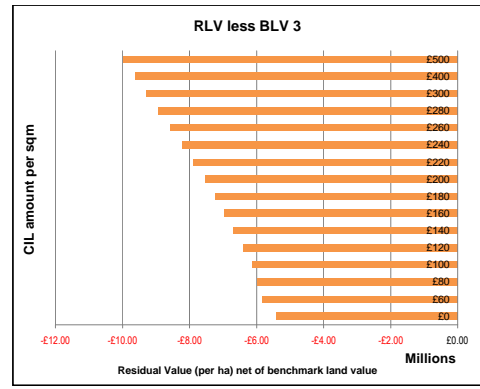
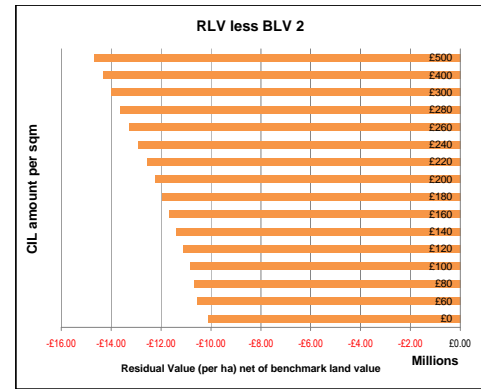
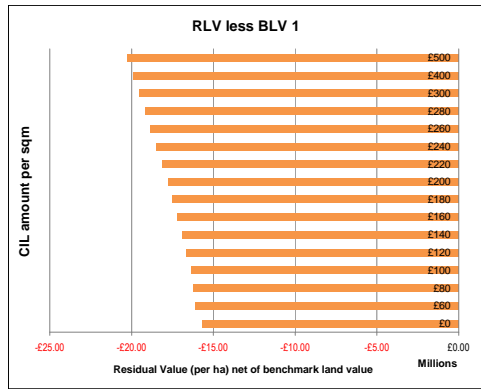
Site type 6 Description: **Area 1 £4090 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,124,034	2,886,824	-18,433,905	12,896,868	8,167,051	5,876,824
60	-4,726,237	3,308,366	-18,855,447	13,318,410	8,608,594	6,298,366
80	-4,926,972	3,448,880	-18,995,961	13,458,924	8,749,108	6,438,880
100	-5,127,706	3,589,394	-19,136,475	13,599,438	8,889,622	6,579,394
120	-5,529,175	3,870,422	-19,417,504	13,880,467	9,170,650	6,860,422
140	-5,930,643	4,151,450	-19,698,532	14,161,495	9,451,678	7,141,450
160	-6,332,112	4,432,478	-19,979,560	14,442,523	9,732,706	7,422,478
180	-6,733,581	4,713,507	-20,260,588	14,723,551	10,013,734	7,703,507
200	-7,135,049	4,994,535	-20,541,616	15,004,579	10,294,762	7,984,535
220	-7,636,885	5,345,820	-20,892,901	15,355,864	10,646,047	8,335,820
240	-8,138,721	5,697,105	-21,244,186	15,707,149	10,997,332	8,687,105
260	-8,640,557	6,048,390	-21,595,471	16,058,434	11,348,617	9,038,390
280	-9,142,393	6,399,675	-21,946,756	16,409,719	11,699,902	9,389,675
300	-9,644,229	6,750,960	-22,298,041	16,761,004	12,051,188	9,740,960
400	-10,146,065	7,102,245	-22,649,327	17,112,289	12,402,473	10,092,245
500	-10,647,901	7,453,530	-23,000,612	17,463,575	12,753,758	10,443,530



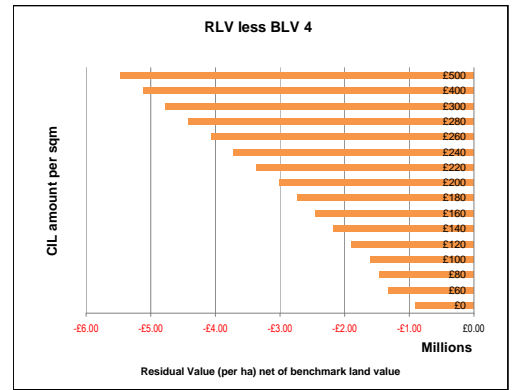
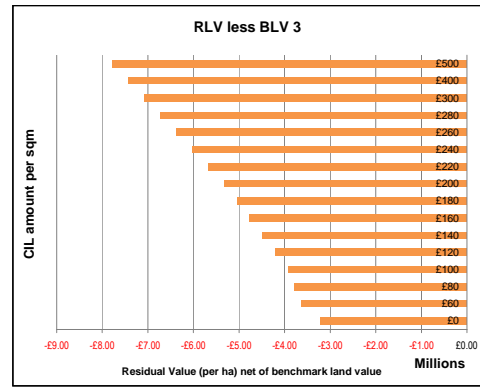
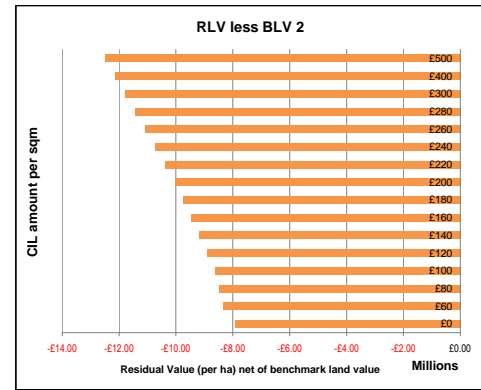
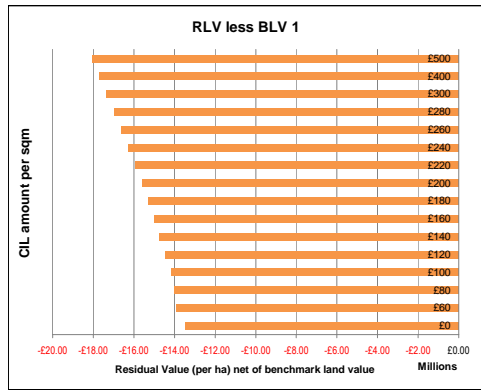
Site type 6 Description: **Area 2 £4629 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	157,148	110,004	15,657,085	10,120,048	5,410,231	3,100,004
60	759,351	531,546	16,078,627	10,541,590	5,831,773	3,521,546
80	960,086	672,060	16,219,141	10,682,104	5,972,287	3,662,060
100	1,160,820	812,574	16,359,655	10,822,618	6,112,801	3,802,574
120	1,562,289	1,093,602	16,640,683	11,103,646	6,393,830	4,083,602
140	1,963,758	1,374,630	16,921,712	11,384,675	6,674,858	4,364,630
160	2,365,226	1,655,658	17,202,740	11,665,703	6,955,886	4,645,658
180	2,766,695	1,936,686	17,483,768	11,946,731	7,236,914	4,926,686
200	3,168,164	2,217,715	17,764,796	12,227,759	7,517,942	5,207,715
220	3,670,000	2,569,000	18,116,081	12,579,044	7,869,227	5,559,000
240	4,171,835	2,920,285	18,467,366	12,930,329	8,220,512	5,910,285
260	4,673,671	3,271,570	18,818,651	13,281,614	8,571,797	6,261,570
280	5,175,507	3,622,855	19,169,936	13,632,899	8,923,082	6,612,855
300	5,677,343	3,974,140	19,521,221	13,984,184	9,274,367	6,964,140
400	6,179,179	4,325,425	19,872,506	14,335,469	9,625,653	7,315,425
500	6,681,015	4,676,710	20,223,792	14,686,755	9,976,938	7,666,710



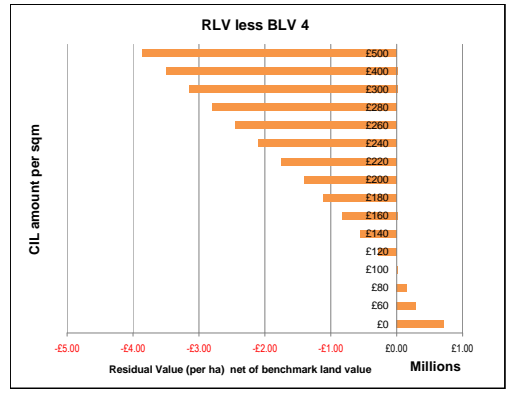
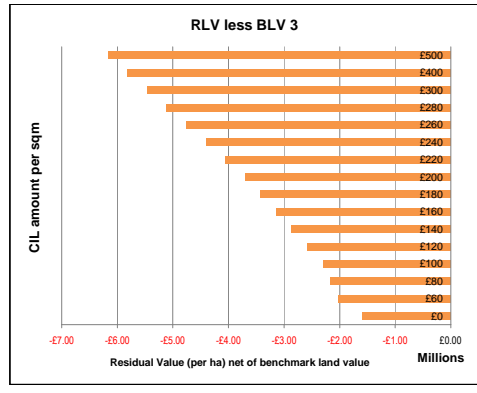
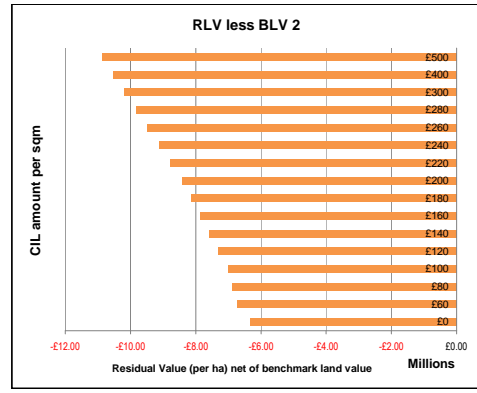
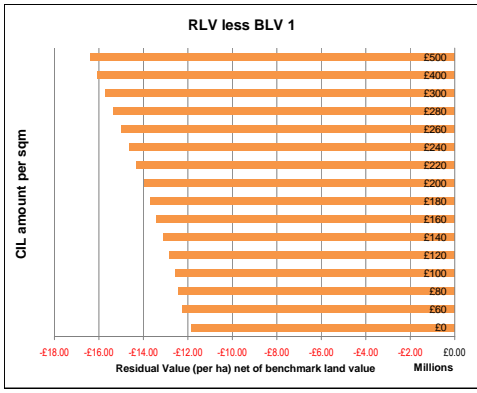
Site type 6 Description: **Area 3 £5059 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,973,380	2,081,366	-13,465,716	7,928,678	3,218,862	908,634
60	2,371,177	1,659,824	-13,887,258	8,350,221	3,640,404	1,330,176
80	2,170,442	1,519,310	-14,027,772	8,490,735	3,780,918	1,470,690
100	1,969,708	1,378,796	-14,168,286	8,631,249	3,921,432	1,611,204
120	1,568,239	1,097,767	-14,449,314	8,912,277	4,202,460	1,892,233
140	1,166,771	816,739	-14,730,342	9,193,305	4,483,488	2,173,261
160	765,302	535,711	-15,011,370	9,474,333	4,764,516	2,454,289
180	363,833	254,683	-15,292,398	9,755,361	5,045,544	2,735,317
200	37,636	26,345	-15,573,426	10,036,389	5,326,572	3,016,345
220	539,471	377,630	-15,924,711	10,387,674	5,677,857	3,367,630
240	1,041,307	728,915	-16,275,996	10,738,959	6,029,142	3,718,915
260	1,543,143	1,080,200	-16,627,281	11,090,244	6,380,428	4,070,200
280	2,044,979	1,431,485	-16,978,567	11,441,530	6,731,713	4,421,485
300	2,546,815	1,782,770	-17,329,852	11,792,815	7,082,998	4,772,770
400	3,048,651	2,134,056	-17,681,137	12,144,100	7,434,283	5,124,056
500	3,550,487	2,485,341	-18,032,422	12,495,385	7,785,568	5,475,341



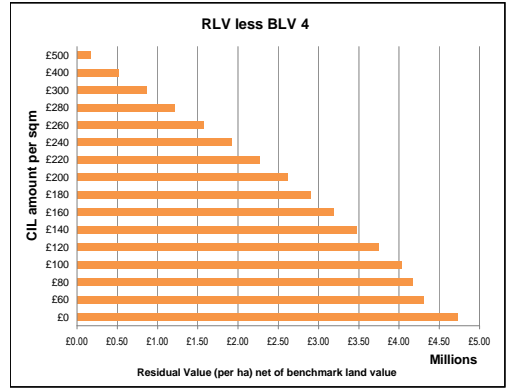
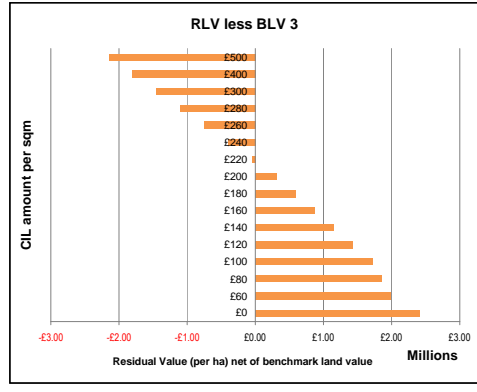
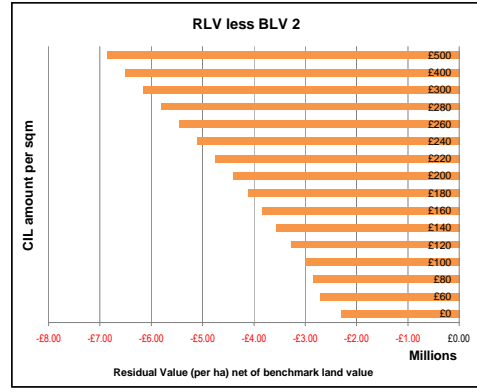
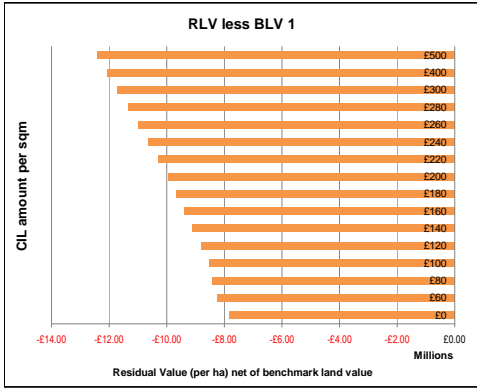
Site type 6 Description: **Area 4** £382 psm 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,291,356	3,703,949	-11,843,132	-6,306,095	-1,596,278	713,949
60	4,689,153	3,282,407	-12,264,674	-6,727,637	-2,017,820	292,407
80	4,488,419	3,141,893	-12,405,188	-6,868,151	-2,158,334	151,893
100	4,287,685	3,001,379	-12,545,702	-7,008,665	-2,298,848	11,379
120	3,886,216	2,720,351	-12,826,730	-7,289,693	-2,579,876	269,649
140	3,484,747	2,439,323	-13,107,758	-7,570,721	-2,860,904	550,677
160	3,083,278	2,158,295	-13,388,786	-7,851,749	-3,141,932	831,705
180	2,681,810	1,877,267	-13,669,814	-8,132,777	-3,422,961	1,112,733
200	2,280,341	1,596,239	-13,950,843	-8,413,805	-3,703,989	1,393,761
220	1,778,505	1,244,954	-14,302,128	-8,765,091	-4,055,274	1,745,046
240	1,276,669	893,669	-14,653,413	-9,116,376	-4,406,559	2,096,331
260	774,833	542,383	-15,004,698	-9,467,661	-4,757,844	2,447,617
280	272,998	191,098	-15,355,983	-9,818,946	-5,109,129	2,798,902
300	-228,838	-160,187	-15,707,268	-10,170,231	-5,460,414	3,150,187
400	-730,674	-511,472	-16,058,553	-10,521,516	-5,811,699	3,501,472
500	-1,232,510	-862,757	-16,409,838	-10,872,801	-6,162,984	3,852,757



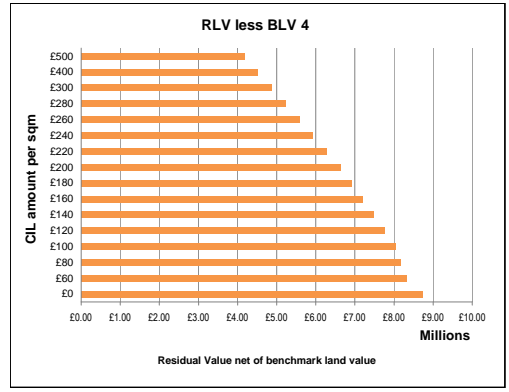
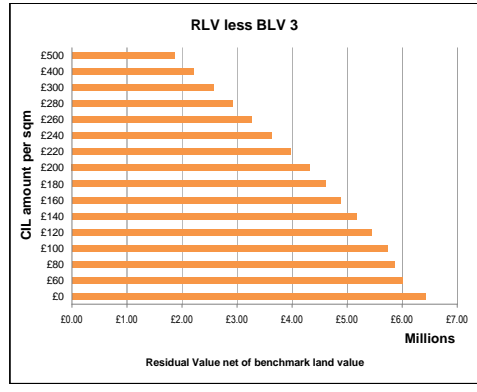
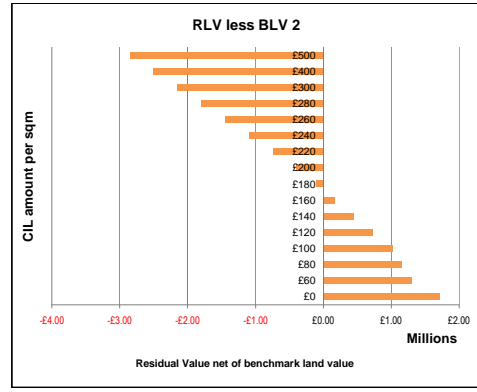
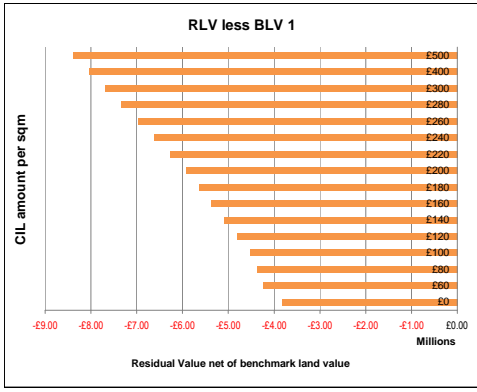
Site type 6 Description: **Area 5** £6189 psm 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,020,927	7,714,649	-7,832,432	-2,295,395	-2,414,422	4,724,649
60	10,418,724	7,293,107	-8,253,974	-2,716,937	-1,992,880	4,303,107
80	10,217,990	7,152,593	-8,394,488	-2,857,451	-1,852,365	4,162,593
100	10,017,255	7,012,079	-8,535,002	-2,997,965	-1,711,851	4,022,079
120	9,615,787	6,731,051	-8,816,031	-3,278,993	-1,430,823	3,741,051
140	9,214,318	6,450,023	-9,097,059	-3,560,022	-1,149,795	3,460,023
160	8,812,849	6,168,995	-9,378,087	-3,841,050	-868,767	3,178,995
180	8,411,381	5,887,966	-9,659,115	-4,122,078	-587,739	2,897,966
200	8,009,912	5,606,938	-9,940,143	-4,403,106	-306,711	2,616,938
220	7,508,076	5,255,653	-10,291,428	-4,754,391	-44,574	2,265,653
240	7,006,240	4,904,368	-10,642,713	-5,105,676	-395,859	1,914,368
260	6,504,404	4,553,083	-10,993,998	-5,456,961	-747,144	1,563,083
280	6,002,569	4,201,798	-11,345,283	-5,808,246	-1,098,429	1,211,798
300	5,500,733	3,850,513	-11,696,568	-6,159,531	-1,449,715	860,513
400	4,998,897	3,499,228	-12,047,853	-6,510,816	-1,801,000	509,228
500	4,497,061	3,147,943	-12,399,139	-6,862,102	-2,152,285	157,943



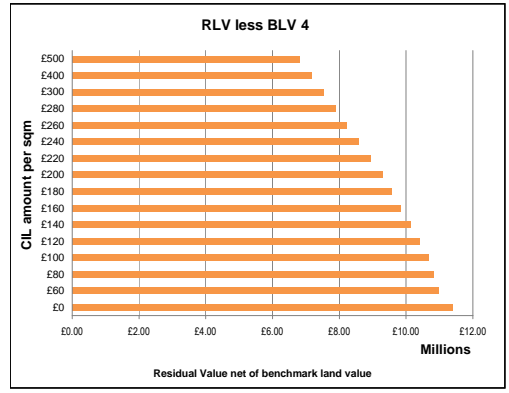
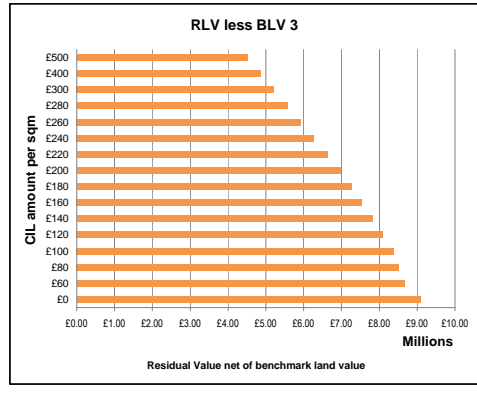
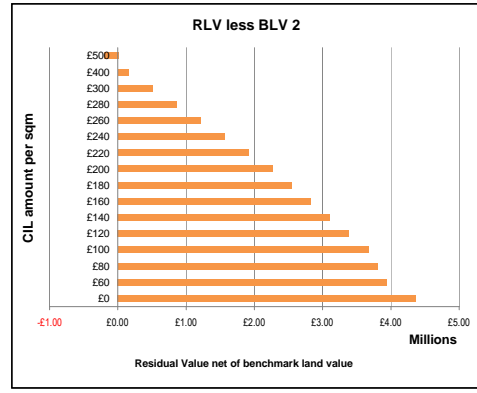
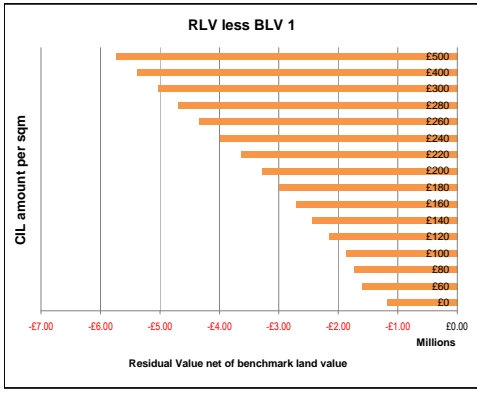
Site type 6 Description: **Area 6** £6997 psm 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,750,602	11,725,421	-3,821,660	1,715,377	6,425,194	8,735,421
60	16,148,399	11,303,879	-4,243,202	1,293,835	6,003,652	8,313,879
80	15,947,664	11,163,365	-4,383,716	1,153,321	5,863,138	8,173,365
100	15,746,930	11,022,851	-4,524,230	1,012,807	5,722,624	8,032,851
120	15,345,461	10,741,823	-4,805,258	731,779	5,441,595	7,751,823
140	14,943,993	10,460,795	-5,086,286	450,751	5,160,567	7,470,795
160	14,542,524	10,179,767	-5,367,315	169,722	4,879,539	7,189,767
180	14,141,055	9,898,739	-5,648,343	-111,306	4,598,511	6,908,739
200	13,739,586	9,617,711	-5,929,371	-392,334	4,317,483	6,627,711
220	13,237,751	9,266,425	-6,280,656	-743,619	3,966,198	6,276,425
240	12,735,915	8,915,140	-6,631,941	-1,094,904	3,614,913	5,925,140
260	12,234,079	8,563,855	-6,983,226	-1,446,189	3,263,628	5,573,855
280	11,732,243	8,212,570	-7,334,511	-1,797,474	2,912,343	5,222,570
300	11,230,407	7,861,285	-7,685,796	-2,148,759	2,561,058	4,871,285
400	10,728,571	7,510,000	-8,037,081	-2,500,044	2,209,773	4,520,000
500	10,226,735	7,158,715	-8,388,366	-2,851,329	1,858,487	4,168,715



Site type 6 Description: **Area 7** £7535 psm 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,534,795	14,374,357	-1,172,724	4,364,313	9,074,129	11,384,357
60	19,932,592	13,952,815	-1,594,267	3,942,770	8,652,587	10,962,815
80	19,731,858	13,812,301	-1,734,781	3,802,256	8,512,073	10,822,301
100	19,531,124	13,671,787	-1,875,295	3,661,742	8,371,559	10,681,787
120	19,129,655	13,390,758	-2,156,323	3,380,714	8,090,531	10,400,758
140	18,728,186	13,109,730	-2,437,351	3,099,686	7,809,503	10,119,730
160	18,326,718	12,828,702	-2,718,379	2,818,658	7,528,475	9,838,702
180	17,925,249	12,547,674	-2,999,407	2,537,630	7,247,447	9,557,674
200	17,523,780	12,266,646	-3,280,435	2,256,602	6,966,419	9,276,646
220	17,022,311	11,985,617	-3,561,463	1,975,574	6,685,391	8,995,617
240	16,520,842	11,704,589	-3,842,491	1,694,546	6,404,363	8,714,589
260	16,019,373	11,423,561	-4,123,519	1,413,518	6,123,335	8,433,561
280	15,517,904	11,142,533	-4,404,547	1,132,490	5,842,307	8,152,533
300	15,016,435	10,861,505	-4,685,575	851,462	5,561,279	7,871,505
400	14,514,966	10,580,477	-4,966,603	570,434	5,280,251	7,590,477
500	14,013,497	10,299,449	-5,247,631	289,406	5,000,223	7,309,449



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 "Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 6

250 UNITS

FLATS

175 UPH Net area as percentage of gross

100%

CSH level: 4 on AH

Sales value inflation

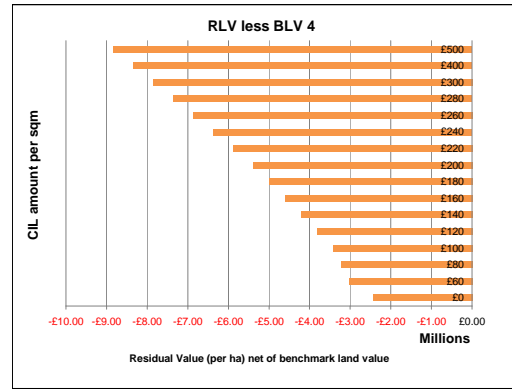
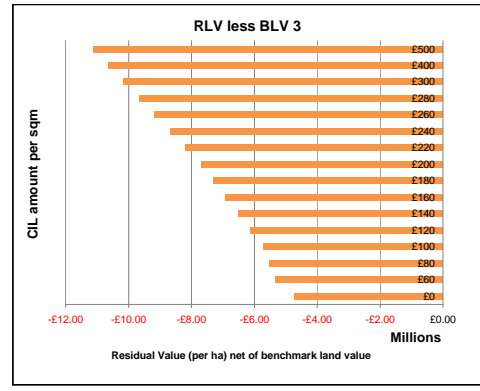
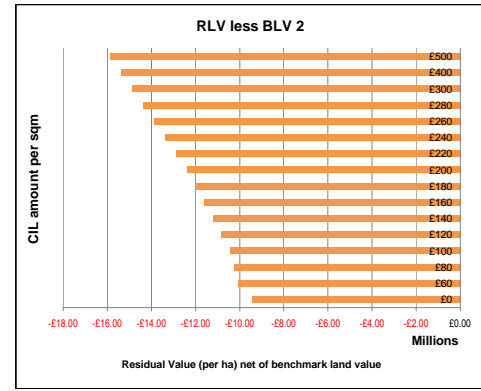
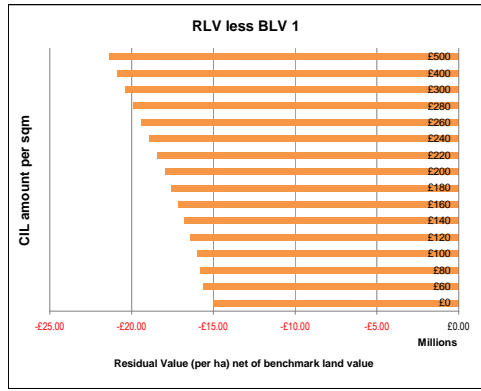
4 on private

Build cost inflation

Aff Hsg: 30%

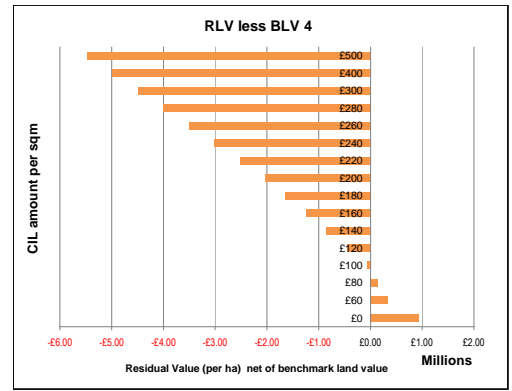
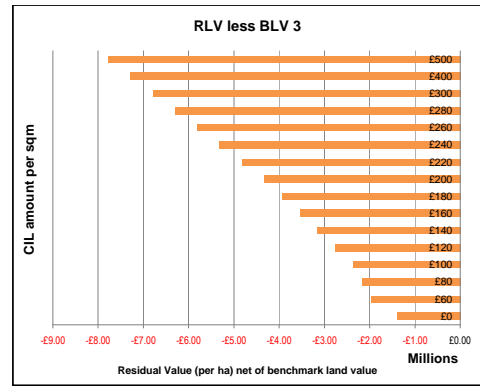
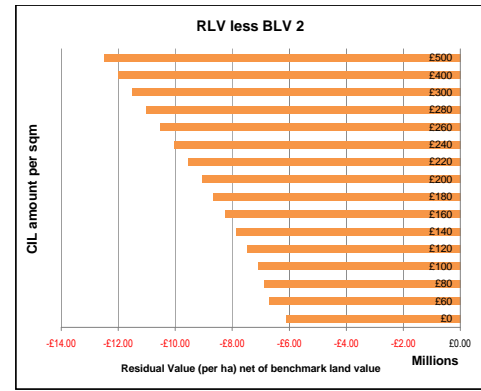
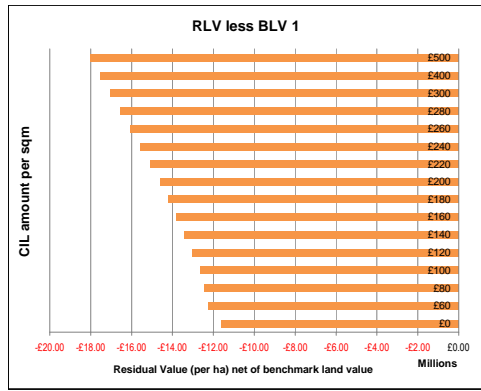
Site type 6 Description: **Area 1 £4090 psm** Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	790,956	553,669	-14,993,412	-9,456,375	-4,746,558	-2,436,331
60	-52,128	36,490	-15,583,571	-10,046,534	-5,336,717	-3,026,490
80	-333,156	233,209	-15,780,290	-10,243,253	-5,533,437	-3,223,209
100	-614,184	429,929	-15,977,010	-10,439,973	-5,730,156	-3,419,929
120	-1,176,240	823,368	-16,370,449	-10,833,412	-6,123,596	-3,813,368
140	-1,738,296	1,216,807	-16,763,889	-11,226,852	-6,517,035	-4,206,807
160	-2,300,353	1,610,247	-17,157,328	-11,620,291	-6,910,474	-4,600,247
180	-2,862,409	2,003,686	-17,550,767	-12,013,730	-7,303,914	-4,993,686
200	-3,424,465	2,397,125	-17,944,207	-12,407,170	-7,697,353	-5,387,125
220	-4,127,035	2,888,925	-18,436,006	-12,898,969	-8,189,152	-5,878,925
240	-4,829,605	3,380,724	-18,927,805	-13,390,768	-8,680,951	-6,370,724
260	-5,532,176	3,872,523	-19,419,604	-13,882,567	-9,172,750	-6,862,523
280	-6,234,746	4,364,322	-19,911,403	-14,374,366	-9,664,549	-7,354,322
300	-6,937,316	4,856,121	-20,403,202	-14,866,165	-10,156,349	-7,846,121
400	-7,639,886	5,347,920	-20,895,002	-15,357,965	-10,648,148	-8,337,920
500	-8,342,456	5,839,719	-21,386,801	-15,849,764	-11,139,947	-8,829,719



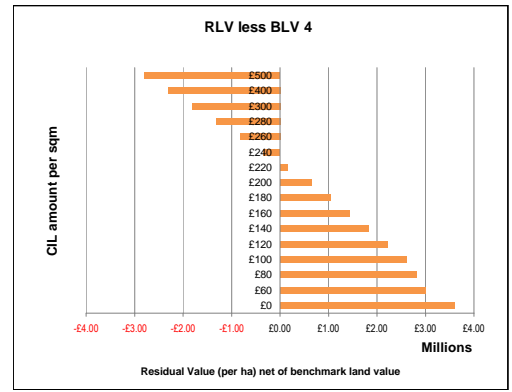
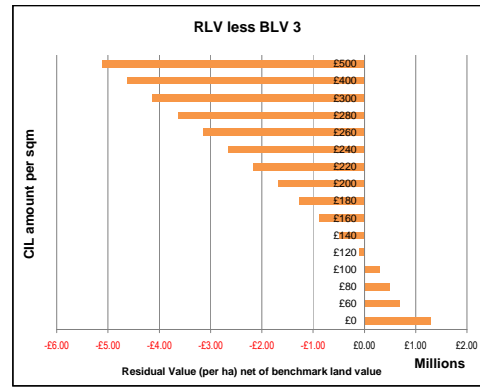
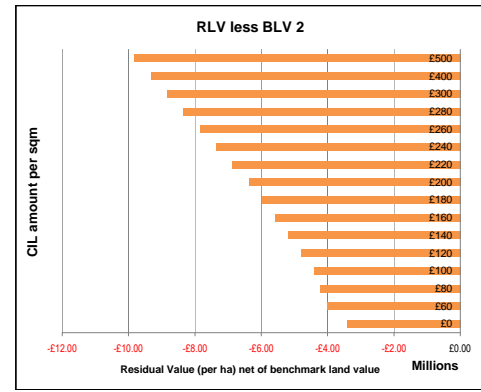
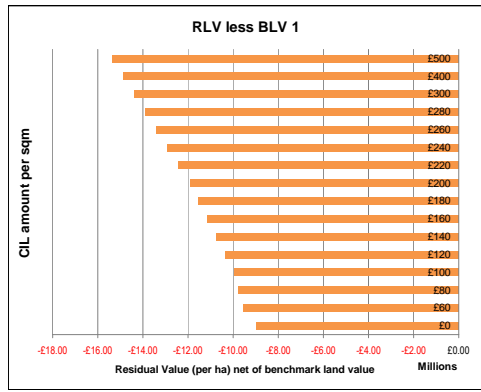
Site type 6 Description: **Area 2 £4629 psm** Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,589,827	3,912,879	-11,634,203	-6,097,165	-1,387,349	922,879
60	4,746,743	3,322,720	-12,224,361	-6,687,324	-1,977,508	332,720
80	4,485,714	3,126,000	-12,421,081	-6,884,044	-2,174,227	136,000
100	4,184,686	2,929,280	-12,617,801	-7,080,764	-2,370,947	60,720
120	3,622,630	2,535,841	-13,011,240	-7,474,203	-2,764,386	454,159
140	3,060,574	2,142,402	-13,404,679	-7,867,642	-3,157,826	847,598
160	2,498,518	1,748,962	-13,798,119	-8,261,082	-3,551,265	1,241,038
180	1,936,462	1,355,523	-14,191,558	-8,654,521	-3,944,704	1,634,477
200	1,374,406	962,084	-14,584,997	-9,047,960	-4,338,144	2,027,916
220	671,835	470,285	-15,078,436	-9,441,399	-4,731,583	2,519,355
240	30,735	21,514	-15,568,596	-9,834,838	-5,125,022	3,011,514
260	-733,305	-513,314	-16,060,395	-10,228,277	-5,518,461	3,503,314
280	-1,435,875	-1,005,113	-16,552,194	-10,621,716	-5,911,900	3,995,113
300	-2,138,446	-1,496,912	-17,043,993	-11,015,155	-6,305,340	4,486,912
400	-2,841,016	-1,988,711	-17,535,792	-11,408,594	-6,698,779	4,978,711
500	-3,543,586	-2,480,510	-18,027,591	-11,802,033	-7,092,218	5,470,510



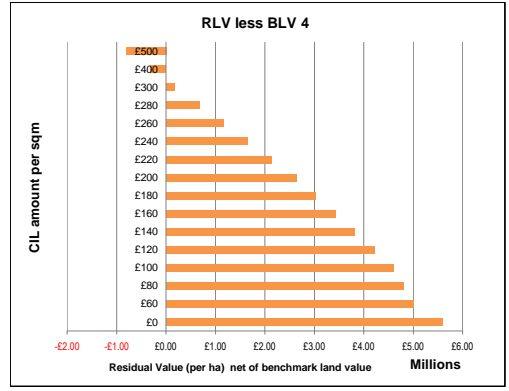
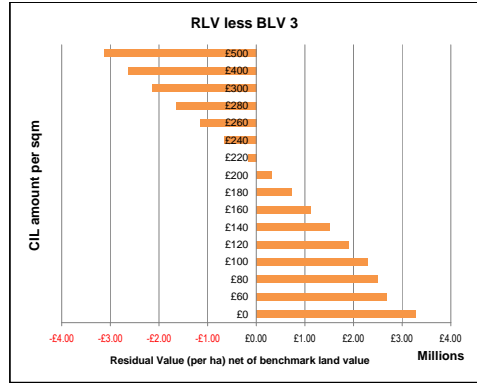
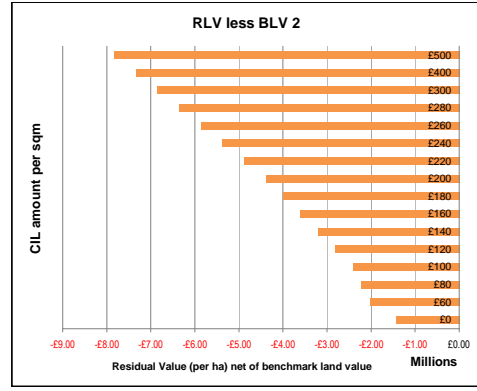
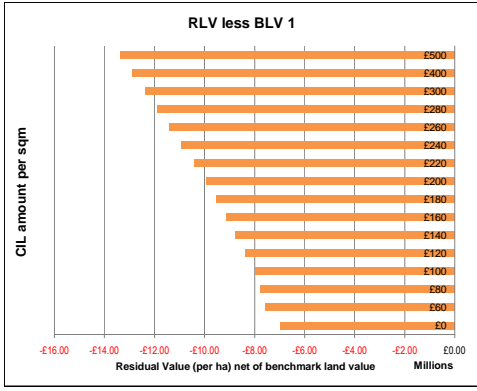
Site type 6 Description: **Area 3 £5059 psm** Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,403,135	6,582,194	-8,964,887	-3,427,850	-1,281,967	3,592,194
60	8,560,051	5,992,035	-9,555,046	-4,018,009	-691,808	3,002,035
80	8,279,022	5,795,316	-9,751,766	-4,214,729	-495,088	2,805,316
100	7,997,994	5,598,596	-9,948,486	-4,411,448	-298,369	2,608,596
120	7,435,938	5,205,157	-10,341,925	-4,804,887	-95,071	2,215,157
140	6,873,882	4,811,717	-10,735,364	-5,198,327	488,510	1,821,717
160	6,311,826	4,418,278	-11,128,803	-5,591,766	881,949	1,428,278
180	5,749,770	4,024,839	-11,522,242	-5,985,205	1,275,389	1,034,839
200	5,187,714	3,631,399	-11,915,682	-6,378,645	1,668,828	641,399
220	4,485,143	3,139,600	-12,407,481	-6,870,444	2,160,627	149,600
240	3,782,573	2,647,801	-12,899,280	-7,362,243	2,652,426	342,199
260	3,080,003	2,156,002	-13,391,079	-7,854,042	3,144,225	833,998
280	2,377,433	1,664,203	-13,882,878	-8,345,841	3,636,025	1,325,797
300	1,674,862	1,172,404	-14,374,678	-8,837,641	4,127,824	1,817,596
400	972,292	680,605	-14,866,477	-9,329,440	4,619,623	2,309,395
500	269,722	188,805	-15,358,276	-9,821,239	5,111,422	2,801,195



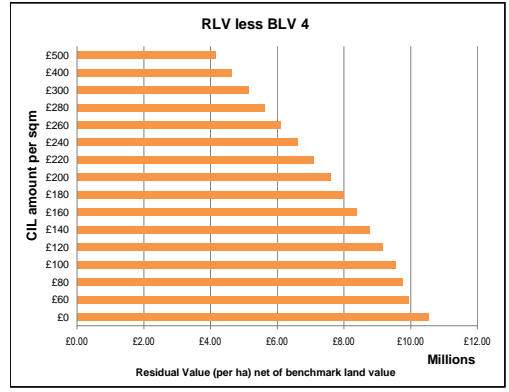
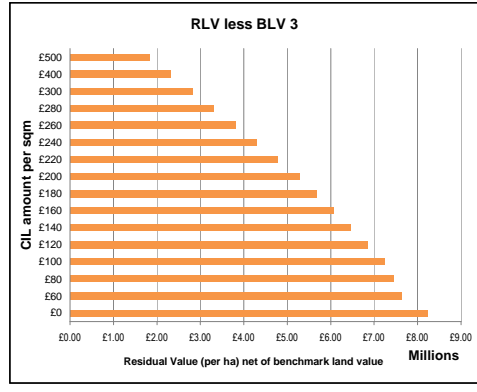
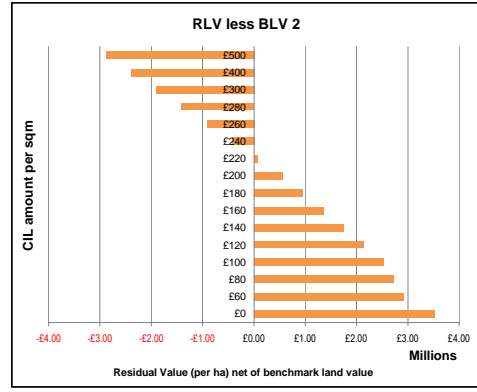
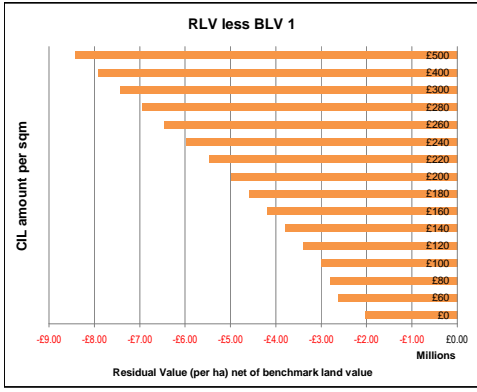
Site type 6 Description: **Area 4** £5382 psm 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,245,164	8,571,615	-6,975,466	-1,438,429	3,271,387	5,581,615
60	11,402,080	7,981,456	-7,565,625	-2,028,588	2,681,229	4,991,456
80	11,121,052	7,784,736	-7,762,345	-2,225,308	2,484,509	4,794,736
100	10,840,024	7,588,017	-7,959,065	-2,422,028	2,287,789	4,598,017
120	10,277,968	7,194,577	-8,352,504	-2,815,467	1,894,350	4,204,577
140	9,715,911	6,801,138	-8,745,943	-3,208,906	1,500,911	3,811,138
160	9,153,855	6,407,699	-9,139,383	-3,602,346	1,107,471	3,417,699
180	8,591,799	6,014,259	-9,532,821	-3,995,785	714,032	3,024,259
200	8,029,743	5,620,820	-9,926,261	-4,389,224	320,593	2,630,820
220	7,327,173	5,129,021	-10,418,060	-4,881,023	-171,207	2,139,021
240	6,624,602	4,637,222	-10,909,860	-5,372,823	-663,006	1,647,222
260	5,922,032	4,145,423	-11,401,659	-5,864,622	-1,154,805	1,155,423
280	5,219,462	3,653,623	-11,893,458	-6,356,421	-1,646,604	663,623
300	4,516,892	3,161,824	-12,385,257	-6,848,220	-2,138,403	171,824
400	3,814,322	2,670,025	-12,877,056	-7,340,019	-2,630,202	-319,975
500	3,111,751	2,178,226	-13,368,855	-7,831,818	-3,122,001	-811,774



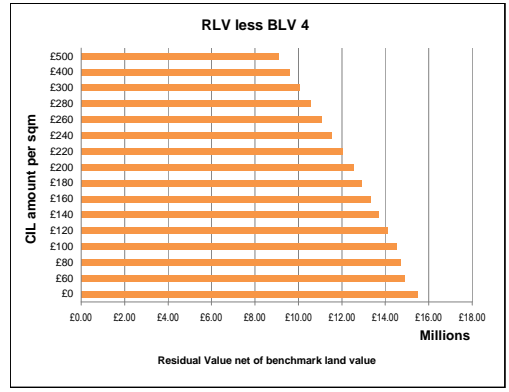
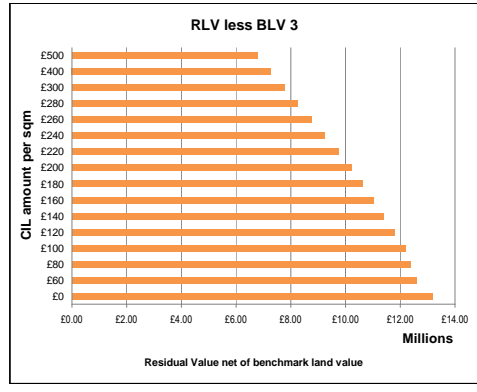
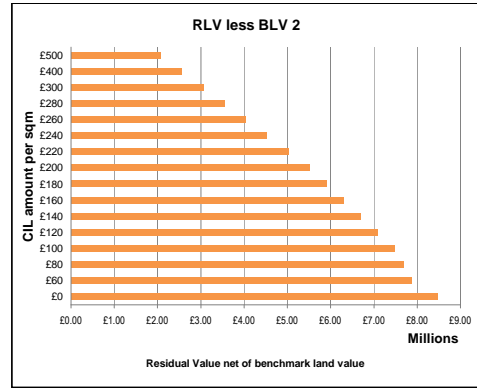
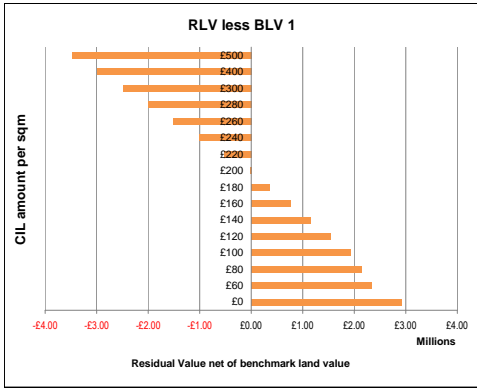
Site type 6 Description: **Area 5** £6189 psm 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,311,015	13,517,711	-2,029,371	3,507,666	8,217,483	10,527,711
60	18,467,931	12,927,552	-2,619,530	2,917,507	7,627,324	9,937,552
80	18,186,903	12,730,832	-2,816,249	2,720,788	7,430,605	9,740,832
100	17,905,875	12,534,112	-3,012,969	2,524,068	7,233,885	9,544,112
120	17,343,819	12,140,673	-3,406,408	2,130,629	6,840,446	9,150,673
140	16,781,762	11,747,234	-3,799,848	1,737,189	6,447,006	8,757,234
160	16,219,706	11,353,794	-4,193,287	1,343,750	6,053,567	8,363,794
180	15,657,650	10,960,355	-4,586,726	950,311	5,660,128	7,970,355
200	15,095,594	10,566,916	-4,980,166	556,871	5,266,688	7,576,916
220	14,393,024	10,075,117	-5,471,965	65,072	4,774,889	7,085,117
240	13,690,453	9,583,317	-5,963,764	-426,727	4,283,090	6,593,317
260	12,987,883	9,091,518	-6,455,563	-918,526	3,791,291	6,101,518
280	12,285,313	8,599,719	-6,947,362	-1,410,325	3,299,492	5,609,719
300	11,582,743	8,107,920	-7,439,161	-1,902,124	2,807,693	5,117,920
400	10,880,173	7,616,121	-7,930,960	-2,393,923	2,315,893	4,626,121
500	10,177,602	7,124,322	-8,422,760	-2,885,723	1,824,094	4,134,322



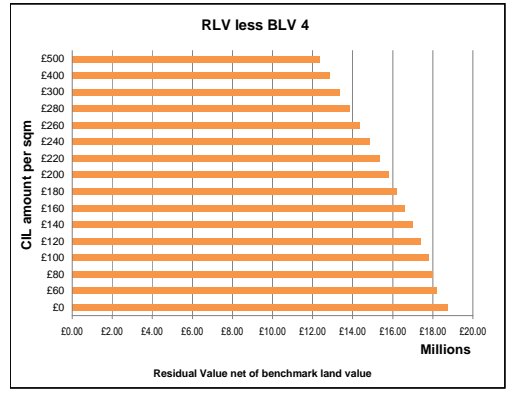
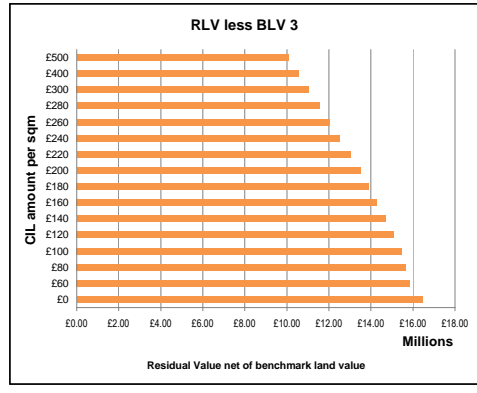
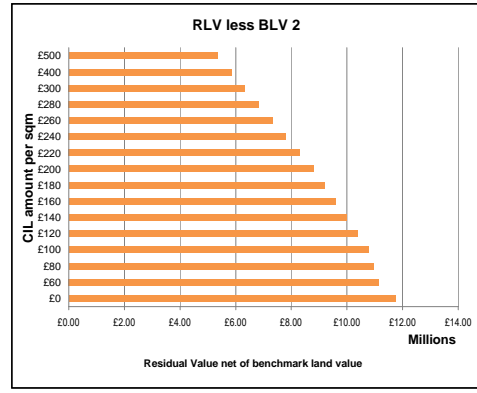
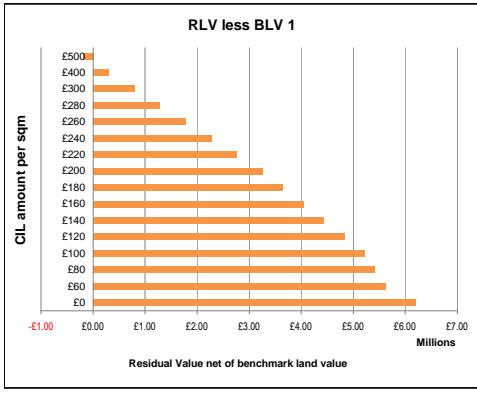
Site type 6 Description: **Area 6** £6997 psm 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,376,928	18,463,850	2,916,768	8,453,806	13,163,622	15,473,850
60	25,533,844	17,873,691	2,326,610	7,863,647	12,573,463	14,883,691
80	25,252,816	17,676,971	2,129,890	7,666,927	12,376,744	14,686,971
100	24,971,788	17,480,251	1,933,170	7,470,207	12,180,024	14,490,251
120	24,409,732	17,086,812	1,539,731	7,076,768	11,786,585	14,096,812
140	23,847,675	16,693,373	1,146,292	6,683,329	11,393,145	13,703,373
160	23,285,619	16,299,933	752,852	6,289,889	10,999,706	13,309,933
180	22,723,563	15,906,494	359,413	5,896,450	10,606,267	12,916,494
200	22,161,507	15,513,055	-34,026	5,503,011	10,212,827	12,523,055
220	21,458,937	15,021,256	-525,826	5,011,211	9,721,028	12,031,256
240	20,756,367	14,529,457	-1,017,625	4,519,412	9,229,229	11,539,457
260	20,053,796	14,037,657	-1,509,424	4,027,613	8,737,430	11,047,657
280	19,351,226	13,545,858	-2,001,223	3,535,814	8,245,631	10,555,858
300	18,648,656	13,054,059	-2,493,022	3,044,015	7,753,832	10,064,059
400	17,946,086	12,562,260	-2,984,821	2,552,216	7,262,033	9,572,260
500	17,243,515	12,070,461	-3,476,620	2,060,417	6,770,233	9,080,461



Site type 6 Description: **Area 7** £7535 psm 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,066,183	21,746,328	6,199,247	11,736,284	16,446,101	18,756,328
60	30,223,099	21,156,169	5,609,088	11,146,125	15,855,942	18,166,169
80	29,942,071	20,959,450	5,412,368	10,949,406	15,659,222	17,969,450
100	29,661,043	20,762,730	5,215,649	10,752,686	15,462,503	17,772,730
120	29,098,987	20,369,291	4,822,209	10,359,247	15,069,063	17,379,291
140	28,536,931	19,975,851	4,428,770	9,965,807	14,675,624	16,985,851
160	27,974,874	19,582,412	4,035,331	9,572,368	14,282,185	16,592,412
180	27,412,818	19,188,973	3,641,892	9,178,929	13,888,745	16,198,973
200	26,850,762	18,795,533	3,248,452	8,785,489	13,495,306	15,805,533
220	26,148,192	18,303,734	2,756,653	8,293,690	13,003,507	15,313,734
240	25,445,622	17,811,935	2,264,854	7,801,891	12,511,708	14,821,935
260	24,743,051	17,320,136	1,773,055	7,310,092	12,019,909	14,330,136
280	24,040,481	16,828,337	1,281,256	6,818,293	11,528,109	13,838,337
300	23,337,911	16,336,538	789,456	6,326,494	11,036,310	13,346,538
400	22,635,341	15,844,739	297,657	5,834,694	10,544,511	12,854,739
500	21,932,771	15,352,939	-194,142	5,342,895	10,052,712	12,362,939



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 6

250 UNITS

FLATS

175 UPH

Net area as percentage of gross

100%

CSH level: 4 on AH

Sales value inflation

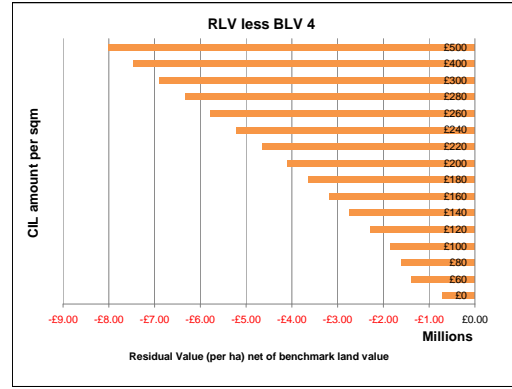
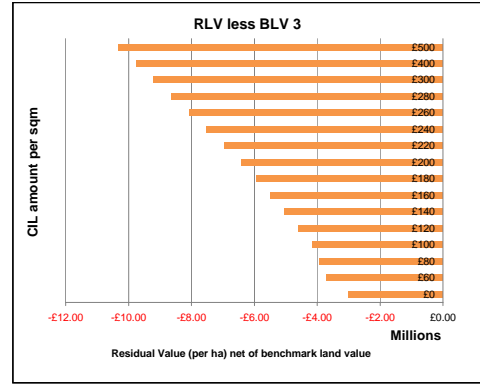
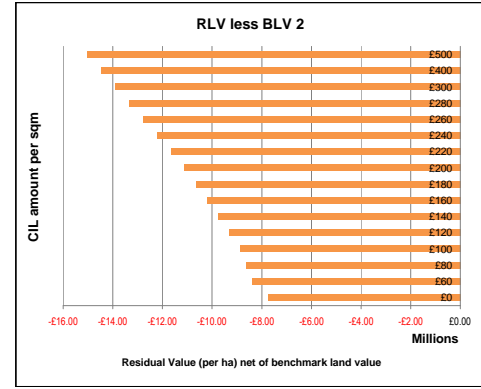
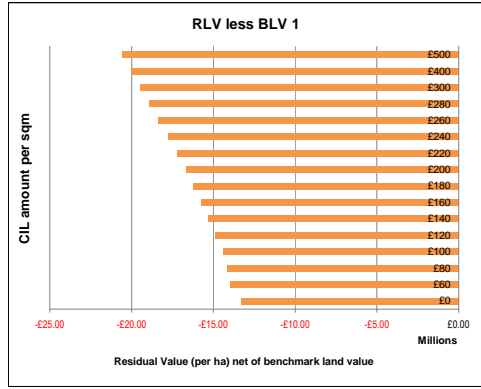
4 on private

Build cost inflation

Aff Hsg: 20%

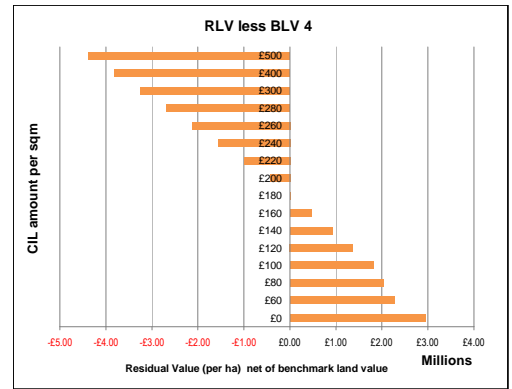
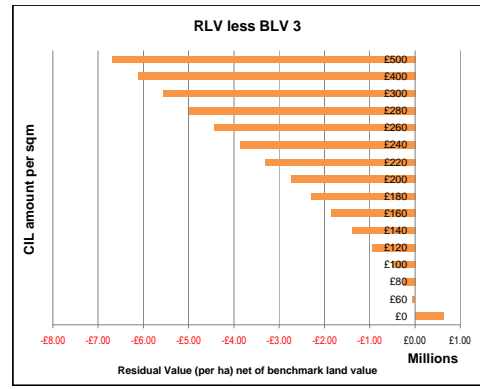
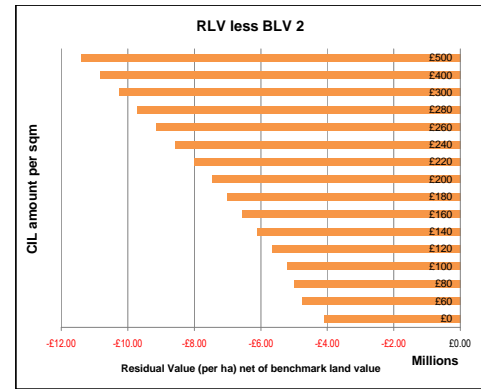
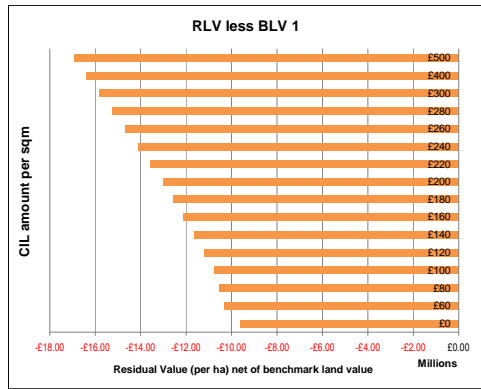
Site type 6 Description: **Area 1 £4090 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,248,452	2,273,916	-13,273,165	-7,736,128	-3,026,311	-716,084
60	2,284,927	1,599,449	-13,947,632	-8,410,595	-3,700,779	-1,390,551
80	1,963,752	1,374,626	-14,172,455	-8,635,418	-3,925,601	-1,615,374
100	1,642,577	1,149,804	-14,397,277	-8,860,240	-4,150,424	-1,840,196
120	1,000,227	700,159	-14,846,922	-9,309,885	-4,600,689	-2,289,841
140	357,877	250,514	-15,296,567	-9,759,530	-5,049,713	-2,739,486
160	-284,473	199,131	-15,746,212	-10,209,175	-5,499,358	-3,189,131
180	-926,823	648,776	-16,195,857	-10,658,820	-5,949,003	-3,638,776
200	-1,569,173	1,098,421	-16,645,502	-11,108,465	-6,398,648	-4,088,421
220	-2,372,110	1,660,477	-17,207,558	-11,670,521	-6,960,704	-4,650,477
240	-3,175,047	2,222,533	-17,769,614	-12,232,577	-7,522,761	-5,212,533
260	-3,977,985	2,784,589	-18,331,671	-12,794,634	-8,084,817	-5,774,589
280	-4,780,922	3,346,646	-18,893,727	-13,356,690	-8,646,873	-6,336,646
300	-5,583,860	3,908,702	-19,455,783	-13,918,746	-9,208,929	-6,898,702
400	-6,386,797	4,470,758	-20,017,839	-14,480,802	-9,770,985	-7,460,758
500	-7,189,734	5,032,814	-20,579,895	-15,042,858	-10,333,041	-8,022,814



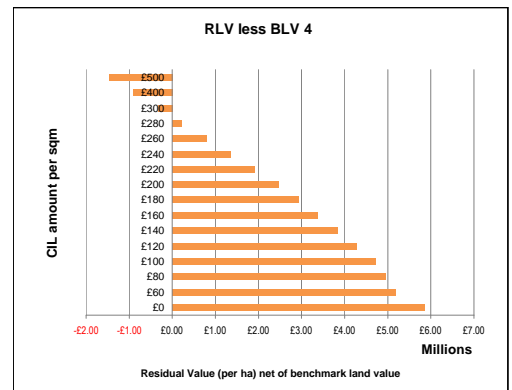
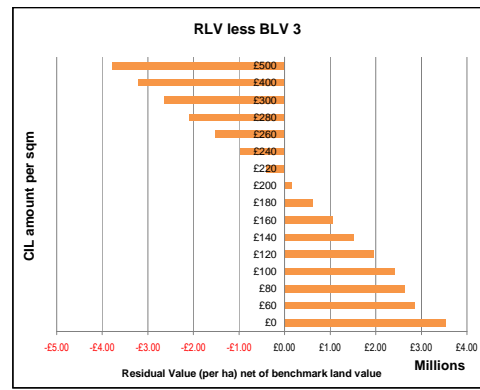
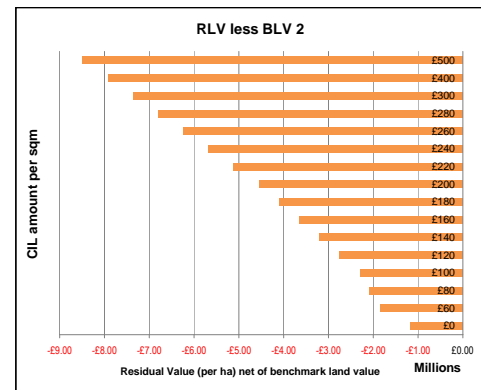
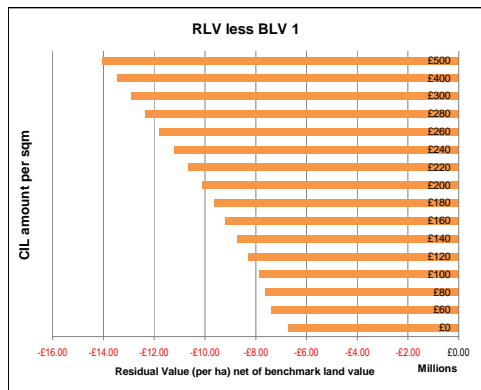
Site type 6 Description: **Area 2 £4629 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,463,314	5,924,320	-9,622,761	-4,085,724	-624,093	-2,934,320
60	7,499,790	5,249,853	-10,297,229	-4,760,192	-50,375	-2,259,853
80	7,178,615	5,025,030	-10,522,051	-4,985,014	275,197	-2,035,030
100	6,857,440	4,800,208	-10,746,874	-5,209,836	500,020	-1,810,208
120	6,215,090	4,350,563	-11,196,518	-5,659,481	949,665	-1,360,563
140	5,572,740	3,900,918	-11,646,163	-6,109,126	1,399,310	-910,918
160	4,930,390	3,451,273	-12,095,808	-6,558,771	1,848,954	-461,273
180	4,288,040	3,001,628	-12,545,453	-7,008,416	2,298,599	-11,628
200	3,645,690	2,551,983	-12,995,098	-7,458,061	2,748,244	438,017
220	2,842,753	1,989,927	-13,557,154	-8,020,117	3,310,301	1,000,073
240	2,039,815	1,427,871	-14,119,211	-8,582,174	3,872,357	1,562,129
260	1,236,878	865,815	-14,681,267	-9,144,230	4,434,413	2,124,185
280	433,941	303,758	-15,243,323	-9,706,286	4,996,469	2,686,242
300	-368,997	-258,298	-15,805,379	-10,268,342	5,558,525	3,248,298
400	-1,171,934	-820,354	-16,367,435	-10,830,398	6,120,581	3,810,354
500	-1,974,872	-1,382,410	-16,929,491	-11,392,454	6,682,638	4,372,410



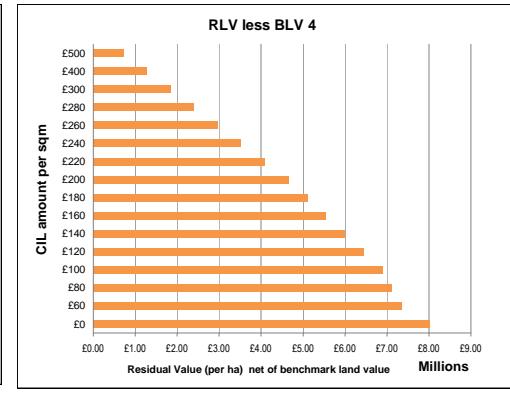
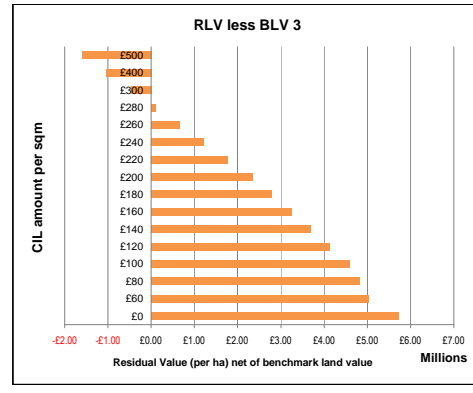
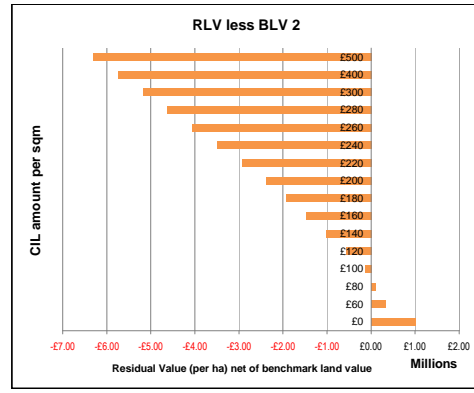
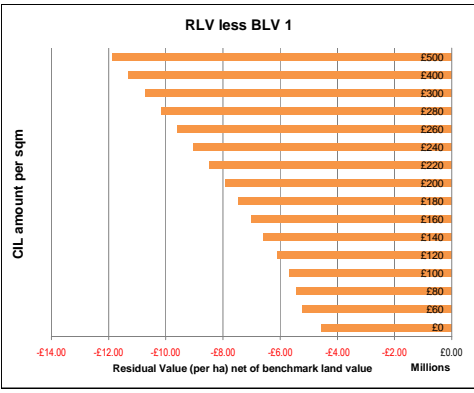
Site type 6 Description: **Area 3 £5059 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,618,012	8,832,609	-6,714,473	-1,177,436	3,532,381	5,842,609
60	11,654,488	8,158,141	-7,388,940	-1,851,903	2,857,914	5,168,141
80	11,333,313	7,933,319	-7,613,762	-2,076,725	2,633,091	4,943,319
100	11,012,138	7,708,496	-7,838,585	-2,301,548	2,408,269	4,718,496
120	10,369,788	7,258,851	-8,288,230	-2,751,193	1,958,624	4,268,851
140	9,727,438	6,809,206	-8,737,875	-3,200,838	1,508,979	3,819,206
160	9,085,088	6,359,562	-9,187,520	-3,650,483	1,059,334	3,369,562
180	8,442,738	5,909,917	-9,637,165	-4,100,128	609,689	2,919,917
200	7,800,388	5,460,272	-10,086,810	-4,549,773	160,044	2,470,272
220	6,997,451	4,898,215	-10,648,866	-5,111,829	-402,012	1,908,215
240	6,194,513	4,336,159	-11,210,922	-5,673,885	-964,068	1,346,159
260	5,391,576	3,774,103	-11,772,978	-6,235,941	-1,526,124	784,103
280	4,588,639	3,212,047	-12,335,034	-6,797,997	-2,088,180	222,047
300	3,785,701	2,649,991	-12,897,090	-7,360,053	-2,650,237	-340,009
400	2,982,764	2,087,935	-13,459,147	-7,922,110	-3,212,293	-902,065
500	2,179,826	1,525,878	-14,021,203	-8,484,166	-3,774,349	-1,464,122



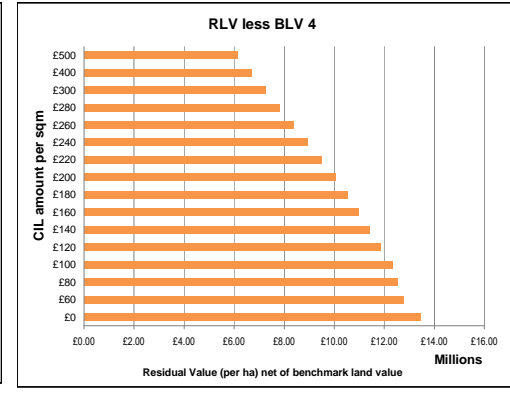
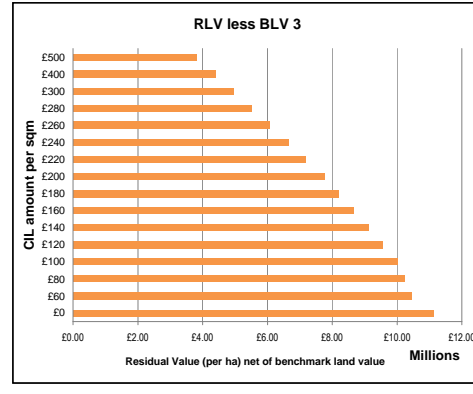
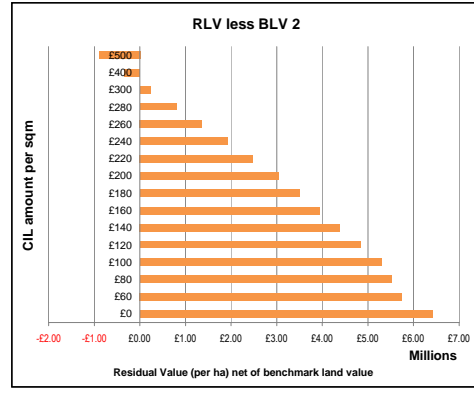
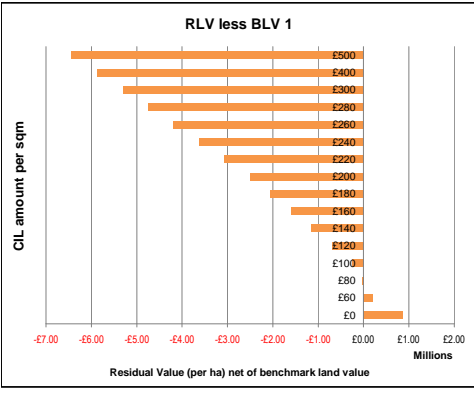
Site type 6 Description: **Area 4 £382 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,722,068	11,005,448	- 4,541,634	995,403	5,705,220	8,015,448
60	14,758,543	10,330,980	- 5,216,101	320,936	5,030,753	7,340,980
80	14,437,368	10,106,158	- 5,440,923	96,114	4,805,930	7,116,158
100	14,116,193	9,881,335	- 5,665,746	128,709	4,581,108	6,891,335
120	13,473,843	9,431,690	- 6,115,391	578,354	4,131,463	6,441,690
140	12,831,493	8,982,045	- 6,565,036	1,027,999	3,681,818	5,992,045
160	12,189,144	8,532,401	- 7,014,681	1,477,644	3,232,173	5,542,401
180	11,546,794	8,082,756	- 7,464,326	1,927,289	2,782,528	5,092,756
200	10,904,444	7,633,111	- 7,913,971	2,376,934	2,332,883	4,643,111
220	10,101,506	7,071,054	- 8,476,027	2,938,990	1,770,827	4,081,054
240	9,298,569	6,508,998	- 9,038,083	3,501,046	1,208,771	3,518,998
260	8,495,632	5,946,942	- 9,600,139	4,063,102	646,715	2,956,942
280	7,692,694	5,384,886	- 10,162,195	4,625,158	84,659	2,394,886
300	6,889,757	4,822,830	- 10,724,251	5,187,214	477,398	1,832,830
400	6,086,819	4,260,774	- 11,286,308	5,749,271	1,038,454	1,270,774
500	5,283,882	3,698,717	- 11,848,364	6,311,327	1,601,510	708,717



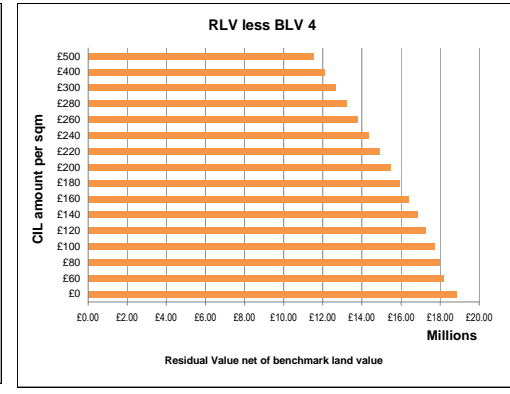
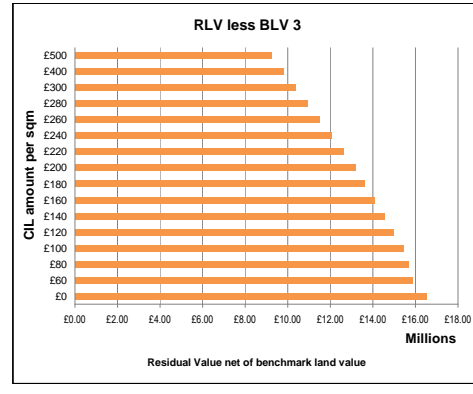
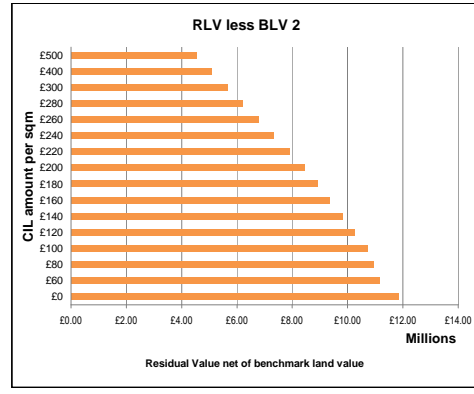
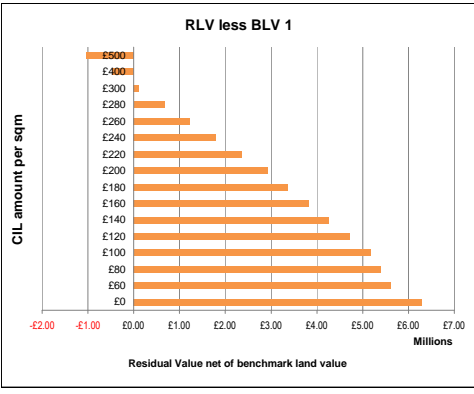
Site type 6 Description: **Area 5 £6189 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,456,059	16,419,241	872,160	6,409,197	11,119,014	13,429,241
60	22,492,534	15,744,774	197,693	5,734,730	10,444,547	12,754,774
80	22,171,359	15,519,951	27,130	5,509,907	10,219,724	12,529,951
100	21,850,184	15,295,129	251,952	5,285,085	9,994,902	12,305,129
120	21,207,834	14,845,484	701,597	4,835,440	9,545,257	11,855,484
140	20,565,484	14,395,839	1,151,242	4,385,795	9,095,612	11,405,839
160	19,923,135	13,946,194	1,600,887	3,936,150	8,646,967	10,956,194
180	19,280,785	13,496,549	2,050,532	3,486,505	8,196,322	10,506,549
200	18,638,435	13,046,904	2,500,177	3,036,860	7,746,677	10,056,904
220	17,835,497	12,484,848	3,062,233	2,474,804	7,184,621	9,494,848
240	17,032,560	11,922,792	3,624,289	1,912,748	6,622,565	8,932,792
260	16,229,623	11,360,736	4,186,345	1,350,692	6,060,508	8,370,736
280	15,426,685	10,798,680	4,748,402	788,635	5,498,452	7,808,680
300	14,623,748	10,236,623	5,310,458	226,579	4,936,396	7,246,623
400	13,820,810	9,674,567	5,872,514	335,477	4,374,340	6,684,567
500	13,017,873	9,112,511	6,434,570	897,533	3,812,284	6,122,511



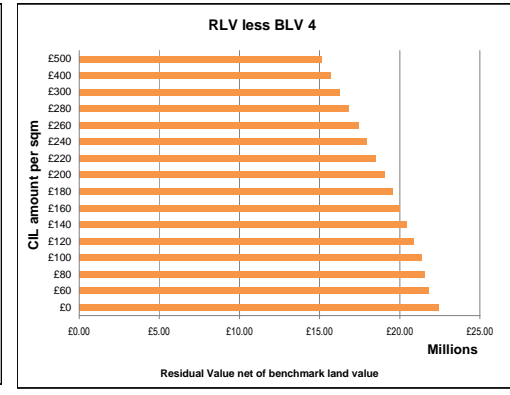
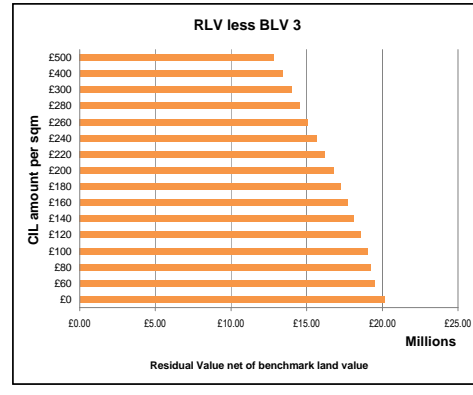
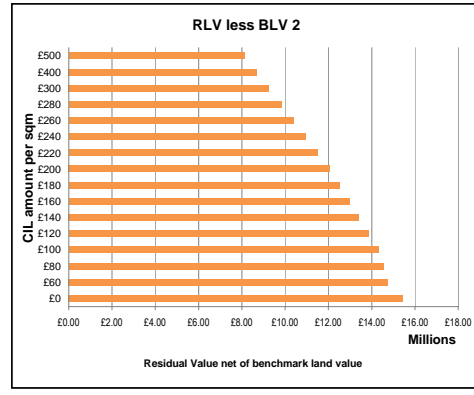
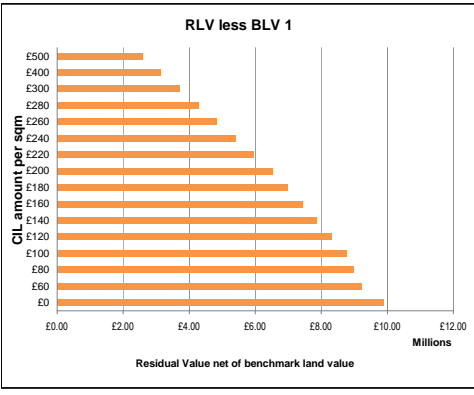
Site type 6 Description: **Area 6 £6997 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,190,091	21,833,064	6,285,983	11,823,020	16,532,837	18,843,064
60	30,226,567	21,158,597	5,611,515	11,148,552	15,858,369	18,168,597
80	29,905,392	20,933,774	5,386,693	10,923,730	15,633,547	17,943,774
100	29,584,217	20,708,952	5,161,870	10,698,907	15,408,724	17,718,952
120	28,941,867	20,259,307	4,712,225	10,249,263	14,959,079	17,269,307
140	28,299,517	19,809,662	4,262,581	9,799,618	14,509,434	16,819,662
160	27,657,167	19,360,017	3,812,936	9,349,973	14,059,789	16,370,017
180	27,014,817	18,910,372	3,363,291	8,900,328	13,610,145	15,920,372
200	26,372,467	18,460,727	2,913,646	8,450,683	13,160,500	15,470,727
220	25,569,530	17,896,671	2,351,590	7,888,627	12,598,443	14,908,671
240	24,766,592	17,336,615	1,789,533	7,326,570	12,036,387	14,346,615
260	23,963,655	16,774,559	1,227,477	6,764,514	11,474,331	13,784,559
280	23,160,718	16,212,502	665,421	6,202,458	10,912,275	13,222,502
300	22,357,780	15,650,446	103,365	5,640,402	10,350,219	12,660,446
400	21,554,843	15,088,390	458,691	5,078,346	9,788,163	12,098,390
500	20,751,905	14,526,334	1,020,747	4,516,290	9,226,106	11,536,334



Site type 6 Description: **Area 7 £7535 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	36,331,877	25,432,314	9,885,233	15,422,270	20,132,087	22,442,314
60	35,368,353	24,757,847	9,210,766	14,747,803	19,457,619	21,767,847
80	35,047,178	24,533,024	8,985,943	14,522,980	19,232,797	21,543,024
100	34,726,003	24,308,202	8,761,121	14,298,158	19,007,974	21,318,202
120	34,083,653	23,858,557	8,311,476	13,848,513	18,558,329	20,868,557
140	33,441,303	23,408,912	7,861,831	13,398,868	18,108,685	20,418,912
160	32,798,953	22,959,267	7,412,186	12,949,223	17,659,040	19,969,267
180	32,156,603	22,509,622	6,962,541	12,499,578	17,209,395	19,519,622
200	31,514,253	22,059,977	6,512,896	12,049,933	16,759,750	19,069,977
220	30,711,316	21,497,921	5,950,840	11,487,877	16,197,694	18,507,921
240	29,908,378	20,935,865	5,388,784	10,925,821	15,635,637	17,945,865
260	29,105,441	20,373,809	4,826,727	10,363,764	15,073,581	17,383,809
280	28,302,504	19,811,752	4,264,671	9,801,708	14,511,525	16,821,752
300	27,499,566	19,249,696	3,702,615	9,239,652	13,949,469	16,259,696
400	26,696,629	18,687,640	3,140,559	8,677,596	13,387,413	15,697,640
500	25,893,691	18,125,584	2,578,503	8,115,540	12,825,357	15,135,584



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 "Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 6

250 UNITS

FLATS

175 UPH Net area as percentage of gross

100%

CSH level: 4 on AH

Sales value inflation

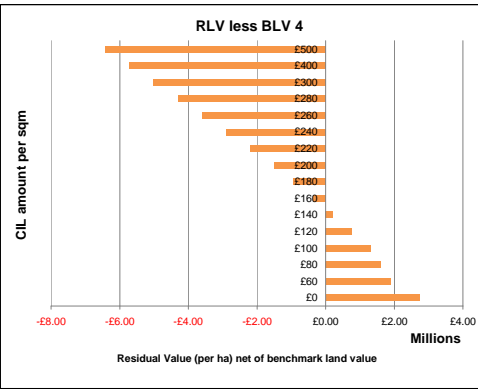
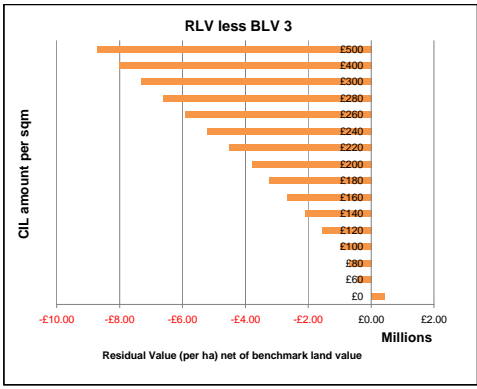
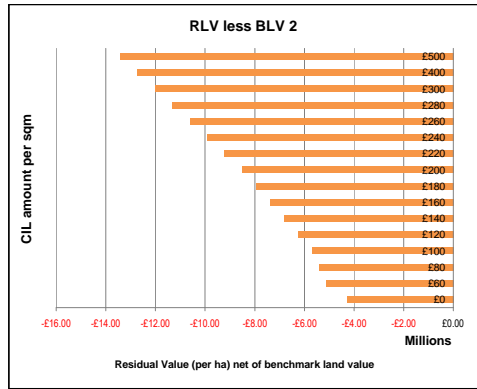
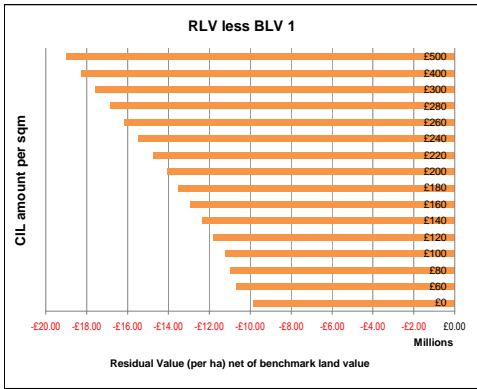
4 on private

Build cost inflation

Aff Hsg: 0%

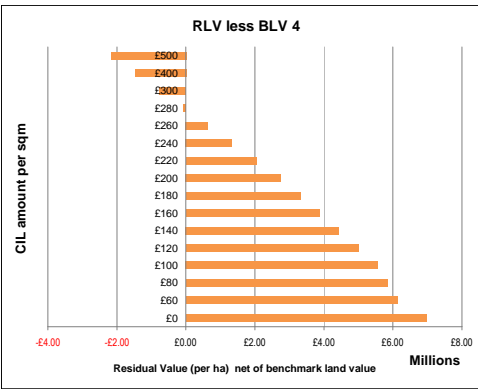
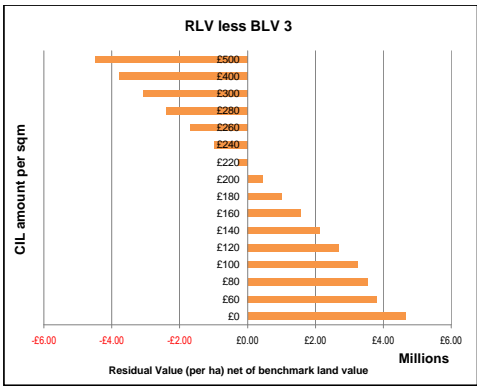
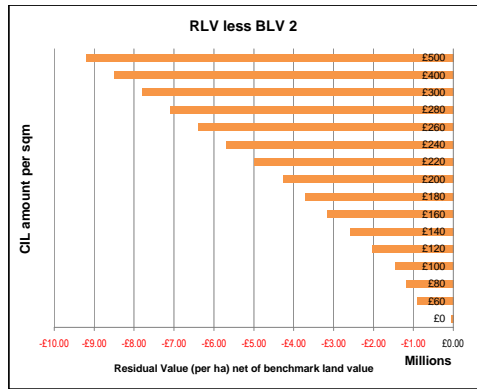
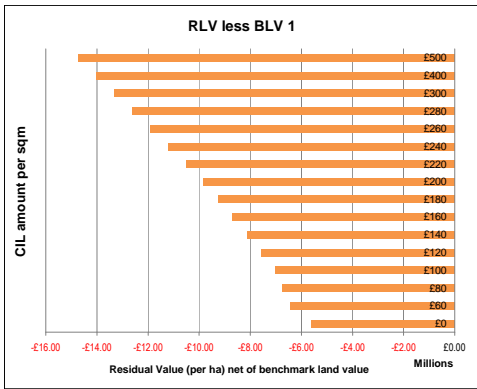
Site type 6 Description: **Area 1 £4090 psm** Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,163,442	5,714,410	-9,832,672	-4,295,635	-414,182	-2,724,410
60	6,959,036	4,871,325	-10,675,756	-5,138,719	-428,902	-1,881,325
80	6,557,568	4,590,297	-10,956,784	-5,419,747	-709,930	-1,600,297
100	6,156,099	4,309,269	-11,237,812	-5,700,775	-990,958	-1,319,269
120	5,353,161	3,747,213	-11,799,868	-6,262,831	-1,553,014	-757,213
140	4,550,224	3,185,157	-12,361,924	-6,824,887	-2,115,071	-195,157
160	3,747,287	2,623,101	-12,923,981	-7,386,944	-2,677,127	-386,899
180	2,944,349	2,061,044	-13,486,037	-7,949,000	-3,239,183	-928,956
200	2,141,412	1,498,988	-14,048,093	-8,511,056	-3,801,239	-1,491,012
220	1,137,740	796,418	-14,750,663	-9,213,626	-4,503,809	-2,193,582
240	134,068	93,848	-15,453,233	-9,916,196	-5,206,380	-2,896,152
260	-869,603	-608,722	-16,155,804	-10,618,767	-5,908,950	-3,598,722
280	-1,873,275	-1,311,293	-16,858,374	-11,321,337	-6,611,520	-4,301,293
300	-2,876,947	-2,013,863	-17,560,944	-12,023,907	-7,314,090	-5,003,863
400	-3,880,619	-2,716,433	-18,263,514	-12,726,477	-8,016,660	-5,706,433
500	-4,884,290	-3,419,003	-18,966,084	-13,429,047	-8,719,231	-6,409,003



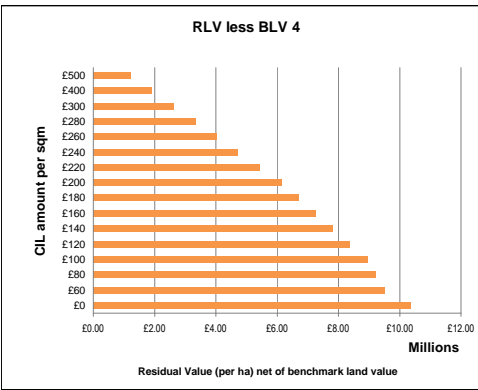
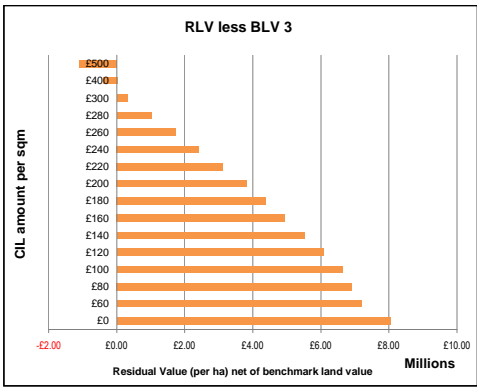
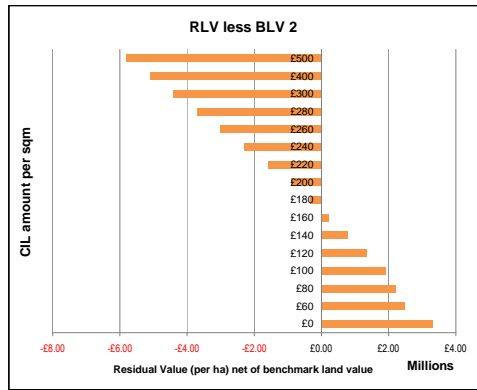
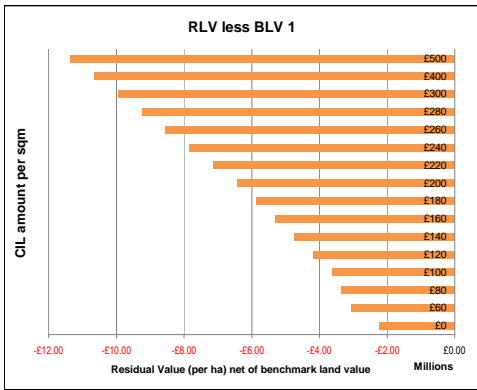
Site type 6 Description: **Area 2 £4629 psm** Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,210,290	9,947,203	-5,599,879	-62,841	-4,646,975	-6,957,203
60	13,005,884	9,104,118	-6,442,963	-905,926	-3,803,891	-6,114,118
80	12,804,415	8,823,090	-6,723,991	-1,186,954	-3,522,863	-5,833,090
100	12,202,946	8,542,062	-7,005,019	-1,467,982	-3,241,835	-5,552,062
120	11,400,009	7,980,006	-7,567,075	-2,030,038	-2,679,779	-4,990,006
140	10,597,071	7,417,950	-8,129,131	-2,592,094	-2,117,723	-4,427,950
160	9,794,134	6,855,894	-8,691,187	-3,154,150	-1,555,666	-3,865,894
180	8,991,197	6,293,838	-9,253,244	-3,716,207	-993,610	-3,303,838
200	8,188,259	5,731,781	-9,815,300	-4,278,263	-431,554	-2,741,781
220	7,184,588	5,029,211	-10,517,870	-4,980,833	-271,016	-2,039,211
240	6,180,916	4,326,641	-11,220,440	-5,683,403	-973,586	-1,336,641
260	5,177,244	3,624,071	-11,923,010	-6,385,973	-1,676,157	-634,071
280	4,173,572	2,921,501	-12,625,581	-7,088,544	-2,378,727	-68,499
300	3,169,901	2,218,930	-13,328,151	-7,791,114	-3,081,297	-771,070
400	2,166,229	1,516,360	-14,030,721	-8,493,684	-3,783,867	-1,473,640
500	1,162,557	813,790	-14,733,291	-9,196,254	-4,486,437	-2,176,210



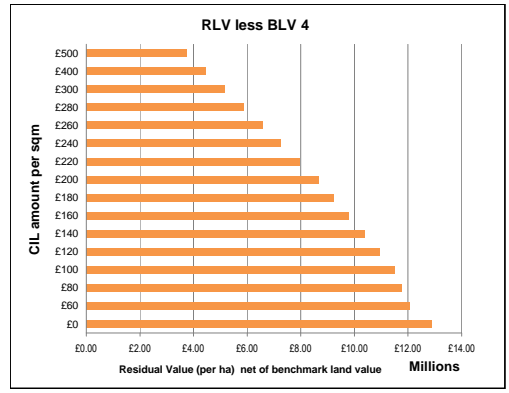
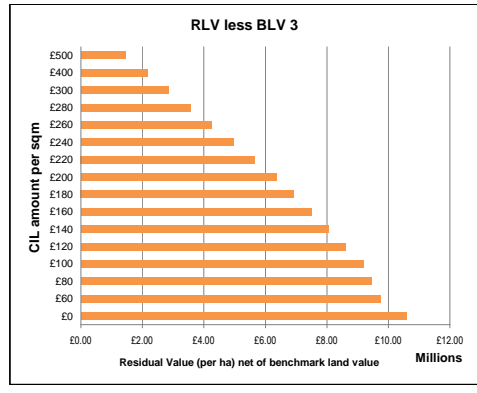
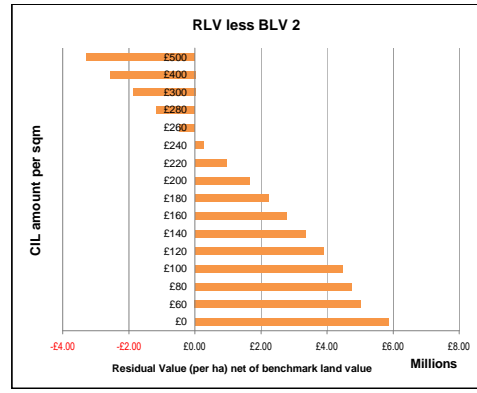
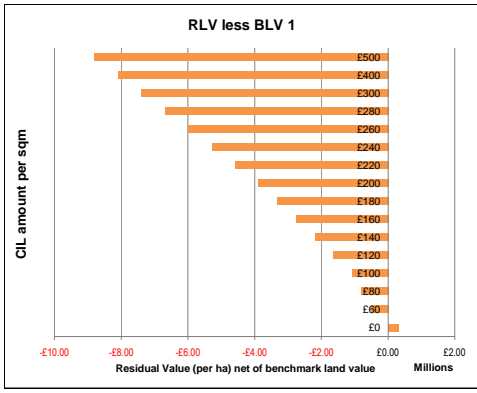
Site type 6 Description: **Area 3 £5059 psm** Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,047,768	13,333,437	-2,213,644	-3,323,393	-8,033,210	-10,343,437
60	17,843,361	12,490,353	-3,056,728	-2,480,309	-7,190,126	-9,500,353
80	17,441,893	12,209,325	-3,337,756	-2,199,281	-6,909,098	-9,219,325
100	17,040,424	11,928,297	-3,618,784	-1,918,253	-6,628,069	-8,938,297
120	16,237,487	11,366,241	-4,180,841	-1,356,196	-6,066,013	-8,376,241
140	15,434,549	10,804,185	-4,742,897	-794,140	-5,503,957	-7,814,185
160	14,631,612	10,242,128	-5,304,953	-232,084	-4,941,901	-7,252,128
180	13,828,675	9,680,072	-5,867,009	-329,972	-4,379,845	-6,690,072
200	13,025,737	9,118,016	-6,429,065	-892,028	-3,817,789	-6,128,016
220	12,222,065	8,415,446	-7,131,635	-1,594,598	-3,115,218	-5,425,446
240	11,018,394	7,712,876	-7,834,206	-2,297,169	-2,412,648	-4,722,876
260	10,014,722	7,010,305	-8,536,776	-2,999,739	-1,710,078	-4,020,305
280	9,011,050	6,307,735	-9,239,346	-3,702,309	-1,007,508	-3,317,735
300	8,007,378	5,605,165	-9,941,916	-4,404,879	-304,938	-2,615,165
400	7,003,707	4,902,595	-10,644,487	-5,107,450	-397,633	-1,912,595
500	6,000,035	4,200,025	-11,347,057	-5,810,020	-1,100,203	-1,210,025



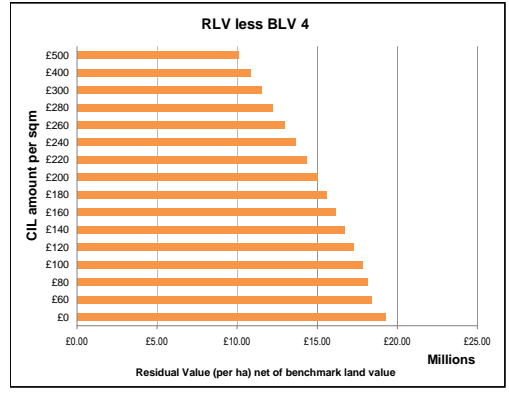
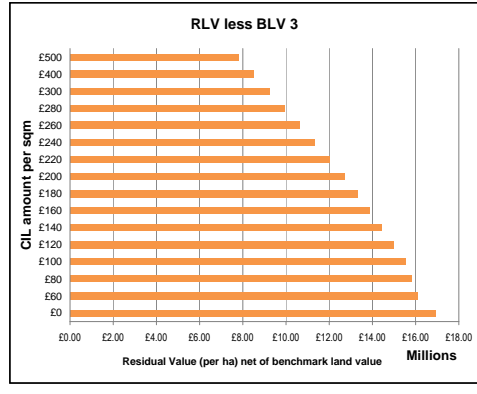
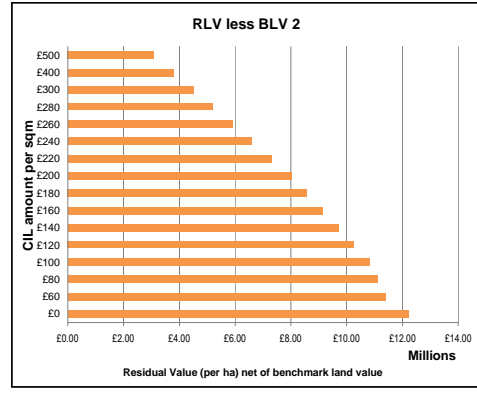
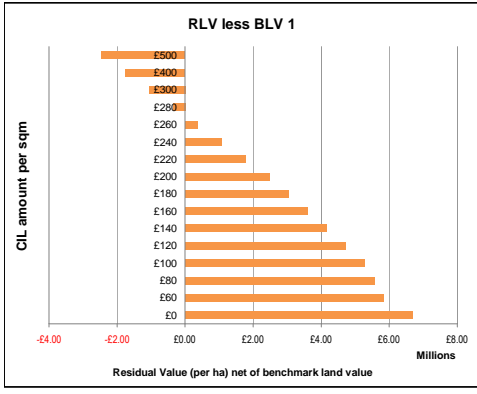
Site type 6 Description: **Area 4 £382 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,675,876	15,873,113	326,032	5,863,069	10,572,886	12,883,113
60	21,471,470	15,030,029	517,052	5,019,985	9,729,801	12,040,029
80	21,070,001	14,749,001	798,080	4,738,957	9,448,773	11,759,801
100	20,668,532	14,467,973	1,079,109	4,457,929	9,167,745	11,477,973
120	19,865,595	13,905,917	1,641,165	3,895,872	8,605,689	10,915,917
140	19,062,658	13,343,860	2,203,221	3,333,816	8,043,633	10,353,860
160	18,259,720	12,781,804	2,765,277	2,771,760	7,481,577	9,791,804
180	17,456,783	12,219,748	3,327,333	2,209,704	6,919,521	9,229,748
200	16,653,846	11,657,692	3,889,389	1,647,648	6,357,464	8,667,692
220	15,850,909	11,095,636	4,451,445	1,085,592	5,795,408	8,105,636
240	15,047,972	10,533,580	5,013,501	523,536	5,233,352	7,543,580
260	14,245,035	9,971,524	5,575,557	461,480	4,671,296	6,981,524
280	13,442,098	9,409,468	6,137,613	399,424	4,109,240	6,419,468
300	12,639,161	8,847,412	6,699,670	337,368	3,547,184	5,857,412
400	11,635,487	8,144,841	7,402,240	1,865,203	2,844,613	5,154,841
500	10,631,815	7,442,271	8,104,811	2,567,774	2,142,043	4,452,271
500	9,628,143	6,739,700	8,807,381	3,270,344	1,439,473	3,749,700



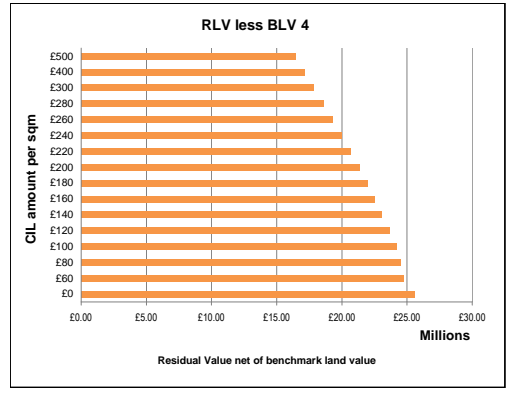
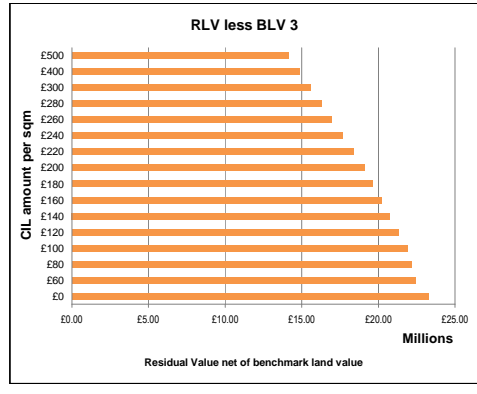
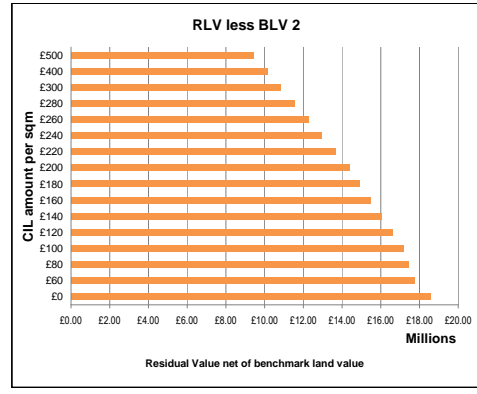
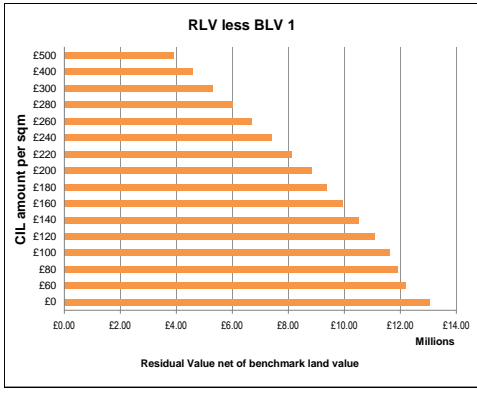
Site type 6 Description: **Area 5 £6189 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,746,147	22,222,303	6,675,222	12,212,259	16,922,075	19,232,303
60	30,541,741	21,379,219	5,832,137	11,369,174	16,078,991	18,389,219
80	30,140,272	21,098,191	5,551,109	11,088,146	15,797,963	18,108,191
100	29,738,804	20,817,162	5,270,081	10,807,118	15,516,935	17,827,162
120	28,935,866	20,255,106	4,708,025	10,245,062	14,954,879	17,265,106
140	28,132,929	19,693,050	4,145,969	9,683,006	14,392,823	16,703,050
160	27,329,991	19,130,994	3,583,913	9,120,950	13,830,767	16,140,994
180	26,527,054	18,568,938	3,021,857	8,558,894	13,268,710	15,578,938
200	25,724,117	18,006,882	2,459,801	7,996,837	12,706,654	15,016,882
220	24,921,180	17,444,826	1,897,745	7,434,781	12,144,598	14,454,826
240	24,118,243	16,882,770	1,335,689	6,872,725	11,582,542	13,892,770
260	23,315,306	16,320,714	753,633	6,310,669	11,020,486	13,330,714
280	22,512,369	15,758,658	181,577	5,748,613	10,458,430	12,768,658
300	21,709,432	15,196,602	-380,479	5,186,557	9,896,373	12,206,602
400	20,705,758	14,494,031	-1,053,051	4,483,986	9,193,803	11,504,031
500	19,702,084	13,791,460	-1,755,621	3,781,416	8,491,233	10,801,460
500	18,698,414	13,088,890	-2,458,191	3,078,846	7,788,663	10,098,890



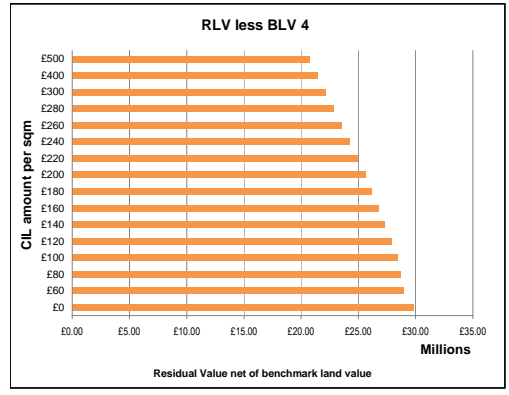
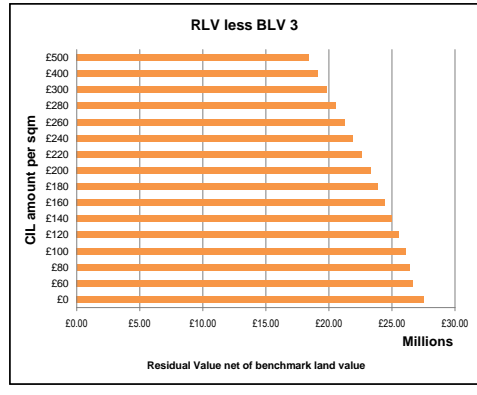
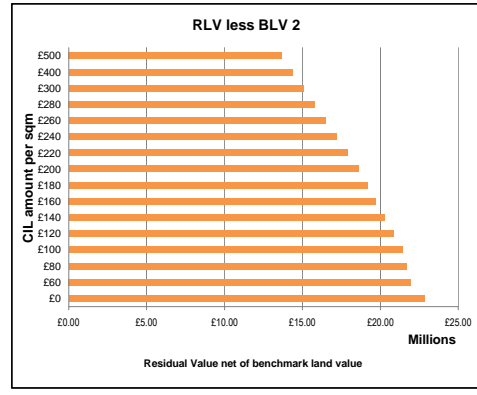
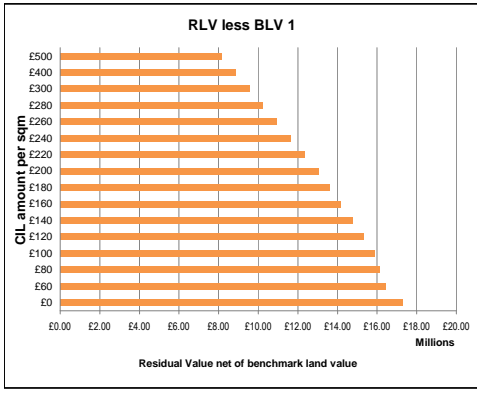
Site type 6 Description: **Area 6 £6997 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	40,816,418	28,571,493	13,024,411	18,561,448	23,271,265	25,581,493
60	39,612,012	27,728,408	12,181,327	17,718,364	22,428,181	24,738,408
80	39,210,543	27,447,380	11,900,299	17,437,336	22,147,153	24,457,380
100	38,809,075	27,166,352	11,619,271	17,156,308	21,866,125	24,176,352
120	38,006,137	26,604,296	11,057,215	16,594,252	21,304,069	23,614,296
140	37,203,200	26,042,240	10,495,159	16,032,196	20,742,012	23,052,240
160	36,400,262	25,480,184	9,933,102	15,470,139	20,179,956	22,490,184
180	35,597,325	24,918,127	9,371,046	14,908,083	19,617,900	21,928,127
200	34,794,388	24,356,071	8,808,990	14,346,027	19,055,844	21,366,071
220	33,991,451	23,794,014	8,246,934	13,783,971	18,493,788	20,803,971
240	33,188,514	23,231,958	7,684,878	13,221,915	17,931,732	20,241,915
260	32,385,577	22,670,902	7,122,822	12,659,859	17,369,676	19,679,859
280	31,582,640	22,108,846	6,560,766	12,097,803	16,807,620	19,117,803
300	30,779,703	21,546,790	5,998,710	11,535,746	16,245,564	18,555,746
400	29,776,029	20,843,220	5,296,139	10,833,176	15,542,993	17,853,220
500	28,772,357	20,140,650	4,593,569	10,130,606	14,840,423	17,150,650
500	27,768,685	19,438,080	3,890,999	9,428,036	14,137,852	16,448,080



Site type 6 Description: **Area 7 £7535 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	46,863,265	32,804,286	17,257,204	22,794,242	27,504,058	29,814,286
60	45,658,859	31,961,201	16,414,120	21,951,157	26,660,974	28,971,201
80	45,257,391	31,680,173	16,133,092	21,670,129	26,379,946	28,690,173
100	44,855,922	31,399,145	15,852,064	21,389,101	26,098,918	28,409,145
120	44,052,985	30,837,089	15,290,008	20,827,045	25,536,862	27,847,089
140	43,250,047	30,275,033	14,727,952	20,264,989	24,974,806	27,285,033
160	42,447,110	29,712,977	14,165,896	19,702,933	24,412,749	26,722,977
180	41,644,172	29,150,921	13,603,839	19,140,876	23,850,693	26,160,921
200	40,841,235	28,588,864	13,041,783	18,578,820	23,288,637	25,598,864
220	39,837,563	27,886,294	12,339,213	17,876,250	22,586,067	24,896,294
240	38,833,891	27,183,724	11,636,643	17,173,680	21,883,497	24,193,724
260	37,830,220	26,481,154	10,934,073	16,471,110	21,180,926	23,491,154
280	36,826,548	25,778,584	10,231,502	15,768,539	20,478,356	22,788,584
300	35,822,876	25,076,013	9,528,932	15,065,969	19,775,786	22,086,013
400	34,819,205	24,373,443	8,826,362	14,363,399	19,073,216	21,383,443
500	33,815,533	23,670,873	8,123,792	13,660,829	18,370,646	20,680,873



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 6

250 UNITS

FLATS

175 UPH

Net area as percentage of gross

100%

CSH level: 4 on AH

Sales value inflation

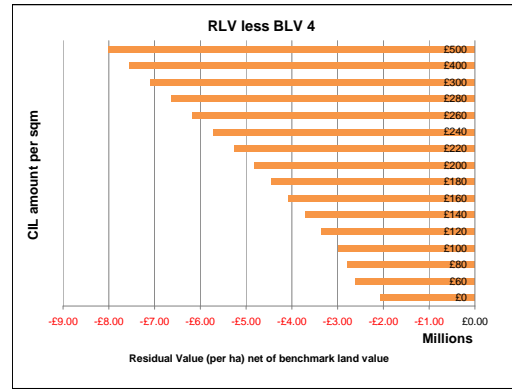
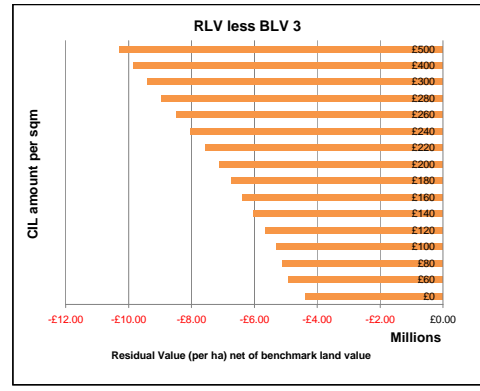
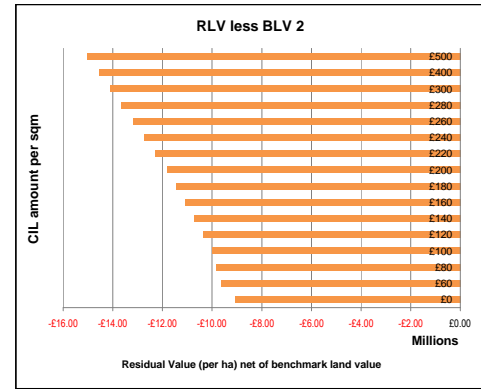
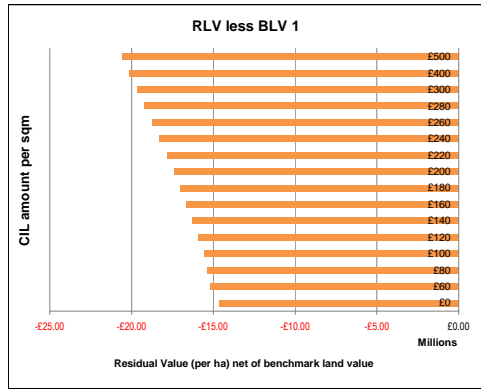
4 on private

Build cost inflation

Aff Hsg: 35% Affordable Rent

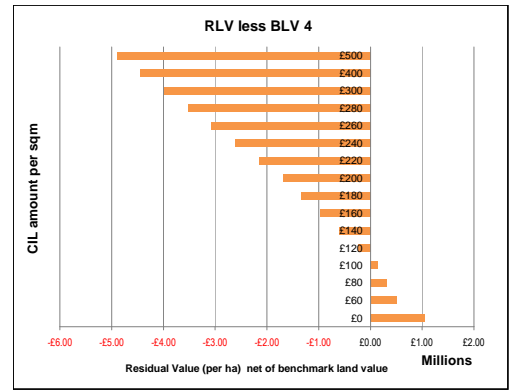
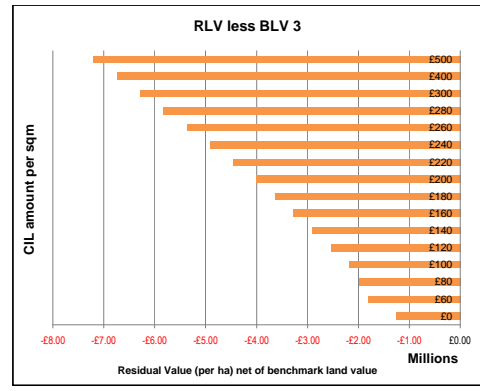
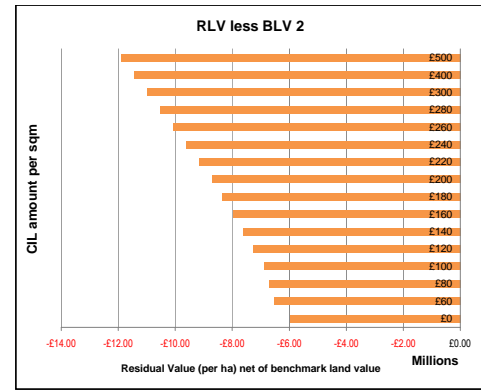
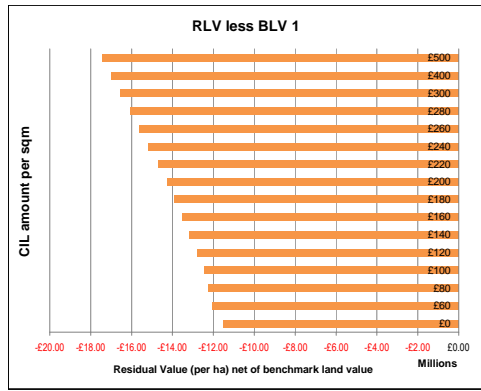
Site type 6 Description: **Area 1 £4090 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,317,060	921,942	-14,625,139	9,088,102	-4,378,285	-2,068,058
60	534,196	373,937	-15,173,144	9,636,107	-4,926,290	-2,616,063
80	273,242	191,269	-15,355,812	9,818,775	-5,108,958	-2,798,731
100	12,287	8,601	-15,538,480	10,001,443	-5,291,627	-2,981,399
120	-509,622	-356,736	-15,903,817	10,366,780	-5,656,963	-3,346,736
140	-1,031,532	-722,072	-16,269,153	10,732,116	-6,022,300	-3,712,072
160	-1,553,441	-1,087,409	-16,634,490	11,097,453	-6,387,636	-4,077,409
180	-2,075,350	-1,452,745	-16,999,826	11,462,789	-6,752,973	-4,442,745
200	-2,597,260	-1,818,082	-17,365,163	11,828,126	-7,118,309	-4,808,082
220	-3,249,646	-2,274,752	-17,821,834	12,284,797	-7,574,980	-5,264,752
240	-3,902,033	-2,731,423	-18,278,504	12,741,467	-8,031,650	-5,721,423
260	-4,554,419	-3,188,094	-18,735,175	13,198,138	-8,488,321	-6,178,094
280	-5,206,806	-3,644,764	-19,191,846	13,654,808	-8,944,992	-6,634,764
300	-5,859,193	-4,101,435	-19,648,516	14,111,479	-9,401,662	-7,091,435
400	-6,511,579	-4,558,106	-20,105,187	14,568,150	-9,858,333	-7,548,106
500	-7,163,966	-5,014,776	-20,561,857	15,024,820	-10,315,004	-8,004,776



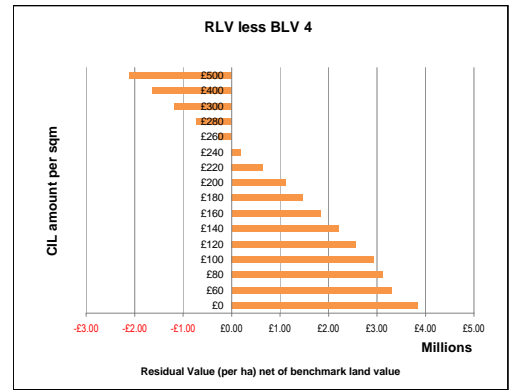
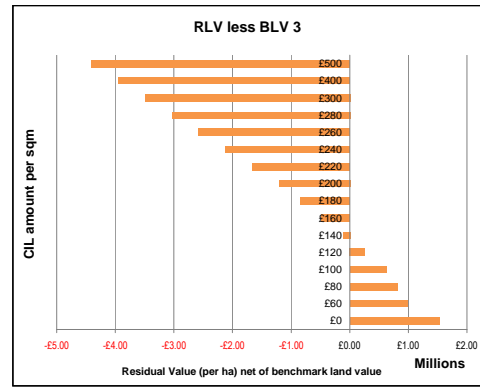
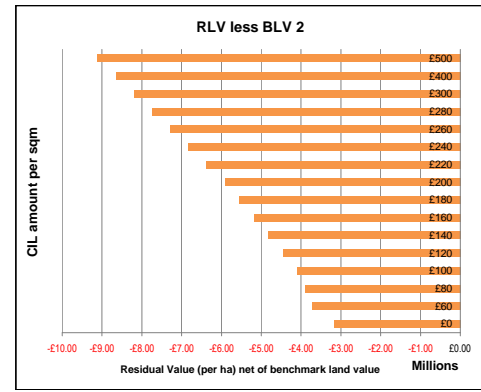
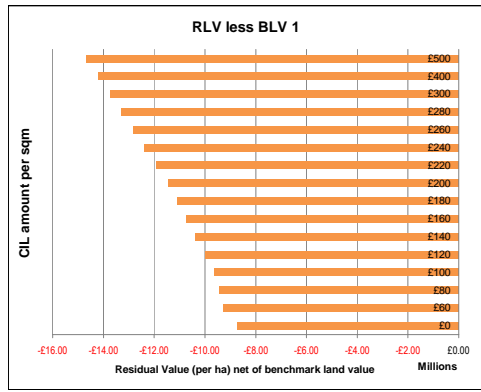
Site type 6 Description: **Area 2 £4629 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,765,920	4,036,144	-11,510,937	5,973,900	-1,264,083	-1,046,144
60	4,983,056	3,488,140	-12,058,942	6,521,905	-1,812,088	-498,140
80	4,722,102	3,305,471	-12,241,610	6,704,573	-1,994,756	-315,471
100	4,461,147	3,122,803	-12,424,278	6,887,241	-2,177,424	-132,803
120	3,939,238	2,757,467	-12,789,615	7,252,578	-2,542,761	-232,533
140	3,417,329	2,392,130	-13,154,951	7,617,914	-2,908,097	-597,870
160	2,895,419	2,026,794	-13,520,288	7,983,251	-3,273,434	-963,206
180	2,373,510	1,661,457	-13,885,624	8,348,587	-3,638,770	-1,328,543
200	1,851,601	1,296,120	-14,250,961	8,713,924	-4,004,107	-1,693,880
220	1,199,214	839,450	-14,707,631	9,170,594	-4,460,778	-2,150,550
240	546,827	382,779	-15,164,302	9,627,265	-4,917,448	-2,607,221
260	-105,559	-73,891	-15,620,973	10,083,936	-5,374,119	-3,063,891
280	-757,946	-530,562	-16,077,643	10,540,606	-5,830,789	-3,520,562
300	-1,410,332	-987,233	-16,534,314	10,997,277	-6,287,460	-3,977,233
400	-2,062,719	-1,443,903	-16,990,985	11,453,948	-6,744,131	-4,433,903
500	-2,715,106	-1,900,574	-17,447,655	11,910,618	-7,200,801	-4,890,574



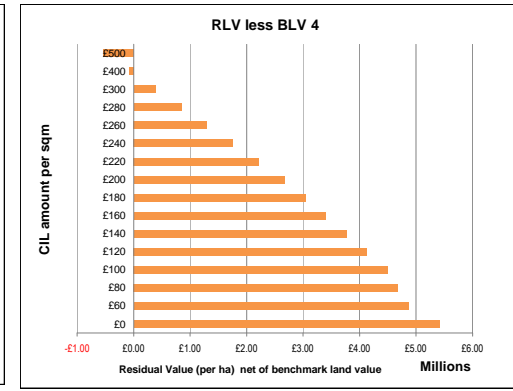
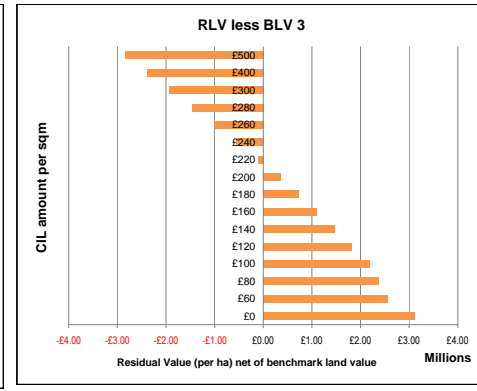
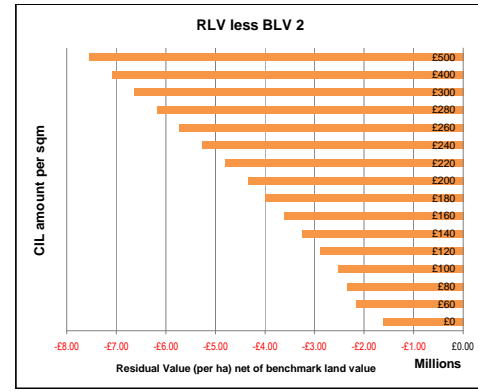
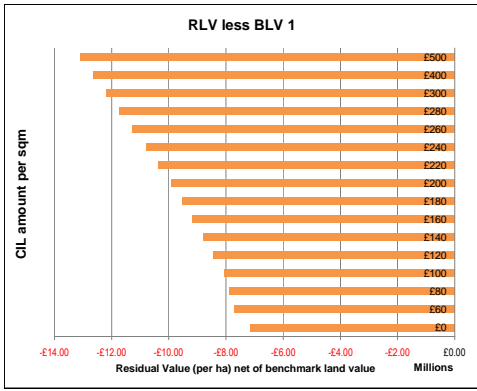
Site type 6 Description: **Area 3 £5059 psm** 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,760,735	6,832,514	-8,714,567	3,177,530	-1,532,287	-3,842,514
60	8,977,871	6,284,509	-9,262,572	3,725,535	-984,282	-3,294,509
80	8,716,916	6,101,841	-9,445,240	3,908,203	-801,614	-3,111,841
100	8,455,961	5,919,173	-9,627,908	4,090,871	-618,946	-2,929,173
120	7,934,052	5,553,836	-9,993,245	4,456,208	-253,609	-2,563,836
140	7,412,143	5,188,500	-10,358,581	4,821,544	-111,727	-2,198,500
160	6,890,233	4,823,163	-10,723,918	5,186,881	-477,064	-1,833,163
180	6,368,324	4,457,827	-11,089,254	5,552,217	-842,401	-1,467,827
200	5,846,415	4,092,490	-11,454,591	5,917,554	-1,207,737	-1,102,490
220	5,194,028	3,635,820	-11,911,262	6,374,224	-1,664,408	-645,820
240	4,541,642	3,179,149	-12,367,932	6,830,895	-2,121,078	-189,149
260	3,889,255	2,722,478	-12,824,603	7,287,566	-2,577,749	-267,522
280	3,236,868	2,265,808	-13,281,273	7,744,236	-3,034,420	-724,192
300	2,584,482	1,809,137	-13,737,944	8,200,907	-3,491,090	-1,180,863
400	1,932,095	1,352,467	-14,194,615	8,657,578	-3,947,761	-1,637,533
500	1,279,708	895,796	-14,651,285	9,114,248	-4,404,431	-2,094,204



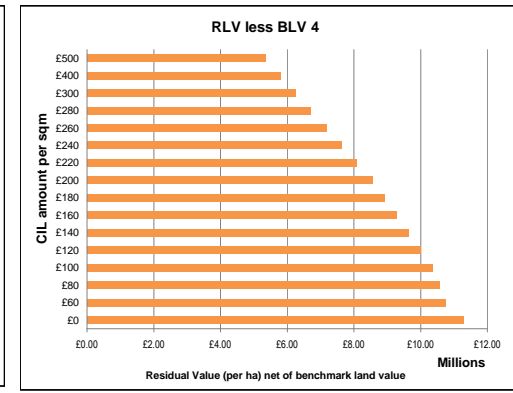
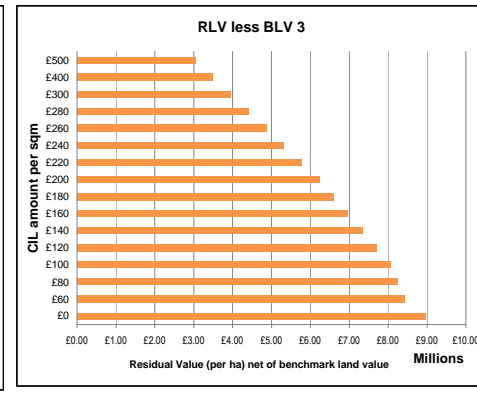
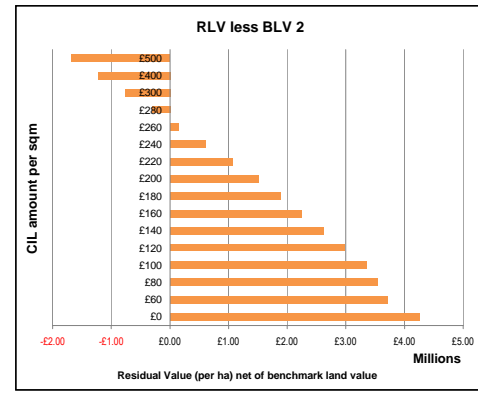
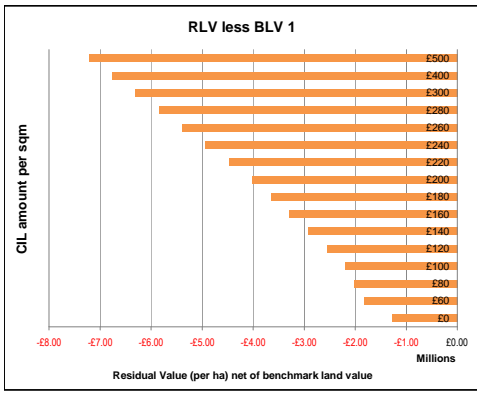
Site type 6 Description: **Area 4** £5382 psm 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,994,325	8,396,027	-7,151,054	-1,614,017	3,095,800	5,406,027
60	11,211,461	7,848,023	-7,699,059	-2,162,022	2,547,795	4,858,023
80	10,950,506	7,665,354	-7,881,727	-2,344,690	2,365,127	4,675,354
100	10,689,552	7,482,686	-8,064,395	-2,527,358	2,182,459	4,492,686
120	10,167,642	7,117,350	-8,429,732	-2,892,695	1,817,122	4,127,350
140	9,645,733	6,752,013	-8,795,068	-3,258,031	1,451,786	3,762,013
160	9,123,824	6,386,677	-9,160,405	-3,623,368	1,086,449	3,396,677
180	8,601,914	6,021,340	-9,525,741	-3,988,704	721,113	3,031,340
200	8,080,005	5,656,004	-9,891,078	-4,354,041	355,776	2,666,004
220	7,427,618	5,199,333	-10,347,748	-4,810,711	-100,894	2,209,333
240	6,775,232	4,742,662	-10,804,419	-5,267,382	-557,565	1,752,662
260	6,122,845	4,285,992	-11,261,090	-5,724,053	-1,014,236	1,295,992
280	5,470,459	3,829,321	-11,717,760	-6,180,723	-1,470,906	839,321
300	4,818,072	3,372,650	-12,174,431	-6,637,394	-1,927,577	382,650
400	4,165,685	2,915,980	-12,631,102	-7,094,065	-2,384,248	74,202
500	3,513,299	2,459,309	-13,087,772	-7,550,735	-2,840,919	-530,691



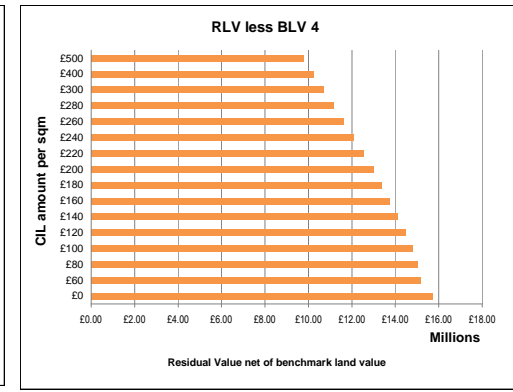
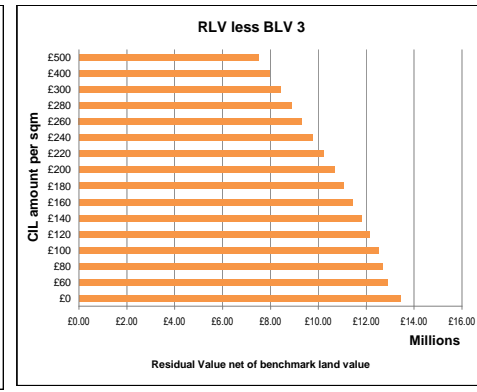
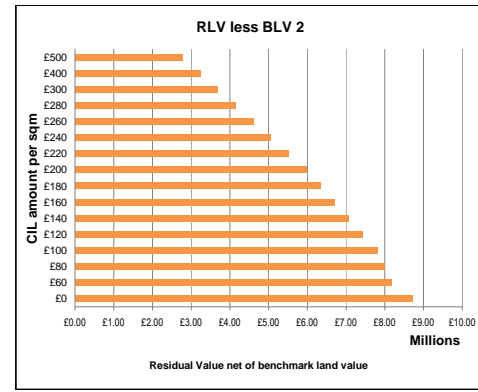
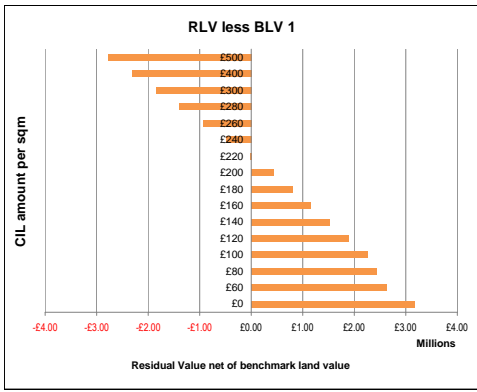
Site type 6 Description: **Area 5** £6189 psm 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,380,495	14,266,347	-1,280,734	4,256,303	8,966,119	11,276,347
60	19,597,632	13,718,342	-1,828,739	3,708,298	8,418,115	10,728,342
80	19,336,677	13,535,674	-2,011,407	3,525,630	8,235,446	10,545,674
100	19,075,722	13,353,006	-2,194,076	3,342,961	8,052,778	10,363,006
120	18,553,813	12,987,669	-2,559,412	2,977,625	7,687,442	9,997,669
140	18,031,904	12,622,333	-2,924,749	2,612,288	7,322,105	9,632,333
160	17,509,994	12,256,996	-3,290,085	2,246,952	6,956,769	9,266,996
180	16,988,085	11,891,660	-3,655,422	1,881,615	6,591,432	8,901,660
200	16,466,176	11,526,323	-4,020,758	1,516,279	6,226,096	8,536,323
220	15,813,789	11,069,652	-4,477,429	1,059,608	5,769,425	8,079,652
240	15,161,402	10,612,982	-4,934,100	602,937	5,312,754	7,622,982
260	14,509,016	10,156,311	-5,390,770	146,267	4,856,084	7,166,311
280	13,856,629	9,699,640	-5,847,441	310,404	4,399,413	6,709,640
300	13,204,243	9,242,970	-6,304,111	767,074	3,942,742	6,252,970
400	12,551,856	8,786,299	-6,760,782	1,223,745	3,486,072	5,796,299
500	11,899,469	8,329,629	-7,217,453	1,680,416	3,029,401	5,339,629



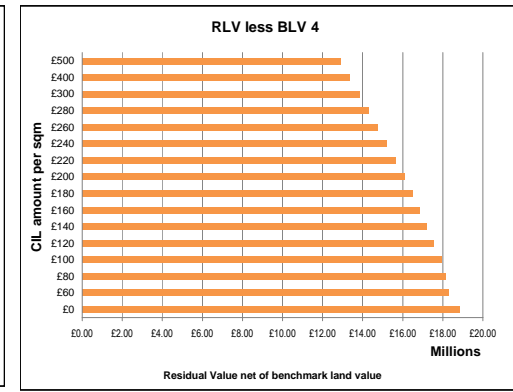
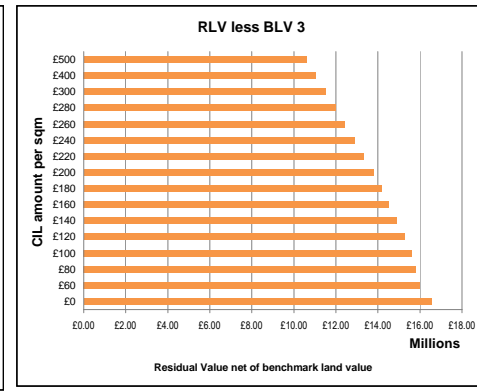
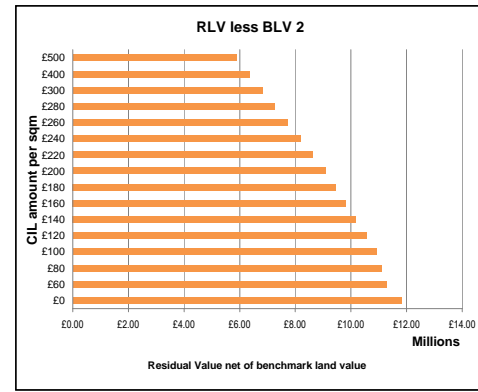
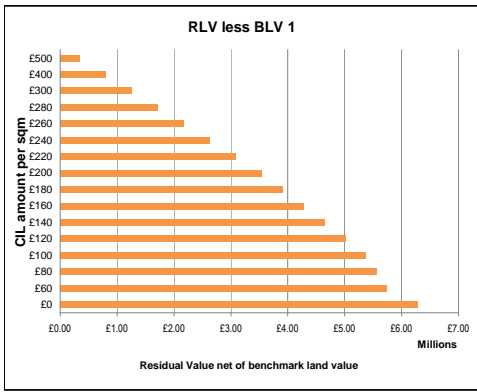
Site type 6 Description: **Area 6** £6997 psm 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,733,884	18,713,719	3,166,638	8,703,675	13,413,491	15,723,719
60	25,951,020	18,165,714	2,618,633	8,155,670	12,865,487	15,175,714
80	25,690,065	17,983,046	2,435,965	7,973,002	12,682,818	14,993,046
100	25,429,111	17,800,378	2,253,296	7,790,333	12,500,150	14,810,378
120	24,907,202	17,435,041	1,887,960	7,424,997	12,134,814	14,445,041
140	24,385,292	17,069,705	1,522,623	7,059,660	11,769,477	14,079,705
160	23,863,383	16,704,368	1,157,287	6,694,324	11,404,141	13,714,368
180	23,341,474	16,339,032	791,950	6,328,987	11,038,804	13,349,032
200	22,819,564	15,973,695	426,614	5,963,651	10,673,468	12,983,695
220	22,167,178	15,517,024	-30,557	5,598,314	10,216,797	12,527,024
240	21,514,791	15,060,354	-486,727	5,232,978	9,760,126	12,070,354
260	20,862,404	14,603,683	-943,398	4,867,641	9,303,456	11,613,683
280	20,210,018	14,147,012	-1,400,069	4,502,304	8,846,785	11,157,012
300	19,557,631	13,690,342	-1,856,739	4,136,968	8,390,114	10,700,342
400	18,905,245	13,233,671	-2,313,410	3,772,631	7,933,444	10,243,671
500	18,252,858	12,777,001	-2,770,081	3,408,294	7,476,773	9,787,001



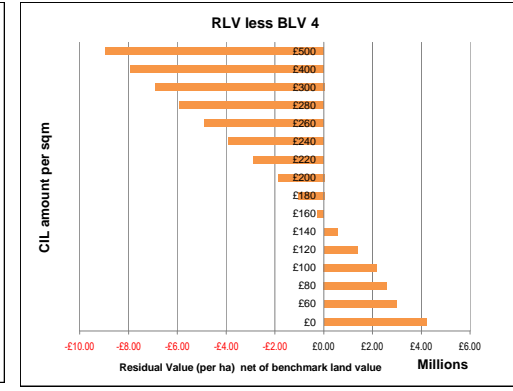
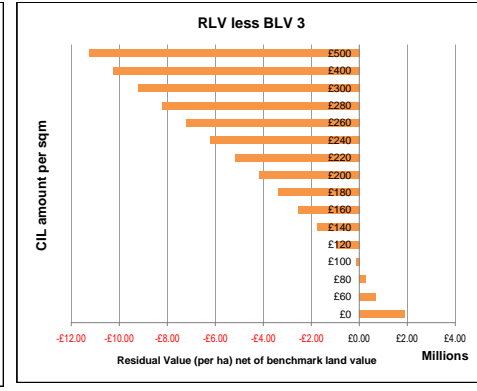
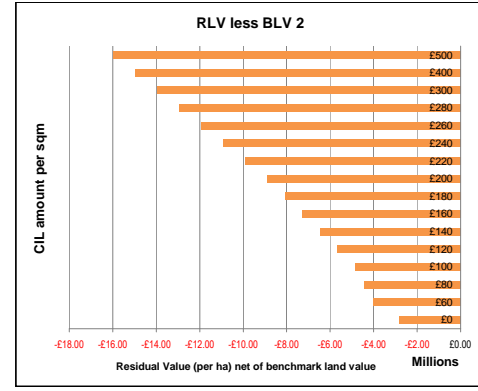
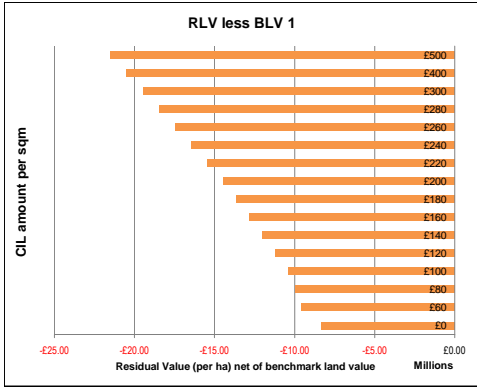
Site type 6 Description: **Area 7** £7535 psm 0 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,182,744	21,827,921	6,280,840	11,817,877	16,527,694	18,837,921
60	30,399,880	21,279,916	5,732,835	11,269,872	15,979,689	18,289,916
80	30,138,926	21,097,248	5,550,167	11,087,204	15,797,021	18,107,248
100	29,877,971	20,914,580	5,367,499	10,904,536	15,614,352	17,924,580
120	29,356,062	20,549,243	5,002,162	10,539,199	15,249,016	17,559,243
140	28,834,153	20,183,907	4,636,825	10,173,863	14,883,679	17,193,907
160	28,312,243	19,818,570	4,271,489	9,808,526	14,518,343	16,828,570
180	27,790,334	19,453,234	3,906,152	9,443,190	14,153,006	16,463,234
200	27,268,425	19,087,897	3,540,816	9,077,853	13,787,670	16,097,897
220	26,616,038	18,631,227	3,084,145	8,621,182	13,330,999	15,641,227
240	25,963,651	18,174,556	2,627,475	8,164,512	12,874,329	15,184,556
260	25,311,265	17,717,885	2,170,804	7,707,841	12,417,658	14,727,885
280	24,658,878	17,261,215	1,714,133	7,251,170	11,960,987	14,271,215
300	24,006,491	16,804,544	1,257,463	6,794,500	11,504,317	13,814,544
400	23,354,105	16,347,873	800,792	6,337,829	11,047,646	13,357,873
500	22,701,718	15,891,203	344,121	5,881,159	10,590,975	12,901,203



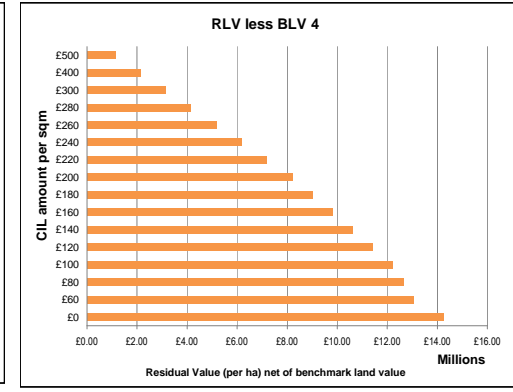
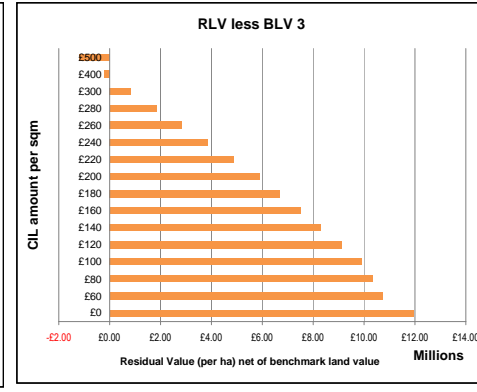
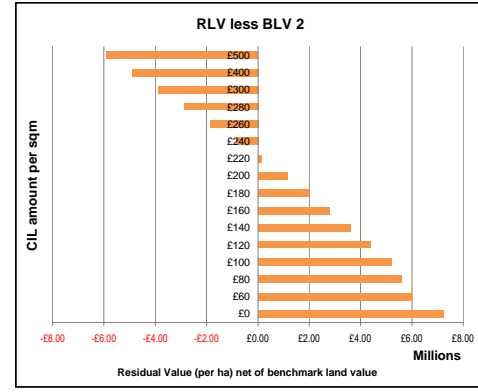
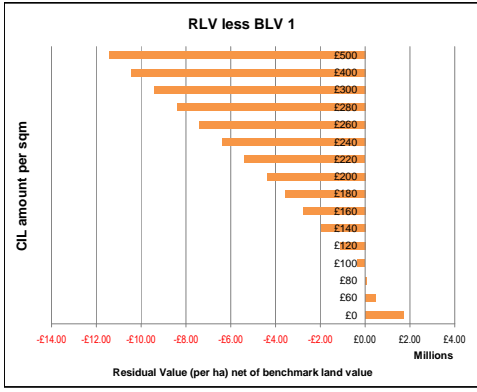
Site type 7 Description: **Area 4** £5382 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,183,833	7,183,833	- 8,363,249	- 2,826,212	1,883,605	4,193,833
60	5,971,972	5,971,972	- 9,575,110	- 4,038,073	671,744	2,981,972
80	5,568,018	5,568,018	- 9,979,063	- 4,442,026	267,791	2,578,018
100	5,164,064	5,164,064	- 10,383,017	- 4,845,980	136,163	2,174,064
120	4,356,157	4,356,157	- 11,190,924	- 5,653,887	944,070	1,366,157
140	3,548,250	3,548,250	- 11,998,831	- 6,461,794	1,751,977	558,250
160	2,740,343	2,740,343	- 12,806,739	- 7,269,702	2,559,885	249,657
180	1,932,435	1,932,435	- 13,614,646	- 8,077,609	3,367,792	1,057,565
200	1,124,528	1,124,528	- 14,422,553	- 8,885,516	4,175,699	1,865,472
220	114,644	114,644	- 15,432,437	- 9,895,400	5,185,583	2,875,356
240	-895,240	895,240	- 16,442,321	- 10,905,284	6,195,467	3,885,240
260	-1,905,124	1,905,124	- 17,452,205	- 11,915,168	7,205,352	4,895,124
280	-2,915,008	2,915,008	- 18,462,089	- 12,925,052	8,215,236	5,905,008
300	-3,924,892	3,924,892	- 19,471,974	- 13,934,936	9,225,120	6,914,892
400	-4,934,776	4,934,776	- 20,481,858	- 14,944,821	10,235,004	7,924,776
500	-5,944,660	5,944,660	- 21,491,742	- 15,954,705	11,244,888	8,934,660



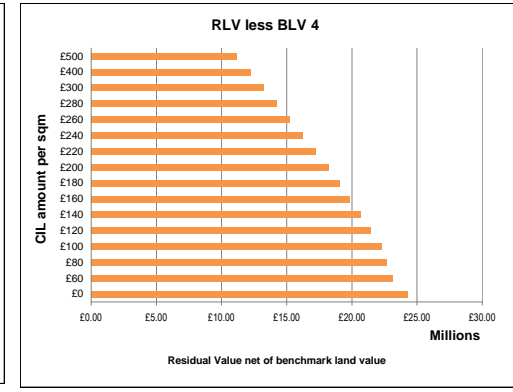
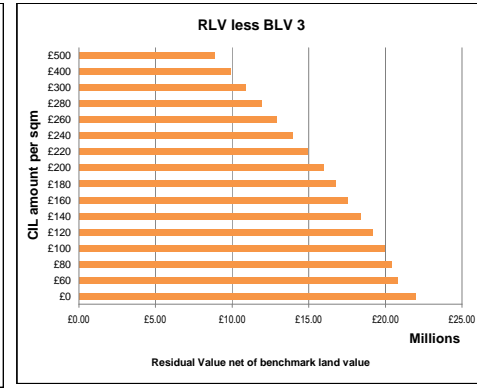
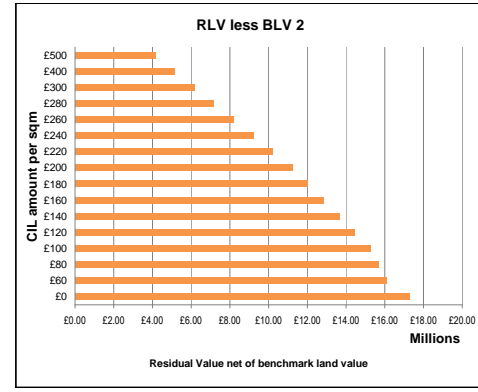
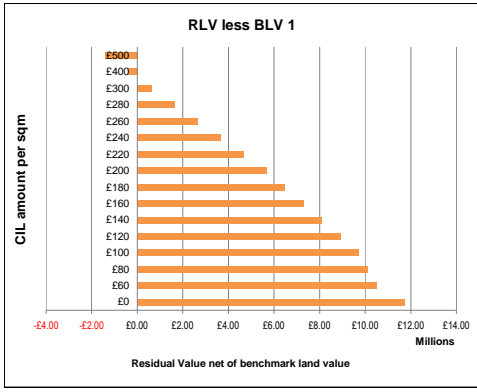
Site type 7 Description: **Area 5** £6189 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,228,710	17,228,710	1,681,629	7,218,666	11,928,483	14,238,710
60	16,016,850	16,016,850	469,768	6,006,805	10,716,622	13,026,850
80	15,612,896	15,612,896	65,815	5,602,852	10,312,668	12,622,896
100	15,208,942	15,208,942	338,139	5,198,898	9,908,715	12,218,942
120	14,401,035	14,401,035	- 1,146,046	4,390,991	9,100,808	11,411,035
140	13,593,128	13,593,128	- 1,953,954	3,583,083	8,292,900	10,603,128
160	12,785,220	12,785,220	- 2,761,861	2,775,176	7,484,993	9,795,220
180	11,977,313	11,977,313	- 3,569,768	1,967,269	6,677,086	8,987,313
200	11,169,406	11,169,406	- 4,377,675	1,159,362	5,869,179	8,179,406
220	10,159,522	10,159,522	- 5,387,559	149,478	4,859,294	7,169,522
240	9,149,638	9,149,638	- 6,397,443	- 860,406	3,849,410	6,159,638
260	8,139,754	8,139,754	- 7,407,328	- 1,870,291	2,839,526	5,149,754
280	7,129,870	7,129,870	- 8,417,212	- 2,880,175	1,829,642	4,139,870
300	6,119,986	6,119,986	- 9,427,096	- 3,890,059	819,758	3,129,986
400	5,110,101	5,110,101	- 10,436,980	- 4,899,943	- 190,126	2,120,101
500	4,100,217	4,100,217	- 11,446,864	- 5,909,827	- 1,200,010	1,110,217



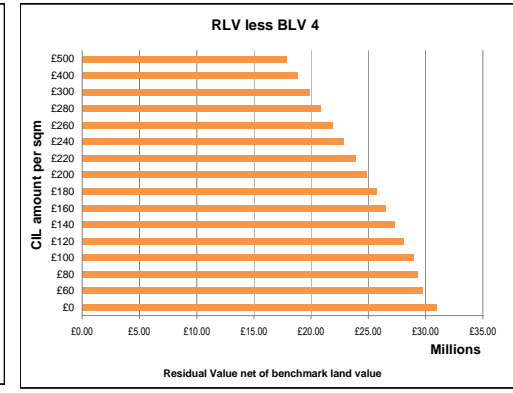
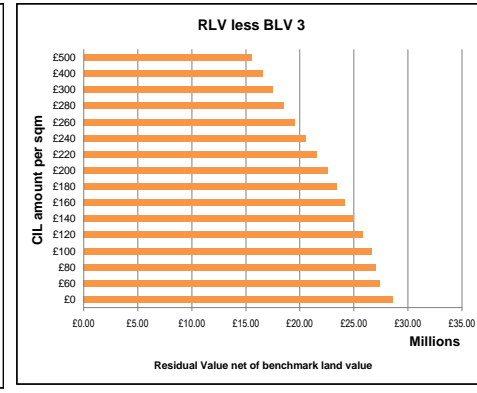
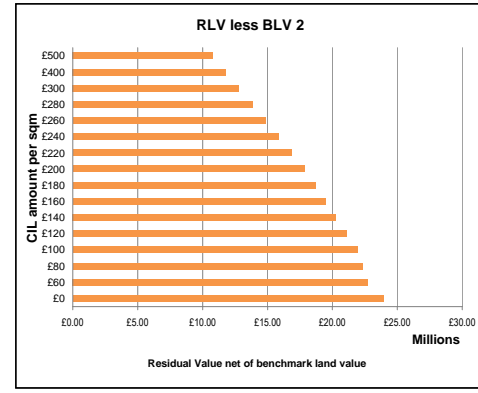
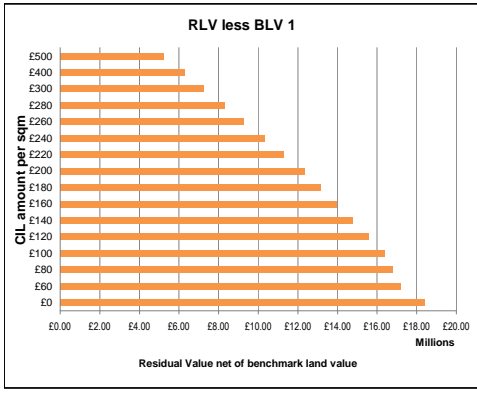
Site type 7 Description: **Area 6** £6997 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	27,273,751	27,273,751	11,726,670	17,263,707	21,973,523	24,283,751
60	26,061,890	26,061,890	10,514,809	16,051,846	20,761,663	23,071,890
80	25,657,936	25,657,936	10,110,855	15,647,892	20,357,709	22,667,936
100	25,253,983	25,253,983	9,706,901	15,243,938	19,953,755	22,263,983
120	24,446,075	24,446,075	8,898,994	14,436,031	19,145,848	21,456,075
140	23,638,168	23,638,168	8,091,087	13,628,124	18,337,941	20,648,168
160	22,830,261	22,830,261	7,283,180	12,820,217	17,530,033	19,840,261
180	22,022,354	22,022,354	6,475,272	12,012,309	16,722,126	19,032,354
200	21,214,446	21,214,446	5,667,365	11,204,402	15,914,219	18,224,446
220	20,204,562	20,204,562	4,657,481	10,194,518	14,904,335	17,214,562
240	19,194,678	19,194,678	3,647,597	9,184,634	13,894,451	16,204,678
260	18,184,794	18,184,794	2,637,713	8,174,750	12,884,567	15,194,794
280	17,174,910	17,174,910	1,627,829	7,164,866	11,874,683	14,184,910
300	16,165,026	16,165,026	617,945	6,154,982	10,864,799	13,175,026
400	15,155,142	15,155,142	- 391,939	5,145,098	9,854,914	12,165,142
500	14,145,258	14,145,258	- 1,401,823	4,135,214	8,845,030	11,155,258



Site type 7 Description: **Area 7** £7535 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	33,914,559	33,914,559	18,367,477	23,904,514	28,614,331	30,924,559
60	32,702,698	32,702,698	17,155,617	22,692,654	27,402,470	29,712,698
80	32,298,744	32,298,744	16,751,663	22,288,700	26,998,517	29,308,744
100	31,894,791	31,894,791	16,347,709	21,884,746	26,594,563	28,904,791
120	31,086,883	31,086,883	15,539,802	21,076,839	25,786,656	28,096,883
140	30,278,976	30,278,976	14,731,895	20,268,932	24,978,749	27,288,976
160	29,471,069	29,471,069	13,923,987	19,461,025	24,170,841	26,481,069
180	28,663,161	28,663,161	13,116,080	18,653,117	23,362,934	25,673,161
200	27,855,254	27,855,254	12,308,173	17,845,210	22,555,027	24,865,254
220	26,845,370	26,845,370	11,298,289	16,835,326	21,545,143	23,855,370
240	25,835,486	25,835,486	10,288,405	15,825,442	20,535,259	22,845,486
260	24,825,602	24,825,602	9,278,521	14,815,558	19,525,375	21,835,602
280	23,815,718	23,815,718	8,268,637	13,805,674	18,515,491	20,825,718
300	22,805,834	22,805,834	7,258,753	12,795,790	17,505,606	19,815,834
400	21,795,950	21,795,950	6,248,869	11,785,906	16,495,722	18,805,950
500	20,786,066	20,786,066	5,238,984	10,776,021	15,485,838	17,796,066



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 7
 400 UNITS
 FLATS
 400 UPH Net area as percentage of gross 100%

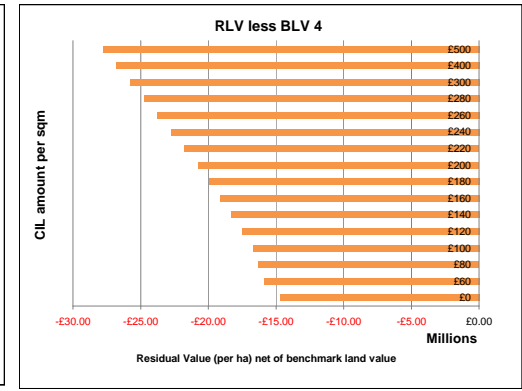
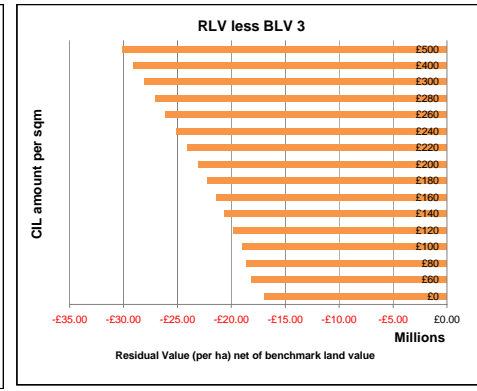
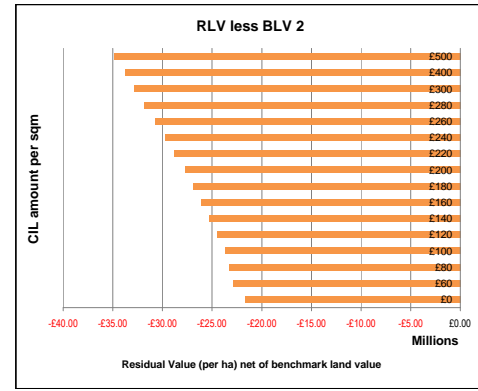
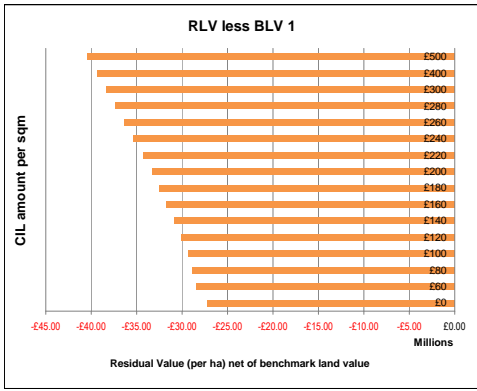
CSH level: 4 on AH
 4 on private

Aff Hsg: 35%

-5% Sales value inflation
 Build cost inflation

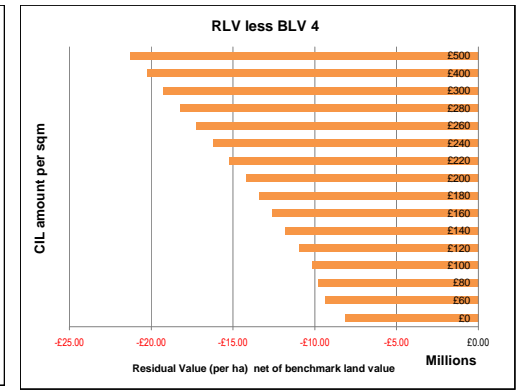
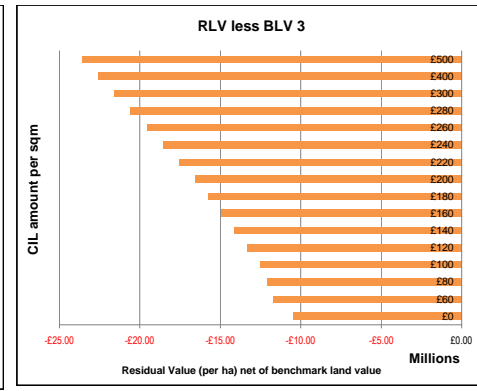
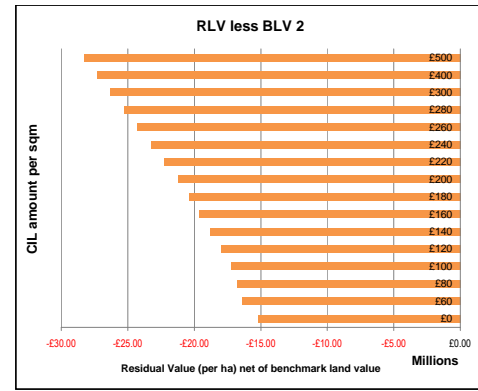
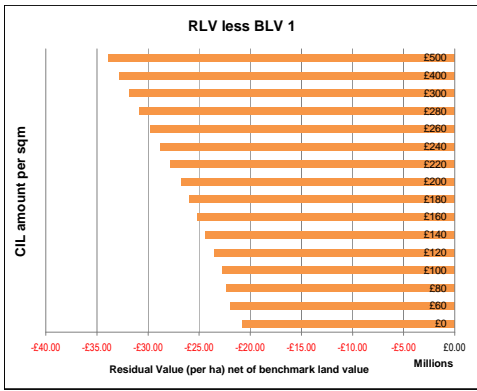
Site type 7 Description: **Area 1 £4090 psm** 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,694,188	11,694,188	-27,241,269	-21,704,232	-16,994,415	-14,684,188
60	-12,906,049	12,906,049	-28,453,130	-22,916,093	-18,206,276	-15,896,049
80	-13,310,002	13,310,002	-28,857,083	-23,320,046	-18,610,230	-16,300,002
100	-13,713,956	13,713,956	-29,261,037	-23,724,000	-19,014,183	-16,703,956
120	-14,521,863	14,521,863	-30,068,944	-24,531,907	-19,822,090	-17,511,863
140	-15,329,770	15,329,770	-30,876,852	-25,339,815	-20,629,998	-18,319,770
160	-16,137,678	16,137,678	-31,684,759	-26,147,722	-21,437,905	-19,127,678
180	-16,945,585	16,945,585	-32,492,666	-26,955,629	-22,245,812	-19,935,585
200	-17,753,492	17,753,492	-33,300,573	-27,763,536	-23,053,720	-20,743,492
220	-18,561,399	18,561,399	-34,108,480	-28,571,443	-23,861,627	-21,551,399
240	-19,369,306	19,369,306	-34,916,387	-29,379,350	-24,669,534	-22,359,306
260	-20,177,213	20,177,213	-35,724,294	-30,187,257	-25,477,441	-23,167,213
280	-20,985,120	20,985,120	-36,531,201	-30,995,164	-26,285,348	-23,975,120
300	-21,793,027	21,793,027	-37,339,108	-31,803,071	-27,093,255	-24,783,027
400	-23,812,797	23,812,797	-39,359,878	-33,822,841	-29,113,024	-26,802,797
500	-24,822,681	24,822,681	-40,369,762	-34,832,725	-30,122,908	-27,812,681



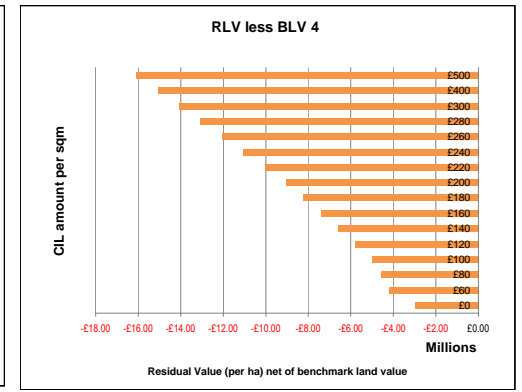
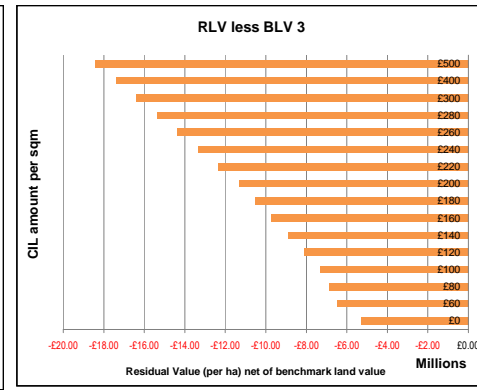
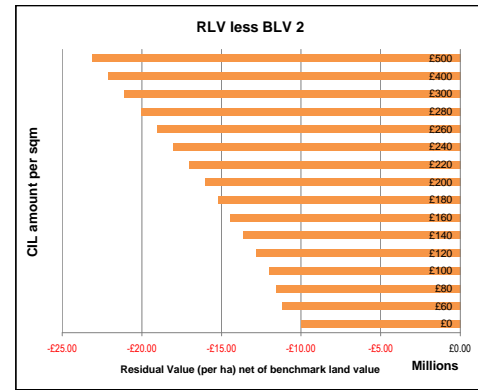
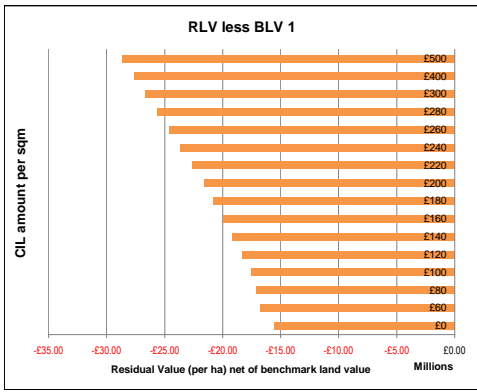
Site type 7 Description: **Area 2 £4629 psm** 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,165,342	5,165,342	20,712,423	15,175,386	10,465,569	8,155,342
60	6,377,203	6,377,203	-21,924,284	-16,387,247	-11,677,430	-9,367,203
80	6,781,156	6,781,156	-22,328,238	-16,791,200	-12,081,384	-9,771,156
100	7,185,110	7,185,110	-22,732,191	-17,195,154	-12,485,337	-10,175,110
120	7,589,063	7,589,063	-23,076,145	-17,599,108	-12,889,291	-10,579,063
140	7,993,017	7,993,017	-23,420,099	-18,003,061	-13,293,245	-10,983,017
160	8,396,970	8,396,970	-23,764,053	-18,407,015	-13,697,199	-11,386,970
180	8,800,924	8,800,924	-24,108,006	-18,810,969	-14,101,152	-11,790,924
200	9,204,877	9,204,877	-24,451,960	-19,214,923	-14,505,106	-12,194,877
220	9,608,831	9,608,831	-24,795,913	-19,618,877	-14,909,059	-12,598,831
240	10,012,784	10,012,784	-25,139,867	-20,022,831	-15,313,013	-12,998,784
260	10,416,738	10,416,738	-25,483,820	-20,426,784	-15,716,966	-13,402,738
280	10,820,691	10,820,691	-25,827,774	-20,830,738	-16,120,920	-13,806,691
300	11,224,645	11,224,645	-26,171,727	-21,234,691	-16,524,874	-14,210,645
400	12,234,530	12,234,530	-27,781,612	-22,244,574	-17,534,758	-15,224,530
500	13,244,414	13,244,414	-28,791,496	-23,254,458	-18,544,642	-16,234,414



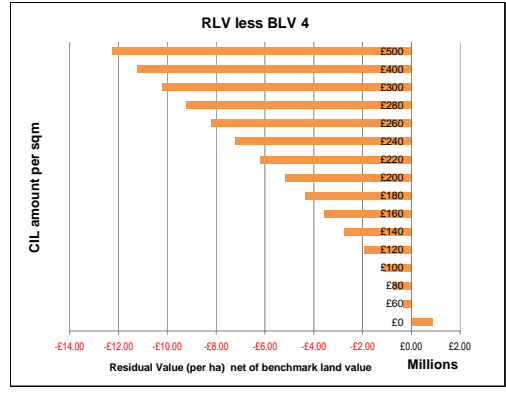
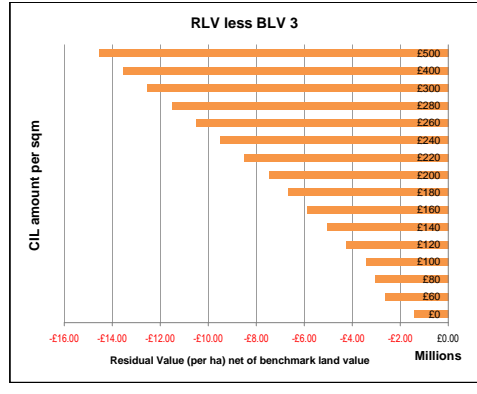
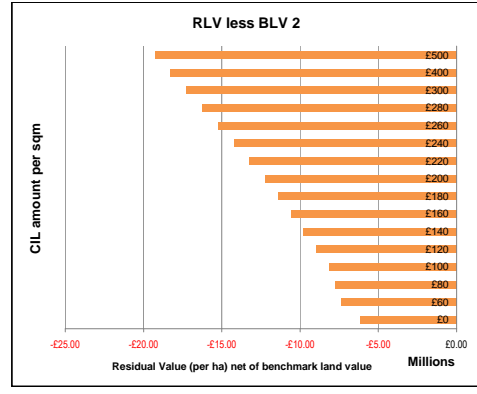
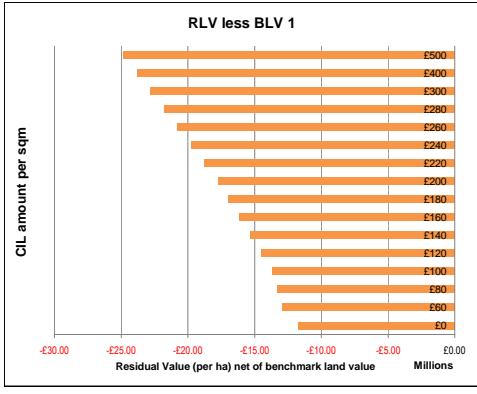
Site type 7 Description: **Area 3 £5059 psm** 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,377	25,377	-15,521,705	-9,984,668	-5,274,851	-2,964,623
60	1,186,484	1,186,484	-16,733,566	-11,196,529	-6,486,712	-4,176,484
80	1,590,438	1,590,438	-17,137,519	-11,600,482	-6,890,665	-4,580,438
100	1,994,392	1,994,392	-17,541,473	-12,004,436	-7,294,619	-4,984,392
120	2,400,299	2,400,299	-18,349,380	-12,812,343	-8,102,526	-5,792,299
140	2,806,206	2,806,206	-19,157,287	-13,620,250	-8,910,433	-6,600,206
160	3,212,113	3,212,113	-19,965,194	-14,428,158	-9,718,341	-7,408,113
180	3,618,020	3,618,020	-20,773,101	-15,236,065	-10,526,248	-8,216,020
200	4,023,928	4,023,928	-21,581,009	-16,043,972	-11,334,155	-9,023,928
220	4,429,835	4,429,835	-22,388,916	-16,851,879	-12,142,062	-9,831,835
240	4,835,742	4,835,742	-23,196,823	-17,659,786	-12,949,970	-10,639,742
260	5,241,649	5,241,649	-24,004,730	-18,467,693	-13,757,877	-11,447,649
280	5,647,556	5,647,556	-24,812,637	-19,275,600	-14,565,784	-12,255,556
300	6,053,463	6,053,463	-25,620,544	-20,083,507	-15,373,691	-13,063,463
400	11,083,348	11,083,348	-26,630,430	-21,093,392	-16,383,576	-14,073,348
500	13,103,116	13,103,116	-28,650,198	-23,113,161	-18,403,344	-16,093,116



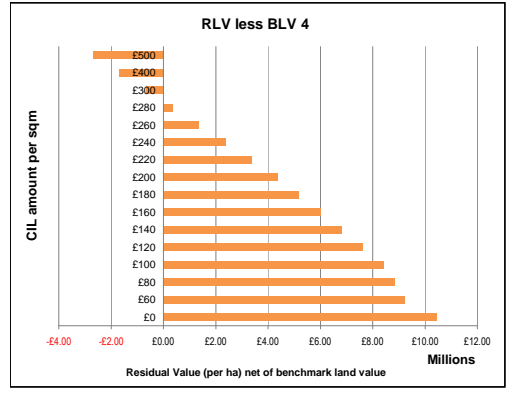
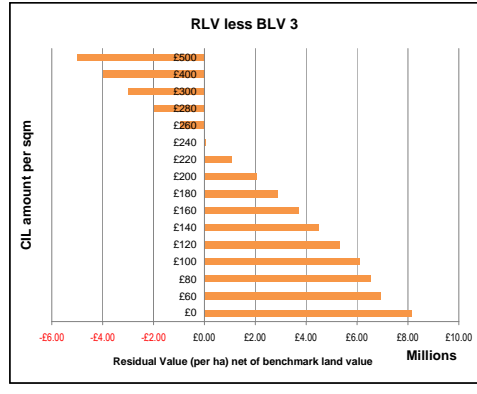
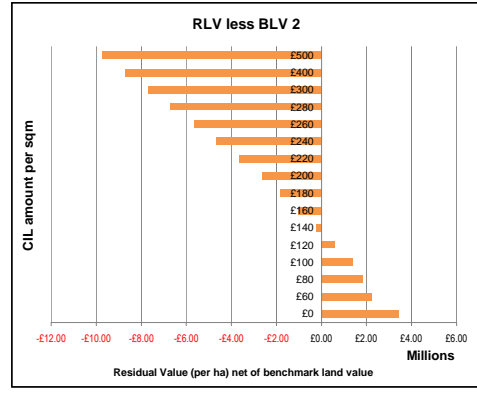
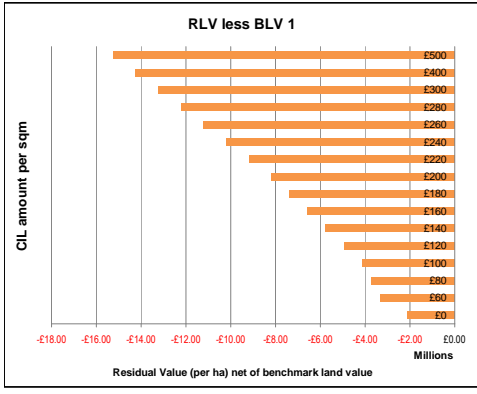
Site type 7 Description: **Area 4** £5382 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,879,277	3,879,277	-11,667,804	-6,130,767	-1,420,951	889,277
60	2,667,416	2,667,416	-12,879,665	-7,342,628	-2,632,811	322,584
80	2,263,462	2,263,462	-13,283,619	-7,746,582	-3,036,765	726,538
100	1,859,509	1,859,509	-13,687,573	-8,150,535	-3,440,719	1,130,491
120	1,051,601	1,051,601	-14,495,480	-8,958,443	-4,248,626	1,938,399
140	243,694	243,694	-15,303,387	-9,766,350	-5,056,533	2,746,306
160	-564,213	-564,213	-16,111,294	-10,574,257	-5,864,440	3,554,213
180	-1,372,120	-1,372,120	-16,919,202	-11,382,165	-6,672,348	4,362,120
200	-2,180,028	-2,180,028	-17,727,109	-12,190,072	-7,480,255	5,170,028
220	-3,189,912	-3,189,912	-18,736,993	-13,199,956	-8,490,139	6,179,912
240	-4,199,796	-4,199,796	-19,746,877	-14,209,840	-9,500,023	7,189,796
260	-5,209,680	-5,209,680	-20,756,761	-15,219,724	-10,509,907	8,199,680
280	-6,219,564	-6,219,564	-21,766,645	-16,229,608	-11,519,791	9,209,564
300	-7,229,448	-7,229,448	-22,776,529	-17,239,492	-12,529,675	10,219,448
400	-8,239,332	-8,239,332	-23,786,413	-18,249,376	-13,539,559	11,229,332
500	-9,249,216	-9,249,216	-24,796,297	-19,259,260	-14,549,444	12,239,216



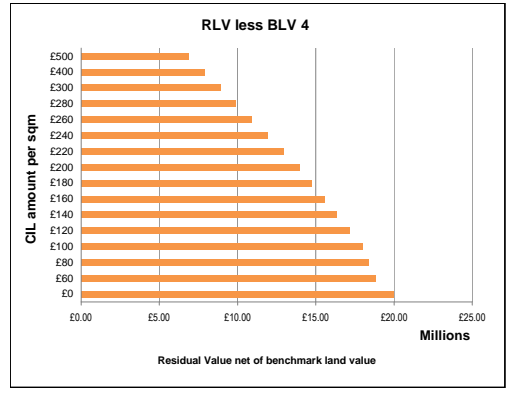
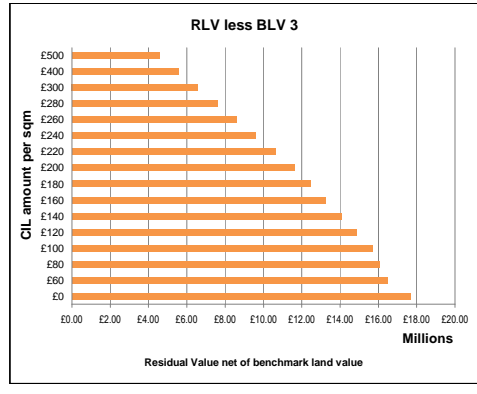
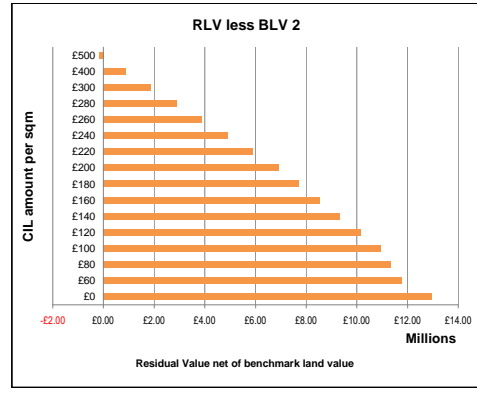
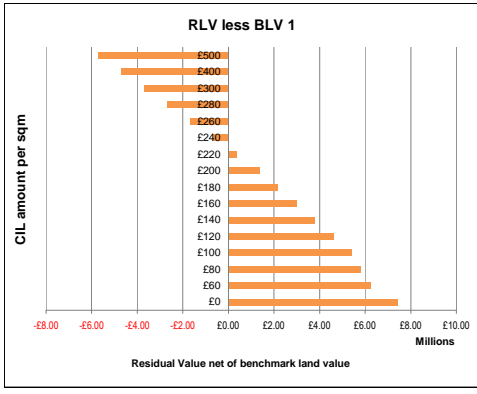
Site type 7 Description: **Area 5** £6189 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,428,471	13,428,471	-2,118,610	3,418,427	8,128,244	10,438,471
60	12,216,610	12,216,610	-3,330,471	2,206,566	6,916,383	9,226,610
80	11,812,657	11,812,657	-3,734,424	1,802,613	6,512,429	8,822,657
100	11,408,703	11,408,703	-4,138,378	1,398,659	6,108,476	8,418,703
120	10,600,796	10,600,796	-4,946,285	590,752	5,300,569	7,610,796
140	9,792,889	9,792,889	-5,754,193	217,156	4,492,661	6,802,889
160	8,984,981	8,984,981	-6,562,100	1,025,063	3,684,754	5,994,981
180	8,177,074	8,177,074	-7,370,007	1,832,970	2,876,847	5,187,074
200	7,369,167	7,369,167	-8,177,914	2,640,877	2,068,939	4,379,167
220	6,561,260	6,561,260	-8,985,821	3,454,906	1,261,032	3,571,260
240	5,753,353	5,753,353	-9,793,728	4,268,935	49,171	2,763,353
260	4,945,446	4,945,446	-10,601,635	5,082,964	-960,713	1,955,446
280	4,137,539	4,137,539	-11,409,542	5,896,993	-1,774,806	1,147,539
300	3,329,632	3,329,632	-12,217,449	6,711,022	-2,588,899	339,632
400	2,521,725	2,521,725	-13,025,356	7,525,051	-3,402,992	-470,275
500	299,978	299,978	-15,247,103	9,710,066	-5,000,249	-2,690,022



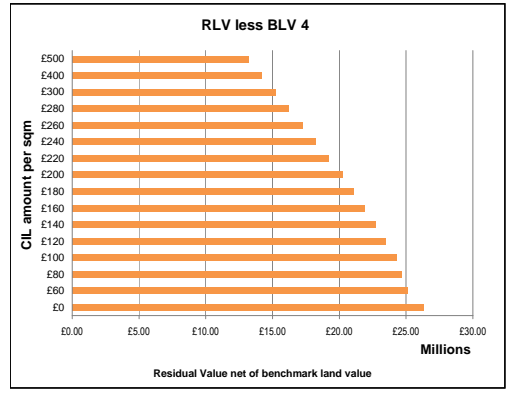
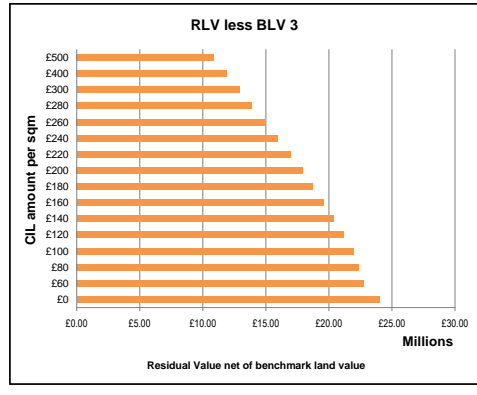
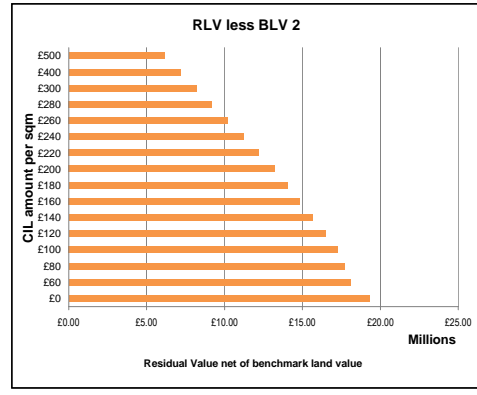
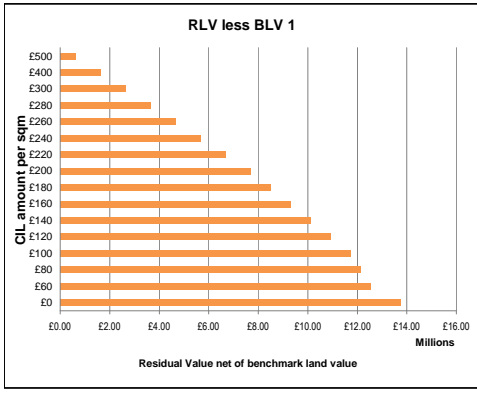
Site type 7 Description: **Area 6** £6997 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,977,828	22,977,828	7,430,747	12,967,784	17,677,601	19,987,828
60	21,765,968	21,765,968	6,218,886	11,755,923	16,465,740	18,775,968
80	21,362,014	21,362,014	5,814,933	11,351,970	16,061,786	18,372,014
100	20,958,060	20,958,060	5,410,979	10,948,016	15,657,833	17,968,060
120	20,150,153	20,150,153	4,603,072	10,140,109	14,849,926	17,160,153
140	19,342,246	19,342,246	3,795,164	9,332,202	14,042,018	16,352,246
160	18,534,339	18,534,339	2,987,257	8,524,294	13,234,111	15,544,339
180	17,726,431	17,726,431	2,179,350	7,716,387	12,426,204	14,736,431
200	16,918,524	16,918,524	1,371,443	6,908,480	11,618,297	13,928,524
220	15,906,640	15,906,640	361,559	5,896,596	10,608,412	12,918,640
240	14,894,756	14,894,756	-488,325	4,884,712	9,596,528	11,908,756
260	13,882,872	13,882,872	-1,658,210	3,872,827	8,586,644	10,898,872
280	12,870,988	12,870,988	-2,668,094	2,860,943	7,576,760	9,888,988
300	11,859,104	11,859,104	-3,677,978	1,859,059	6,566,876	8,879,104
400	10,859,219	10,859,219	-4,687,862	849,175	5,558,992	7,869,219
500	9,849,335	9,849,335	-5,697,746	160,709	4,549,108	6,859,335



Site type 7 Description: **Area 7** £7535 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	29,288,181	29,288,181	13,741,099	19,278,137	23,987,953	26,298,181
60	28,076,320	28,076,320	12,529,239	18,066,276	22,776,092	25,086,320
80	27,672,366	27,672,366	12,125,285	17,662,322	22,372,139	24,682,366
100	27,268,413	27,268,413	11,721,331	17,258,368	21,968,185	24,278,413
120	26,460,505	26,460,505	10,913,424	16,450,461	21,160,278	23,470,505
140	25,652,598	25,652,598	10,105,517	15,642,554	20,352,371	22,662,598
160	24,844,691	24,844,691	9,297,610	14,834,647	19,544,463	21,854,691
180	24,036,784	24,036,784	8,489,702	14,026,739	18,736,556	21,046,784
200	23,228,876	23,228,876	7,681,795	13,218,832	17,928,649	20,238,876
220	22,218,992	22,218,992	6,671,911	12,208,948	16,918,765	19,228,992
240	21,209,108	21,209,108	5,662,027	11,199,064	15,908,881	18,219,108
260	20,199,224	20,199,224	4,652,143	10,189,180	14,898,997	17,209,224
280	19,189,340	19,189,340	3,642,259	9,179,296	13,889,113	16,199,340
300	18,179,456	18,179,456	2,632,375	8,169,412	12,879,228	15,189,456
400	17,169,572	17,169,572	1,622,491	7,159,528	11,869,344	14,179,572
500	16,159,688	16,159,688	612,606	6,149,644	10,859,460	13,169,688



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 "Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 7

400 UNITS

FLATS

400 UPH Net area as percentage of gross

100%

CSH level: 4 on AH

10 % Sales value inflation

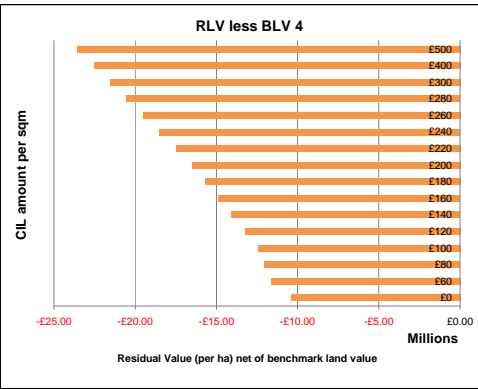
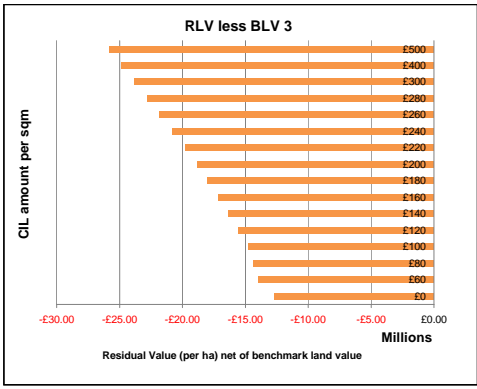
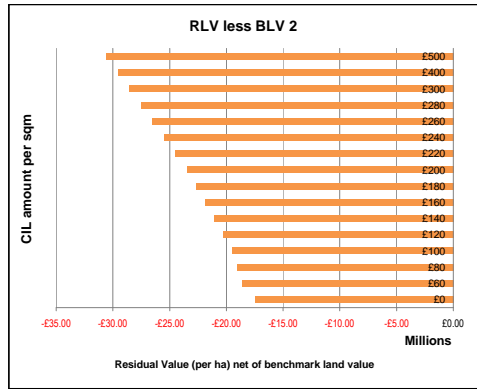
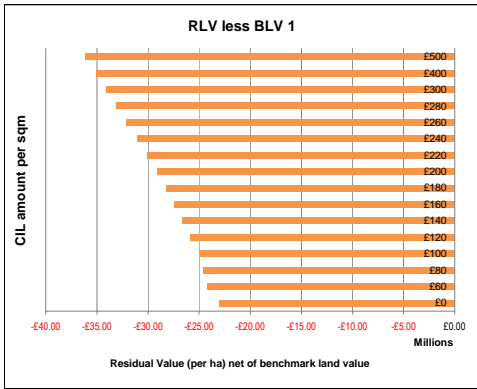
4 on private

5 % Build cost inflation

Aff Hsg: 35%

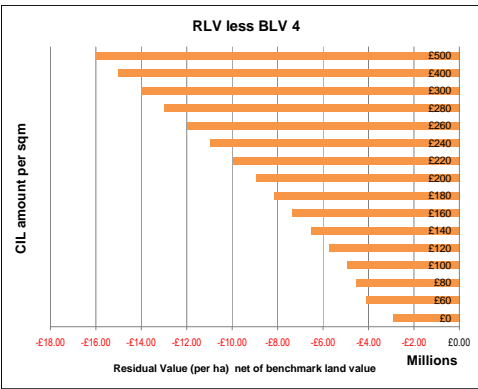
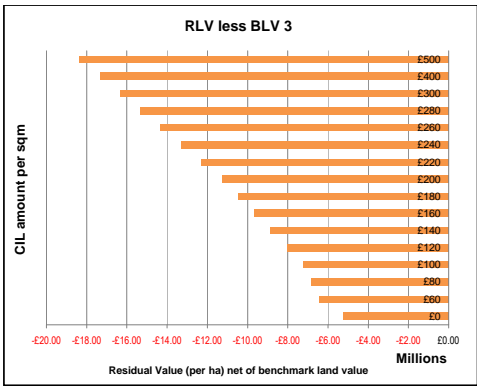
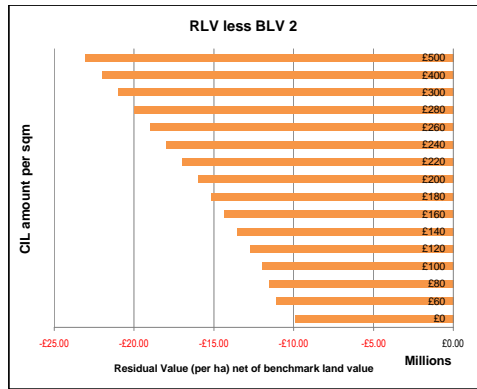
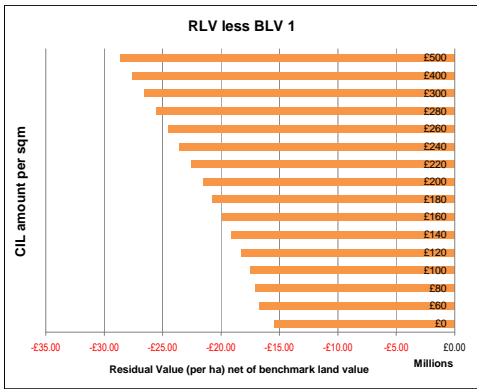
Site type 7 Description: **Area 1 £4090 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,433,538	7,433,538	-22,980,619	-17,443,582	-12,733,765	-10,423,538
60	-8,645,399	8,645,399	-24,192,480	-18,655,443	-13,945,626	-11,635,399
80	-9,049,352	9,049,352	-24,596,433	-19,059,396	-14,349,580	-12,039,352
100	-9,453,306	9,453,306	-25,000,387	-19,463,350	-14,753,533	-12,443,306
120	-10,261,213	10,261,213	-25,808,294	-20,271,257	-15,561,440	-13,251,213
140	-11,069,120	11,069,120	-26,616,202	-21,079,165	-16,369,348	-14,059,120
160	-11,877,028	11,877,028	-27,424,109	-21,887,072	-17,177,255	-14,867,028
180	-12,684,935	12,684,935	-28,232,016	-22,694,979	-17,985,162	-15,674,935
200	-13,492,842	13,492,842	-29,039,923	-23,502,886	-18,793,070	-16,482,842
220	-14,502,726	14,502,726	-30,049,807	-24,512,770	-19,802,954	-17,492,726
240	-15,512,610	15,512,610	-31,059,692	-25,522,654	-20,812,838	-18,502,610
260	-16,522,494	16,522,494	-32,069,576	-26,532,539	-21,822,722	-19,512,494
280	-17,532,378	17,532,378	-33,079,460	-27,542,423	-22,832,606	-20,522,378
300	-18,542,262	18,542,262	-34,089,344	-28,552,307	-23,842,490	-21,532,262
400	-19,552,147	19,552,147	-35,099,228	-29,562,191	-24,852,374	-22,542,147
500	-20,562,031	20,562,031	-36,109,112	-30,572,075	-25,862,258	-23,552,031



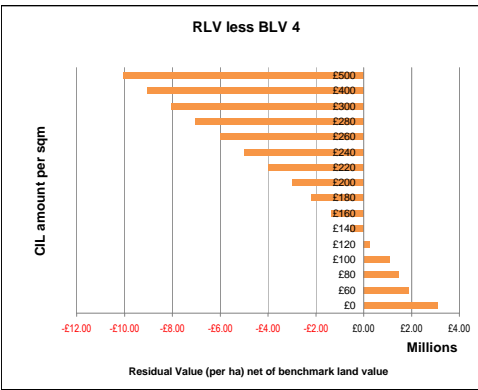
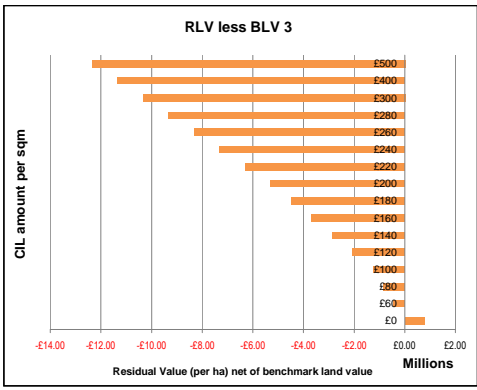
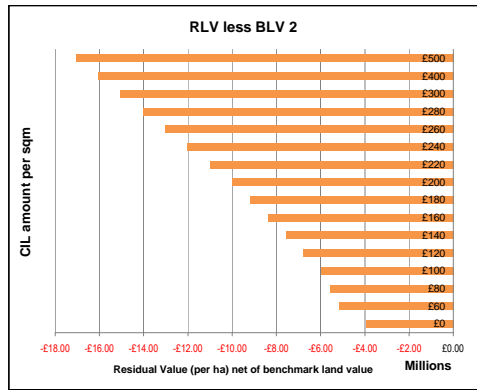
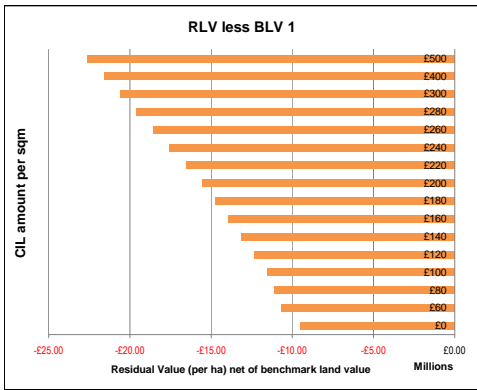
Site type 7 Description: **Area 2 £4629 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	86,675	86,675	-15,460,406	-9,923,369	-5,213,552	-2,903,325
60	1,125,186	1,125,186	-16,672,267	-11,135,230	-6,425,413	-4,115,186
80	1,529,140	1,529,140	-17,076,221	-11,539,184	-6,829,367	-4,519,140
100	1,933,093	1,933,093	-17,480,174	-11,943,137	-7,233,321	-4,923,093
120	2,741,000	2,741,000	-18,288,082	-12,751,045	-8,041,238	-5,731,000
140	3,548,908	3,548,908	-19,095,989	-13,558,952	-8,849,135	-6,538,908
160	4,356,815	4,356,815	-19,903,896	-14,366,859	-9,657,042	-7,346,815
180	5,164,722	5,164,722	-20,711,803	-15,174,766	-10,464,950	-8,154,722
200	5,972,629	5,972,629	-21,519,711	-15,982,674	-11,272,857	-8,962,629
220	6,982,514	6,982,514	-22,529,595	-16,992,558	-12,282,741	-9,972,514
240	7,992,398	7,992,398	-23,539,479	-18,002,442	-13,292,625	-10,982,398
260	9,002,282	9,002,282	-24,549,363	-19,012,326	-14,302,509	-11,992,282
280	10,012,166	10,012,166	-25,559,247	-20,022,210	-15,312,393	-13,002,166
300	11,022,050	11,022,050	-26,569,131	-21,032,094	-16,322,277	-14,012,050
400	12,031,934	12,031,934	-27,579,015	-22,041,978	-17,332,161	-15,021,934
500	13,041,818	13,041,818	-28,588,899	-23,051,862	-18,342,045	-16,031,818



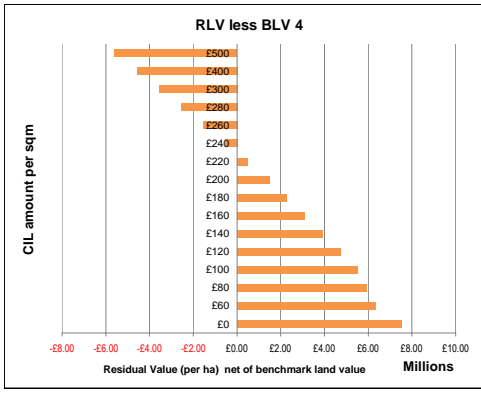
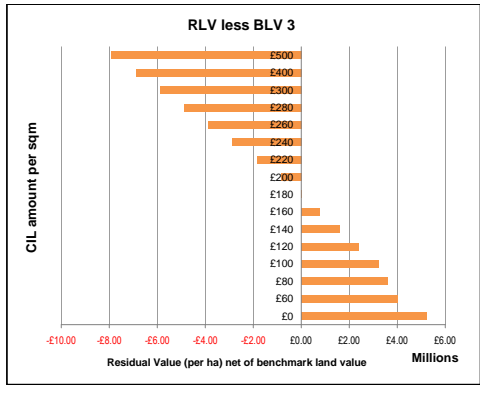
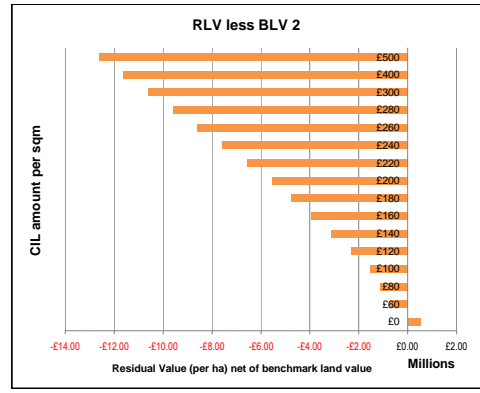
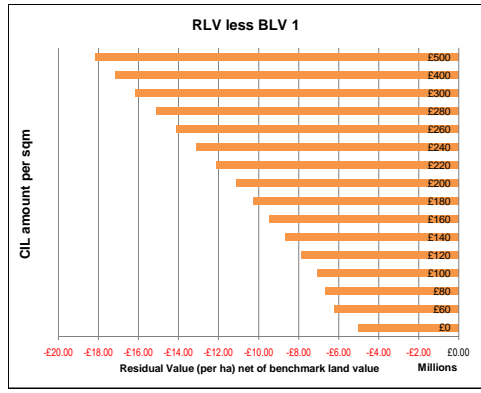
Site type 7 Description: **Area 3 £5059 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,070,487	6,070,487	-9,476,595	-3,939,558	-770,259	-3,080,487
60	4,858,626	4,858,626	-10,688,455	-5,151,418	-441,602	-1,868,626
80	4,454,672	4,454,672	-11,092,409	-5,555,372	-845,555	-1,464,672
100	4,050,719	4,050,719	-11,496,363	-5,959,326	-1,249,509	-1,060,719
120	3,242,811	3,242,811	-12,304,270	-6,767,233	-2,057,416	-252,811
140	2,434,904	2,434,904	-13,112,177	-7,575,140	-2,865,323	-555,096
160	1,626,997	1,626,997	-13,920,084	-8,383,047	-3,673,231	-1,363,003
180	819,090	819,090	-14,727,992	-9,190,955	-4,481,138	-2,170,910
200	11,182	11,182	-15,535,899	-9,998,862	-5,289,045	-2,978,818
220	998,702	998,702	-16,545,783	-11,008,746	-6,298,929	-3,988,702
240	2,008,586	2,008,586	-17,555,667	-12,018,630	-7,308,813	-4,998,586
260	3,018,470	3,018,470	-18,565,551	-13,028,514	-8,318,697	-6,008,470
280	4,028,354	4,028,354	-19,575,435	-14,038,398	-9,328,581	-7,018,354
300	5,038,238	5,038,238	-20,585,319	-15,048,282	-10,338,466	-8,028,238
400	6,048,122	6,048,122	-21,595,203	-16,058,166	-11,348,350	-9,038,122
500	7,058,006	7,058,006	-22,605,088	-17,068,051	-12,358,234	-10,048,006



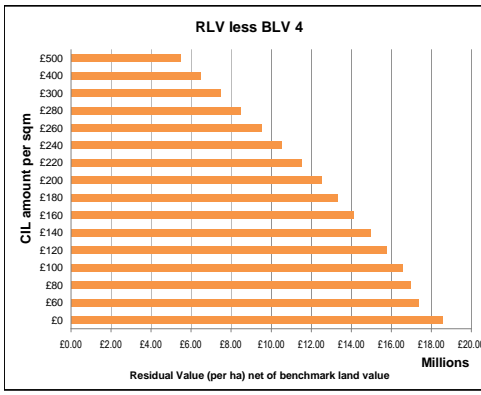
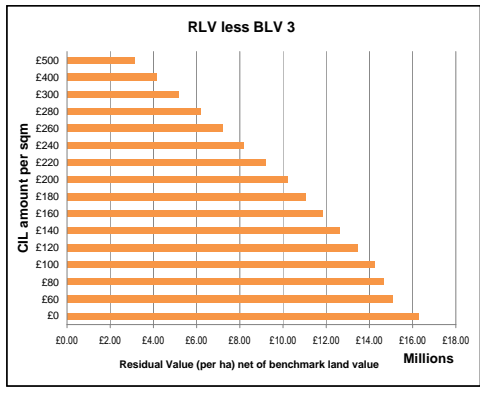
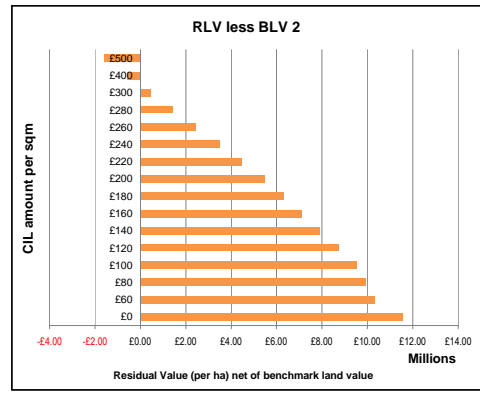
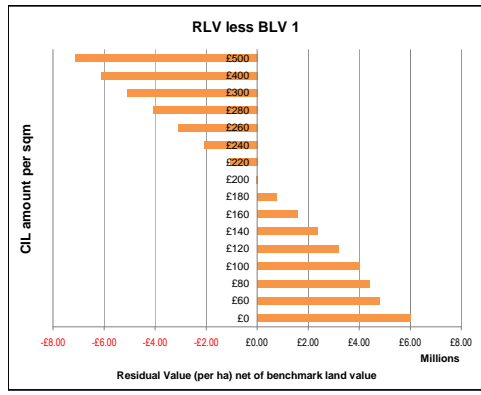
Site type 7 Description: **Area 4** £5382 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,519,207	10,519,207	- 5,027,874	509,163	5,218,980	7,529,207
60	9,307,346	9,307,346	- 6,239,735	702,698	4,007,119	6,317,346
80	8,903,392	8,903,392	- 6,643,689	1,106,652	3,603,165	5,913,392
100	8,499,439	8,499,439	- 7,047,642	1,510,605	3,199,211	5,509,439
120	7,691,532	7,691,532	- 7,855,550	2,318,513	2,391,304	4,701,532
140	6,883,624	6,883,624	- 8,663,457	3,126,420	1,583,397	3,893,624
160	6,075,717	6,075,717	- 9,471,364	3,934,327	775,490	3,085,717
180	5,267,810	5,267,810	- 10,279,271	4,742,234	32,418	2,277,810
200	4,459,903	4,459,903	- 11,087,179	5,550,142	840,325	1,469,903
220	3,450,018	3,450,018	- 12,097,063	6,560,026	1,850,209	460,018
240	2,440,134	2,440,134	- 13,106,947	7,569,910	2,860,093	549,866
260	1,430,250	1,430,250	- 14,116,831	8,579,794	3,869,977	1,559,750
280	420,366	420,366	- 15,126,715	9,589,678	4,879,861	2,569,634
300	-589,518	-589,518	- 16,136,599	10,599,562	5,889,745	3,579,518
400	-1,599,402	-1,599,402	- 17,146,483	11,609,446	6,899,629	4,589,402
500	-2,609,286	-2,609,286	- 18,156,367	12,619,330	7,909,513	5,599,286



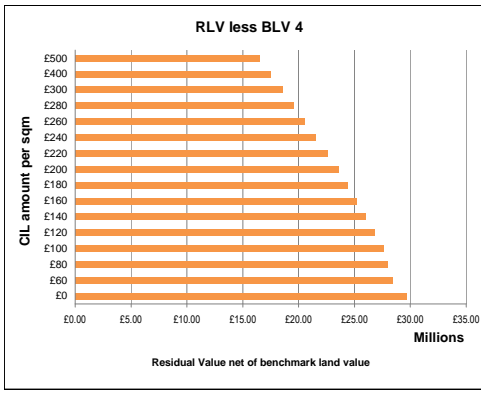
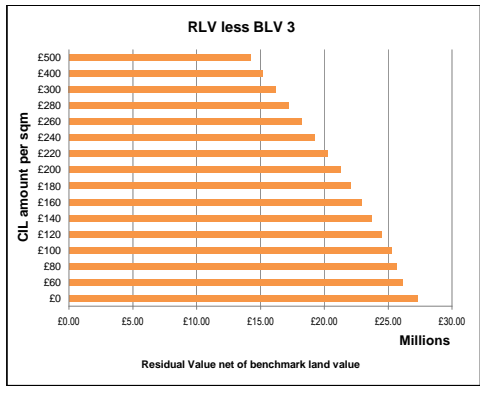
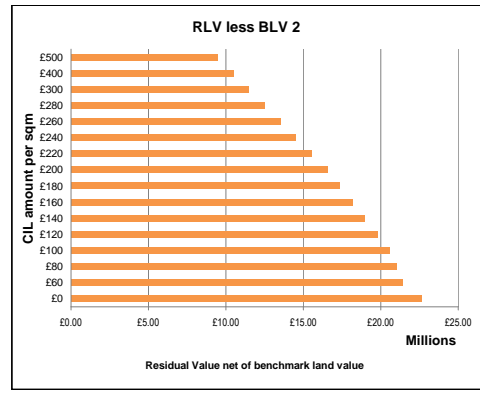
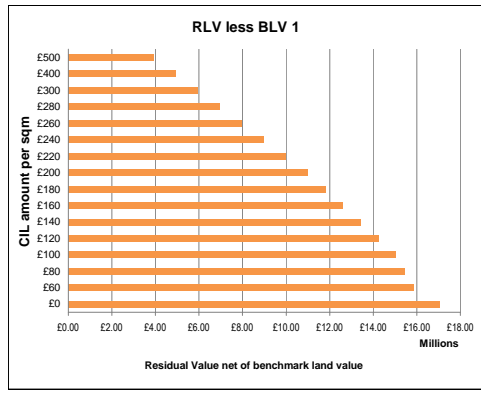
Site type 7 Description: **Area 5** £6189 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,555,452	21,555,452	6,008,370	11,545,407	16,255,224	18,565,452
60	20,343,591	20,343,591	4,796,509	10,333,546	15,043,363	17,353,591
80	19,939,637	19,939,637	4,392,556	9,929,593	14,639,410	16,949,637
100	19,535,683	19,535,683	3,988,602	9,525,639	14,235,456	16,545,683
120	18,727,776	18,727,776	3,180,695	8,717,732	13,427,549	15,737,776
140	17,919,869	17,919,869	2,372,788	7,909,825	12,619,641	14,929,869
160	17,111,962	17,111,962	1,564,880	7,101,917	11,811,734	14,121,962
180	16,304,054	16,304,054	756,973	6,294,010	11,003,827	13,314,054
200	15,496,147	15,496,147	- 50,934	5,486,103	10,195,920	12,506,147
220	14,486,263	14,486,263	- 1,060,818	4,476,219	9,186,036	11,496,263
240	13,476,379	13,476,379	- 2,070,702	3,466,335	8,176,152	10,486,379
260	12,466,495	12,466,495	- 3,080,586	2,456,451	7,166,267	9,476,495
280	11,456,611	11,456,611	- 4,090,470	1,446,567	6,156,383	8,466,611
300	10,446,727	10,446,727	- 5,100,355	436,682	5,146,499	7,456,727
400	9,436,843	9,436,843	- 6,110,239	- 573,202	4,136,615	6,446,843
500	8,426,959	8,426,959	- 7,120,123	- 1,583,086	3,126,731	5,436,959



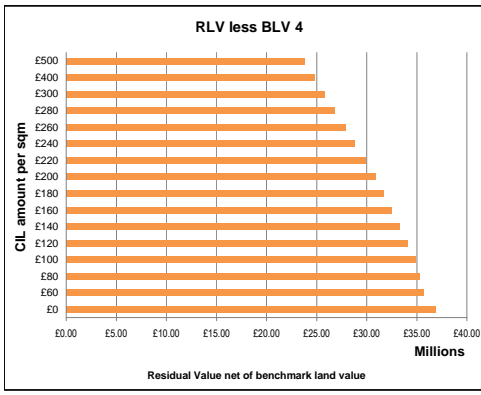
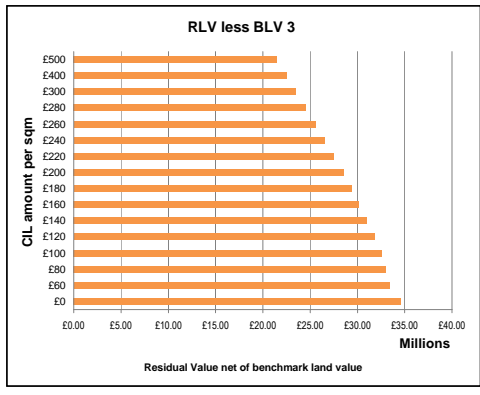
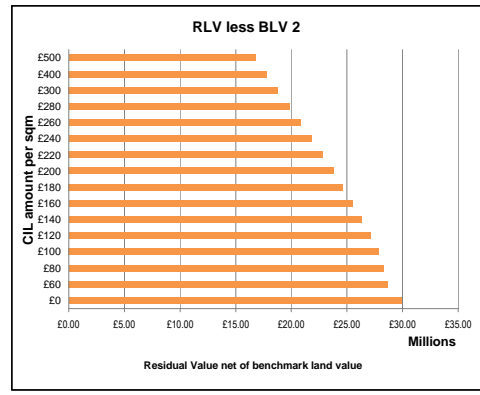
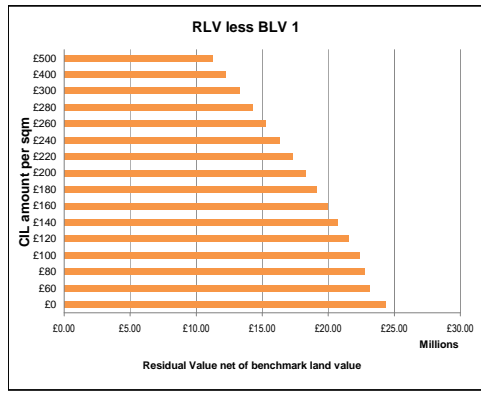
Site type 7 Description: **Area 6** £6997 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	32,591,859	32,591,859	17,044,777	22,581,814	27,291,631	29,601,859
60	31,379,998	31,379,998	15,832,917	21,369,954	26,079,770	28,389,998
80	30,976,044	30,976,044	15,428,963	20,966,000	25,675,817	27,986,044
100	30,572,091	30,572,091	15,025,009	20,562,046	25,271,863	27,582,091
120	29,764,183	29,764,183	14,217,102	19,754,139	24,463,956	26,774,183
140	28,956,276	28,956,276	13,409,195	18,946,232	23,656,049	25,966,276
160	28,148,369	28,148,369	12,601,287	18,138,324	22,848,141	25,158,369
180	27,340,461	27,340,461	11,793,380	17,330,417	22,040,234	24,350,461
200	26,532,554	26,532,554	10,985,473	16,522,510	21,232,327	23,542,554
220	25,522,670	25,522,670	9,975,589	15,512,626	20,222,443	22,532,670
240	24,512,786	24,512,786	8,965,705	14,502,742	19,212,559	21,522,786
260	23,502,902	23,502,902	7,955,821	13,492,858	18,202,675	20,512,902
280	22,493,018	22,493,018	6,945,937	12,482,974	17,192,790	19,503,018
300	21,483,134	21,483,134	5,936,053	11,473,090	16,182,906	18,493,134
400	20,473,250	20,473,250	4,926,168	10,463,206	15,173,022	17,483,250
500	19,463,366	19,463,366	3,916,284	9,453,321	14,163,138	16,473,366



Site type 7 Description: **Area 7** £7535 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	39,893,578	39,893,578	24,346,496	29,883,533	34,593,350	36,903,578
60	38,681,717	38,681,717	23,134,636	28,671,673	33,381,489	35,691,717
80	38,277,763	38,277,763	22,730,682	28,267,719	32,977,536	35,287,763
100	37,873,810	37,873,810	22,326,728	27,863,765	32,573,582	34,883,810
120	37,065,902	37,065,902	21,518,821	27,055,858	31,765,675	34,075,902
140	36,257,995	36,257,995	20,710,914	26,247,951	30,957,768	33,267,995
160	35,450,088	35,450,088	19,903,006	25,440,044	30,149,860	32,460,088
180	34,642,180	34,642,180	19,095,099	24,632,136	29,341,953	31,652,180
200	33,834,273	33,834,273	18,287,192	23,824,229	28,534,046	30,844,273
220	32,824,389	32,824,389	17,277,308	22,814,345	27,524,162	29,834,389
240	31,814,505	31,814,505	16,267,424	21,804,461	26,514,278	28,824,505
260	30,804,621	30,804,621	15,257,540	20,794,577	25,504,394	27,814,621
280	29,794,737	29,794,737	14,247,656	19,784,693	24,494,510	26,804,737
300	28,784,853	28,784,853	13,237,772	18,774,809	23,484,625	25,794,853
400	27,774,969	27,774,969	12,227,887	17,764,925	22,474,741	24,784,969
500	26,765,085	26,765,085	11,218,003	16,755,040	21,464,857	23,775,085



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 "Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 7
 400 UNITS
 FLATS
 400 UPH Net area as percentage of gross

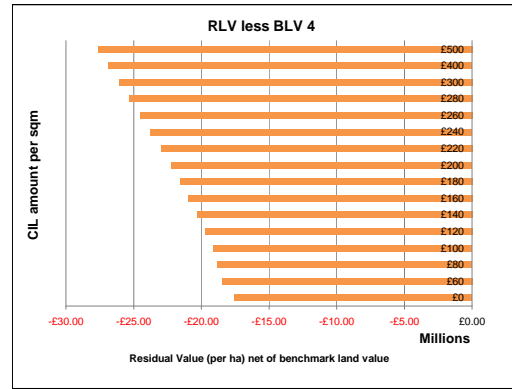
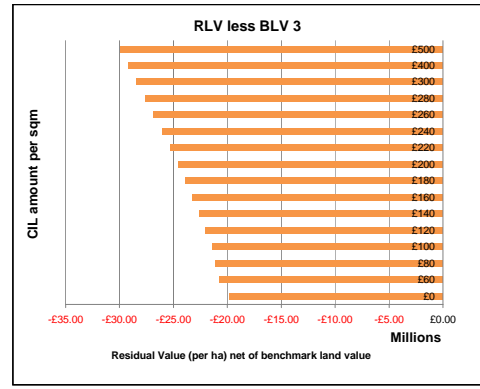
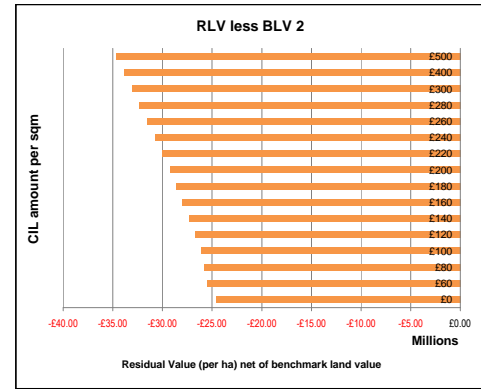
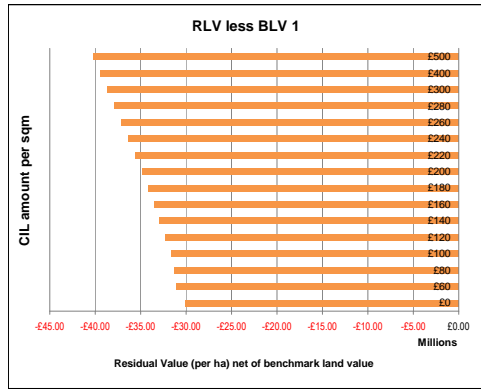
100%

CSH level: 4 on AH
 4 on private
 Aff Hsg: 50%

Sales value inflation
 Build cost inflation

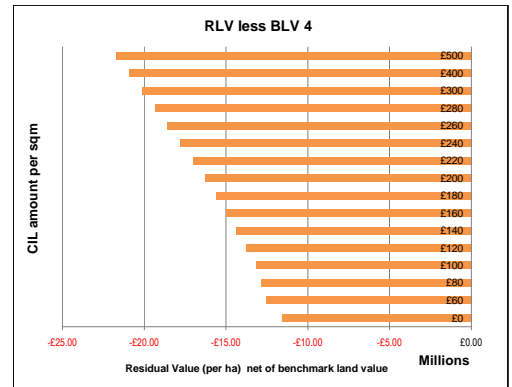
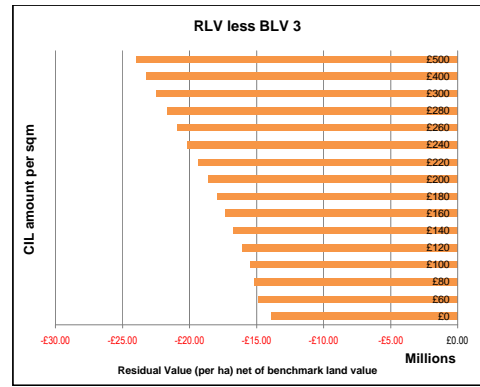
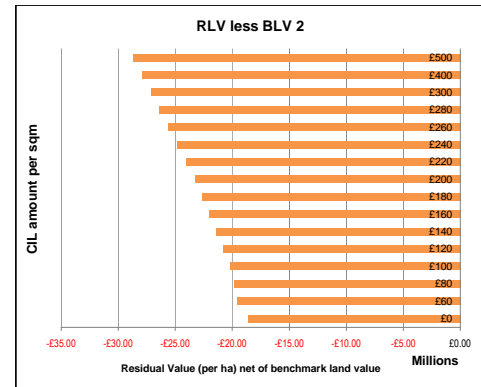
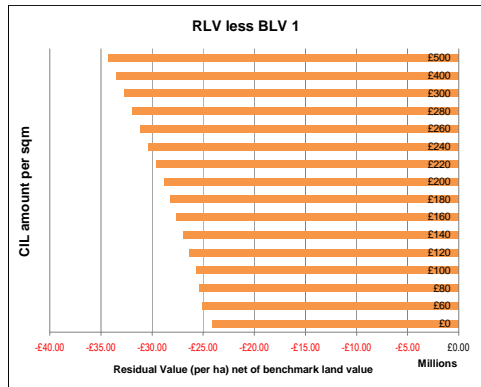
Site type 7 Description: Area 1 £4090 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,551,902	14,551,902	30,098,983	24,561,946	19,852,130	17,541,902
60	-15,484,103	15,484,103	31,031,184	25,494,147	20,784,330	18,474,103
80	-15,794,836	15,794,836	31,341,918	25,804,881	21,095,064	18,784,836
100	-16,105,570	16,105,570	31,652,651	26,115,614	21,405,797	19,095,570
120	-16,727,037	16,727,037	32,274,118	26,737,081	22,027,265	19,717,037
140	-17,348,504	17,348,504	32,895,586	27,358,548	22,648,732	20,338,504
160	-17,969,971	17,969,971	33,517,053	27,980,016	23,270,199	20,959,971
180	-18,591,439	18,591,439	34,138,520	28,601,483	23,891,666	21,581,439
200	-19,212,906	19,212,906	34,759,987	29,222,950	24,513,133	22,202,906
220	-19,989,740	19,989,740	35,536,821	29,999,784	25,289,967	22,979,740
240	-20,766,573	20,766,573	36,313,655	30,776,618	26,066,801	23,756,573
260	-21,543,407	21,543,407	37,090,489	31,553,452	26,843,635	24,533,407
280	-22,320,241	22,320,241	37,867,323	32,330,285	27,620,469	25,310,241
300	-23,097,075	23,097,075	38,644,156	33,107,119	28,397,303	26,087,075
400	-23,873,909	23,873,909	39,420,990	33,883,953	29,174,136	26,863,909
500	-24,650,743	24,650,743	40,197,824	34,660,787	29,950,970	27,640,743



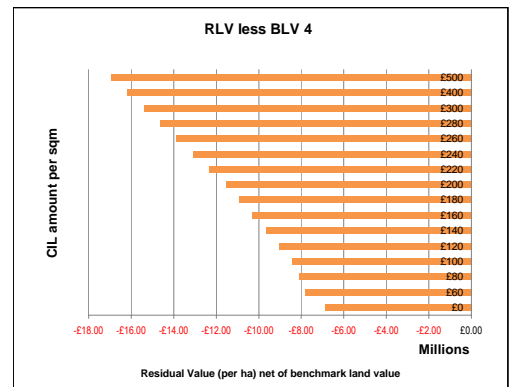
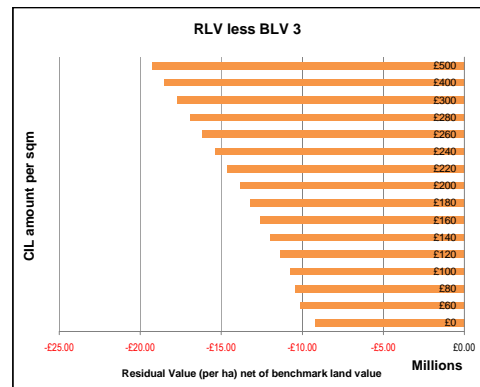
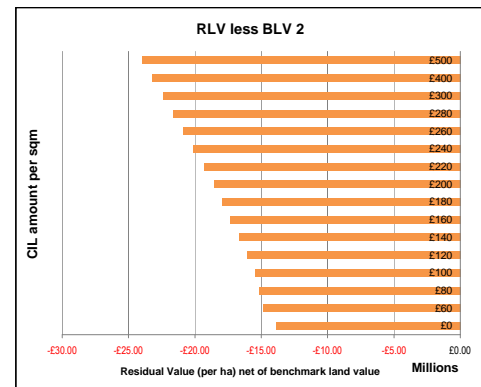
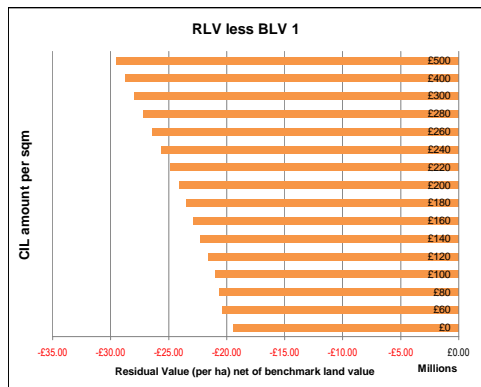
Site type 7 Description: Area 2 £4629 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,597,468	8,597,468	24,144,550	18,607,513	13,897,696	11,587,468
60	9,529,669	9,529,669	25,076,750	19,539,713	14,829,896	12,519,669
80	9,840,403	9,840,403	25,387,484	19,850,447	15,140,630	12,830,403
100	10,151,136	10,151,136	25,698,217	20,161,180	15,451,364	13,141,136
120	10,772,603	10,772,603	26,319,685	20,782,648	16,072,831	13,762,603
140	11,394,070	11,394,070	26,941,152	21,404,115	16,694,298	14,384,070
160	12,015,538	12,015,538	27,562,619	22,025,582	17,315,765	15,005,538
180	12,637,005	12,637,005	28,184,086	22,647,049	17,937,232	15,627,005
200	13,258,472	13,258,472	28,805,553	23,268,516	18,558,699	16,248,472
220	14,035,306	14,035,306	29,582,387	24,045,350	19,335,533	17,025,306
240	14,812,140	14,812,140	30,359,221	24,822,184	20,112,367	17,802,140
260	15,588,974	15,588,974	31,136,055	25,599,018	20,889,201	18,578,974
280	16,365,807	16,365,807	31,912,889	26,375,852	21,666,035	19,355,807
300	17,142,641	17,142,641	32,689,723	27,152,686	22,442,869	20,132,641
400	17,919,475	17,919,475	33,466,557	27,929,519	23,219,703	20,909,475
500	18,696,309	18,696,309	34,243,390	28,706,353	23,996,537	21,686,309



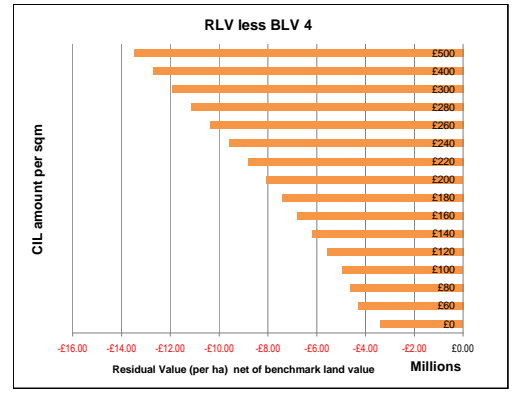
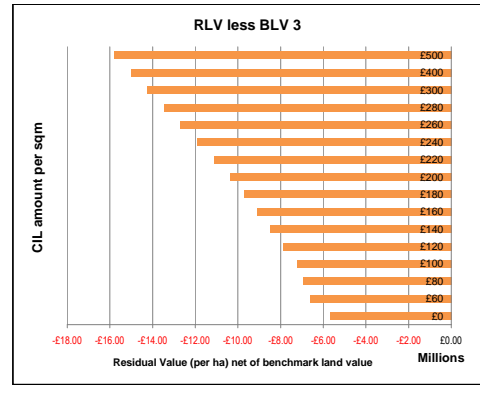
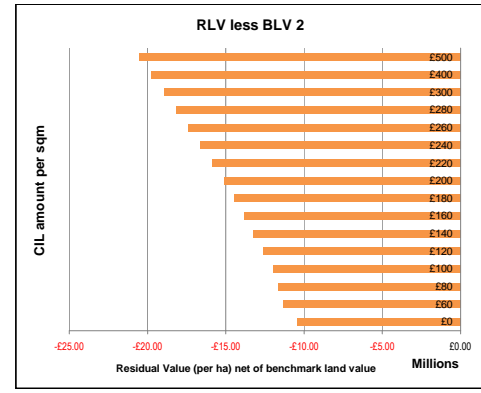
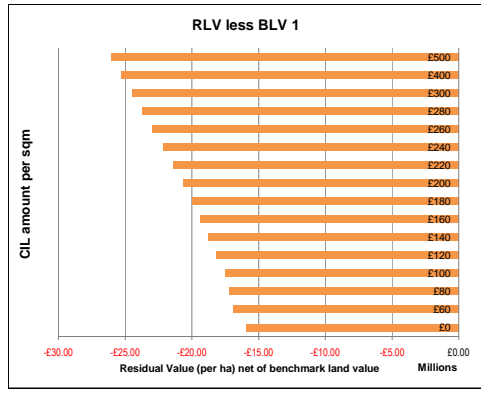
Site type 7 Description: Area 3 £5059 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,880,148	3,880,148	19,427,229	13,890,192	9,180,375	6,870,148
60	4,812,348	4,812,348	20,359,430	14,822,393	10,112,576	7,802,348
80	5,123,082	5,123,082	20,670,163	15,133,126	10,423,309	8,113,082
100	5,433,816	5,433,816	20,980,897	15,443,860	10,734,043	8,423,816
120	6,055,283	6,055,283	21,602,364	16,065,327	11,355,510	9,045,283
140	6,676,750	6,676,750	22,223,831	16,686,794	11,976,977	9,666,750
160	7,298,217	7,298,217	22,845,298	17,308,261	12,598,444	10,288,217
180	7,919,684	7,919,684	23,466,765	17,929,728	13,219,911	10,909,684
200	8,541,151	8,541,151	24,088,232	18,551,195	13,841,379	11,531,151
220	9,317,985	9,317,985	24,865,066	19,328,029	14,618,212	12,307,985
240	10,094,819	10,094,819	25,641,900	20,104,863	15,395,046	13,084,819
260	10,871,653	10,871,653	26,418,734	20,881,697	16,171,880	13,861,653
280	11,648,487	11,648,487	27,195,568	21,658,531	16,948,714	14,638,487
300	12,425,321	12,425,321	27,972,402	22,435,365	17,725,548	15,415,321
400	13,202,155	13,202,155	28,749,236	23,212,199	18,502,382	16,192,155
500	13,978,988	13,978,988	29,526,070	23,989,033	19,279,216	16,968,988



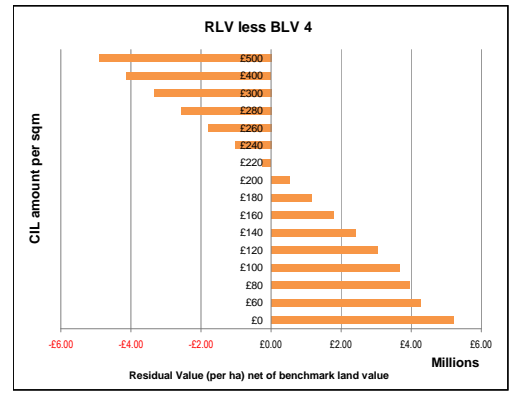
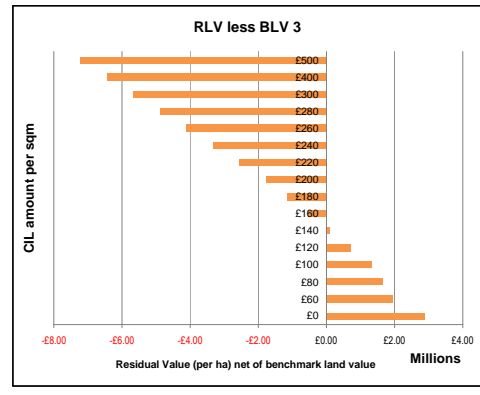
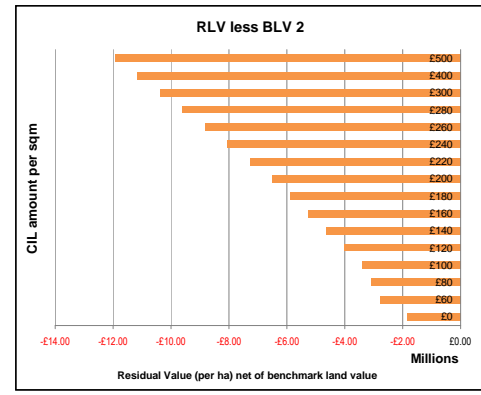
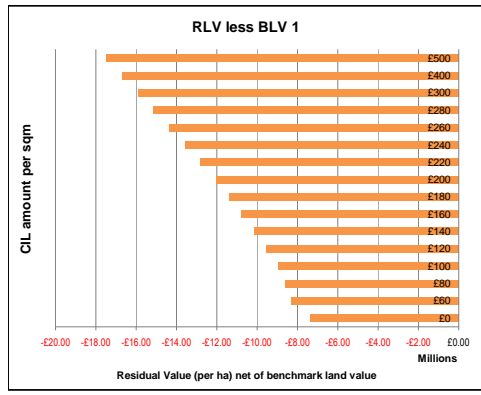
Site type 7 Description: **Area 4 £382 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-398,069	398,069	-15,945,151	-10,408,113	-5,698,297	-3,388,069
60	-1,330,270	1,330,270	-16,877,351	-11,340,314	-6,630,497	-4,320,270
80	-1,641,003	1,641,003	-17,188,085	-11,651,048	-6,941,231	-4,631,003
100	-1,951,737	1,951,737	-17,498,818	-11,961,781	-7,251,964	-4,941,737
120	-2,273,204	2,273,204	-18,120,285	-12,583,248	-7,873,432	-5,563,204
140	-3,194,671	3,194,671	-18,741,753	-13,204,716	-8,494,899	-6,184,671
160	-3,816,138	3,816,138	-19,363,220	-13,826,183	-9,116,366	-6,806,138
180	-4,437,606	4,437,606	-19,984,687	-14,447,650	-9,737,833	-7,427,606
200	-5,059,073	5,059,073	-20,606,154	-15,069,117	-10,359,300	-8,049,073
220	-5,835,907	5,835,907	-21,382,988	-15,845,951	-11,136,134	-8,825,907
240	-6,612,740	6,612,740	-22,159,822	-16,622,785	-11,912,968	-9,602,740
260	-7,389,574	7,389,574	-22,936,656	-17,399,619	-12,689,802	-10,379,574
280	-8,166,408	8,166,408	-23,713,490	-18,176,453	-13,466,636	-11,156,408
300	-8,943,242	8,943,242	-24,490,323	-18,953,286	-14,243,470	-11,933,242
400	-9,720,076	9,720,076	-25,267,157	-19,730,120	-15,020,304	-12,710,076
500	-10,496,910	10,496,910	-26,043,991	-20,506,954	-15,797,137	-13,486,910



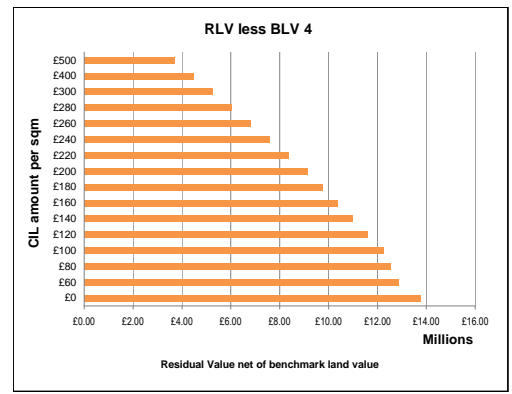
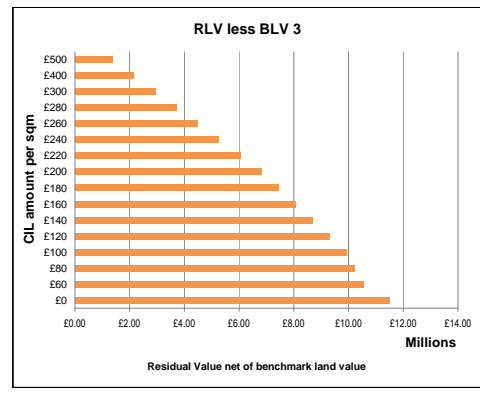
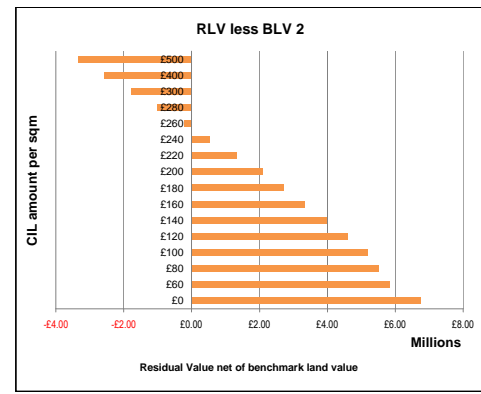
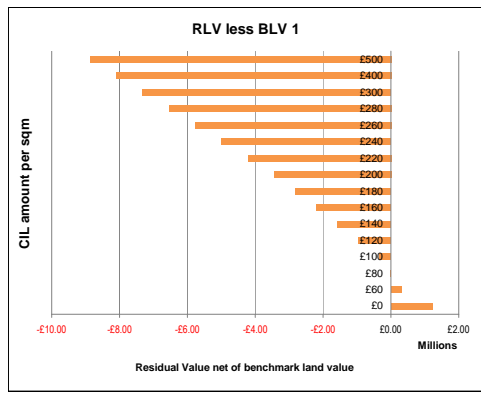
Site type 7 Description: **Area 5 £6189 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,184,904	8,184,904	-7,362,178	-1,825,141	-2,884,676	-5,194,904
60	7,252,703	7,252,703	-8,294,378	-2,757,341	-1,952,476	-4,262,703
80	6,941,969	6,941,969	-8,605,112	-3,068,075	-1,641,742	-3,951,969
100	6,631,236	6,631,236	-8,915,845	-3,378,808	-1,331,008	-3,641,236
120	6,009,769	6,009,769	-9,537,313	-4,000,276	-709,541	-3,019,769
140	5,388,302	5,388,302	-10,158,780	-4,621,743	-88,074	-2,398,302
160	4,766,834	4,766,834	-10,780,247	-5,243,210	-533,393	-1,776,834
180	4,145,367	4,145,367	-11,401,714	-5,864,677	-1,154,860	-1,155,367
200	3,523,900	3,523,900	-12,023,181	-6,486,144	-1,776,327	-533,900
220	2,747,066	2,747,066	-12,800,015	-7,262,978	-2,553,161	-242,934
240	1,970,232	1,970,232	-13,576,849	-8,039,812	-3,329,995	-1,019,768
260	1,193,399	1,193,399	-14,353,683	-8,816,646	-4,106,829	-1,796,601
280	416,565	416,565	-15,130,517	-9,593,480	-4,883,663	-2,573,435
300	-360,269	-360,269	-15,907,351	-10,370,314	-5,660,497	-3,350,269
400	-1,137,103	-1,137,103	-16,684,184	-11,147,147	-6,437,331	-4,127,103
500	-1,913,937	-1,913,937	-17,461,018	-11,923,981	-7,214,165	-4,903,937



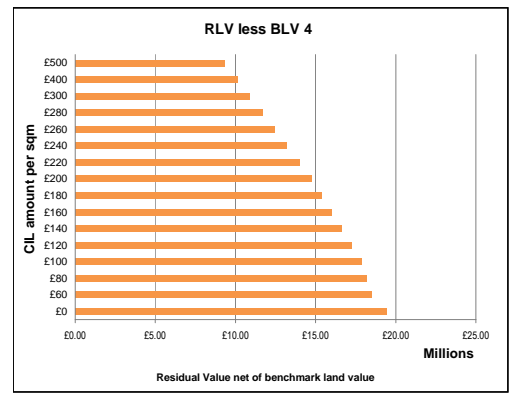
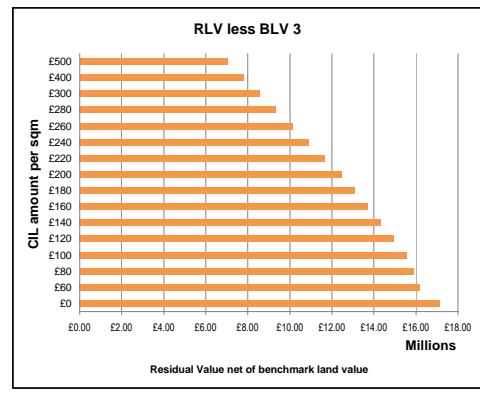
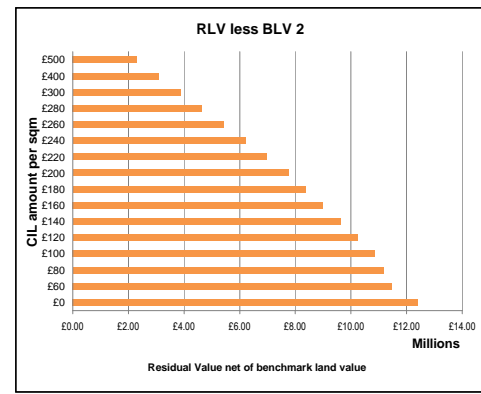
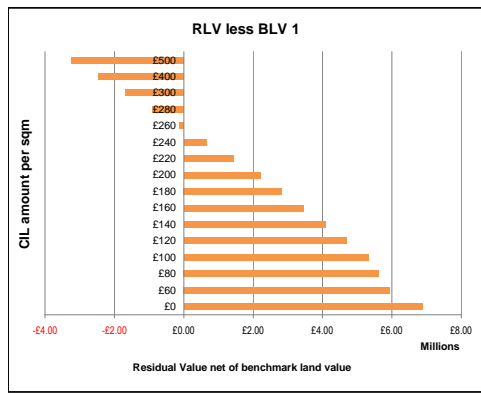
Site type 7 Description: **Area 6 £6997 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,768,109	16,768,109	1,221,028	6,758,065	11,467,881	13,778,109
60	15,835,908	15,835,908	288,827	5,825,864	10,535,680	12,845,908
80	15,525,175	15,525,175	-21,907	5,515,130	10,224,947	12,535,175
100	15,214,441	15,214,441	-332,640	5,204,397	9,914,214	12,224,441
120	14,592,974	14,592,974	-954,107	4,582,930	9,292,746	11,602,974
140	13,971,507	13,971,507	-1,575,575	3,961,463	8,671,279	10,981,507
160	13,350,040	13,350,040	-2,197,042	3,339,995	8,049,812	10,360,040
180	12,728,573	12,728,573	-2,818,509	2,718,528	7,428,345	9,738,573
200	12,107,105	12,107,105	-3,439,976	2,097,061	6,806,878	9,117,105
220	11,330,271	11,330,271	-4,216,810	1,320,227	6,030,044	8,340,271
240	10,553,438	10,553,438	-4,993,644	543,393	5,253,210	7,563,438
260	9,776,604	9,776,604	-5,770,478	-233,441	4,476,376	6,786,604
280	8,999,770	8,999,770	-6,547,311	-1,010,274	3,699,542	6,009,770
300	8,222,936	8,222,936	-7,324,145	-1,787,108	2,922,708	5,232,936
400	7,446,102	7,446,102	-8,100,979	-2,563,942	2,145,875	4,456,102
500	6,669,268	6,669,268	-8,877,813	-3,340,776	1,369,041	3,679,268



Site type 7 Description: **Area 7 £7535 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,410,409	22,410,409	6,863,328	12,400,365	17,110,181	19,420,409
60	21,478,208	21,478,208	5,931,127	11,468,164	16,177,981	18,488,208
80	21,167,475	21,167,475	5,620,393	11,157,430	15,867,247	18,177,475
100	20,856,741	20,856,741	5,309,660	10,846,697	15,556,514	17,866,741
120	20,235,274	20,235,274	4,688,193	10,225,230	14,935,047	17,245,274
140	19,613,807	19,613,807	4,066,726	9,603,763	14,313,579	16,623,807
160	18,992,340	18,992,340	3,445,258	8,982,295	13,692,112	16,002,340
180	18,370,873	18,370,873	2,823,791	8,360,828	13,070,645	15,380,873
200	17,749,405	17,749,405	2,202,324	7,739,361	12,449,178	14,759,405
220	16,972,572	16,972,572	1,425,490	6,962,527	11,672,344	13,982,572
240	16,195,738	16,195,738	648,656	6,185,693	10,895,510	13,205,738
260	15,418,904	15,418,904	-128,178	5,408,859	10,118,676	12,428,904
280	14,642,070	14,642,070	-905,011	4,632,026	9,341,842	11,652,070
300	13,865,236	13,865,236	-1,681,845	3,855,192	8,565,008	10,875,236
400	13,088,402	13,088,402	-2,458,679	3,078,358	7,788,175	10,098,402
500	12,311,568	12,311,568	-3,235,513	2,301,524	7,011,341	9,321,568



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 "Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

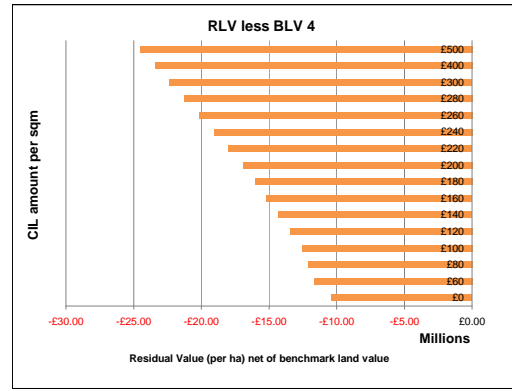
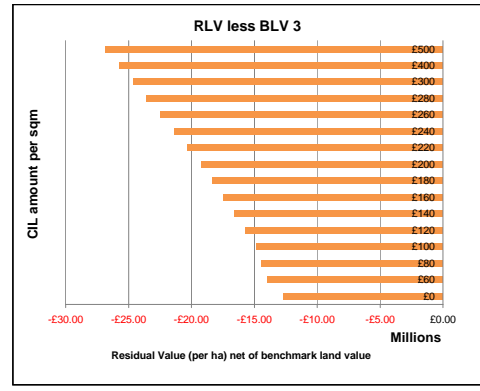
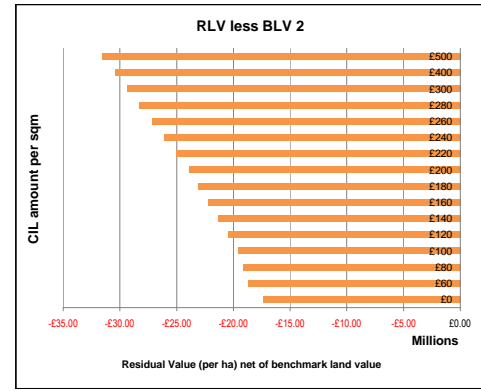
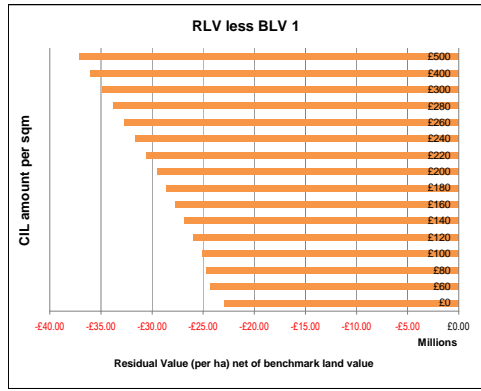
SITE TYPE 7
 400 UNITS
 FLATS
 400 UPH Net area as percentage of gross

100%	Sales value inflation
	Build cost inflation

CSH level: 4 on AH
 4 on private
 Aff Hsg: 30%

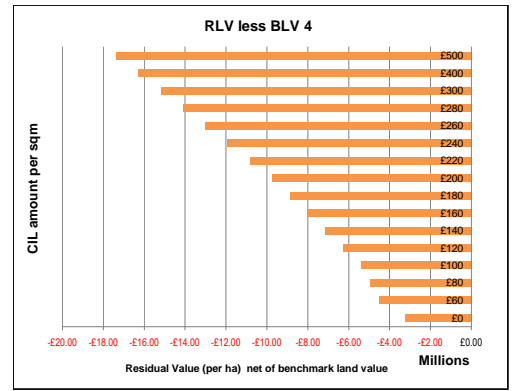
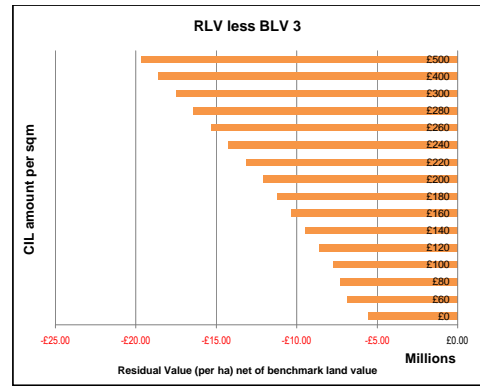
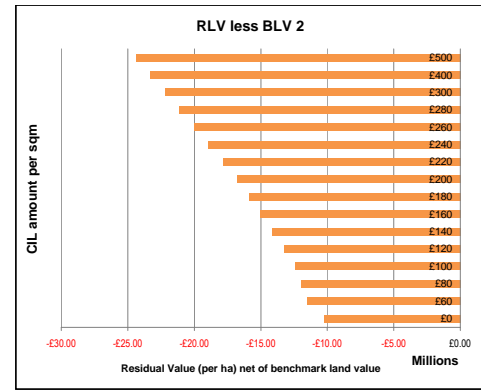
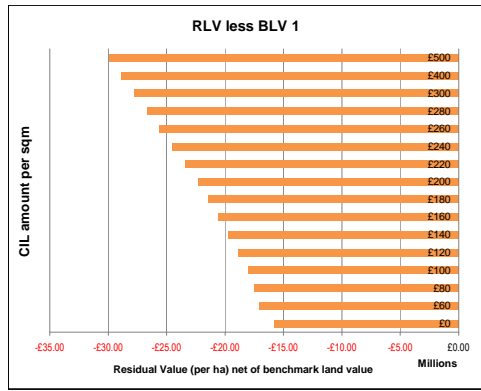
Site type 7 Description: **Area 1 £4090 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,393,000	7,393,000	-22,940,081	17,403,044	12,693,227	10,383,000
60	-8,698,081	8,698,081	-24,245,162	18,708,125	13,998,308	11,688,081
80	-9,133,108	9,133,108	-24,680,189	19,143,152	14,433,335	12,123,108
100	-9,568,135	9,568,135	-25,115,216	19,578,179	14,868,362	12,558,135
120	-10,438,189	10,438,189	-25,985,270	20,448,233	15,738,416	13,428,189
140	-11,308,243	11,308,243	-26,855,324	21,318,287	16,608,470	14,298,243
160	-12,178,297	12,178,297	-27,725,378	22,188,341	17,478,524	15,168,297
180	-13,048,351	13,048,351	-28,595,432	23,058,395	18,348,578	16,038,351
200	-13,918,405	13,918,405	-29,465,486	23,928,449	19,218,632	16,908,405
220	-15,005,972	15,005,972	-30,553,053	25,016,016	20,306,199	17,995,972
240	-16,093,539	16,093,539	-31,640,621	26,103,584	21,393,767	19,083,539
260	-17,181,107	17,181,107	-32,728,188	27,191,151	22,481,334	20,171,107
280	-18,268,674	18,268,674	-33,815,756	28,278,719	23,568,902	21,258,674
300	-19,356,242	19,356,242	-34,903,323	29,366,286	24,656,469	22,346,242
400	-20,443,809	20,443,809	-35,990,891	30,453,854	25,744,037	23,433,809
500	-21,531,377	21,531,377	-37,078,458	31,541,421	26,831,604	24,521,377



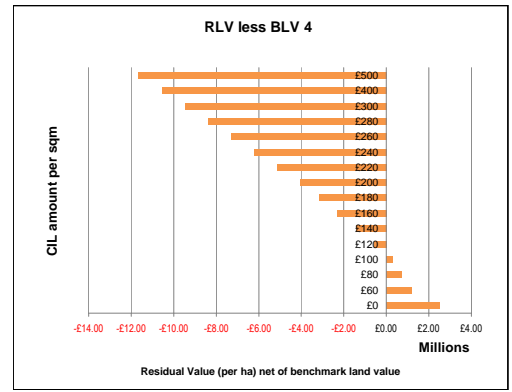
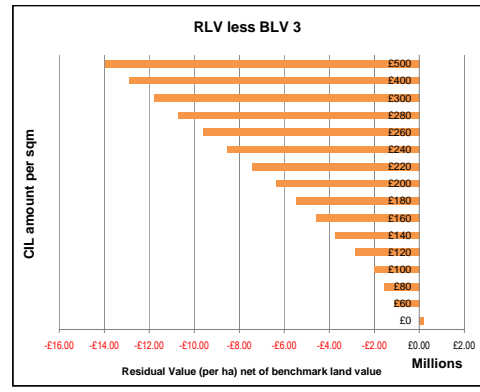
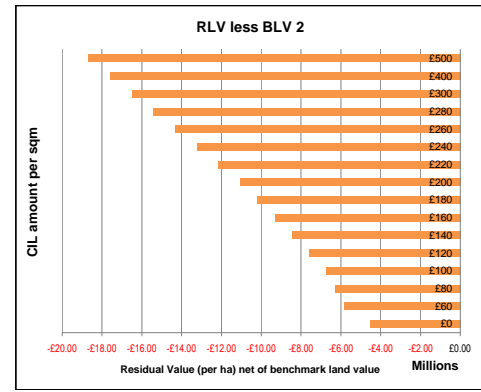
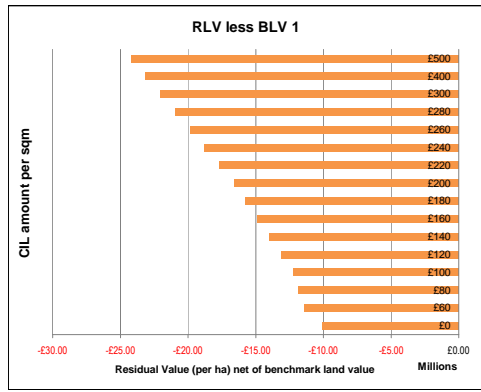
Site type 7 Description: **Area 2 £4629 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	232,076	232,076	15,779,157	10,242,120	5,532,303	3,222,076
60	1,537,157	1,537,157	17,084,238	11,547,201	6,837,384	4,527,157
80	1,972,184	1,972,184	17,519,265	11,982,228	7,272,411	4,962,184
100	2,407,211	2,407,211	17,954,292	12,417,255	7,707,438	5,397,211
120	3,277,265	3,277,265	18,824,346	13,287,309	8,577,492	6,267,265
140	4,147,319	4,147,319	19,694,400	14,157,363	9,447,546	7,137,319
160	5,017,372	5,017,372	20,564,454	15,027,417	10,317,600	8,007,372
180	5,887,426	5,887,426	21,434,508	15,897,471	11,187,654	8,877,426
200	6,757,480	6,757,480	22,304,562	16,767,525	12,057,708	9,747,480
220	7,845,048	7,845,048	23,392,129	17,855,092	13,145,275	10,835,048
240	8,932,615	8,932,615	24,479,697	18,942,660	14,232,843	11,922,615
260	10,020,183	10,020,183	25,567,264	20,030,227	15,320,410	13,010,183
280	11,107,750	11,107,750	26,654,832	21,117,795	16,407,978	14,097,750
300	12,195,318	12,195,318	27,742,399	22,205,362	17,495,545	15,185,318
400	13,282,885	13,282,885	28,829,967	23,292,929	18,583,113	16,272,885
500	14,370,453	14,370,453	29,917,534	24,380,497	19,670,680	17,360,453



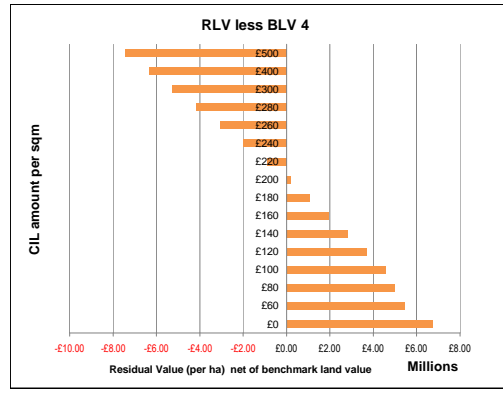
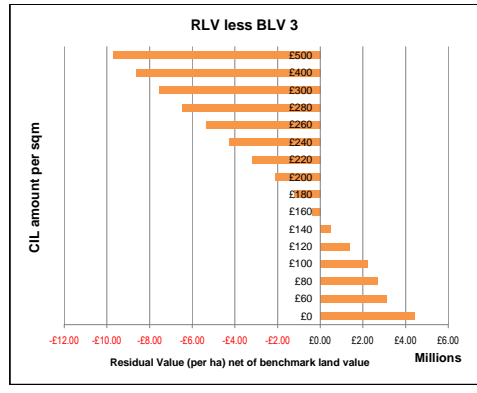
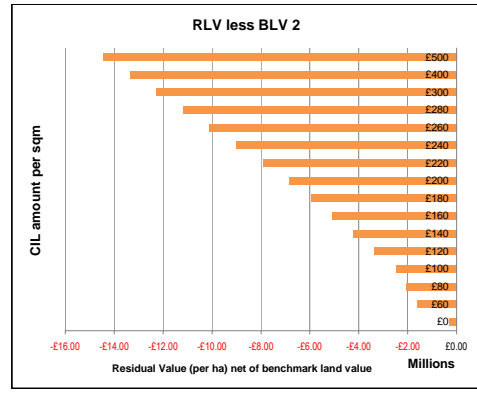
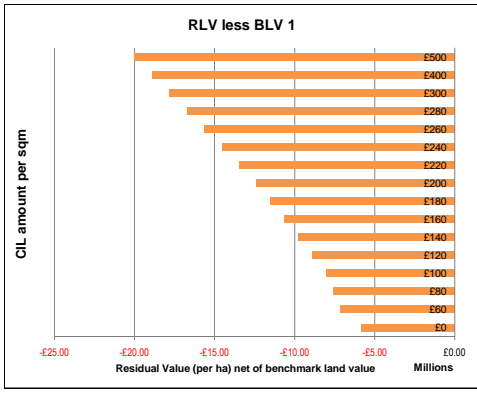
Site type 7 Description: **Area 3 £5059 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,468,928	5,468,928	-10,078,153	4,541,116	168,700	2,478,928
60	4,163,847	4,163,847	-11,383,234	5,846,197	1,136,381	1,173,847
80	3,728,820	3,728,820	-11,818,261	6,281,224	1,571,408	738,820
100	3,293,793	3,293,793	-12,253,288	6,716,251	2,006,435	303,793
120	2,423,739	2,423,739	-13,123,342	7,586,305	2,876,488	566,261
140	1,553,685	1,553,685	-13,993,396	8,456,359	3,746,542	1,436,315
160	683,631	683,631	-14,863,450	9,326,413	4,616,596	2,306,369
180	186,423	186,423	-15,733,504	10,196,467	5,486,650	3,176,423
200	1,096,477	1,096,477	-16,603,558	11,066,521	6,356,704	4,046,477
220	2,144,044	2,144,044	-17,473,612	11,936,575	7,226,758	4,916,521
240	3,231,612	3,231,612	-18,343,666	12,806,629	8,096,812	5,786,565
260	4,319,179	4,319,179	-19,213,720	13,676,683	8,966,866	6,656,609
280	5,406,747	5,406,747	-20,083,774	14,546,737	9,836,920	7,526,653
300	6,494,314	6,494,314	-20,953,828	15,416,791	10,706,974	8,396,697
400	7,581,882	7,581,882	-23,128,963	17,591,926	12,882,109	10,571,882
500	8,669,449	8,669,449	-24,216,531	18,679,493	13,969,673	11,659,449



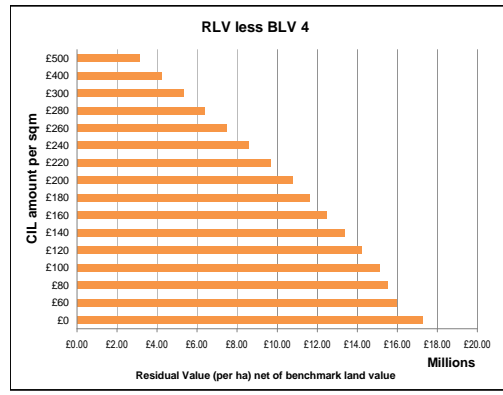
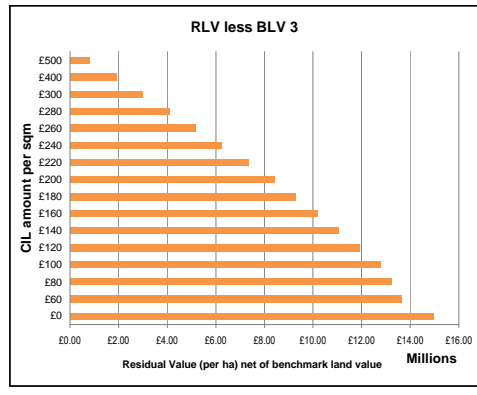
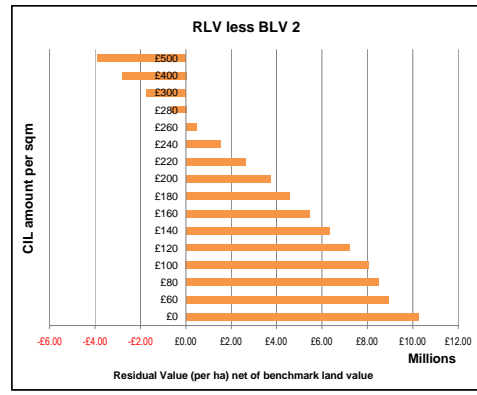
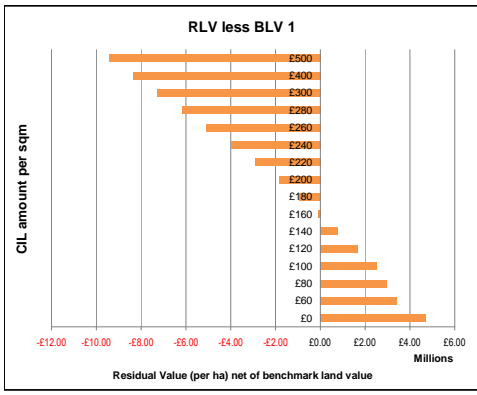
Site type 7 Description: **Area 4** £5382 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,711,133	9,711,133	-5,835,948	-298,911	4,410,906	6,721,133
60	8,406,052	8,406,052	-7,141,029	-1,603,992	3,105,825	5,416,052
80	7,971,025	7,971,025	-7,576,056	-2,039,019	2,670,798	4,981,025
100	7,535,998	7,535,998	-8,011,083	-2,474,046	2,235,771	4,545,998
120	6,665,944	6,665,944	-8,881,137	-3,344,100	1,365,717	3,675,944
140	5,795,890	5,795,890	-9,751,191	-4,214,154	495,663	2,805,890
160	4,925,836	4,925,836	-10,621,245	-5,084,208	-374,391	1,935,836
180	4,055,782	4,055,782	-11,491,299	-5,954,262	-1,244,445	1,065,782
200	3,185,728	3,185,728	-12,361,353	-6,824,316	-2,114,499	195,728
220	2,098,161	2,098,161	-13,448,920	-7,911,883	-3,202,066	-891,839
240	1,010,593	1,010,593	-14,536,488	-8,999,451	-4,289,634	-1,979,407
260	-76,974	-76,974	-15,624,055	-10,087,018	-5,377,201	-3,066,974
280	-1,164,541	-1,164,541	-16,711,623	-11,174,586	-6,464,769	-4,154,541
300	-2,252,109	-2,252,109	-17,799,190	-12,262,153	-7,552,336	-5,242,109
400	-3,339,676	-3,339,676	-18,886,758	-13,349,721	-8,639,904	-6,329,676
500	-4,427,244	-4,427,244	-19,974,325	-14,437,288	-9,727,471	-7,417,244



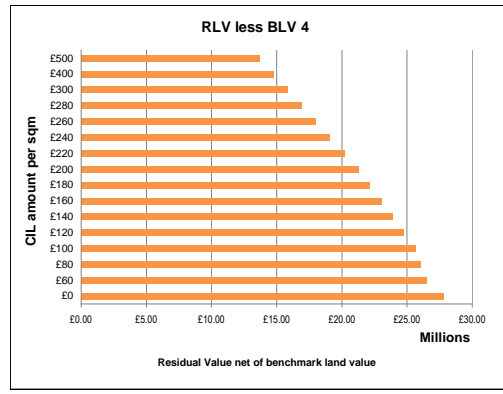
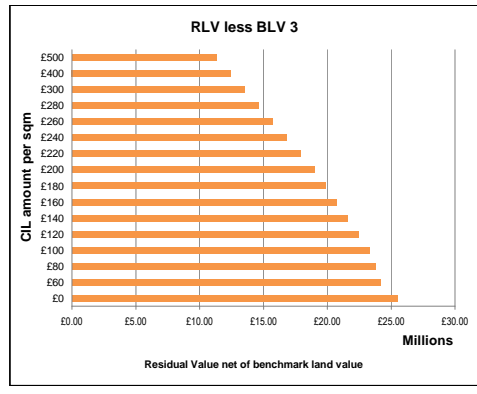
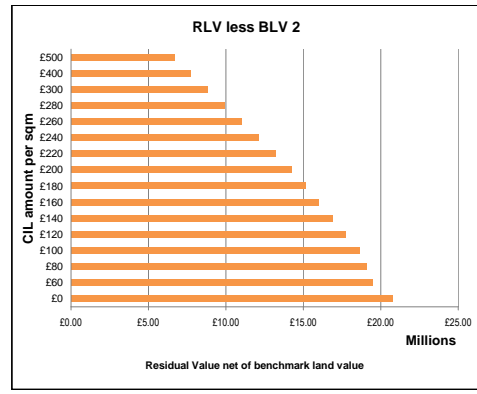
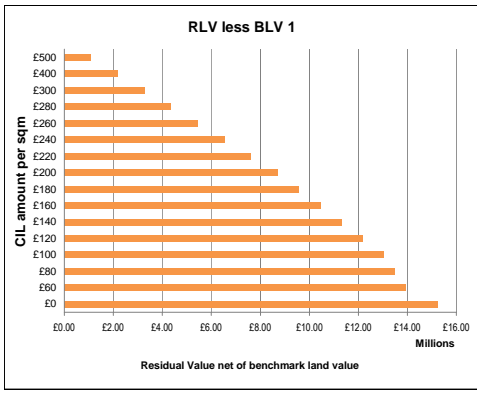
Site type 7 Description: **Area 5** £6189 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,243,313	20,243,313	4,696,231	10,233,268	14,943,085	17,253,313
60	18,938,232	18,938,232	3,391,150	8,928,187	13,638,004	15,948,232
80	18,503,205	18,503,205	2,956,123	8,493,160	13,202,977	15,513,205
100	18,068,178	18,068,178	2,521,096	8,058,133	12,767,950	15,078,178
120	17,198,124	17,198,124	1,651,042	7,188,080	11,897,896	14,208,124
140	16,328,070	16,328,070	780,989	6,318,026	11,027,842	13,338,070
160	15,458,016	15,458,016	-89,065	5,447,972	10,157,788	12,468,016
180	14,587,962	14,587,962	-959,119	4,577,918	9,287,734	11,597,962
200	13,717,908	13,717,908	-1,829,173	3,707,864	8,417,680	10,727,908
220	12,630,340	12,630,340	-2,916,741	2,827,790	7,547,626	9,857,854
240	11,542,773	11,542,773	-4,004,308	1,947,716	6,677,572	8,987,800
260	10,455,205	10,455,205	-5,091,876	1,067,642	5,807,518	8,117,746
280	9,367,638	9,367,638	-6,179,443	187,568	4,937,464	7,247,692
300	8,280,071	8,280,071	-7,267,011	97,494	4,067,410	6,377,638
400	7,192,503	7,192,503	-8,354,578	-2,817,541	3,197,356	5,507,584
500	6,104,936	6,104,936	-9,442,146	-3,905,109	2,327,302	4,637,530



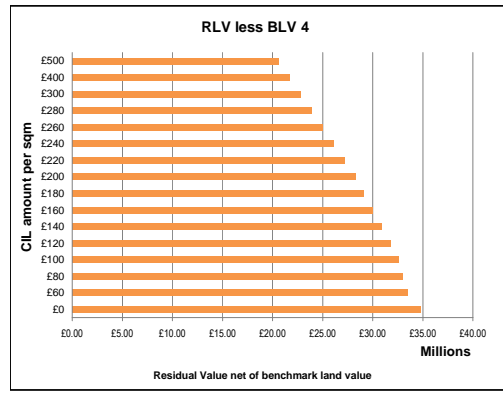
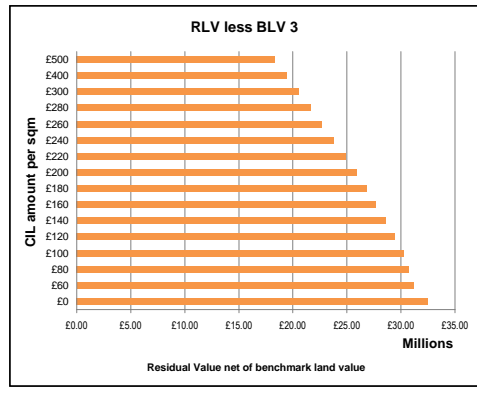
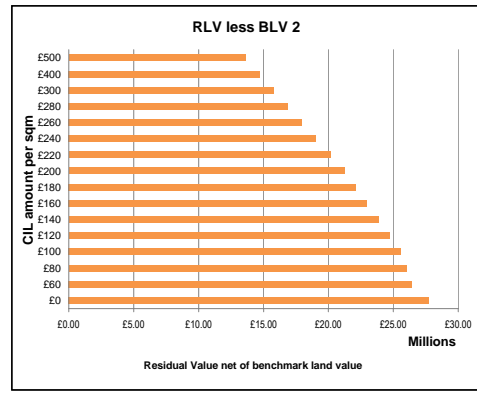
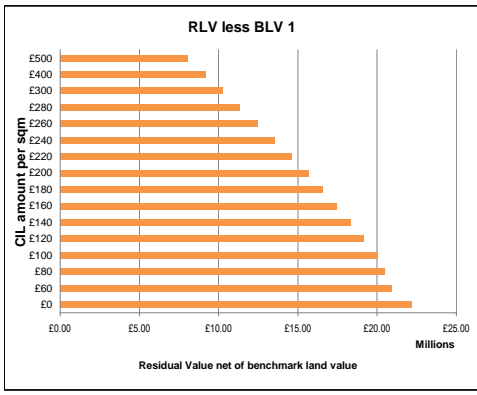
Site type 7 Description: **Area 6** £6997 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	30,775,631	30,775,631	15,228,550	20,765,587	25,475,404	27,785,631
60	29,470,551	29,470,551	13,923,469	19,460,506	24,170,323	26,480,551
80	29,035,524	29,035,524	13,488,442	19,025,479	23,735,296	26,045,524
100	28,600,497	28,600,497	13,053,415	18,590,452	23,300,269	25,610,497
120	27,730,443	27,730,443	12,183,361	17,720,398	22,430,215	24,740,443
140	26,860,389	26,860,389	11,313,307	16,850,344	21,560,161	23,870,389
160	25,990,335	25,990,335	10,443,253	15,980,290	20,690,107	23,000,335
180	25,120,281	25,120,281	9,573,199	15,110,236	19,820,053	22,130,281
200	24,250,227	24,250,227	8,703,145	14,240,182	18,949,999	21,260,227
220	23,162,659	23,162,659	7,615,578	13,152,615	17,862,432	20,172,659
240	22,075,092	22,075,092	6,528,010	12,065,048	16,774,864	19,085,092
260	20,987,524	20,987,524	5,440,443	10,977,480	15,687,297	17,997,524
280	19,899,957	19,899,957	4,352,876	9,889,913	14,599,729	16,909,957
300	18,812,389	18,812,389	3,265,308	8,802,345	13,512,162	15,822,389
400	17,724,822	17,724,822	2,177,741	7,714,778	12,424,594	14,734,822
500	16,637,254	16,637,254	1,090,173	6,627,210	11,337,027	13,647,254



Site type 7 Description: **Area 7** £7535 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	37,749,275	37,749,275	22,202,194	27,739,231	32,449,048	34,759,275
60	36,444,194	36,444,194	20,897,113	26,434,150	31,143,967	33,454,194
80	36,009,167	36,009,167	20,462,086	25,999,123	30,708,940	33,019,167
100	35,574,140	35,574,140	20,027,059	25,564,096	30,273,913	32,584,140
120	34,704,086	34,704,086	19,157,005	24,694,042	29,403,859	31,714,086
140	33,834,032	33,834,032	18,286,951	23,823,988	28,533,805	30,844,032
160	32,963,978	32,963,978	17,416,897	22,953,934	27,663,751	29,973,978
180	32,093,924	32,093,924	16,546,843	22,083,880	26,793,697	29,103,924
200	31,223,871	31,223,871	15,676,789	21,213,826	25,923,643	28,233,871
220	30,136,303	30,136,303	14,589,222	20,126,259	24,836,076	27,146,303
240	29,048,736	29,048,736	13,501,654	19,038,691	23,748,508	26,058,736
260	27,961,168	27,961,168	12,414,087	17,951,124	22,660,941	24,971,168
280	26,873,601	26,873,601	11,326,519	16,863,556	21,573,373	23,883,601
300	25,786,033	25,786,033	10,238,952	15,775,989	20,485,806	22,796,033
400	24,698,466	24,698,466	9,151,384	14,688,421	19,398,238	21,708,466
500	23,610,898	23,610,898	8,063,817	13,600,854	18,310,671	20,620,898



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 7
 400 UNITS
 FLATS
 400 UPH Net area as percentage of gross

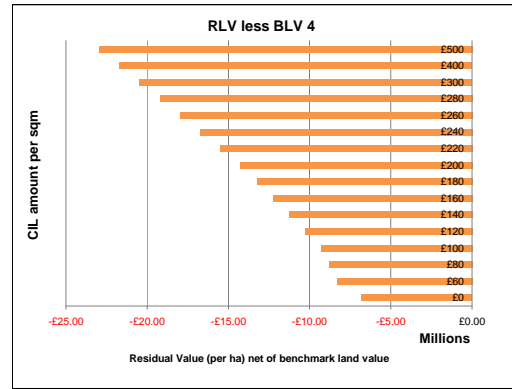
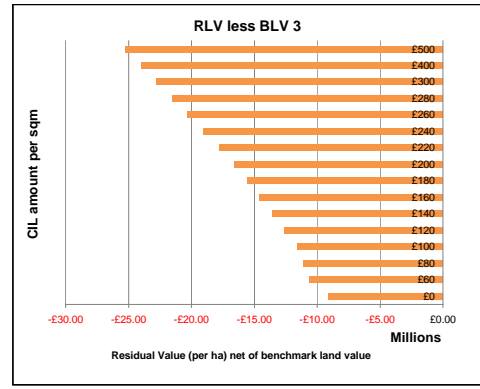
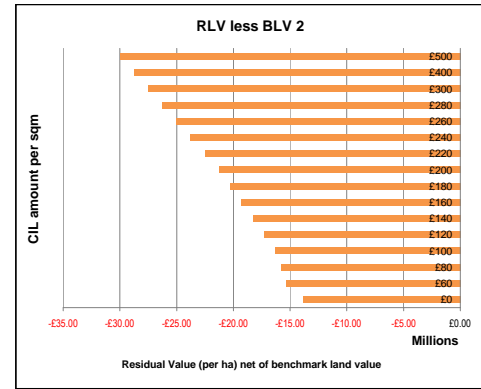
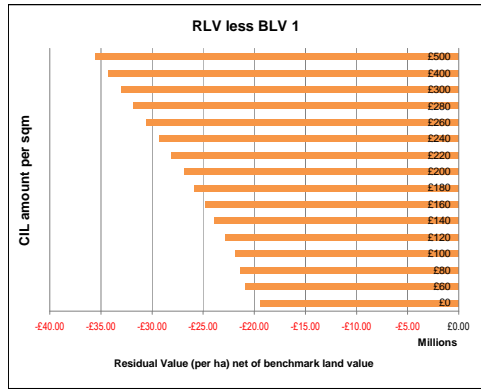
100%

CSH level: 4 on AH
 4 on private
 Aff Hsg: 20%

Sales value inflation
 Build cost inflation

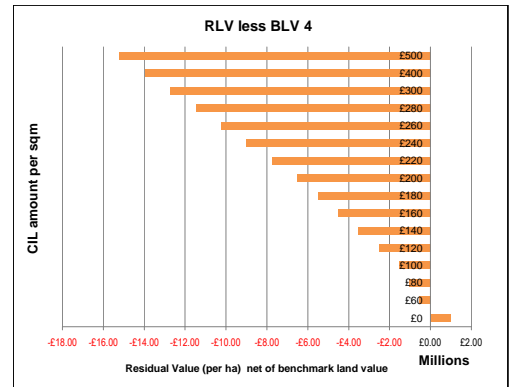
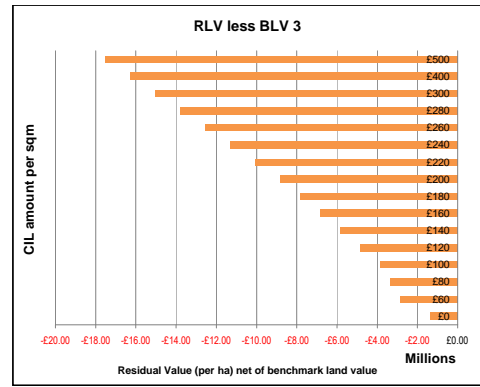
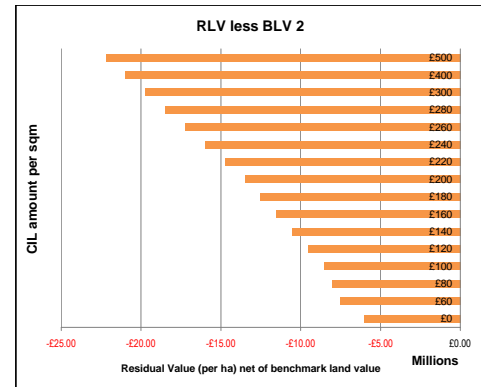
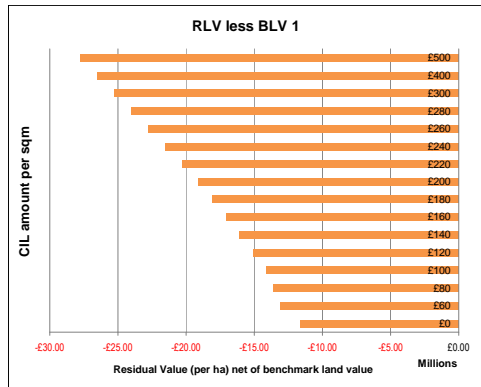
Site type 7 Description: Area 1 £4090 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,813,549	3,813,549	-19,360,630	-13,823,593	-9,113,776	-6,803,549
60	-5,305,070	5,305,070	-20,852,151	-15,315,114	-10,605,297	-8,295,070
80	-5,802,243	5,802,243	-21,349,325	-15,812,288	-11,102,471	-8,792,243
100	-6,299,417	6,299,417	-21,846,498	-16,309,461	-11,599,644	-9,289,417
120	-7,293,764	7,293,764	-22,840,846	-17,303,809	-12,593,992	-10,283,764
140	-8,288,112	8,288,112	-23,835,193	-18,298,156	-13,588,339	-11,278,112
160	-9,282,459	9,282,459	-24,829,540	-19,292,503	-14,582,687	-12,272,459
180	-10,276,807	10,276,807	-25,823,888	-20,286,851	-15,577,034	-13,266,807
200	-11,271,154	11,271,154	-26,818,235	-21,281,198	-16,571,381	-14,261,154
220	-12,514,088	12,514,088	-28,061,170	-22,524,132	-17,814,316	-15,504,088
240	-13,757,022	13,757,022	-29,304,104	-23,767,067	-19,057,250	-16,747,022
260	-14,999,957	14,999,957	-30,547,038	-25,010,001	-20,300,184	-17,989,957
280	-16,242,891	16,242,891	-31,789,972	-26,252,935	-21,543,118	-19,232,891
300	-17,485,825	17,485,825	-33,032,907	-27,495,869	-22,786,053	-20,475,825
400	-18,728,759	18,728,759	-34,275,841	-28,738,804	-24,028,987	-21,718,759
500	-19,971,694	19,971,694	-35,518,775	-29,981,738	-25,271,921	-22,961,694



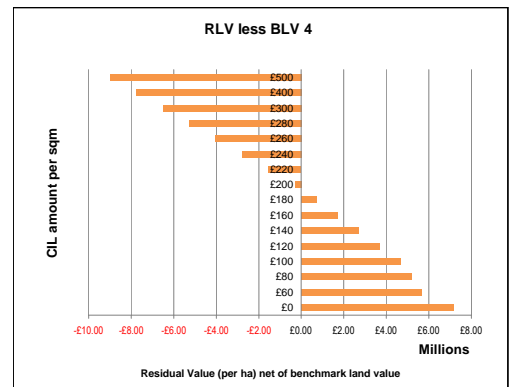
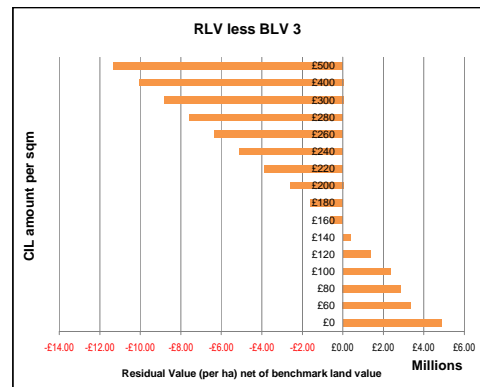
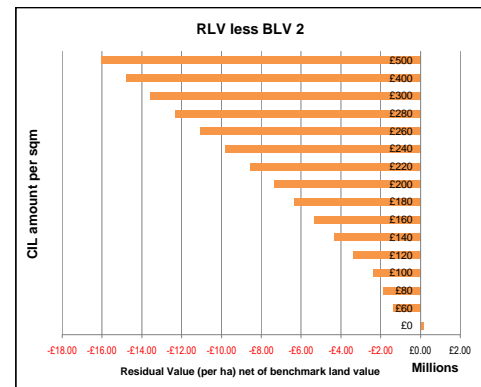
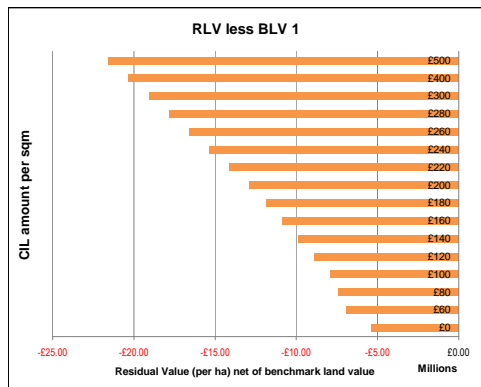
Site type 7 Description: Area 2 £4629 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,950,621	3,950,621	-11,596,461	-6,059,423	-1,349,607	960,621
60	2,459,100	2,459,100	-13,087,982	-7,550,945	-2,841,128	530,900
80	1,961,926	1,961,926	-13,585,155	-8,048,118	-3,338,301	1,028,074
100	1,464,752	1,464,752	-14,082,329	-8,545,292	-3,835,475	1,525,248
120	470,405	470,405	-15,076,676	-9,539,639	-4,829,823	2,519,595
140	-523,943	-523,943	-16,071,024	-10,533,987	-5,824,170	3,513,943
160	-1,518,290	-1,518,290	-17,065,371	-11,528,334	-6,818,517	4,508,290
180	-2,512,637	-2,512,637	-18,059,719	-12,522,682	-7,812,865	5,502,637
200	-3,506,985	-3,506,985	-19,054,066	-13,517,029	-8,807,212	6,496,985
220	-4,749,919	-4,749,919	-20,297,000	-14,759,963	-10,050,146	7,739,919
240	-5,992,853	-5,992,853	-21,539,935	-16,002,897	-11,293,081	8,982,853
260	-7,235,788	-7,235,788	-22,782,869	-17,245,832	-12,536,015	10,225,788
280	-8,478,722	-8,478,722	-24,025,803	-18,488,766	-13,778,949	11,468,722
300	-9,721,656	-9,721,656	-25,268,737	-19,731,700	-15,021,883	12,711,656
400	-10,964,590	-10,964,590	-26,511,672	-20,974,634	-16,264,818	13,954,590
500	-12,207,524	-12,207,524	-27,754,606	-22,217,569	-17,507,752	15,197,524



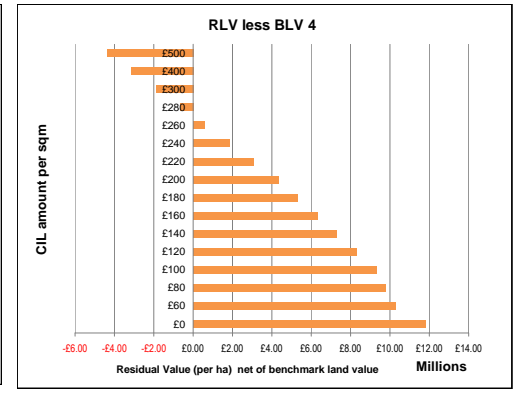
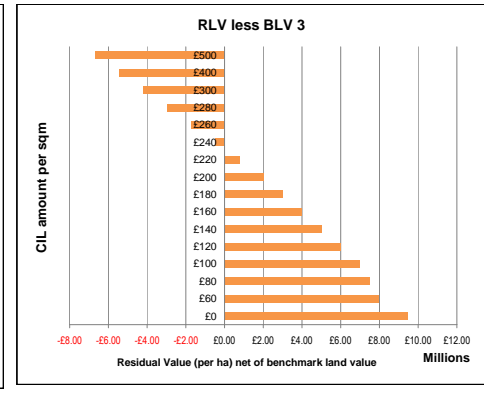
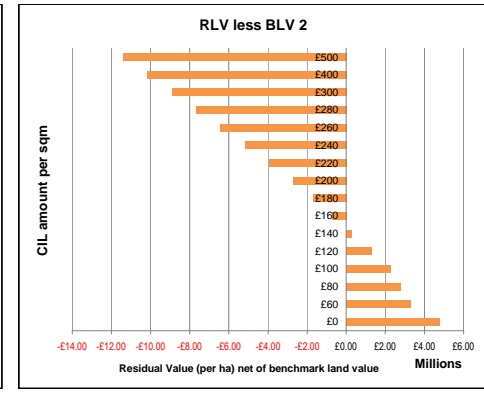
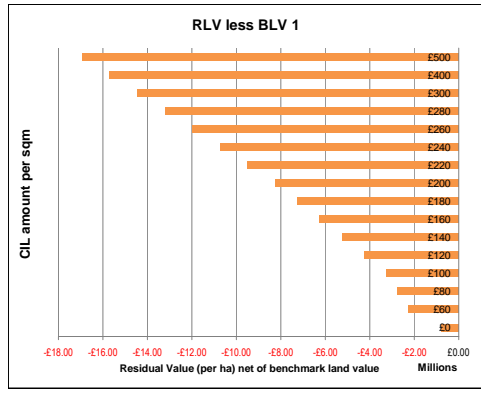
Site type 7 Description: Area 3 £5059 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,143,466	10,143,466	-5,403,616	133,421	4,843,238	7,153,466
60	8,651,945	8,651,945	-6,895,137	1,358,100	3,351,717	5,661,945
80	8,154,771	8,154,771	-7,392,310	1,855,273	2,854,543	5,164,771
100	7,657,597	7,657,597	-7,889,484	2,352,447	2,357,370	4,667,597
120	6,663,250	6,663,250	-8,883,832	3,346,795	1,363,022	3,673,250
140	5,668,902	5,668,902	-9,878,179	4,341,142	368,675	2,678,902
160	4,674,555	4,674,555	-10,872,526	5,335,489	625,673	1,684,555
180	3,680,208	3,680,208	-11,866,874	6,329,837	1,620,020	690,208
200	2,685,860	2,685,860	-12,861,221	7,324,184	2,614,367	304,140
220	1,442,926	1,442,926	-14,104,155	8,567,118	3,857,302	1,547,074
240	199,992	199,992	-15,347,090	9,810,053	5,100,236	2,790,008
260	-1,042,943	-1,042,943	-16,590,024	11,052,987	6,343,170	4,032,943
280	-2,285,877	-2,285,877	-17,832,958	12,295,921	7,586,104	5,275,877
300	-3,528,811	-3,528,811	-19,075,892	13,538,855	8,829,039	6,518,811
400	-4,771,745	-4,771,745	-20,318,827	14,781,790	10,071,973	7,761,745
500	-6,014,680	-6,014,680	-21,561,761	16,024,724	11,314,907	9,004,680



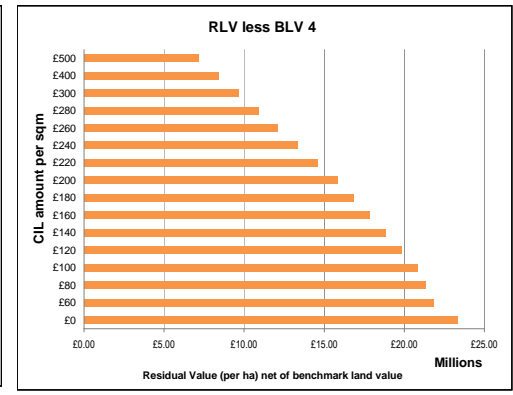
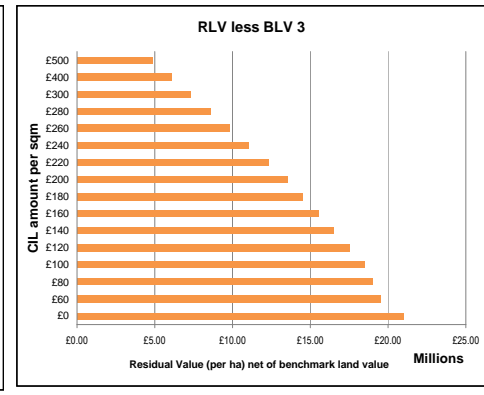
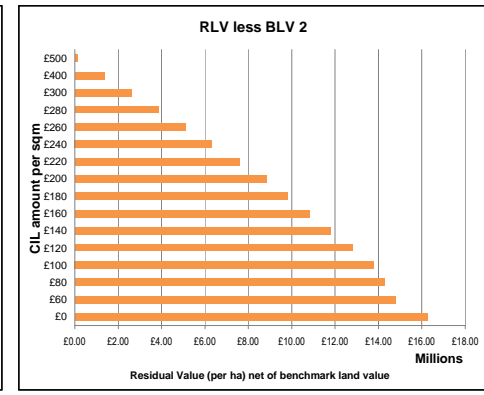
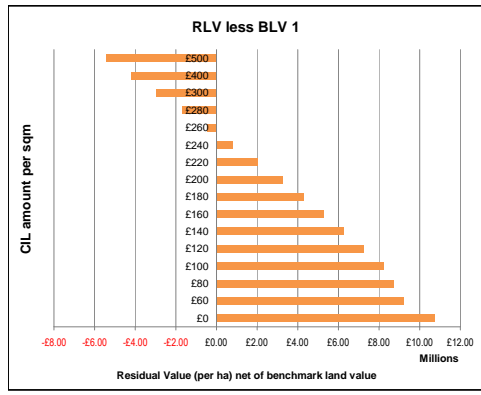
Site type 7 Description: **Area 4** £5382 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,765,734	14,765,734	-781,347	4,755,690	9,465,507	11,775,734
60	13,274,213	13,274,213	-2,272,868	3,264,169	7,973,986	10,284,213
80	12,777,040	12,777,040	-2,770,042	2,766,995	7,476,812	9,787,040
100	12,279,866	12,279,866	-3,267,215	2,269,822	6,979,639	9,299,866
120	11,285,519	11,285,519	-4,261,563	1,275,474	5,985,291	8,295,519
140	10,291,171	10,291,171	-5,255,910	281,127	4,990,944	7,301,171
160	9,296,824	9,296,824	-6,250,258	-713,221	3,996,596	6,306,824
180	8,302,476	8,302,476	-7,244,605	-1,707,568	3,002,249	5,312,476
200	7,308,129	7,308,129	-8,238,952	-2,701,915	2,007,902	4,318,129
220	6,065,195	6,065,195	-9,481,887	-3,944,850	764,967	3,075,195
240	4,822,260	4,822,260	-10,724,821	-5,187,784	-477,967	1,832,260
260	3,579,326	3,579,326	-11,967,755	-6,430,718	-1,720,901	589,326
280	2,336,392	2,336,392	-13,210,689	-7,673,652	-2,963,835	653,608
300	1,093,458	1,093,458	-14,453,624	-8,916,587	-4,206,770	1,896,542
400	-149,477	-149,477	-15,696,558	-10,159,521	-5,449,704	3,139,477
500	-1,392,411	-1,392,411	-16,939,492	-11,402,455	-6,692,638	4,382,411



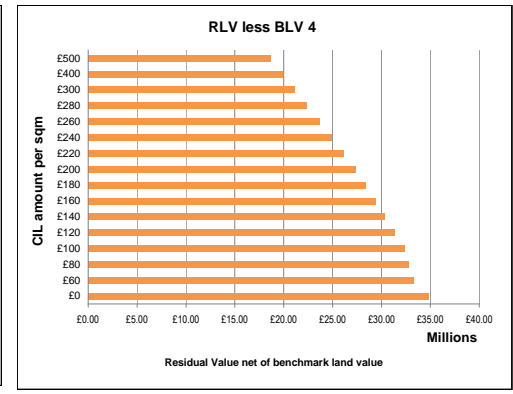
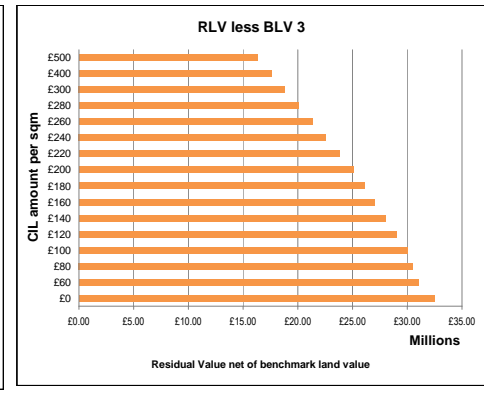
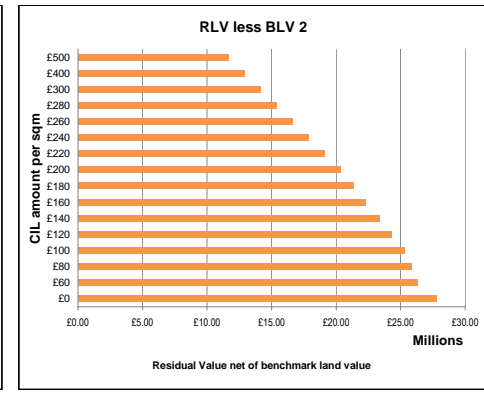
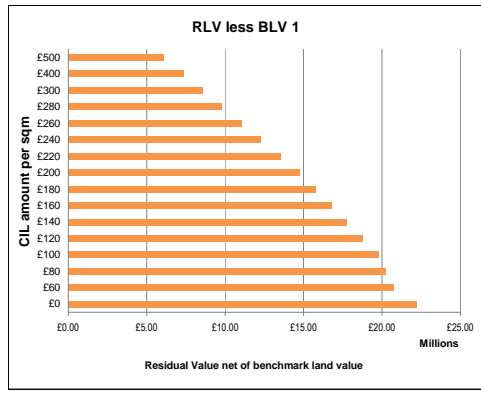
Site type 7 Description: **Area 5** £6189 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,272,517	26,272,517	10,725,436	16,262,473	20,972,290	23,282,517
60	24,780,996	24,780,996	9,233,915	14,770,952	19,480,769	21,790,996
80	24,283,822	24,283,822	8,736,741	14,273,778	18,983,595	21,293,822
100	23,786,649	23,786,649	8,239,567	13,776,604	18,486,421	20,796,649
120	22,792,301	22,792,301	7,245,220	12,782,257	17,492,074	19,802,301
140	21,797,954	21,797,954	6,250,873	11,787,910	16,497,726	18,807,954
160	20,803,606	20,803,606	5,256,525	10,793,562	15,503,379	17,813,606
180	19,809,259	19,809,259	4,262,178	9,799,215	14,509,032	16,819,259
200	18,814,912	18,814,912	3,267,830	8,804,867	13,514,684	15,824,912
220	17,571,977	17,571,977	2,024,896	7,561,933	12,271,750	14,581,977
240	16,329,043	16,329,043	781,962	6,318,999	11,028,816	13,339,043
260	15,086,109	15,086,109	-460,972	5,076,065	9,785,882	12,096,109
280	13,843,175	13,843,175	-1,703,907	3,833,130	8,542,947	10,853,175
300	12,600,240	12,600,240	-2,946,841	2,590,196	7,300,013	9,610,240
400	11,357,306	11,357,306	-4,189,775	1,347,262	6,057,079	8,367,306
500	10,114,372	10,114,372	-5,432,709	104,328	4,814,145	7,124,372



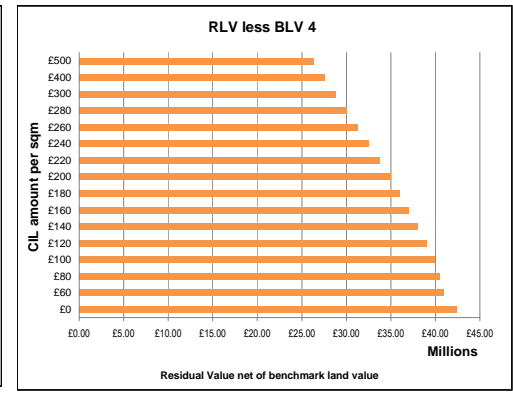
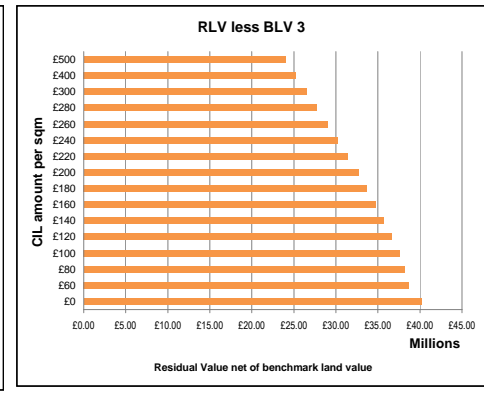
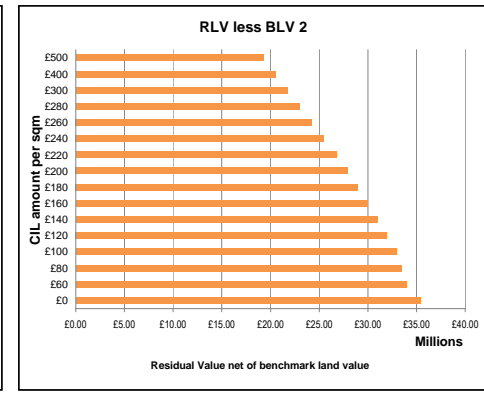
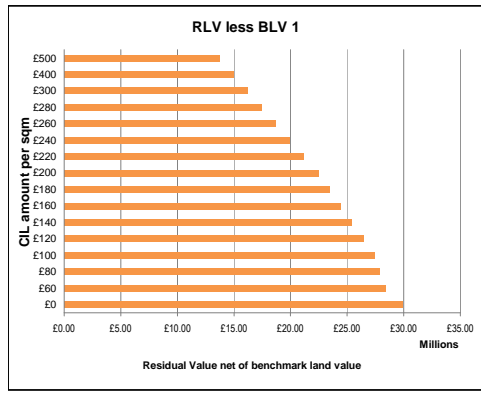
Site type 7 Description: **Area 6** £6997 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	37,779,393	37,779,393	22,232,312	27,769,349	32,479,165	34,789,393
60	36,287,872	36,287,872	20,740,790	26,277,827	30,987,644	33,297,872
80	35,790,698	35,790,698	20,243,617	25,780,654	30,490,471	32,800,698
100	35,293,524	35,293,524	19,746,443	25,283,480	29,993,297	32,303,524
120	34,299,177	34,299,177	18,752,096	24,289,133	28,998,950	31,309,177
140	33,304,830	33,304,830	17,757,748	23,294,785	28,004,602	30,314,830
160	32,310,482	32,310,482	16,763,401	22,300,438	27,010,255	29,320,482
180	31,316,135	31,316,135	15,769,053	21,306,090	26,015,907	28,326,135
200	30,321,787	30,321,787	14,774,706	20,311,743	25,021,560	27,331,787
220	29,078,853	29,078,853	13,531,772	19,068,809	23,778,626	26,088,853
240	27,835,919	27,835,919	12,288,838	17,825,875	22,535,691	24,845,919
260	26,592,985	26,592,985	11,045,903	16,582,940	21,292,757	23,602,985
280	25,350,050	25,350,050	9,802,969	15,340,006	20,049,823	22,360,050
300	24,107,116	24,107,116	8,560,035	14,097,072	18,806,889	21,117,116
400	22,864,182	22,864,182	7,317,101	12,854,138	17,563,954	19,874,182
500	21,621,248	21,621,248	6,074,166	11,611,203	16,321,020	18,631,248



Site type 7 Description: **Area 7** £7535 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	45,418,709	45,418,709	29,871,627	35,408,664	40,118,481	42,428,709
60	43,927,187	43,927,187	28,380,106	33,917,143	38,626,960	40,937,187
80	43,430,014	43,430,014	27,882,932	33,419,970	38,129,786	40,440,014
100	42,932,840	42,932,840	27,385,759	32,922,796	37,632,613	39,942,840
120	41,938,493	41,938,493	26,391,411	31,928,448	36,638,265	38,948,493
140	40,944,145	40,944,145	25,397,064	30,934,101	35,643,918	37,954,145
160	39,949,798	39,949,798	24,402,717	29,939,754	34,649,570	36,959,798
180	38,955,450	38,955,450	23,408,369	28,945,406	33,655,223	35,965,450
200	37,961,103	37,961,103	22,414,022	27,951,059	32,660,876	34,971,103
220	36,718,169	36,718,169	21,171,088	26,708,125	31,417,941	33,728,169
240	35,475,235	35,475,235	19,928,153	25,465,190	30,175,007	32,485,235
260	34,232,300	34,232,300	18,685,219	24,222,256	28,932,073	31,242,300
280	32,989,366	32,989,366	17,442,285	22,979,322	27,689,139	29,999,366
300	31,746,432	31,746,432	16,199,351	21,736,388	26,446,204	28,756,432
400	30,503,498	30,503,498	14,956,416	20,493,453	25,203,270	27,513,498
500	29,260,563	29,260,563	13,713,482	19,250,519	23,960,336	26,270,563



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 "Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

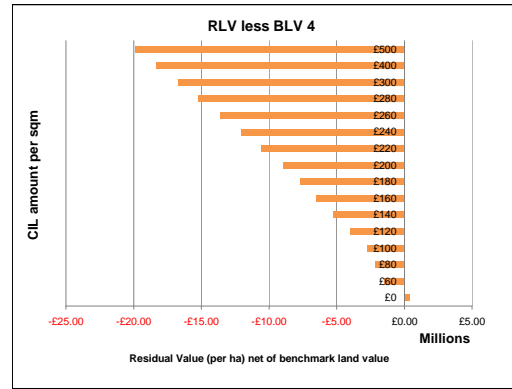
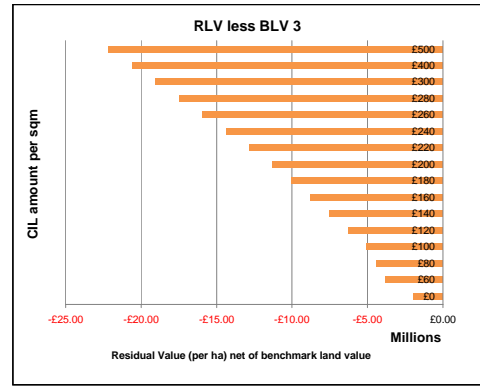
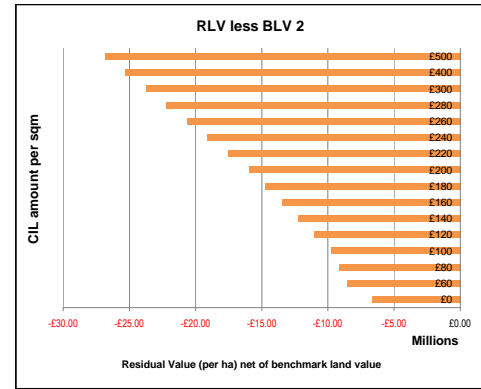
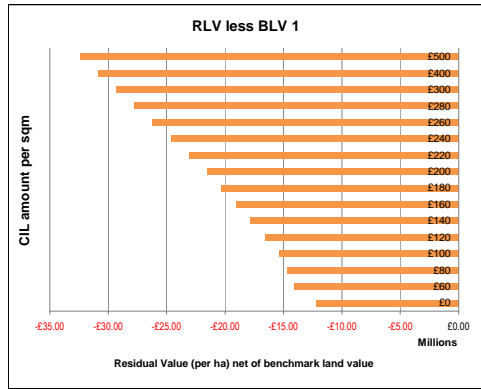
SITE TYPE 7
 400 UNITS
 FLATS
 400 UPH Net area as percentage of gross

100%	Sales value inflation
	Build cost inflation

CSH level: 4 on AH
 4 on private
 Aff Hsg: 0%

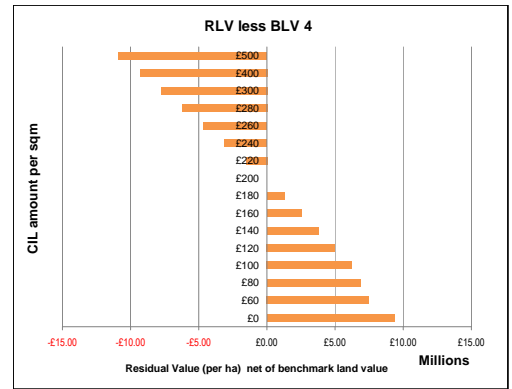
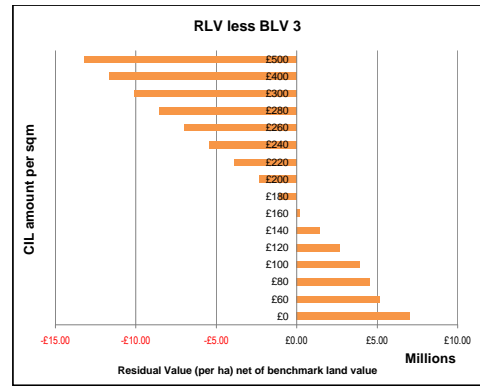
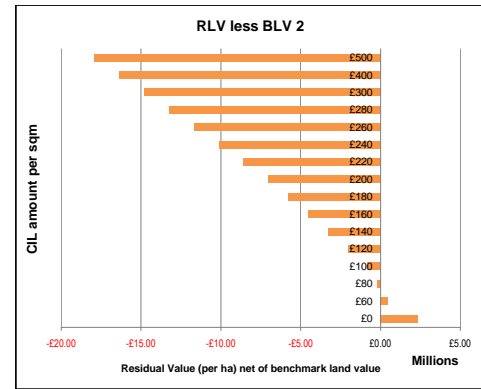
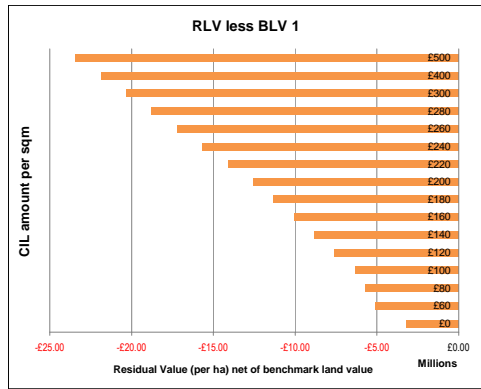
Site type 7 Description: **Area 1 £4090 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,345,354	3,345,354	-12,201,727	-6,664,690	-1,964,873	-355,354
60	1,480,953	1,480,953	-14,066,129	-8,529,092	-3,819,275	-1,509,047
80	859,485	859,485	-14,687,596	-9,150,559	-4,440,742	-2,130,515
100	238,018	238,018	-15,309,063	-9,772,026	-5,062,209	-2,751,982
120	-1,004,916	-1,004,916	-16,551,997	-11,014,960	-6,305,143	-3,994,916
140	-2,247,850	-2,247,850	-17,794,931	-12,257,894	-7,548,078	-5,237,850
160	-3,490,784	-3,490,784	-19,037,866	-13,500,829	-8,791,012	-6,480,784
180	-4,733,719	-4,733,719	-20,280,800	-14,743,763	-10,033,946	-7,723,719
200	-5,976,653	-5,976,653	-21,523,734	-15,986,697	-11,276,880	-8,966,653
220	-7,219,588	-7,219,588	-22,807,402	-17,230,448	-12,519,814	-10,209,588
240	-8,462,522	-8,462,522	-24,021,170	-18,474,010	-13,762,748	-11,452,522
260	-9,705,457	-9,705,457	-25,761,944	-19,717,572	-15,005,682	-12,695,457
280	-10,948,391	-10,948,391	-27,003,918	-20,962,134	-16,248,816	-13,938,391
300	-12,191,326	-12,191,326	-28,250,002	-22,209,696	-17,491,950	-15,181,326
320	-13,434,260	-13,434,260	-29,491,896	-23,450,560	-18,735,084	-16,424,260
340	-14,677,195	-14,677,195	-30,738,000	-24,691,424	-19,978,218	-17,667,195
360	-15,920,129	-15,920,129	-32,000,000	-25,932,288	-21,221,352	-18,910,129
380	-17,163,064	-17,163,064	-33,251,904	-27,173,152	-22,464,486	-20,153,064
400	-18,406,000	-18,406,000	-34,500,000	-28,414,016	-23,705,620	-21,396,000
420	-19,648,934	-19,648,934	-35,746,104	-29,654,930	-24,946,754	-22,638,934
440	-20,891,869	-20,891,869	-37,000,000	-30,895,844	-26,187,888	-23,881,869
460	-22,134,803	-22,134,803	-38,251,904	-32,144,758	-27,429,022	-25,124,803
480	-23,377,738	-23,377,738	-39,501,808	-33,393,672	-28,670,156	-26,367,738
500	-24,620,672	-24,620,672	-40,750,000	-34,642,586	-29,911,290	-27,610,672



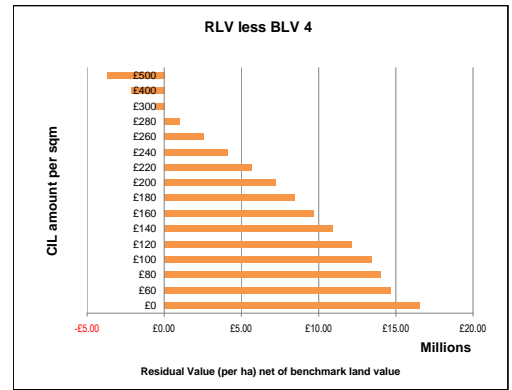
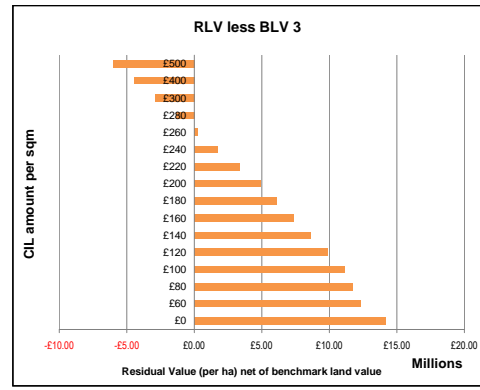
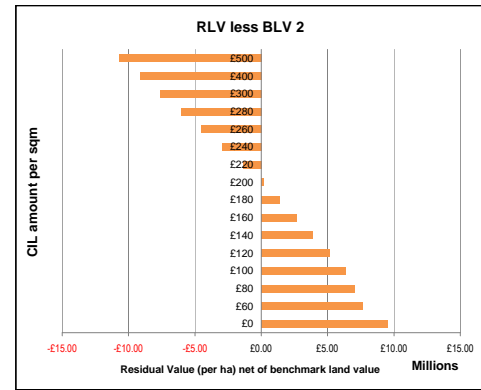
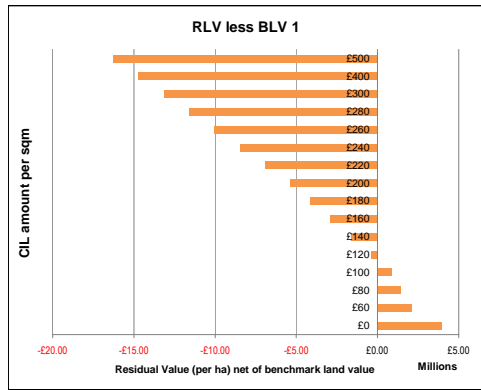
Site type 7 Description: **Area 2 £4629 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,316,013	12,316,013	-3,231,068	-2,305,969	-7,015,788	-9,326,013
60	10,451,612	10,451,612	-5,095,469	-441,568	-5,151,385	-7,461,612
80	9,830,145	9,830,145	-5,716,936	-179,899	-4,529,918	-6,840,145
100	9,208,678	9,208,678	-6,338,403	-801,366	-3,908,450	-6,218,678
120	7,965,744	7,965,744	-7,581,338	-2,044,301	-2,665,516	-4,975,744
140	6,722,809	6,722,809	-8,824,272	-3,287,235	-1,422,582	-3,732,809
160	5,479,875	5,479,875	-10,067,206	-4,530,169	-179,648	-2,489,875
180	4,236,941	4,236,941	-11,310,140	-5,773,103	-1,063,287	-1,246,941
200	2,994,007	2,994,007	-12,553,075	-7,016,038	-2,306,221	-4,007
220	1,440,339	1,440,339	-14,106,742	-8,569,705	-3,859,889	-1,549,661
240	-113,329	-113,329	-15,660,410	-10,123,373	-5,413,556	-3,103,329
260	-1,666,997	-1,666,997	-17,214,078	-11,677,041	-6,967,224	-4,656,997
280	-3,220,665	-3,220,665	-18,767,746	-13,230,709	-8,520,892	-6,210,665
300	-4,774,332	-4,774,332	-20,321,414	-14,784,377	-10,074,560	-7,764,332
320	-6,328,000	-6,328,000	-21,875,082	-16,338,044	-11,628,228	-9,318,000
340	-7,881,668	-7,881,668	-23,426,749	-17,891,712	-13,181,895	-10,871,668



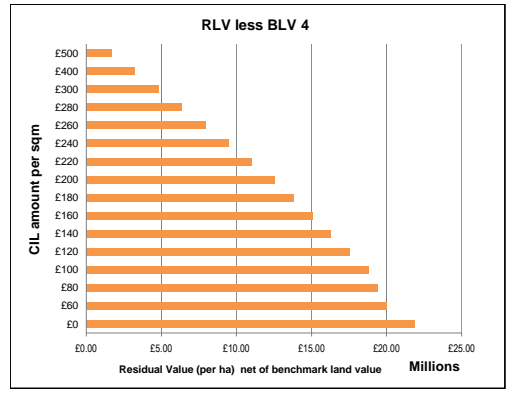
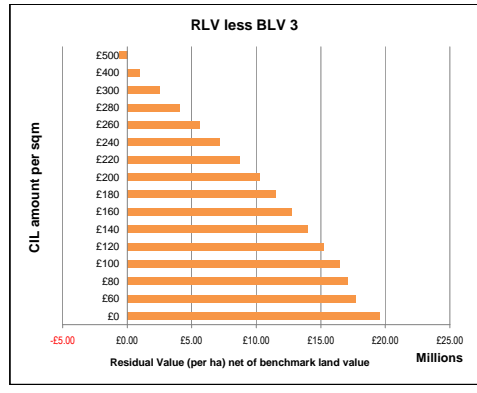
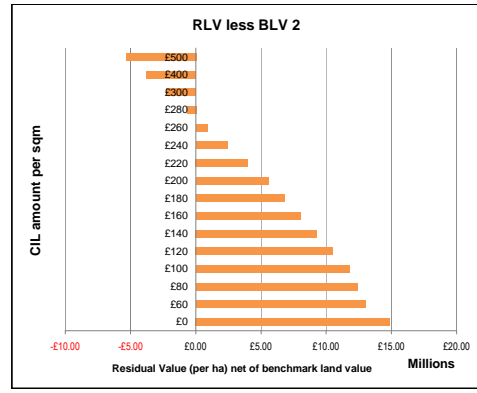
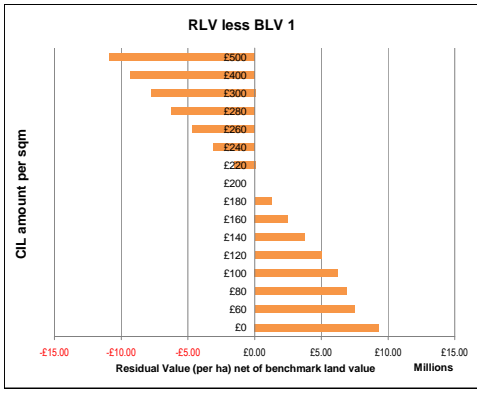
Site type 7 Description: **Area 3 £5059 psm** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,492,541	19,492,541	-3,945,460	-9,482,497	-14,192,314	-16,502,541
60	17,628,140	17,628,140	-2,081,058	-7,618,096	-12,327,912	-14,638,140
80	17,006,673	17,006,673	-1,459,591	-6,996,628	-11,706,445	-14,016,673
100	16,385,206	16,385,206	-838,124	-6,375,161	-11,084,978	-13,395,206
120	15,142,271	15,142,271	-404,810	-5,132,227	-9,842,044	-12,152,271
140	13,899,337	13,899,337	-1,647,744	-3,889,293	-8,599,110	-10,909,337
160	12,656,403	12,656,403	-2,890,679	-2,646,359	-7,356,175	-9,666,403
180	11,413,469	11,413,469	-4,133,613	-1,403,424	-6,113,241	-8,423,469
200	10,170,534	10,170,534	-5,376,547	-160,490	-4,870,307	-7,180,534
220	8,616,866	8,616,866	-6,930,215	-1,393,178	-3,316,639	-5,626,866
240	7,063,199	7,063,199	-8,483,883	-2,946,846	-1,762,971	-4,073,199
260	5,509,531	5,509,531	-10,037,550	-4,500,513	-209,303	-2,519,531
280	3,955,863	3,955,863	-11,591,218	-6,054,181	-1,344,364	-965,863
300	2,402,195	2,402,195	-13,144,886	-7,607,849	-2,898,032	-587,805
320	848,527	848,527	-14,698,554	-9,161,517	-4,451,700	-2,141,473
340	-705,140	-705,140	-16,252,222	-10,715,185	-6,005,368	-3,695,140



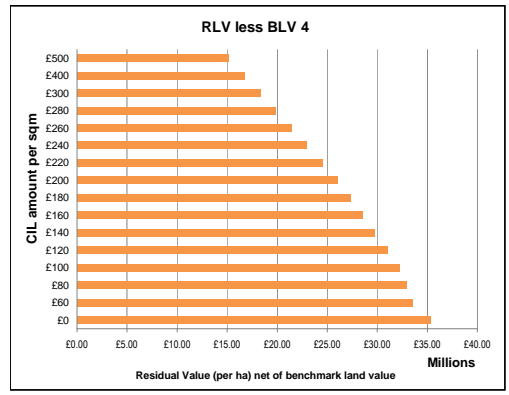
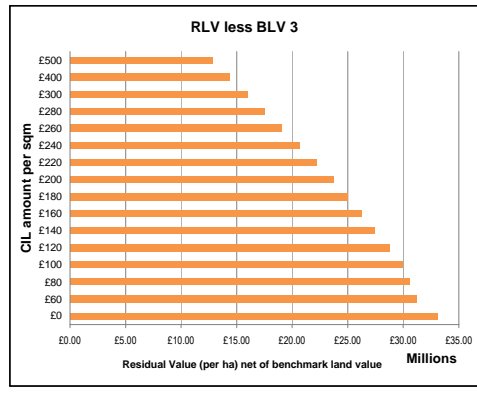
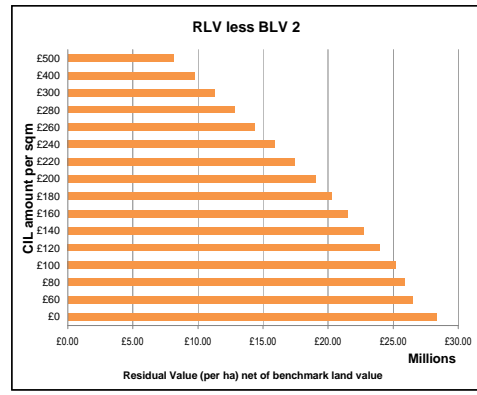
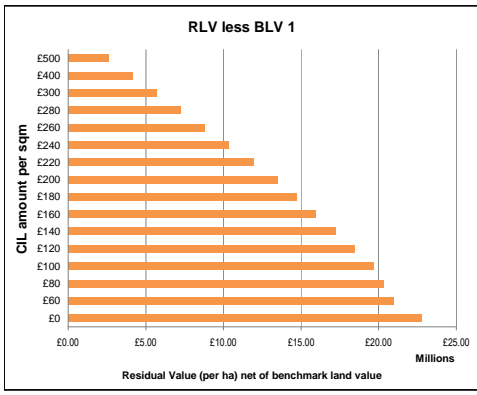
Site type 7 Description: **Area 4** £382 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,874,937	24,874,937	9,327,856	14,864,893	19,574,709	21,884,937
60	23,010,535	23,010,535	7,463,454	17,710,308	17,710,308	20,020,535
80	22,389,068	22,389,068	6,841,987	12,379,024	17,088,841	19,399,068
100	21,767,601	21,767,601	6,220,520	11,757,557	16,467,374	18,777,601
120	20,524,667	20,524,667	4,977,586	10,514,623	15,224,440	17,534,667
140	19,281,733	19,281,733	3,734,651	9,271,689	13,981,505	16,291,733
160	18,038,798	18,038,798	2,491,717	8,028,754	12,738,571	15,048,798
180	16,795,864	16,795,864	1,248,783	6,785,820	11,495,637	13,805,864
200	15,552,930	15,552,930	5,849	5,542,886	10,252,703	12,562,930
220	13,999,262	13,999,262	-1,547,819	3,989,218	8,699,035	11,009,262
240	12,445,594	12,445,594	-3,101,487	2,435,550	7,145,367	9,455,594
260	10,891,927	10,891,927	-4,655,155	881,882	5,591,699	7,901,927
280	9,338,259	9,338,259	-6,208,823	671,785	4,038,031	6,348,259
300	7,784,591	7,784,591	-7,762,490	2,225,453	2,484,364	4,794,591
400	6,230,923	6,230,923	-9,316,158	3,779,121	930,696	3,240,923
500	4,677,255	4,677,255	-10,869,826	5,332,789	622,972	1,687,255



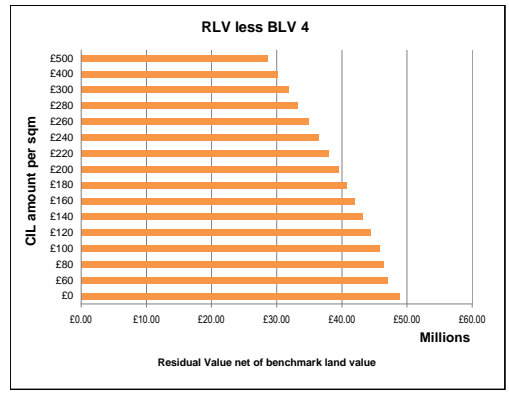
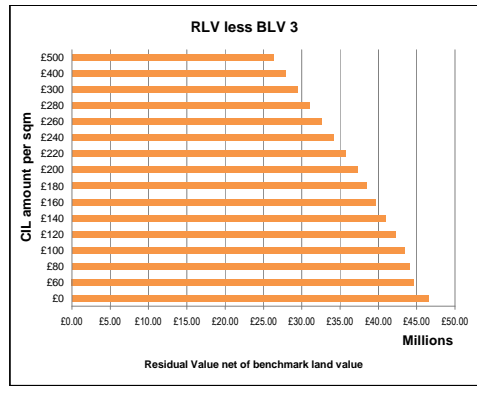
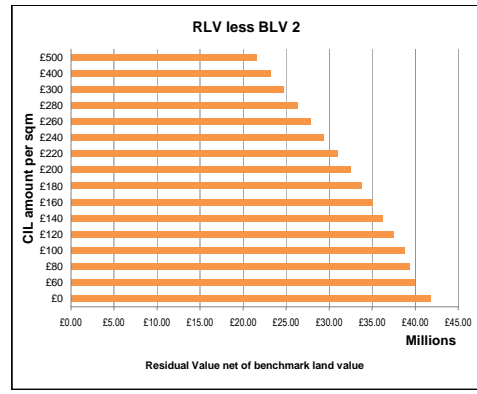
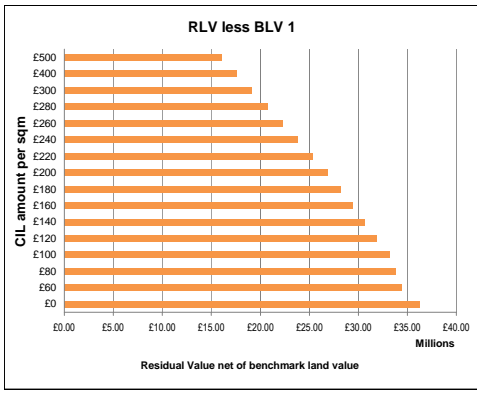
Site type 7 Description: **Area 5** £6189 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	38,330,926	38,330,926	22,783,845	28,320,882	33,030,699	35,340,926
60	36,466,525	36,466,525	20,919,444	26,456,481	31,166,297	33,476,525
80	35,845,058	35,845,058	20,297,976	25,835,013	30,544,830	32,855,058
100	35,223,591	35,223,591	19,676,509	25,213,546	29,923,363	32,233,591
120	33,980,656	33,980,656	18,433,575	23,970,612	28,680,429	30,990,656
140	32,737,722	32,737,722	17,190,641	22,727,678	27,437,495	29,747,722
160	31,494,788	31,494,788	15,947,707	21,484,744	26,194,560	28,504,788
180	30,251,854	30,251,854	14,704,772	20,241,809	24,951,626	27,261,854
200	29,008,919	29,008,919	13,461,838	18,998,875	23,708,692	26,018,919
220	27,455,251	27,455,251	11,908,170	17,445,207	22,155,024	24,465,251
240	25,901,584	25,901,584	10,354,502	15,891,539	20,601,356	22,911,584
260	24,347,916	24,347,916	8,800,835	14,337,872	19,047,688	21,357,916
280	22,794,248	22,794,248	7,247,167	12,784,204	17,494,021	19,804,248
300	21,240,580	21,240,580	5,693,499	11,230,536	15,940,353	18,250,580
400	19,686,912	19,686,912	4,139,831	9,676,868	14,386,685	16,696,912
500	18,133,245	18,133,245	2,586,163	8,123,200	12,833,017	15,143,245



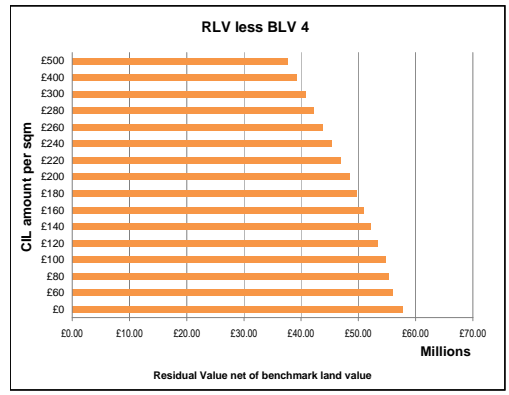
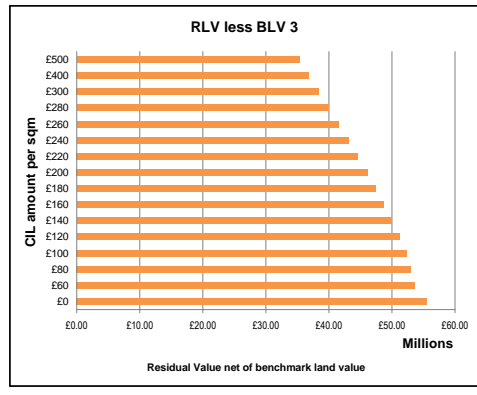
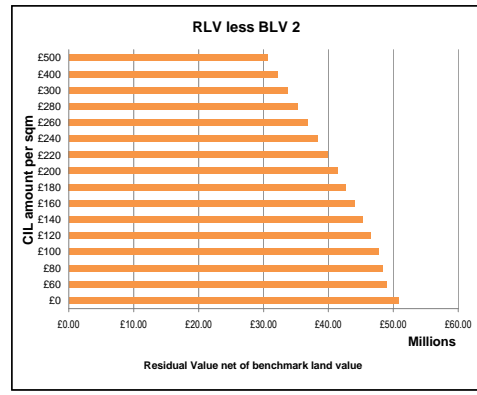
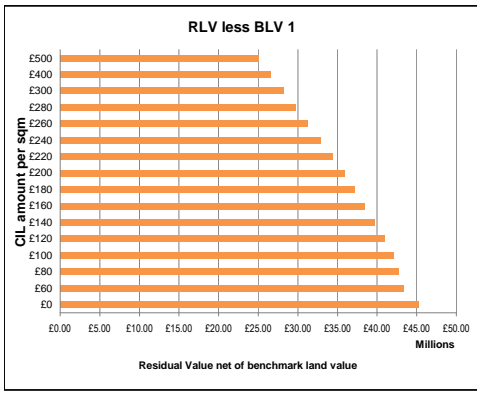
Site type 7 Description: **Area 6** £6997 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	51,786,915	51,786,915	36,239,834	41,776,871	46,486,688	48,796,915
60	49,922,514	49,922,514	34,375,433	39,912,470	44,622,287	46,932,514
80	49,301,047	49,301,047	33,753,966	39,291,003	44,000,820	46,311,047
100	48,679,580	48,679,580	33,132,499	38,669,536	43,379,352	45,689,580
120	47,436,646	47,436,646	31,889,564	37,426,601	42,136,418	44,446,646
140	46,193,711	46,193,711	30,646,630	36,183,667	40,893,484	43,203,711
160	44,950,777	44,950,777	29,403,696	34,940,733	39,650,550	41,960,777
180	43,707,843	43,707,843	28,160,762	33,697,799	38,407,615	40,717,843
200	42,464,909	42,464,909	26,917,827	32,454,864	37,164,681	39,474,909
220	40,911,241	40,911,241	25,364,160	30,901,197	35,611,013	37,921,241
240	39,357,573	39,357,573	23,810,492	29,347,529	34,057,346	36,367,573
260	37,803,905	37,803,905	22,256,824	27,793,861	32,503,678	34,813,905
280	36,250,237	36,250,237	20,703,156	26,240,193	30,950,010	33,260,237
300	34,696,570	34,696,570	19,149,488	24,686,525	29,396,342	31,706,570
400	33,142,902	33,142,902	17,595,820	23,132,857	27,842,674	30,152,902
500	31,589,234	31,589,234	16,042,153	21,579,190	26,289,007	28,599,234



Site type 7 Description: **Area 7** £7535 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	60,757,575	60,757,575	45,210,494	50,747,531	55,457,348	57,767,575
60	58,893,174	58,893,174	43,346,092	48,883,129	53,592,946	55,903,174
80	58,271,706	58,271,706	42,724,625	48,261,662	52,971,479	55,281,706
100	57,650,239	57,650,239	42,103,158	47,640,195	52,350,012	54,660,239
120	56,407,305	56,407,305	40,860,224	46,397,261	51,107,078	53,417,305
140	55,164,371	55,164,371	39,617,290	45,154,327	49,864,143	52,174,371
160	53,921,437	53,921,437	38,374,355	43,911,392	48,621,209	50,931,437
180	52,678,502	52,678,502	37,131,421	42,668,458	47,378,275	49,688,502
200	51,435,568	51,435,568	35,888,487	41,425,524	46,135,341	48,445,568
220	49,881,900	49,881,900	34,334,819	39,871,856	44,581,673	46,891,900
240	48,328,233	48,328,233	32,781,151	38,318,188	43,028,005	45,338,233
260	46,774,565	46,774,565	31,227,483	36,764,520	41,474,337	43,784,565
280	45,220,897	45,220,897	29,673,816	35,210,853	39,920,669	42,230,897
300	43,667,229	43,667,229	28,120,148	33,657,185	38,367,002	40,677,229
400	42,113,561	42,113,561	26,566,480	32,103,517	36,813,334	39,123,561
500	40,559,893	40,559,893	25,012,812	30,549,849	35,259,666	37,569,893



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

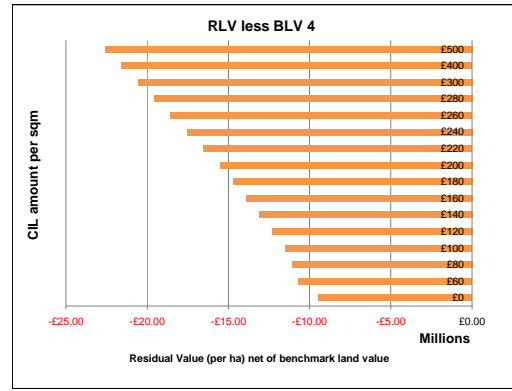
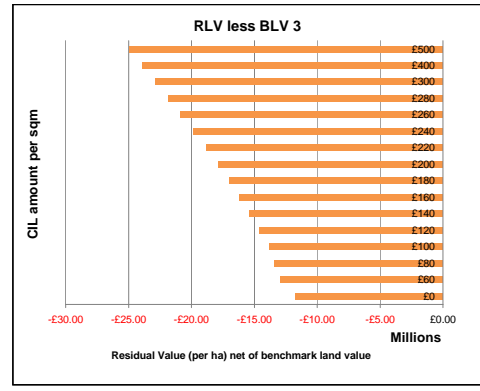
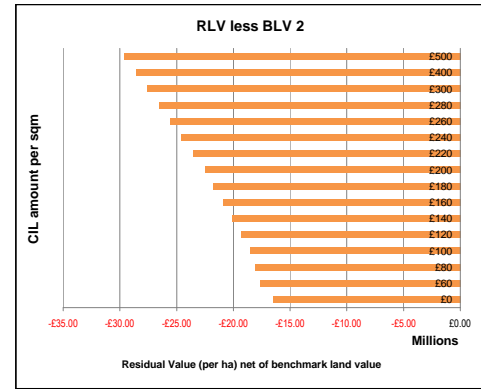
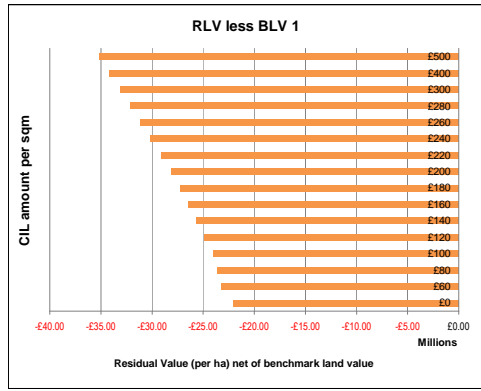
SITE TYPE 7
 400 UNITS
 FLATS
 400 UPH Net area as percentage of gross

100%

CSH level:	4 on AH	Sales value inflation
	4 on private	Build cost inflation
Aff Hsg:	35% Affordable Rent	

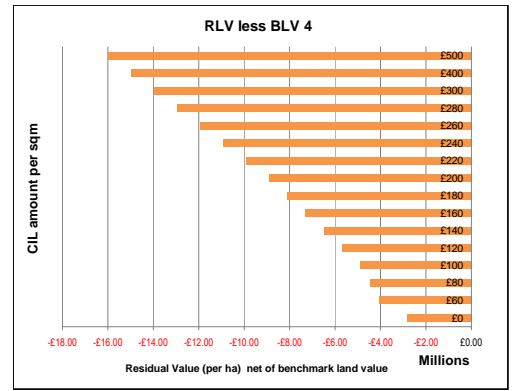
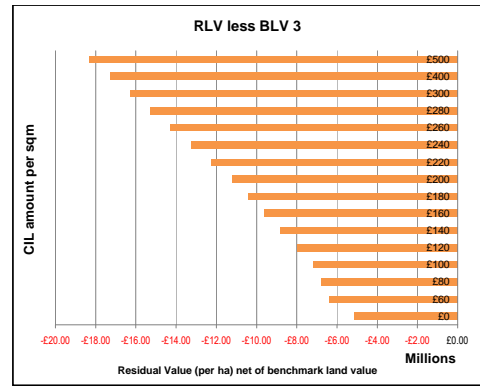
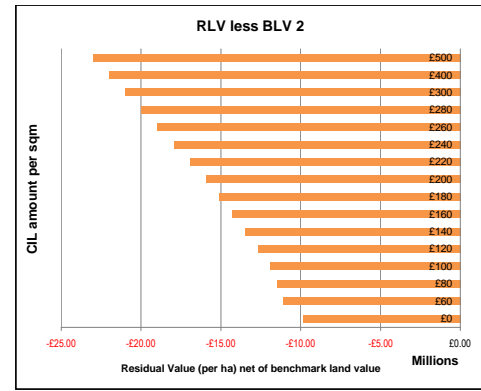
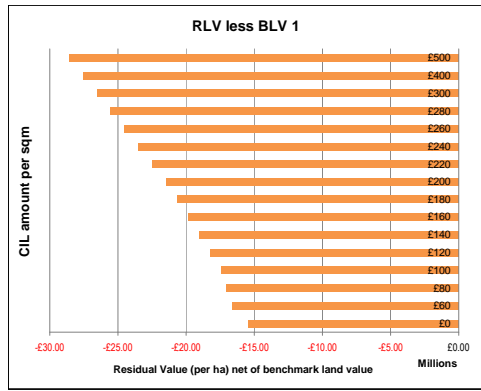
Site type 7 Description: **Area 1 £4090 psm** 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,470,260	6,470,260	-22,017,341	16,480,304	-11,770,487	9,460,260
60	-7,682,121	7,682,121	-23,229,202	17,692,165	-12,982,348	10,672,121
80	-8,086,074	8,086,074	-23,633,156	18,096,119	-13,386,302	11,076,074
100	-8,490,028	8,490,028	-24,037,109	18,500,072	-13,790,255	11,480,028
120	-9,297,935	9,297,935	-24,845,016	19,307,979	-14,598,163	12,287,935
140	-10,105,842	10,105,842	-25,652,924	20,115,887	-15,406,070	13,095,842
160	-10,913,750	10,913,750	-26,460,831	20,923,794	-16,213,977	13,903,750
180	-11,721,657	11,721,657	-27,268,738	21,731,701	-17,021,884	14,711,657
200	-12,529,564	12,529,564	-28,076,645	22,539,608	-17,829,792	15,519,564
220	-13,539,448	13,539,448	-29,086,530	23,549,493	-18,839,676	16,529,448
240	-14,549,332	14,549,332	-30,096,414	24,559,377	-19,849,560	17,539,332
260	-15,559,216	15,559,216	-31,106,298	25,569,261	-20,859,444	18,549,216
280	-16,569,101	16,569,101	-32,116,182	26,579,145	-21,869,328	19,559,101
300	-17,578,985	17,578,985	-33,126,066	27,589,029	-22,879,212	20,568,985
400	-18,588,869	18,588,869	-34,135,950	28,598,913	-23,889,096	21,578,869
500	-19,598,753	19,598,753	-35,145,834	29,608,797	-24,898,980	22,588,753



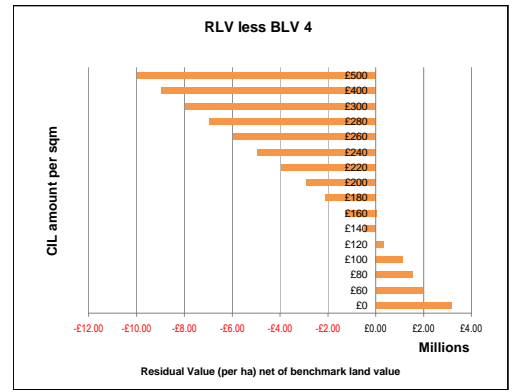
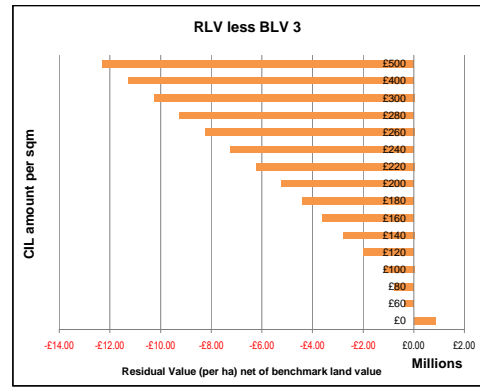
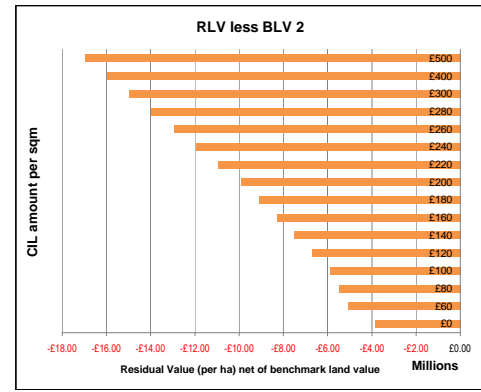
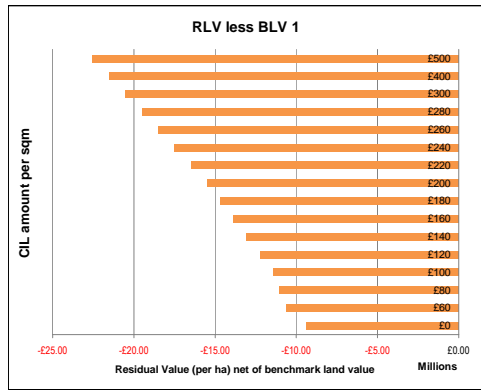
Site type 7 Description: **Area 2 £4629 psm** 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	138,852	138,852	15,408,230	9,871,193	5,161,376	2,851,148
60	1,073,009	1,073,009	16,620,091	11,083,054	6,373,237	4,063,009
80	1,476,963	1,476,963	17,024,044	11,487,007	6,777,190	4,466,963
100	1,880,917	1,880,917	17,427,998	11,890,961	7,181,144	4,870,917
120	2,688,824	2,688,824	18,235,905	12,698,868	7,989,051	5,678,824
140	3,496,731	3,496,731	19,043,812	13,506,775	8,796,958	6,486,731
160	4,304,638	4,304,638	19,851,720	14,314,683	9,604,866	7,294,638
180	5,112,546	5,112,546	20,659,627	15,122,590	10,412,773	8,102,546
200	5,920,453	5,920,453	21,467,534	15,930,497	11,220,680	8,910,453
220	6,930,337	6,930,337	22,477,418	16,940,381	12,230,564	9,920,337
240	7,940,221	7,940,221	23,487,302	17,950,265	13,240,448	10,930,221
260	8,950,105	8,950,105	24,497,186	18,960,149	14,250,332	11,940,105
280	9,959,989	9,959,989	25,507,107	19,970,033	15,260,217	12,949,989
300	10,969,873	10,969,873	26,517,028	20,979,917	16,270,101	13,959,873
400	11,979,757	11,979,757	27,526,949	21,989,802	17,279,985	14,969,757
500	12,989,641	12,989,641	28,536,870	22,999,686	18,289,869	15,979,641



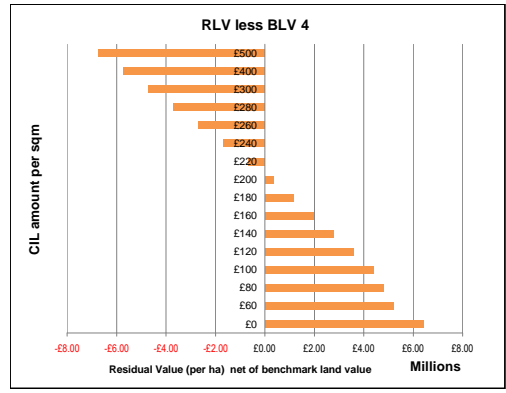
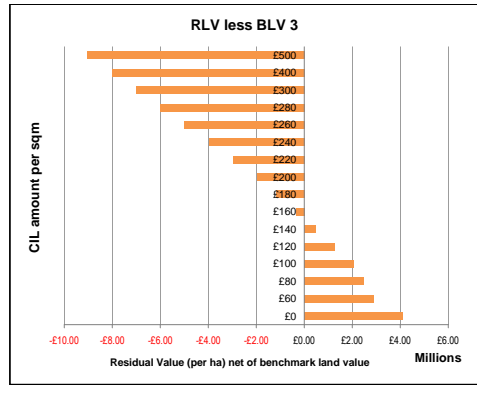
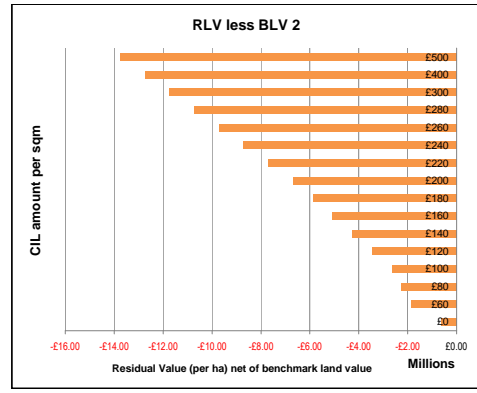
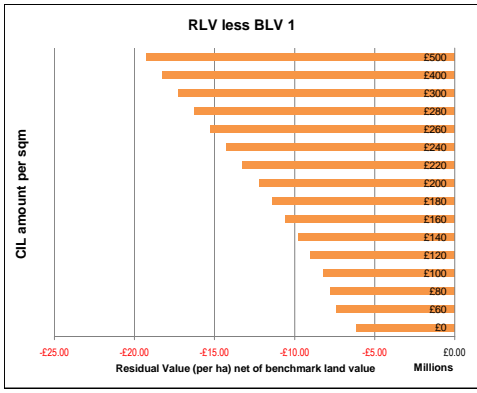
Site type 7 Description: **Area 3 £5059 psm** 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,145,308	6,145,308	-9,401,773	3,864,736	845,081	3,155,308
60	4,933,447	4,933,447	-10,613,634	5,076,597	366,780	1,943,447
80	4,529,494	4,529,494	-11,017,587	5,480,550	770,734	1,539,494
100	4,125,540	4,125,540	-11,421,541	5,884,504	1,174,687	1,135,540
120	3,317,633	3,317,633	-12,229,448	6,692,411	1,982,595	327,633
140	2,509,726	2,509,726	-13,037,356	7,500,319	2,790,502	480,274
160	1,701,818	1,701,818	-13,845,263	8,308,226	3,598,409	1,288,182
180	893,911	893,911	-14,653,170	9,116,133	4,406,316	2,096,089
200	86,004	86,004	-15,461,077	9,924,040	5,214,224	2,903,996
220	923,880	923,880	-16,470,961	10,933,924	6,224,108	3,913,880
240	1,933,764	1,933,764	-17,480,846	11,943,809	7,233,992	4,923,764
260	2,943,648	2,943,648	-18,490,730	12,953,693	8,243,876	5,933,648
280	3,953,532	3,953,532	-19,500,614	13,963,577	9,253,760	6,943,532
300	4,963,417	4,963,417	-20,510,498	14,973,461	10,263,644	7,953,417
400	5,973,301	5,973,301	-21,520,382	15,983,345	11,273,528	8,963,301
500	6,983,185	6,983,185	-22,530,266	16,993,229	12,283,412	9,973,185



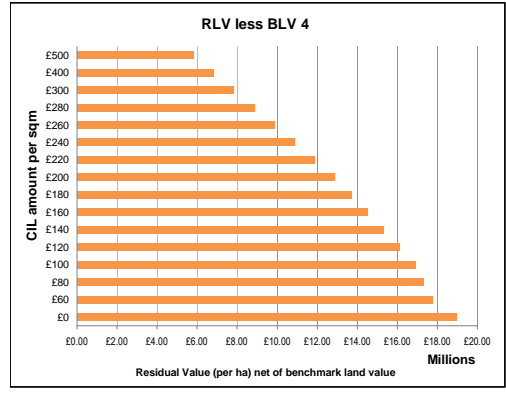
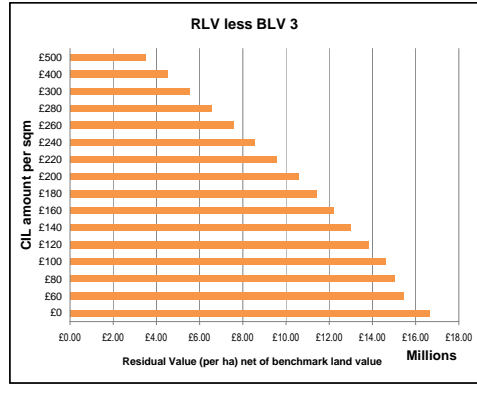
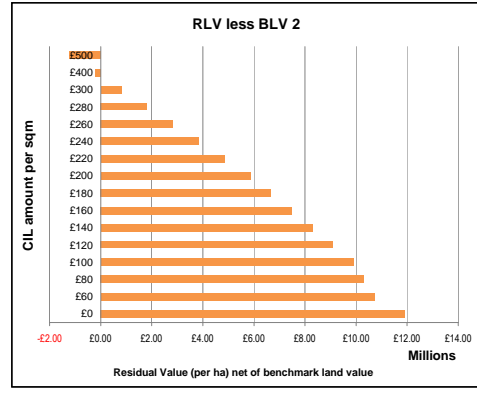
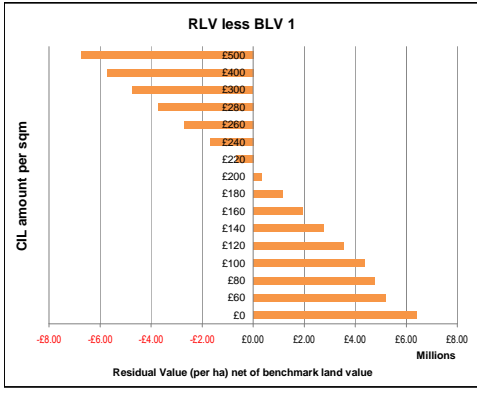
Site type 7 Description: **Area 4** £5382 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,391,608	9,391,608	-6,155,474	-618,437	4,091,380	6,401,608
60	8,179,747	8,179,747	-7,367,335	-1,830,298	2,879,519	5,189,747
80	7,775,793	7,775,793	-7,771,288	-2,234,251	2,475,566	4,785,793
100	7,371,839	7,371,839	-8,175,242	-2,638,205	2,071,612	4,381,839
120	6,563,932	6,563,932	-8,983,149	-3,446,112	1,263,705	3,573,932
140	5,756,025	5,756,025	-9,791,056	-4,254,019	455,797	2,766,025
160	4,948,118	4,948,118	-10,598,964	-5,061,927	-352,110	1,958,118
180	4,140,210	4,140,210	-11,406,871	-5,869,834	-1,160,017	1,150,210
200	3,332,303	3,332,303	-12,214,778	-6,677,741	-1,967,924	342,303
220	2,322,419	2,322,419	-13,224,662	-7,687,625	-2,977,808	-667,581
240	1,312,535	1,312,535	-14,234,546	-8,697,509	-3,987,692	-1,677,465
260	302,651	302,651	-15,244,430	-9,707,393	-4,997,577	-2,687,349
280	-707,233	-707,233	-16,254,315	-10,717,277	-6,007,461	-3,697,233
300	-1,717,117	-1,717,117	-17,264,199	-11,727,162	-7,017,345	-4,707,117
400	-2,727,001	-2,727,001	-18,274,083	-12,737,046	-8,027,229	-5,717,001
500	-3,736,885	-3,736,885	-19,283,967	-13,746,930	-9,037,113	-6,726,885



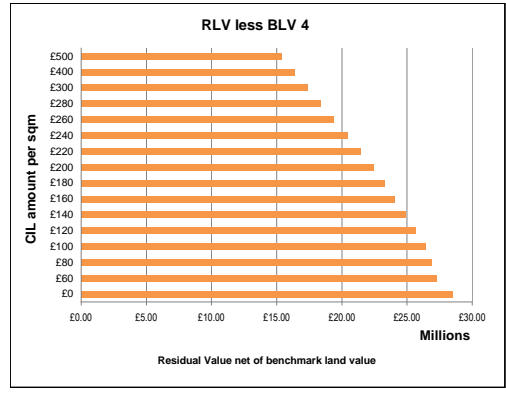
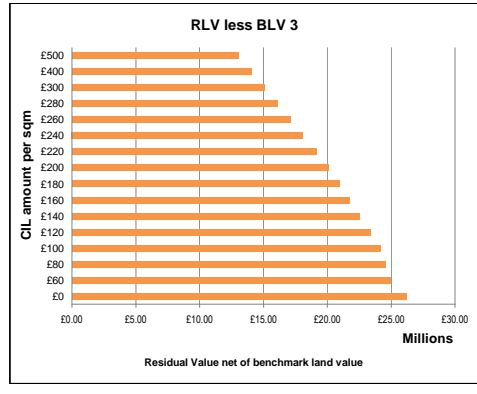
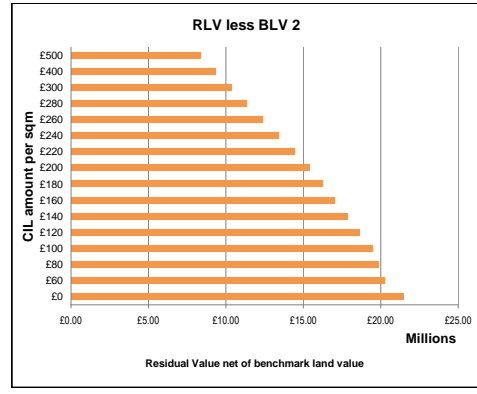
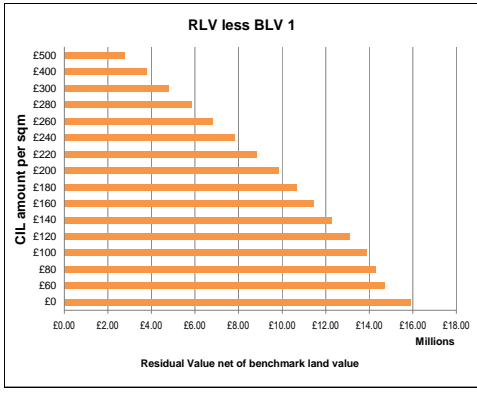
Site type 7 Description: **Area 5** £6189 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,923,696	21,923,696	6,376,615	11,913,652	16,623,468	18,933,696
60	20,711,835	20,711,835	5,164,754	10,701,791	15,411,608	17,721,835
80	20,307,881	20,307,881	4,760,800	10,297,837	15,007,654	17,317,881
100	19,903,928	19,903,928	4,356,846	9,893,883	14,603,700	16,913,928
120	19,096,020	19,096,020	3,548,939	9,085,976	13,795,793	16,106,020
140	18,288,113	18,288,113	2,741,032	8,278,069	12,987,886	15,298,113
160	17,480,206	17,480,206	1,933,125	7,470,162	12,179,978	14,490,206
180	16,672,299	16,672,299	1,125,217	6,662,254	11,372,071	13,682,299
200	15,864,391	15,864,391	317,310	5,854,347	10,564,164	12,874,391
220	14,854,507	14,854,507	-692,574	4,844,463	9,554,280	11,864,507
240	13,844,623	13,844,623	-1,702,458	3,834,579	8,544,396	10,854,623
260	12,834,739	12,834,739	-2,712,342	2,824,695	7,534,512	9,844,739
280	11,824,855	11,824,855	-3,722,226	1,814,811	6,524,628	8,834,855
300	10,814,971	10,814,971	-4,732,110	804,927	5,514,744	7,824,971
400	9,805,087	9,805,087	-5,741,994	-204,957	4,504,859	6,815,087
500	8,795,203	8,795,203	-6,751,878	-1,214,841	3,494,975	5,805,203



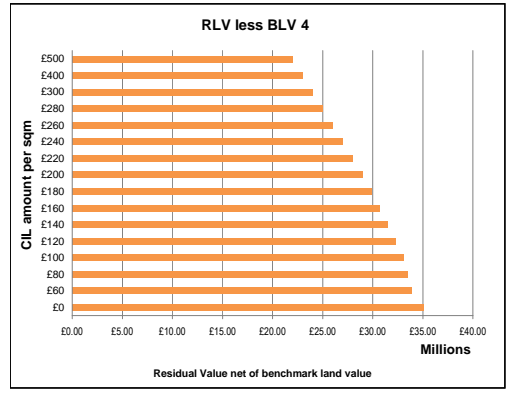
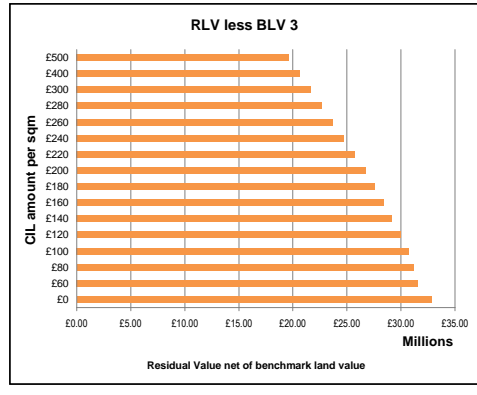
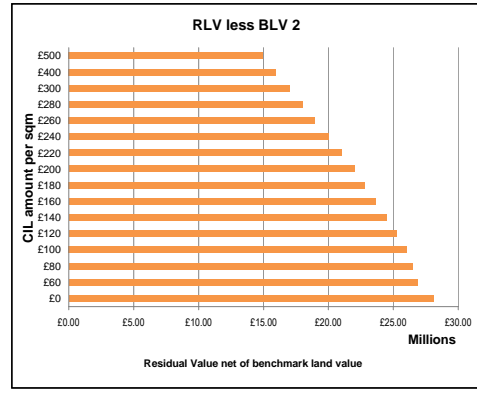
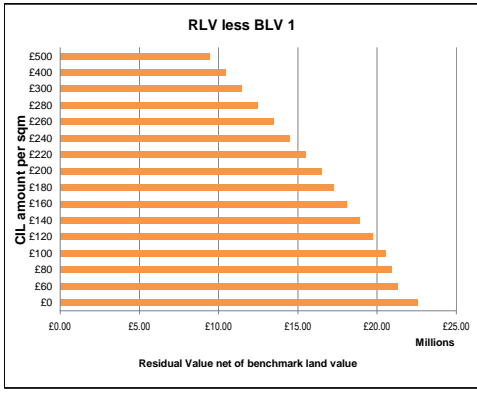
Site type 7 Description: **Area 6** £6997 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,457,886	31,457,886	15,910,804	21,447,842	26,157,658	28,467,886
60	30,246,025	30,246,025	14,698,944	20,235,981	24,945,797	27,256,025
80	29,842,071	29,842,071	14,294,990	19,832,027	24,541,844	26,852,071
100	29,438,118	29,438,118	13,891,036	19,428,073	24,137,890	26,448,118
120	28,630,210	28,630,210	13,083,129	18,620,166	23,329,983	25,640,210
140	27,822,303	27,822,303	12,275,222	17,812,259	22,522,076	24,832,303
160	27,014,396	27,014,396	11,467,315	17,004,352	21,714,168	24,024,396
180	26,206,489	26,206,489	10,659,407	16,196,444	20,906,261	23,216,489
200	25,398,581	25,398,581	9,851,500	15,388,537	20,098,354	22,408,581
220	24,388,697	24,388,697	8,841,616	14,378,653	19,088,470	21,398,697
240	23,378,813	23,378,813	7,831,732	13,368,769	18,078,586	20,388,813
260	22,368,929	22,368,929	6,821,848	12,358,885	17,068,702	19,378,929
280	21,359,045	21,359,045	5,811,964	11,349,001	16,058,818	18,369,045
300	20,349,161	20,349,161	4,802,080	10,339,117	15,048,933	17,359,161
400	19,339,277	19,339,277	3,792,196	9,329,233	14,039,049	16,349,277
500	18,329,393	18,329,393	2,782,311	8,319,349	13,029,165	15,339,393



Site type 7 Description: **Area 7** £7535 psm 0 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	38,066,997	38,066,997	22,519,916	28,056,953	32,766,770	35,076,997
60	36,855,136	36,855,136	21,308,055	26,845,092	31,554,909	33,865,136
80	36,451,183	36,451,183	20,904,101	26,441,138	31,150,955	33,461,183
100	36,047,229	36,047,229	20,500,148	26,037,185	30,747,002	33,057,229
120	35,239,322	35,239,322	19,692,240	25,229,277	29,939,094	32,249,322
140	34,431,414	34,431,414	18,884,333	24,421,370	29,131,187	31,441,414
160	33,623,507	33,623,507	18,076,426	23,613,463	28,323,280	30,633,507
180	32,815,600	32,815,600	17,268,519	22,805,556	27,515,373	29,825,600
200	32,007,693	32,007,693	16,460,611	21,997,648	26,707,465	29,017,693
220	30,997,809	30,997,809	15,450,727	20,987,764	25,697,581	28,007,809
240	29,987,925	29,987,925	14,440,843	19,977,880	24,687,697	26,997,925
260	28,978,040	28,978,040	13,430,959	18,967,996	23,677,813	25,988,040
280	27,968,156	27,968,156	12,421,075	17,958,112	22,667,929	24,978,156
300	26,958,272	26,958,272	11,411,191	16,948,228	21,658,045	23,968,272
400	25,948,388	25,948,388	10,401,307	15,938,344	20,648,161	22,958,388
500	24,938,504	24,938,504	9,391,423	14,928,460	19,638,277	21,948,504



Appendix 5 Commercial appraisal results

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	INDUSTRIAL
Location:	Whole Borough

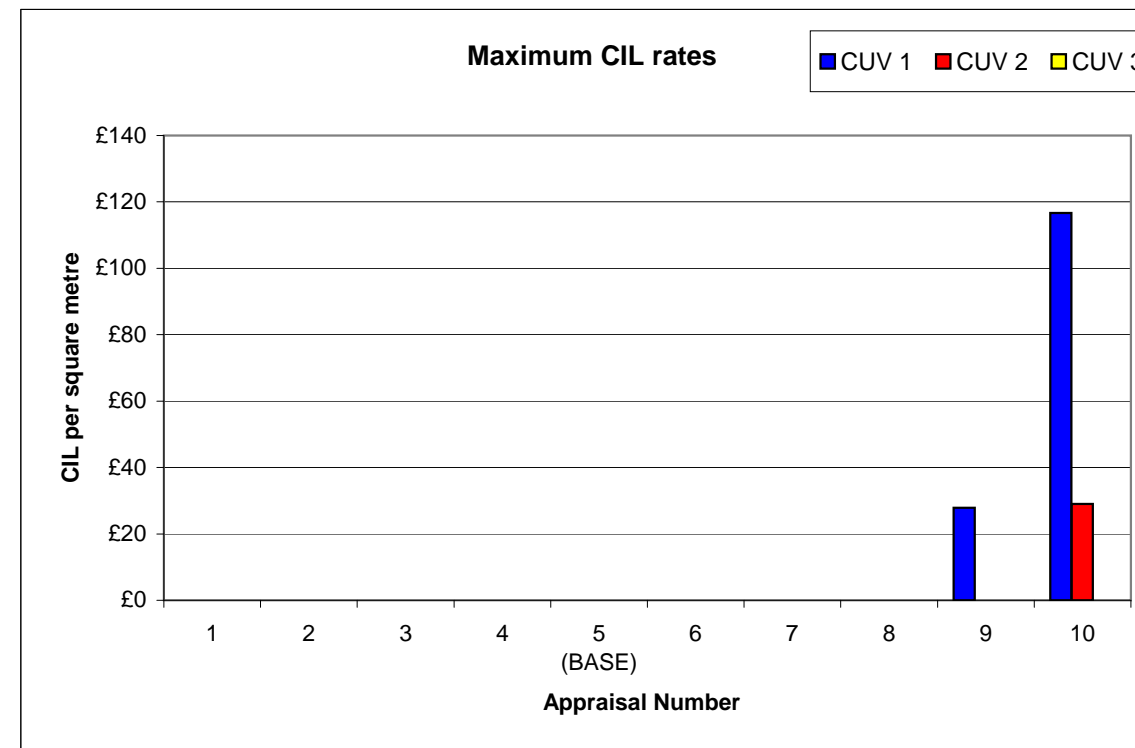
	£s per sqft	Yield	Rent free
Appraisal 1	£7.00	7.50%	2.00 years
Appraisal 2	£8.00	7.50%	2.00 years
Appraisal 3	£9.00	7.50%	2.00 years
Appraisal 4	£10.00	7.75%	2.00 years
Appraisal 5 (base)	£10.00	7.50%	2.00 years
Appraisal 6	£10.00	7.25%	2.00 years
Appraisal 7	£11.00	7.50%	2.00 years
Appraisal 8	£12.00	7.50%	2.00 years
Appraisal 9	£13.00	7.50%	2.00 years
Appraisal 10	£14.00	7.50%	2.00 years

Existing floorspace as % of new	50%
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	£s per sqft	Yield	Rent free	Premium
Current use value 1	£5.00	8.00%	3.00 years	15.00%
Current use value 2	£6.50	8.00%	3.00 years	20.00%
Current use value 3	£8.00	8.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-43%	£0	£0	£0
Appraisal 2	-25%	£0	£0	£0
Appraisal 3	-11%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	9%	£0	£0	£0
Appraisal 8	17%	£0	£0	£0
Appraisal 9	23%	£28	£0	£0
Appraisal 10	29%	£117	£29	£0



CURRENT USE VALUE
Commercial Development

Use class: **INDUSTRIAL**

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	15,000					
Rent per sq ft		£5 psf		£7 psf		£8 psf	
Rental income per annum		£75,000		£97,500		£120,000	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		8.00%		8.00%		8.00%	
Refurbishment costs	£30 psf	£450,000		£450,000		£450,000	
Fees	7%	£31,500		£31,500		£31,500	
Capitalised rent, net of refurb and fees		£262,718		£485,983		£709,248	
Purchaser's costs	5.75%	-£15,106		-£27,944		-£40,782	
Current use value		£247,611		£458,039		£668,467	
CUV including Landowner premium		15%	£284,753	20.00%	£549,647	20.00%	£802,160

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Office
Location:	City Fringe

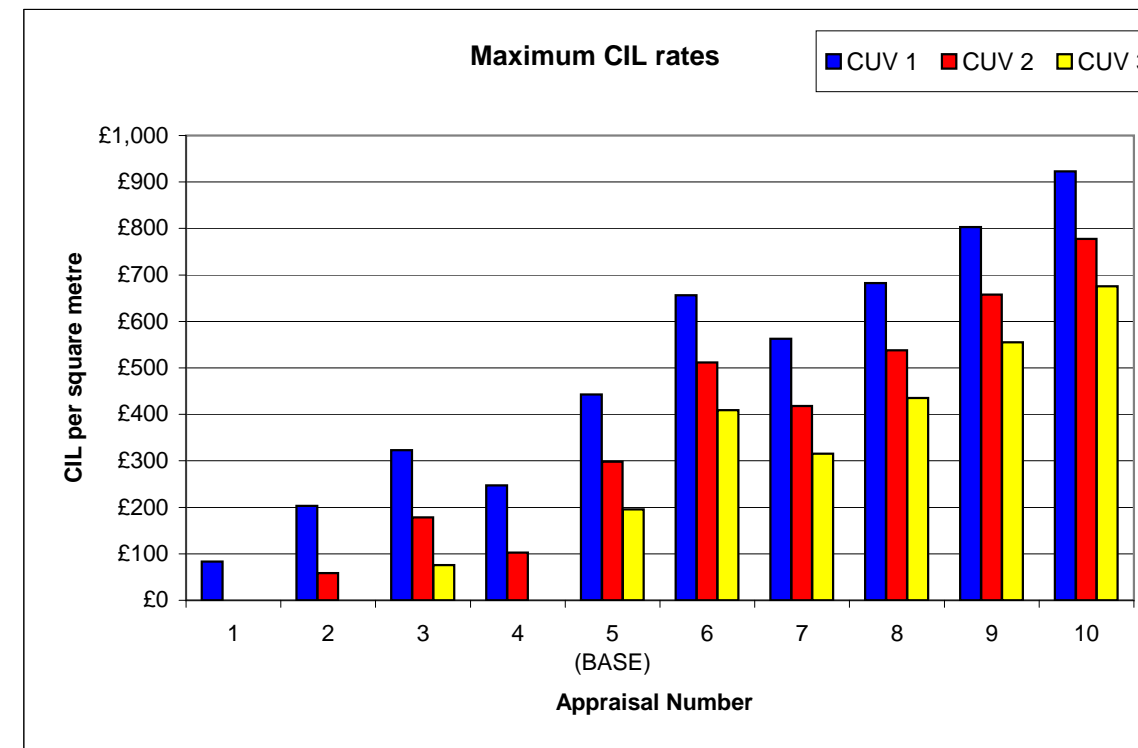
	£s per sqft	Yield	Rent free
Appraisal 1	£32.00	5.75%	2.00 years
Appraisal 2	£33.00	5.75%	2.00 years
Appraisal 3	£34.00	5.75%	2.00 years
Appraisal 4	£35.00	6.00%	2.00 years
Appraisal 5 (base)	£35.00	5.75%	2.00 years
Appraisal 6	£35.00	5.50%	2.00 years
Appraisal 7	£36.00	5.75%	2.00 years
Appraisal 8	£37.00	5.75%	2.00 years
Appraisal 9	£38.00	5.75%	2.00 years
Appraisal 10	£39.00	5.75%	2.00 years

Existing floorspace as % of new	30%
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	£s per sqft	Yield	Rent free	Premium
Current use value 1	£12.50	7.00%	3.00 years	20.00%
Current use value 2	£15.50	6.75%	3.00 years	20.00%
Current use value 3	£18.00	6.75%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-9%	£83	£0	£0
Appraisal 2	-6%	£203	£58	£0
Appraisal 3	-3%	£323	£178	£76
Appraisal 4	0%	£248	£103	£0
Appraisal 5 (base)	-	£443	£298	£196
Appraisal 6	0%	£656	£512	£409
Appraisal 7	3%	£563	£418	£316
Appraisal 8	5%	£683	£538	£435
Appraisal 9	8%	£803	£658	£555
Appraisal 10	10%	£923	£778	£675



CURRENT USE VALUE Commercial Development

Use class:	Office
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	9,000					
Rent per sq ft		£13 psf		£16 psf		£18 psf	
Rental income per annum		£112,500		£139,500		£162,000	
Rent free/voids (years)		3.0	0.8163	3.0	0.8220	3.0	0.8220
Total revenue, capitalised (including all costs)		7.00%		6.75%		6.75%	
Refurbishment costs	£50 psf	£450,000		£450,000		£450,000	
Fees	7%	£31,500		£31,500		£31,500	
Capitalised rent, net of refurb and fees		£830,407		£1,217,396		£1,491,411	
Purchaser's costs	5.75%	-£47,748		-£70,000		-£85,756	
Current use value		£782,659		£1,147,396		£1,405,655	
CUV including Landowner premium		20%	£939,191	20.00%	£1,376,875	20.00%	£1,686,786

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	OFFICE
Location:	North Docklands

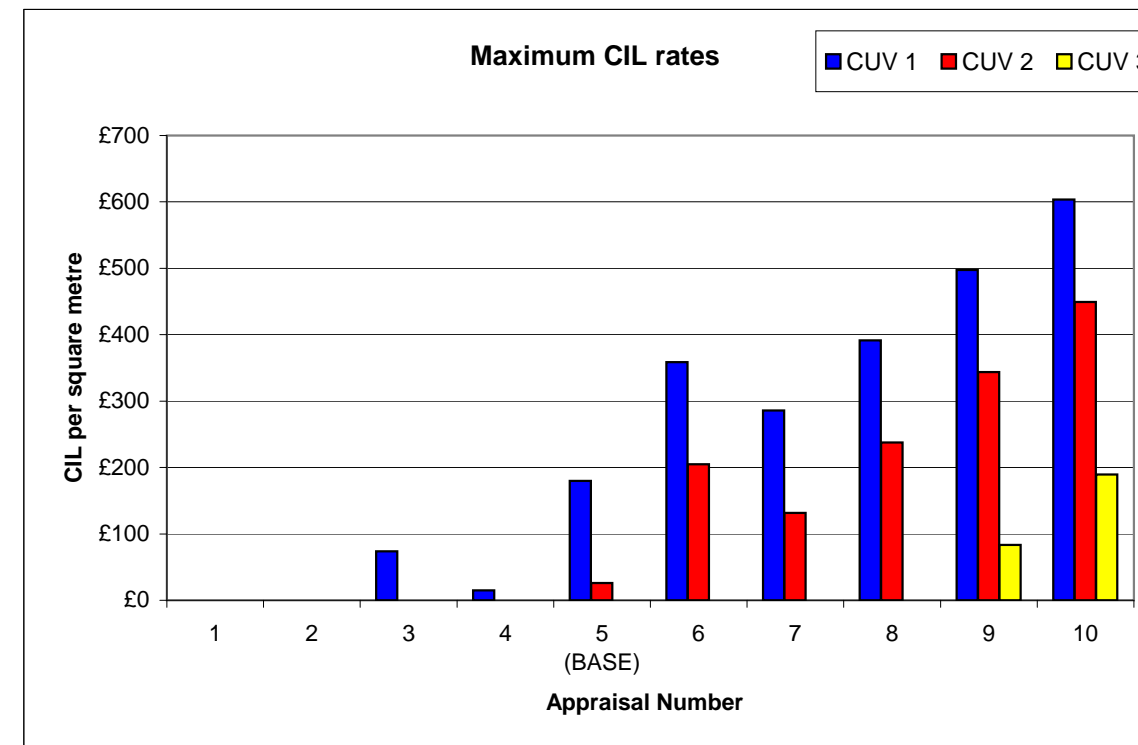
	£s per sqft	Yield	Rent free
Appraisal 1	£32.00	6.25%	2.50 years
Appraisal 2	£33.00	6.25%	2.50 years
Appraisal 3	£34.00	6.25%	2.50 years
Appraisal 4	£35.00	6.50%	2.50 years
Appraisal 5 (base)	£35.00	6.25%	2.50 years
Appraisal 6	£35.00	6.00%	2.50 years
Appraisal 7	£36.00	6.25%	2.50 years
Appraisal 8	£37.00	6.25%	2.50 years
Appraisal 9	£38.00	6.25%	2.50 years
Appraisal 10	£39.00	6.25%	2.50 years

Existing floorspace as % of new
30%

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£8.00	8.00%	3.00 years	15.00%
Current use value 2	£12.50	8.00%	3.00 years	20.00%
Current use value 3	£18.00	7.25%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-9%	£0	£0	£0
Appraisal 2	-6%	£0	£0	£0
Appraisal 3	-3%	£74	£0	£0
Appraisal 4	0%	£15	£0	£0
Appraisal 5 (base)	-	£180	£26	£0
Appraisal 6	0%	£359	£205	£0
Appraisal 7	3%	£286	£132	£0
Appraisal 8	5%	£392	£238	£0
Appraisal 9	8%	£498	£344	£84
Appraisal 10	10%	£603	£449	£189



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	OFFICE
Location:	North Docklands

DEVELOPMENT VALUE

Common assumptions	Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10		
	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	
Rental Income																					
Rent - area 1	10,000	£32.00	£320,000	£33	£330,000	£34.00	£340,000	£35.00	£350,000	£35.00	£350,000	£35.00	£350,000	£36.00	£360,000	£37.00	£370,000	£38.00	£380,000	£39.00	£390,000
Rent - area 2	10,000	£32.00	£320,000	£33	£330,000	£34.00	£340,000	£35.00	£350,000	£35.00	£350,000	£35.00	£350,000	£36.00	£360,000	£37.00	£370,000	£38.00	£380,000	£39.00	£390,000
Rent - area 3	10,000	£32.00	£320,000	£33	£330,000	£34.00	£340,000	£35.00	£350,000	£35.00	£350,000	£35.00	£350,000	£36.00	£360,000	£37.00	£370,000	£38.00	£380,000	£39.00	£390,000
Total floor area / rent	30,000		£960,000		£990,000		£1,020,000		£1,050,000		£1,050,000		£1,050,000		£1,080,000		£1,110,000		£1,140,000		£1,170,000
Rent free/voids (years)		2.5	0.8594	2.5	0.8594	2.5	0.8594	2.5	0.8543	2.5	0.8594	2.5	0.8644	2.5	0.8594	2.5	0.8594	2.5	0.8594	2.5	0.8594
Yield	6.25%	6.25%		6.25%		6.25%		6.50%		6.25%		6.00%		6.25%		6.25%		6.25%		6.25%	
Capitalised rent			£13,199,846		£13,612,341		£14,024,837		£13,800,726		£14,437,332		£15,127,717		£14,849,827		£15,262,322		£15,674,817		£16,087,312
GROSS DEVELOPMENT VALUE																					
Purchaser's costs	5.80%		£765,591		£789,516		£813,441		£800,442		£837,365		£877,408		£861,290		£885,215		£909,139		£933,064
			£12,434,255		£12,822,826		£13,211,396		£13,000,284		£13,599,966		£14,250,309		£13,988,537		£14,377,107		£14,765,678		£15,154,248

DEVELOPMENT COSTS

Development Costs																					
Existing floor area	30%	9,000																			
Demolition costs	£5 psf		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000
Building costs	£200 psf		£7,317,073		£7,317,073		£7,317,073		£7,317,073		£7,317,073		£7,317,073		£7,317,073		£7,317,073		£7,317,073		£7,317,073
Area	82% grs to net	36,585																			
External works	10.00%		£731,707		£731,707		£731,707		£731,707		£731,707		£731,707		£731,707		£731,707		£731,707		£731,707
Professional fees	10.00%		£809,378		£809,378		£809,378		£809,378		£809,378		£809,378		£809,378		£809,378		£809,378		£809,378
Contingency	5.00%		£445,158		£445,158		£445,158		£445,158		£445,158		£445,158		£445,158		£445,158		£445,158		£445,158
Mayoral CIL	£3.25	30,000	£97,547		£97,547		£97,547		£97,547		£97,547		£97,547		£97,547		£97,547		£97,547		£97,547
Residual S106	£5 psf		£150,000		£150,000		£150,000		£150,000		£150,000		£150,000		£150,000		£150,000		£150,000		£150,000
CIL	£18 psf	30,000	£527,970		£527,970		£527,970		£527,970		£527,970		£527,970		£527,970		£527,970		£527,970		£527,970
Disposal Costs																					
Letting Agent's fee (% of rent)	10.00%		£96,000		£99,000		£102,000		£105,000		£105,000		£105,000		£108,000		£111,000		£114,000		£117,000
Agent's fees (on capital value)	1.00%		£131,998		£136,123		£140,248		£138,007		£144,373		£151,277		£148,498		£152,623		£156,748		£160,873
Legal fees (% of capital value)	0.75%		£98,999		£102,093		£105,186		£103,505		£108,280		£113,458		£111,374		£114,467		£117,561		£120,655
Finance on construction																					
Loan arrangement fee	1.00%		£101,238		£101,238		£101,238		£101,238		£101,238		£101,238		£101,238		£101,238		£101,238		£101,238
Interest rate	7.00%																				
Interest on Construction Costs	18 months		£531,501		£531,501		£531,501		£531,501		£531,501		£531,501		£531,501		£531,501		£531,501		£531,501
Profit																					
Developer's profit on cost	20.00%		£2,216,714		£2,218,758		£2,220,802		£2,220,617		£2,222,845		£2,225,262		£2,224,889		£2,226,933		£2,228,976		£2,231,020
TOTAL DEVELOPMENT COSTS			£13,300,285		£13,312,547		£13,324,809		£13,323,703		£13,337,072		£13,351,570		£13,349,334		£13,361,597		£13,373,859		£13,386,121

LAND VALUE

Land surplus			-£866,029		(489,721)		-£113,413		-£323,419		£262,895		£898,739		£639,203		£1,015,511		£1,391,819		£1,768,127
Stamp duty	4.00%		£0		£0		£0		£0		-£10,516		-£35,950		-£25,568		-£40,620		-£55,673		-£70,725
Agent's fees	1.25%		£0		£0		£0		£0		-£3,286		-£11,234		-£7,990		-£12,694		-£17,398		-£22,102
Legal fees	0.50%		£0		£0		£0		£0		-£1,314		-£4,494		-£3,196		-£5,078		-£6,959		-£8,841
Interest rate	6.50%		£0		£0		£0		£0		-£24,158		-£82,589		-£58,739		-£93,319		-£127,899		-£162,480
Finance period	18 months																				
RESIDUAL LAND VALUE			-£866,029		-£489,721		-£113,413		-£323,419		£223,620		£764,473		£543,710		£863,800		£1,183,890		£1,503,980

Less CUV 1			(1,118,517)		(742,209)		(365,901)		(575,907)		(28,868)		511,986		291,222		611,312		931,402		1,251,492
Less CUV 2			(1,584,018)		(1,207,710)		(831,402)		(1,041,408)		(494,369)		46,484		(174,279)		145,811		465,901		785,991
Less CUV 3			(2,370,008)		(1,993,700)		(1,617,392)		(1,827,398)		(1,280,359)		(739,506)		(960,269)		(640,179)		(320,089)		1

Net additional floorspace (sq ft)	21,000		21,000		21,000		21,000		21,000		21,000		21,000		21,000		21,000		21,000		21,000
Net additional floorspace (sq m)	1,951		1,951		1,951		1,951		1,951		1,951		1,951		1,951		1,951		1,951		1,951

Maximum CIL per sqm

Against CUV 1			-		-		-		-		262		149		313		477		641		
Against CUV 2			-		-		-		-		24		-		75		239		403		
Against CUV 3			-		-		-		-		-		-		-		-		0		

CURRENT USE VALUE Commercial Development

Use class:	OFFICE
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	9,000					
Rent per sq ft		£8 psf		£13 psf		£18 psf	
Rental income per annum		£72,000		£112,500		£162,000	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.8106
Total revenue, capitalised (including all costs)		8.00%		8.00%		7.25%	
Refurbishment costs	£50 psf	£450,000		£450,000		£450,000	
Fees	7%	£31,500		£31,500		£31,500	
Capitalised rent, net of refurb and fees			£232,949		£634,827		£1,329,778
Purchaser's costs	5.75%		-£13,395		-£36,503		-£76,462
Current use value			£219,554		£598,324		£1,253,316
CUV including Landowner premium		15%	£252,488	20.00%	£717,989	20.00%	£1,503,979

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	OFFICE
Location:	South Docklands

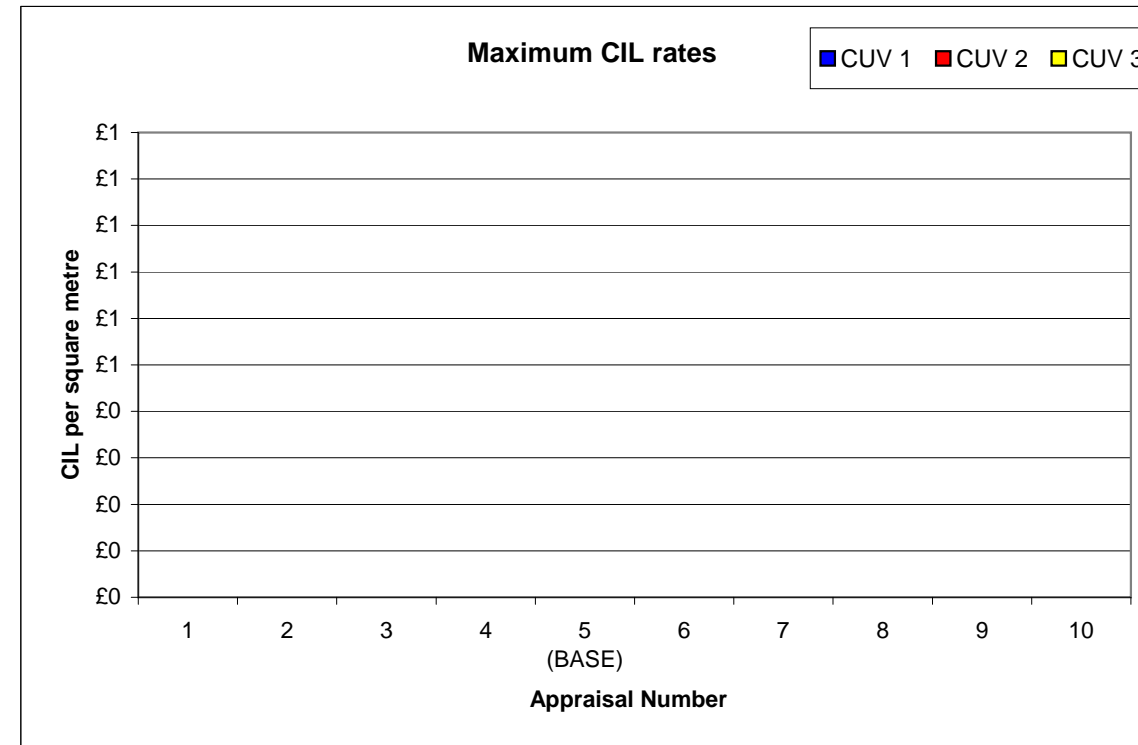
	£s per sqft	Yield	Rent free
Appraisal 1	£22.00	6.25%	2.50 years
Appraisal 2	£23.00	6.25%	2.50 years
Appraisal 3	£24.00	6.25%	2.50 years
Appraisal 4	£25.00	6.50%	2.50 years
Appraisal 5 (base)	£25.00	6.25%	2.50 years
Appraisal 6	£25.00	6.00%	2.50 years
Appraisal 7	£26.00	6.25%	2.50 years
Appraisal 8	£27.00	6.25%	2.50 years
Appraisal 9	£28.00	6.25%	2.50 years
Appraisal 10	£29.00	6.25%	2.50 years

Existing floorspace as % of new	30%
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	£s per sqft	Yield	Rent free	Premium
Current use value 1	£8.00	8.00%	3.00 years	15.00%
Current use value 2	£12.50	8.00%	3.00 years	20.00%
Current use value 3	£18.00	7.25%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-14%	£0	£0	£0
Appraisal 2	-9%	£0	£0	£0
Appraisal 3	-4%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	4%	£0	£0	£0
Appraisal 8	7%	£0	£0	£0
Appraisal 9	11%	£0	£0	£0
Appraisal 10	14%	£0	£0	£0



CURRENT USE VALUE Commercial Development

Use class:	OFFICE
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	9,000					
Rent per sq ft		£8 psf		£13 psf		£18 psf	
Rental income per annum		£72,000		£112,500		£162,000	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.8106
Total revenue, capitalised (including all costs)		8.00%		8.00%		7.25%	
Refurbishment costs	£50 psf	£450,000		£450,000		£450,000	
Fees	7%	£31,500		£31,500		£31,500	
Capitalised rent, net of refurb and fees			£232,949		£634,827		£1,329,778
Purchaser's costs	5.75%		-£13,395		-£36,503		-£76,462
Current use value			£219,554		£598,324		£1,253,316
CUV including Landowner premium		15%	£252,488	20.00%	£717,989	20.00%	£1,503,979

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	OFFICE
Location:	Rest of Borough

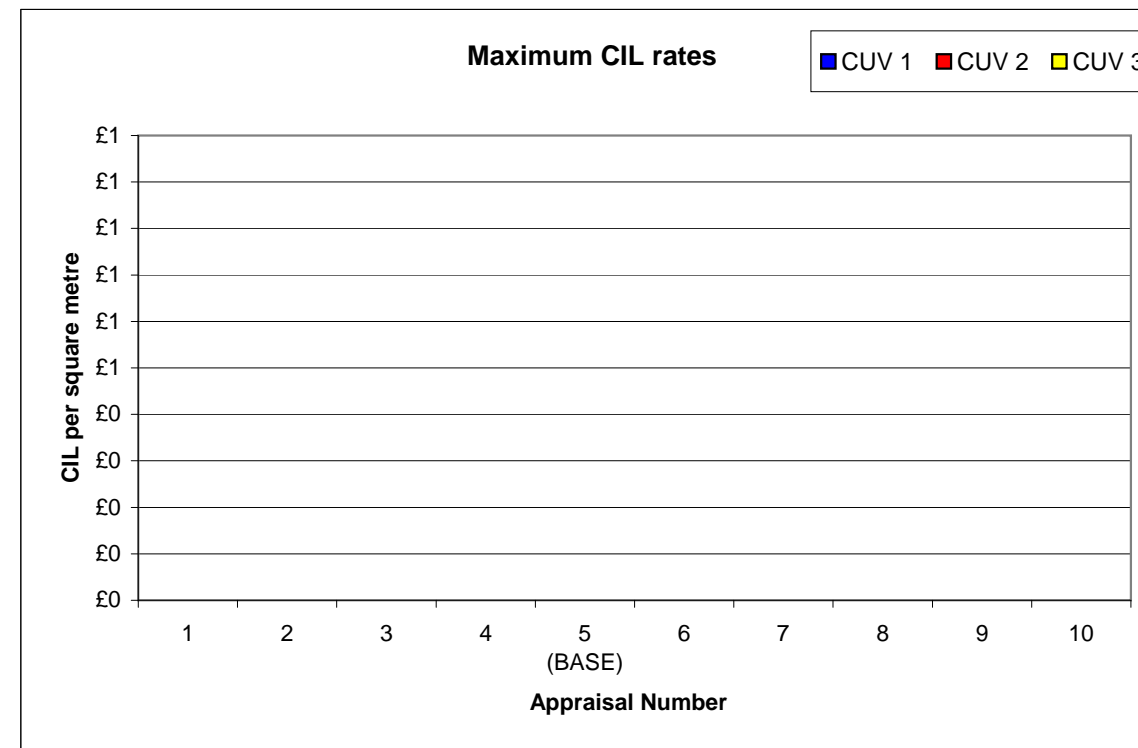
	£s per sqft	Yield	Rent free
Appraisal 1	£15.00	7.00%	2.00 years
Appraisal 2	£17.00	7.00%	2.00 years
Appraisal 3	£18.00	7.00%	2.00 years
Appraisal 4	£20.00	7.25%	2.00 years
Appraisal 5 (base)	£20.00	7.00%	2.00 years
Appraisal 6	£20.00	6.75%	2.00 years
Appraisal 7	£21.00	7.00%	2.00 years
Appraisal 8	£22.00	7.00%	2.00 years
Appraisal 9	£23.00	7.00%	2.00 years
Appraisal 10	£24.00	7.00%	2.00 years

Existing floorspace as % of new
30%

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£5.00	8.00%	3.00 years	15.00%
Current use value 2	£7.50	8.00%	3.00 years	20.00%
Current use value 3	£10.00	8.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-33%	£0	£0	£0
Appraisal 2	-18%	£0	£0	£0
Appraisal 3	-11%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	5%	£0	£0	£0
Appraisal 8	9%	£0	£0	£0
Appraisal 9	13%	£0	£0	£0
Appraisal 10	17%	£0	£0	£0



CURRENT USE VALUE
Commercial Development

Use class:	OFFICE
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	9,000					
Rent per sq ft		£5 psf		£8 psf		£10 psf	
Rental income per annum		£45,000		£67,500		£90,000	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		8.00%		8.00%		8.00%	
Refurbishment costs	£30 psf	£270,000		£270,000		£270,000	
Fees	7%	£18,900		£18,900		£18,900	
Capitalised rent, net of refurb and fees		£157,631		£380,896		£604,161	
Purchaser's costs	5.75%	-£9,064		-£21,902		-£34,739	
Current use value		£148,567		£358,994		£569,422	
CUV including Landowner premium		15%	£170,852	20.00%	£430,793	20.00%	£683,306

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	All Other Retail (A1-A5)
Location:	North Docklands and City Fringe

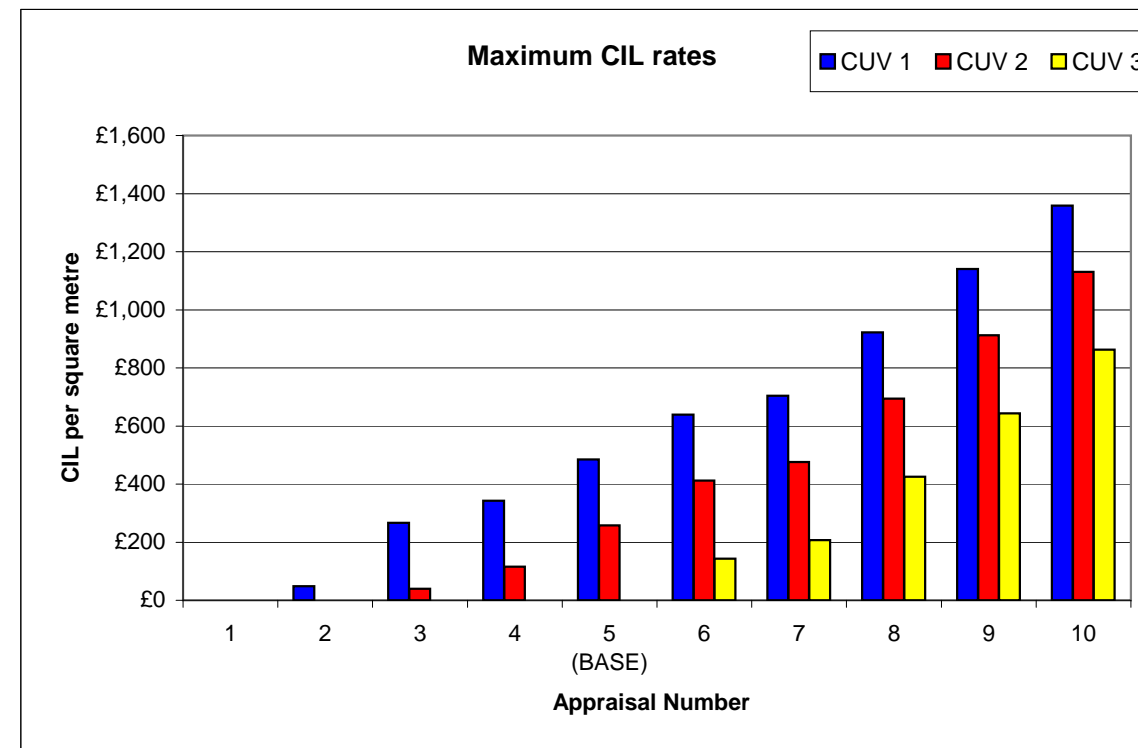
	£s per sqft	Yield	Rent free
Appraisal 1	£24.00	6.25%	2.00 years
Appraisal 2	£26.00	6.25%	2.00 years
Appraisal 3	£28.00	6.25%	2.00 years
Appraisal 4	£30.00	6.50%	2.00 years
Appraisal 5 (base)	£30.00	6.25%	2.00 years
Appraisal 6	£30.00	6.00%	2.00 years
Appraisal 7	£32.00	6.25%	2.00 years
Appraisal 8	£34.00	6.25%	2.00 years
Appraisal 9	£36.00	6.25%	2.00 years
Appraisal 10	£38.00	6.25%	2.00 years

Existing floorspace as % of new	30%
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	£s per sqft	Yield	Rent free	Premium
Current use value 1	£10.00	7.50%	3.00 years	20.00%
Current use value 2	£15.00	7.00%	3.00 years	20.00%
Current use value 3	£20.00	6.50%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-25%	£0	£0	£0
Appraisal 2	-15%	£48	£0	£0
Appraisal 3	-7%	£267	£39	£0
Appraisal 4	0%	£343	£116	£0
Appraisal 5 (base)	-	£485	£258	£0
Appraisal 6	0%	£639	£412	£143
Appraisal 7	6%	£704	£476	£207
Appraisal 8	12%	£922	£694	£426
Appraisal 9	17%	£1,140	£913	£644
Appraisal 10	21%	£1,359	£1,131	£862



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	All Other Retail (A1-A5)
Location:	North Docklands and City Fringe

DEVELOPMENT VALUE

Common assumptions	Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10		
	Floor area	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum
Rental Income																					
Rent - area 1	1,000	£24.00	£24,000	£26	£26,000	£28.00	£28,000	£30.00	£30,000	£30.00	£30,000	£30.00	£30,000	£32.00	£32,000	£34.00	£34,000	£36.00	£36,000	£38.00	£38,000
Rent - area 2	1,000	£24.00	£24,000	£26	£26,000	£28.00	£28,000	£30.00	£30,000	£30.00	£30,000	£30.00	£30,000	£32.00	£32,000	£34.00	£34,000	£36.00	£36,000	£38.00	£38,000
Rent - area 3	1,000	£24.00	£24,000	£26	£26,000	£28.00	£28,000	£30.00	£30,000	£30.00	£30,000	£30.00	£30,000	£32.00	£32,000	£34.00	£34,000	£36.00	£36,000	£38.00	£38,000
Total floor area / rent	3,000		£72,000		£78,000		£84,000		£90,000		£90,000		£90,000		£96,000		£102,000		£108,000		£114,000
Rent free/voids (years)		2.0	0.8858	2.0	0.8858	2.0	0.8858	2.0	0.8817	2.0	0.8858	2.0	0.8900	2.0	0.8858	2.0	0.8858	2.0	0.8858	2.0	0.8858
Yield	6.25%	6.25%		6.25%		6.25%		6.50%		6.25%		6.00%		6.25%		6.25%		6.25%		6.25%	
Capitalised rent			£1,020,457		£1,105,495		£1,190,533		£1,220,759		£1,275,571		£1,334,995		£1,360,609		£1,445,647		£1,530,685		£1,615,723
GROSS DEVELOPMENT VALUE																					
Purchaser's costs	5.80%		£59,186		£64,119		£69,051		£70,804		£73,983		£77,430		£78,915		£83,848		£88,780		£93,712
			£961,270		£1,041,376		£1,121,482		£1,149,955		£1,201,588		£1,257,565		£1,281,694		£1,361,800		£1,441,905		£1,522,011

DEVELOPMENT COSTS

Development Costs

Existing floor area	30%	900																			
Demolition costs	£5 psf		£4,500		£4,500		£4,500		£4,500		£4,500		£4,500		£4,500		£4,500		£4,500		£4,500
Building costs	£150 psf		£548,780		£548,780		£548,780		£548,780		£548,780		£548,780		£548,780		£548,780		£548,780		£548,780
Area	82% grs to net	3,659																			
External works	10.00%		£54,878		£54,878		£54,878		£54,878		£54,878		£54,878		£54,878		£54,878		£54,878		£54,878
Professional fees	10.00%		£60,816		£60,816		£60,816		£60,816		£60,816		£60,816		£60,816		£60,816		£60,816		£60,816
Contingency	5.00%		£33,449		£33,449		£33,449		£33,449		£33,449		£33,449		£33,449		£33,449		£33,449		£33,449
Mayoral CIL	£3.25	3,000	£9,755		£9,755		£9,755		£9,755		£9,755		£9,755		£9,755		£9,755		£9,755		£9,755
Residual S106	£5 psf		£15,000		£15,000		£15,000		£15,000		£15,000		£15,000		£15,000		£15,000		£15,000		£15,000
CIL	£80 psf	3,000	£240,353		£240,353		£240,353		£240,353		£240,353		£240,353		£240,353		£240,353		£240,353		£240,353

Disposal Costs

Letting Agent's fee (% of rent)	10.00%		£7,200		£7,800		£8,400		£9,000		£9,000		£9,000		£9,600		£10,200		£10,800		£11,400
Agent's fees (on capital value)	1.00%		£10,205		£11,055		£11,905		£12,208		£12,756		£13,350		£13,606		£14,456		£15,307		£16,157
Legal fees (% of capital value)	0.75%		£7,653		£8,291		£8,929		£9,156		£9,567		£10,012		£10,205		£10,842		£11,480		£12,118

Finance on construction

Loan arrangement fee	1.00%		£9,675		£9,675		£9,675		£9,675		£9,675		£9,675		£9,675		£9,675		£9,675		£9,675
Interest rate	7.00%																				
Interest on Construction Costs	18 months		£50,795		£50,795		£50,795		£50,795		£50,795		£50,795		£50,795		£50,795		£50,795		£50,795

Profit

Developer's profit on cost	20.00%		£210,612		£211,029		£211,447		£211,673		£211,865		£212,073		£212,282		£212,700		£213,118		£213,535
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TOTAL DEVELOPMENT COSTS

			£1,263,671		£1,266,177		£1,268,683		£1,270,037		£1,271,188		£1,272,436		£1,273,694		£1,276,200		£1,278,706		£1,281,212
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LAND VALUE

Land surplus			£-302,401		(£224,801)		(£147,201)		(£120,082)		(£69,601)		(£14,871)		£7,999		£85,600		£163,200		£240,800
Stamp duty	4.00%		£0		£0		£0		£0		£0		£0		£-320		(£3,424)		(£6,528)		(£9,632)
Agent's fees	1.25%		£0		£0		£0		£0		£0		£0		£-100		(£1,070)		(£2,040)		(£3,010)
Legal fees	0.50%		£0		£0		£0		£0		£0		£0		£-40		(£428)		(£816)		(£1,204)
Interest rate	6.50%		£0		£0		£0		£0		£0		£0		£-735		(£7,866)		(£14,997)		(£22,128)
Finance period	18 months																				

RESIDUAL LAND VALUE

			£-302,401		(£224,801)		(£147,201)		(£120,082)		(£69,601)		(£14,871)		£6,804		£72,812		£138,819		£204,826
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Less CUV 1			(£357,192)		(£279,592)		(£201,992)		(£174,874)		(£124,392)		(£69,663)		(£47,987)		18,020		84,027		150,034
Less CUV 2			(£425,995)		(£348,395)		(£270,795)		(£243,677)		(£193,195)		(£138,466)		(£116,790)		(£50,783)		15,224		81,231
Less CUV 3			(£507,225)		(£429,625)		(£352,025)		(£324,907)		(£274,425)		(£219,696)		(£198,020)		(£132,013)		(£66,006)		1

Net additional floorspace (sq ft)		2,100	2,100		2,100		2,100		2,100		2,100		2,100		2,100		2,100		2,100		2,100
Net additional floorspace (sq m)		195	195		195		195		195		195		195		195		195		195		195

Maximum CIL per sqm

Against CUV 1			-		-		-		-		-		-		92				431		769
Against CUV 2			-		-		-		-		-		-		-				78		416
Against CUV 3			-		-		-		-		-		-		-				-		0

CURRENT USE VALUE
Commercial Development

Use class: **All Other Retail (A1-A5)**

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	900					
Rent per sq ft		£10 psf		£15 psf		£20 psf	
Rental income per annum		£9,000		£13,500		£18,000	
Rent free/voids (years)		3.0	0.8050	3.0	0.8163	3.0	0.8278
Total revenue, capitalised (including all costs)		7.50%		7.00%		6.50%	
Refurbishment costs	£50 psf	£45,000		£45,000		£45,000	
Fees	7%	£3,150		£3,150		£3,150	
Capitalised rent, net of refurb and fees			£48,445		£109,279		£181,101
Purchaser's costs	5.75%		-£2,786		-£6,284		-£10,413
Current use value			£45,660		£102,995		£170,687
CUV including Landowner premium		20%	£54,792	20.00%	£123,594	20.00%	£204,825

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	All Other Retail (A1-A5)
Location:	Rest of Borough

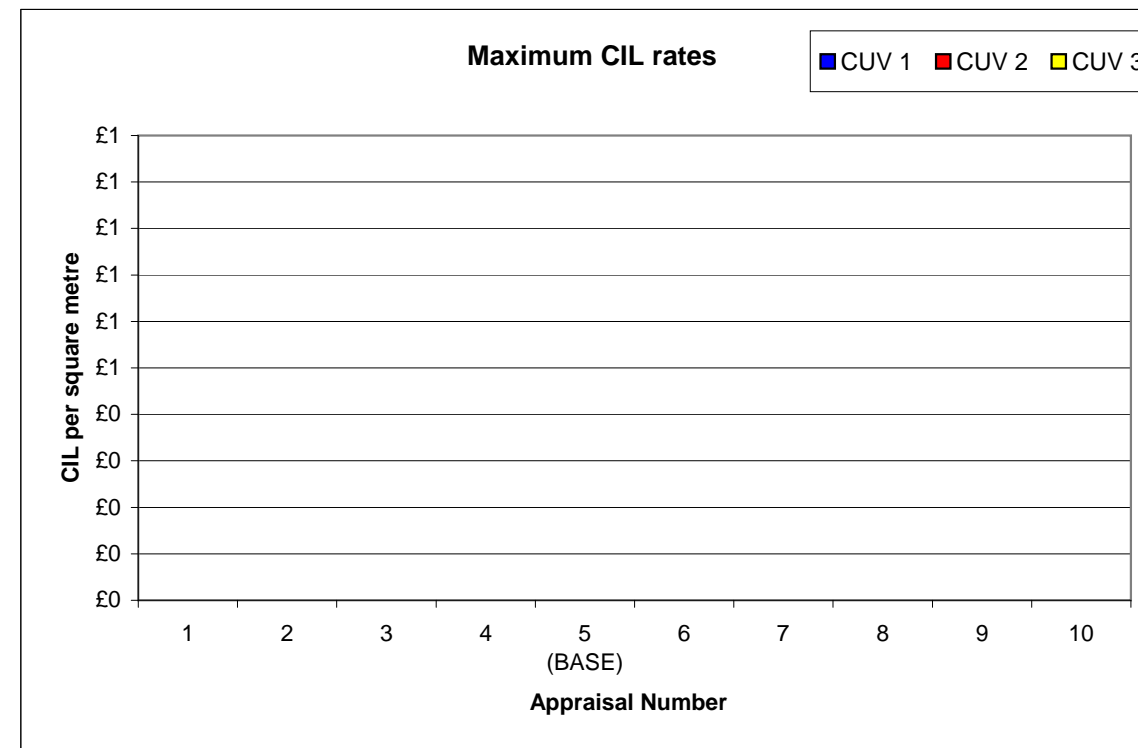
	£s per sqft	Yield	Rent free
Appraisal 1	£10.00	6.75%	2.00 years
Appraisal 2	£15.00	6.75%	2.00 years
Appraisal 3	£18.00	6.75%	2.00 years
Appraisal 4	£20.00	7.00%	2.00 years
Appraisal 5 (base)	£20.00	6.75%	2.00 years
Appraisal 6	£20.00	6.50%	2.00 years
Appraisal 7	£21.00	6.75%	2.00 years
Appraisal 8	£22.00	6.75%	2.00 years
Appraisal 9	£23.00	6.75%	2.00 years
Appraisal 10	£24.00	6.75%	2.00 years

Existing floorspace as % of new	30%
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	£s per sqft	Yield	Rent free	Premium
Current use value 1	£6.00	8.00%	3.00 years	15.00%
Current use value 2	£8.00	8.00%	3.00 years	20.00%
Current use value 3	£10.00	8.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-100%	£0	£0	£0
Appraisal 2	-33%	£0	£0	£0
Appraisal 3	-11%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	5%	£0	£0	£0
Appraisal 8	9%	£0	£0	£0
Appraisal 9	13%	£0	£0	£0
Appraisal 10	17%	£0	£0	£0



CURRENT USE VALUE
Commercial Development

Use class: **All Other Retail (A1-A5)**

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	900					
Rent per sq ft		£6 psf		£8 psf		£10 psf	
Rental income per annum		£5,400		£7,200		£9,000	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		8.00%		8.00%		8.00%	
Refurbishment costs	£50 psf	£45,000		£45,000		£45,000	
Fees	7%	£3,150		£3,150		£3,150	
Capitalised rent, net of refurb and fees			£5,434		£23,295		£41,156
Purchaser's costs	5.75%		-£312		-£1,339		-£2,366
Current use value			£5,121		£21,955		£38,790
CUV including Landowner premium		15%	£5,889	20.00%	£26,347	20.00%	£46,548

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Convenience Retail and Retail Warehousing
Location:	Whole of Borough (1,000 sq m)

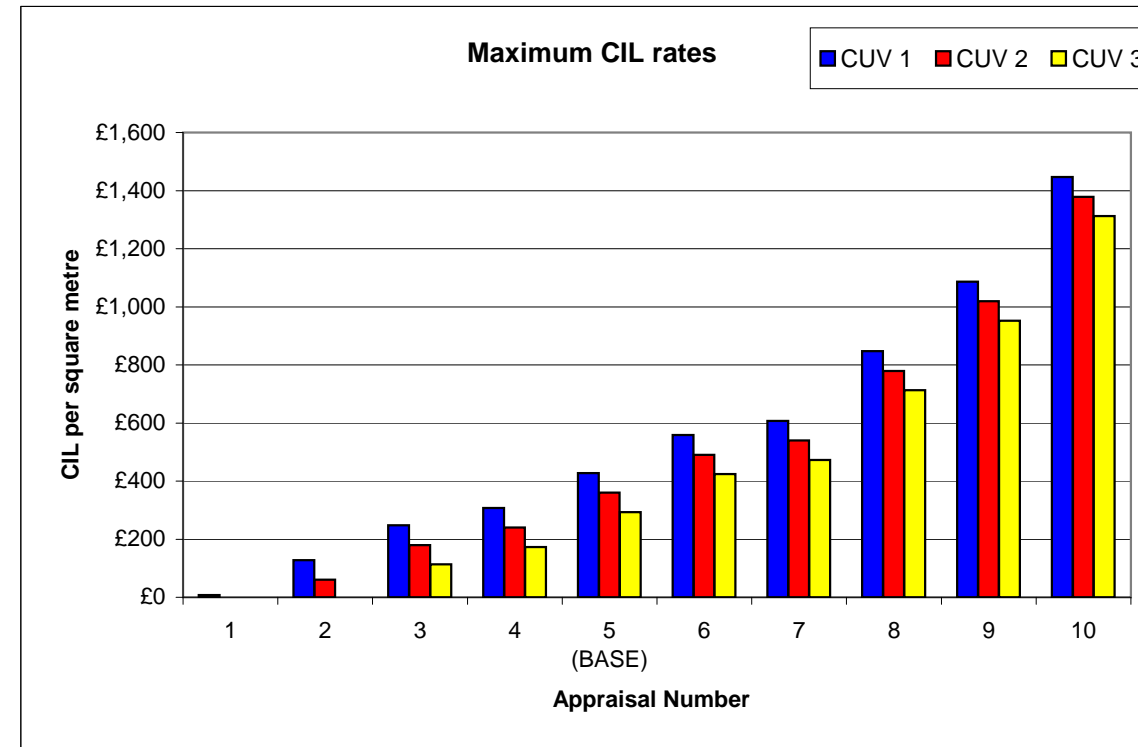
	£s per sqft	Yield	Rent free
Appraisal 1	£18.00	5.75%	2.00 years
Appraisal 2	£19.00	5.75%	2.00 years
Appraisal 3	£20.00	5.75%	2.00 years
Appraisal 4	£21.50	6.00%	2.00 years
Appraisal 5 (base)	£21.50	5.75%	2.00 years
Appraisal 6	£21.50	5.50%	2.00 years
Appraisal 7	£23.00	5.75%	2.00 years
Appraisal 8	£25.00	5.75%	2.00 years
Appraisal 9	£27.00	5.75%	2.00 years
Appraisal 10	£30.00	5.75%	2.00 years

Existing floorspace as % of new
30%

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£6.00	8.00%	3.00 years	15.00%
Current use value 2	£8.00	8.00%	3.00 years	20.00%
Current use value 3	£10.00	8.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-19%	£8	£0	£0
Appraisal 2	-13%	£128	£60	£0
Appraisal 3	-8%	£248	£180	£113
Appraisal 4	0%	£307	£240	£173
Appraisal 5 (base)	-	£428	£360	£293
Appraisal 6	0%	£559	£491	£424
Appraisal 7	7%	£607	£540	£473
Appraisal 8	14%	£847	£780	£713
Appraisal 9	20%	£1,087	£1,019	£952
Appraisal 10	28%	£1,447	£1,379	£1,312



CURRENT USE VALUE
Commercial Development

Use class: **Convenience Retail and Retail Warehousing**

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	3,229					
Rent per sq ft		£6 psf		£8 psf		£10 psf	
Rental income per annum		£19,375		£25,834		£32,292	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		8.00%		8.00%		8.00%	
Refurbishment costs	£50 psf	£161,460		£161,460		£161,460	
Fees	7%	£11,302		£11,302		£11,302	
Capitalised rent, net of refurb and fees			£19,496		£83,582		£147,668
Purchaser's costs	5.75%		-£1,121		-£4,806		-£8,491
Current use value			£18,375		£78,776		£139,177
CUV including Landowner premium		15%	£21,131	20.00%	£94,531	20.00%	£167,013

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Convenience Retail and Retail Warehousing
Location:	Whole of Borough (5,000 sq m)

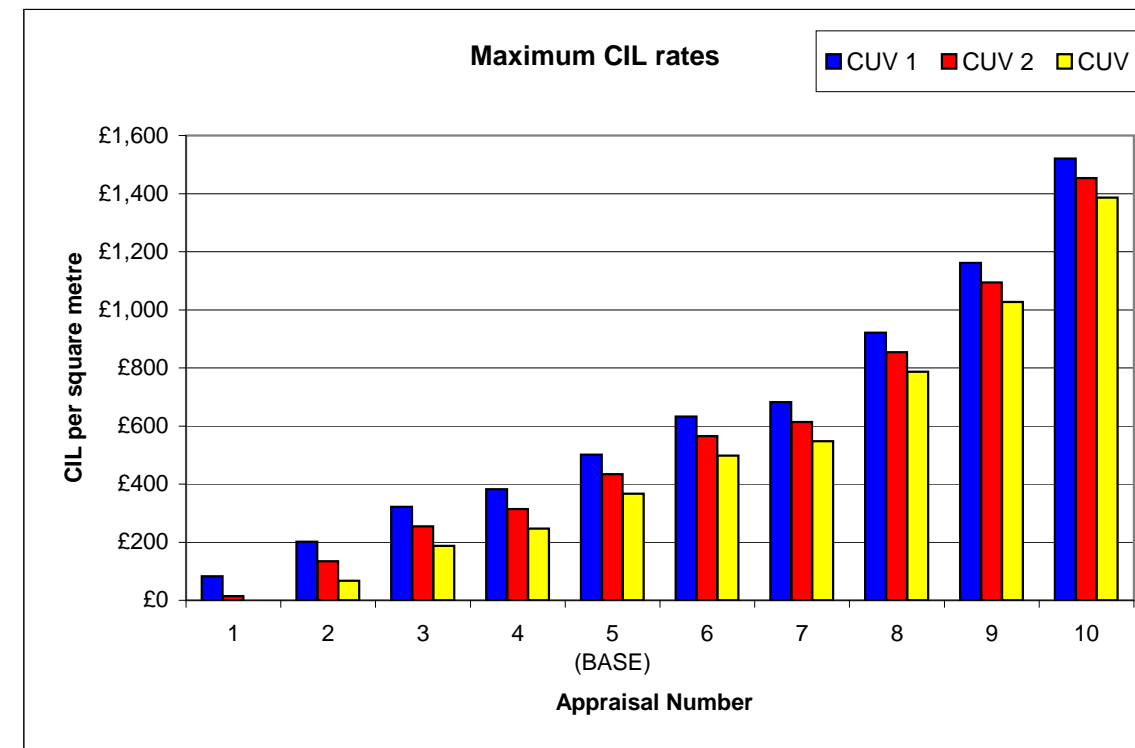
	£s per sqft	Yield	Rent free
Appraisal 1	£18.00	5.75%	2.00 years
Appraisal 2	£19.00	5.75%	2.00 years
Appraisal 3	£20.00	5.75%	2.00 years
Appraisal 4	£21.50	6.00%	2.00 years
Appraisal 5 (base)	£21.50	5.75%	2.00 years
Appraisal 6	£21.50	5.50%	2.00 years
Appraisal 7	£23.00	5.75%	2.00 years
Appraisal 8	£25.00	5.75%	2.00 years
Appraisal 9	£27.00	5.75%	2.00 years
Appraisal 10	£30.00	5.75%	2.00 years

Existing floorspace as % of new	30%
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	£s per sqft	Yield	Rent free	Premium
Current use value 1	£6.00	8.00%	3.00 years	15.00%
Current use value 2	£8.00	8.00%	3.00 years	20.00%
Current use value 3	£10.00	8.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-19%	£82	£15	£0
Appraisal 2	-13%	£202	£134	£68
Appraisal 3	-8%	£322	£254	£188
Appraisal 4	0%	£382	£314	£247
Appraisal 5 (base)	-	£502	£434	£367
Appraisal 6	0%	£633	£565	£498
Appraisal 7	7%	£682	£614	£547
Appraisal 8	14%	£922	£854	£787
Appraisal 9	20%	£1,161	£1,094	£1,027
Appraisal 10	28%	£1,521	£1,453	£1,387



CURRENT USE VALUE
Commercial Development

Use class: **Convenience Retail and Retail Warehousing**

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	16,146					
Rent per sq ft		£6 psf		£8 psf		£10 psf	
Rental income per annum		£96,876		£129,168		£161,460	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		8.00%		8.00%		8.00%	
Refurbishment costs	£50 psf	£807,300		£807,300		£807,300	
Fees	7%	£56,511		£56,511		£56,511	
Capitalised rent, net of refurb and fees			£97,480		£417,911		£738,341
Purchaser's costs	5.75%		-£5,605		-£24,030		-£42,455
Current use value			£91,875		£393,881		£695,886
CUV including Landowner premium		15%	£105,656	20.00%	£472,657	20.00%	£835,064

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Hotel (1)
Location:	Whole borough

	£s per sqft	Yield	Rent free
Appraisal 1	£30.00	6.60%	
Appraisal 2	£32.00	6.60%	
Appraisal 3	£34.00	6.60%	
Appraisal 4	£36.56	6.85%	
Appraisal 5 (base)	£36.56	6.60%	
Appraisal 6	£36.56	6.35%	
Appraisal 7	£38.00	6.60%	
Appraisal 8	£40.00	6.60%	
Appraisal 9	£42.00	6.60%	
Appraisal 10	£44.00	6.60%	

Existing floorspace as % of new	30%
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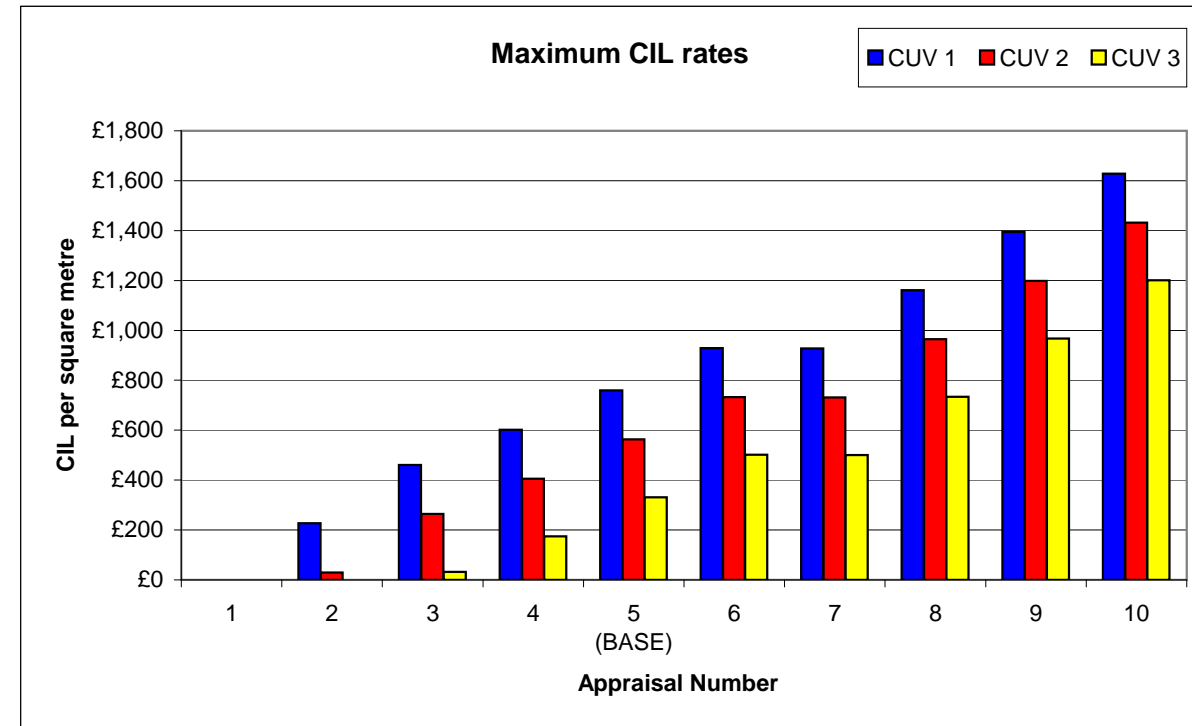
Raddison Edwardian, New Providence Wharf, Canary Wharf, E14 9PJ (BNPPRE Datatbase and Egi)

Passing rent	
Capital values for hotel	£37,500,000
Number of Rooms	169
Value per room	£221,893
425sq ft area assumed per room	£522.10
Goal seek Capital Value PSF	£521.81

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£10.00	7.00%	3.00 years	20.00%
Current use value 2	£15.00	7.00%	3.00 years	20.00%
Current use value 3	£20.00	6.75%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-22%	£0	£0	£0
Appraisal 2	-14%	£226	£30	£0
Appraisal 3	-8%	£460	£264	£33
Appraisal 4	0%	£602	£406	£174
Appraisal 5 (base)	-	£759	£563	£332
Appraisal 6	0%	£929	£732	£501
Appraisal 7	4%	£927	£731	£500
Appraisal 8	9%	£1,161	£964	£733
Appraisal 9	13%	£1,394	£1,198	£967
Appraisal 10	17%	£1,628	£1,432	£1,200



CURRENT USE VALUE
Commercial Development

Use class: **Hotel (1)**

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	9,000					
Rent per sq ft		£10 psf		£15 psf		£20 psf	
Rental income per annum		£90,000		£135,000		£180,000	
Rent free/voids (years)		3.0	0.8163	3.0	0.8163	3.0	0.8220
Total revenue, capitalised (including all costs)		7.00%		7.00%		6.75%	
Refurbishment costs	£50 psf	£450,000		£450,000		£450,000	
Fees	7%	£31,500		£31,500		£31,500	
Capitalised rent, net of refurb and fees		£568,026		£1,092,789		£1,710,624	
Purchaser's costs	5.75%	-£32,661		-£62,835		-£98,361	
Current use value		£535,364		£1,029,953		£1,612,263	
CUV including Landowner premium		20%	£642,437	20.00%	£1,235,944	20.00%	£1,934,716

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Hotel (2)
Location:	Tower Hamlets

	£s per sqft	Yield	Rent free
Appraisal 1	£24.00	6.40%	
Appraisal 2	£26.00	6.40%	
Appraisal 3	£28.00	6.40%	
Appraisal 4	£30.59	6.65%	
Appraisal 5 (base)	£30.59	6.40%	
Appraisal 6	£30.59	6.15%	
Appraisal 7	£32.00	6.40%	
Appraisal 8	£34.00	6.40%	
Appraisal 9	£36.00	6.40%	
Appraisal 10	£38.00	6.40%	

Existing floorspace as % of new	30%
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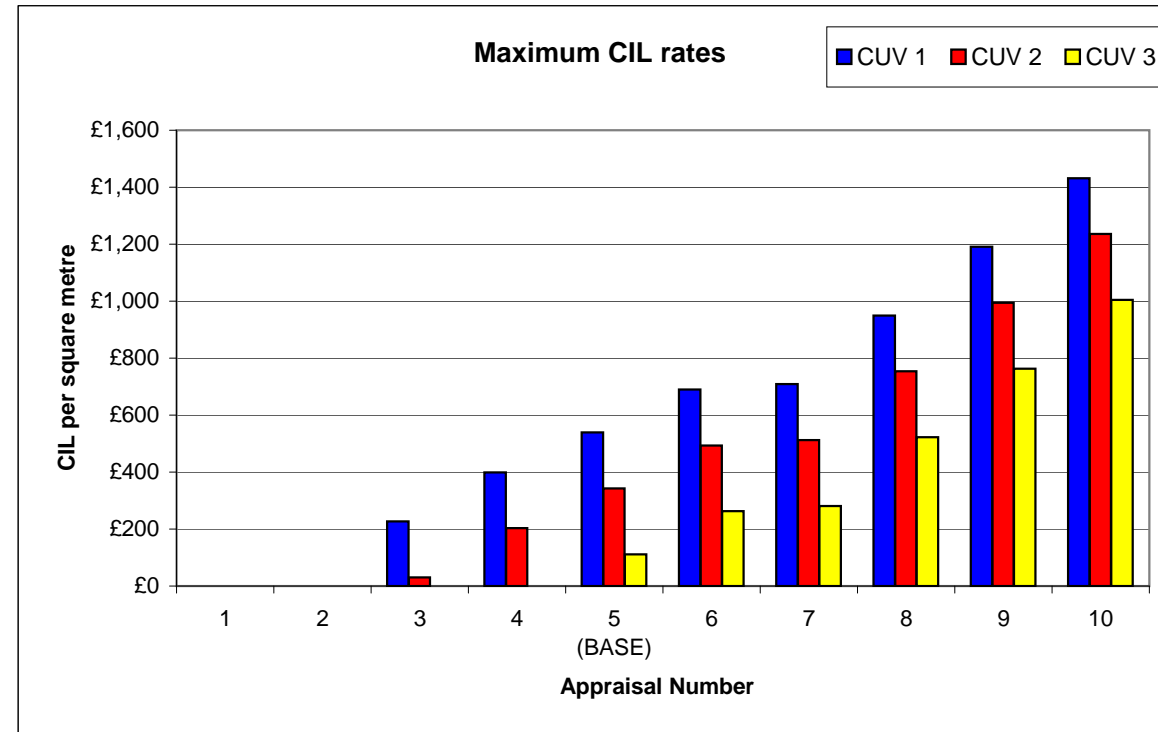
Ibis Hotel, Commercial Street, E1 6BF (BNPPRE database)

Passing rent	2600000
Capital values for hotel	£38,350,000
Number of Rooms	348
Value per room	£110,201
221sq ft area assumed per room based on floor ar	£498.65
Goal seek Capital Value PSF	£450.25

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£10.00	7.00%	3.00 years	20.00%
Current use value 2	£15.00	7.00%	3.00 years	20.00%
Current use value 3	£20.00	6.75%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-27%	£0	£0	£0
Appraisal 2	-18%	£0	£0	£0
Appraisal 3	-9%	£227	£31	£0
Appraisal 4	0%	£399	£203	£0
Appraisal 5 (base)	-	£539	£343	£112
Appraisal 6	0%	£690	£494	£263
Appraisal 7	4%	£709	£513	£281
Appraisal 8	10%	£950	£754	£522
Appraisal 9	15%	£1,191	£995	£763
Appraisal 10	20%	£1,432	£1,235	£1,004



CURRENT USE VALUE
Commercial Development

Use class: **Hotel (2)**

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	9,000					
Rent per sq ft		£10 psf		£15 psf		£20 psf	
Rental income per annum		£90,000		£135,000		£180,000	
Rent free/voids (years)		3.0	0.8163	3.0	0.8163	3.0	0.8220
Total revenue, capitalised (including all costs)		7.00%		7.00%		6.75%	
Refurbishment costs	£50 psf	£450,000		£450,000		£450,000	
Fees	7%	£31,500		£31,500		£31,500	
Capitalised rent, net of refurb and fees		£568,026		£1,092,789		£1,710,624	
Purchaser's costs	5.75%	-£32,661		-£62,835		-£98,361	
Current use value		£535,364		£1,029,953		£1,612,263	
CUV including Landowner premium		20%	£642,437	20.00%	£1,235,944	20.00%	£1,934,716

DEVELOPMENT APPRAISAL

Commercial Development

Use class: **STUDENT HSG**

DEVELOPMENT VALUE		Term rent	£200 per week	
		Vacation rent	£ per week	
Rental Income				
Annual rent per unit - term time (95% occupancy)	51 weeks	95% occupancy	95,000	4,845,000
Annual rent per unit - summer (50% occupancy)	1 weeks	50% occupancy	-	-
Operating costs	500 units		£2100 per unit	(1,050,000)
Net annual rents				3,795,000
Total revenue, capitalised (including all costs)			6.25%	60,720,000
Purchasers costs			5.8%	(3,521,760)
GROSS DEVELOPMENT VALUE				57,198,240

DEVELOPMENT COSTS			
Development Costs			
Demolition costs	£5 psf	44,810 sqft	224,050
Building costs	£137.40 psf		20,523,356
Area per unit (incl common areas)	299 sqft pu	149,367 sqft	
External works			10.00%
Contingency			5.00%
Professional fees			10.00%
Residual S106	£5.00 psf		746,834
Mayoral CIL	£3.25 psf		485,678
Disposal Costs			
Letting Agent's fee (% of rent)			0.00%
Agent's fees (on capital value)			1.00%
Legal fees (% of capital value)			0.75%
Interest on Finance			
Total development duration	24 months		
Loan arrangement fee			1.00%
Interest on Construction Costs	24 months		6.50%
Profit			
Developer's profit on total revenue			20.00%
TOTAL DEVELOPMENT COSTS			42,074,296

LAND VALUE			
Land surplus			15,123,944
Stamp duty		4.00%	(604,958)
Agent's fees		1.00%	(151,239)
Legal fees		0.80%	(120,992)
Interest on land finance	24 months	6.50%	(1,852,078)
RESIDUAL LAND VALUE			12,394,677

Existing use value			
Existing space as % of new	30%	44,810 sqft	
Rent per sq ft		£12.00 psf	
Rental income per annum		£537,720	
Rent free/voids (years)		3.0	0.7938
Total revenue, capitalised (including all costs)			8.00%
Refurbishment costs		£50 psf	2,240,501
Fees		7%	156,835
Purchaser's costs		5.80%	170,428
Existing use value			2,767,982
EUV including Landowner premium		20%	3,321,578
Residual Land Value less EUV plus premium			9,073,099
<i>Borough CIL Per sqm (net additional floorspace)</i>			£654

DEVELOPMENT APPRAISAL
Commercial Development

Use class:	STUDENT HSG
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DEVELOPMENT VALUE			
Term rent		£200 per week	
Vacation rent		£ per week	
Affordable housing		55 units	35%
Affordable Housing: SR		39 units	
Affordable Housing: Int		16 units	
Rental Income			
Annual rent per unit - term time (95% occupancy)	51 weeks	95% occupancy	61,750
Annual rent per unit - summer (50% occupancy)	1 weeks	50% occupancy	-
Operating costs	325 units	£2100 per unit	(682,500)
Net annual rents			2,466,750
Total revenue, capitalised (including all costs)		6.25%	39,468,000
Purchasers costs		5.8%	(2,289,144)
Income from Affordable Housing*			6,144,987
GROSS DEVELOPMENT VALUE			43,323,843

DEVELOPMENT COSTS			
Development Costs			
Demolition costs	£5 psf	29,127 sqft	145,633
Building costs	£137.40 psf		
Area per unit (incl common areas)	299 sqft pu	97,088 sqft	13,340,181
Area per unit (incl common areas)	951 sqft pu	52,278 sqft	7,183,174
External works			10.00%
Contingency			5.00%
Professional fees			10.00%
Residual S106	£1,220 per AH unit and	£5.00 psf	552,542
Mayoral CIL		£3.25 psf	315,691
Disposal Costs			
Letting Agent's fee (% of rent)			0.00%
Agent's fees (on capital value)			1.00%
Legal fees (% of capital value)			0.75%
Interest on Finance			
Total development duration	24 months		
Loan arrangement fee			1.00%
Interest on Construction Costs	24 months		6.50%
Profit			
Developer's profit on revenue from student housing			20.00%
profit on shared affordable housing			6.00%
TOTAL DEVELOPMENT COSTS			38,143,790

LAND VALUE			
Land surplus			5,180,053
Stamp duty		4.00%	(207,202)
Agent's fees		1.00%	(51,801)
Legal fees		0.80%	(41,440)
Interest on land finance	24 months	6.50%	(634,349)
RESIDUAL LAND VALUE			4,245,260

Existing use value			
Existing space as % of new	30%	29,127 sqft	
Rent per sq ft		£12.00 psf	
Rental income per annum		£349,518	
Rent free/voids (years)		3.0	0.7938
Total revenue, capitalised (including all costs)			8.00%
Refurbishment costs		£50 psf	1,456,326
Fees		7%	101,943
Purchaser's costs		5.80%	110,778
Existing use value			1,799,188

EUV including Landowner premium	20%		2,159,026
Residual Land Value less EUV plus premium			2,086,235
Borough CIL Per sqm (net additional floorspace)			£231

with 25% buffer £173

* Affordable housing values taken from from BNPPRE bespoke model

Appendix 6 Strategic sites' appraisals

Scheme	2	Mariane Place Gas Works and The Oval	Gross Site Area	3.75
Total Units	485		less	
Total Floor Area (GIA)	363,877		local park	1.2
Total Floor Area (NIA)	309,295		Net site area	2.55
Average Unit Size (GIA)	750		Density	190 u.p.ha
Average Unit Size (NIA)	638		total units	485
Total Site Area	3.75			
AH Assumptions	35% of NIA	108,253	27% 1 bed	131
			43% 2 bed	208
			16% 3 bed	78
			14% 4 bed	68

Development and Sales Period Assumptions - driven by total number of market units

	Total Resi	AH	Market	Sales per month	sales period	years
Scheme (net area)	309,295.47	108,253.41	201,042.05			
Scheme (gross area)	363,877.02	127,356.96	236,520.06			
Scheme (units)	485	170	315	6	53	4.38

Purchase	9 months	
Pre-construction	9 months	
Construction	53 months	
Sales start	9 months	after start of construction

REVENUE

Car park Spaces	20%	of total units	97	private spaces	63	value per space	£15,000
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Ground Rent Market units	£ 4,500	315	£ 1,418,625
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Private Sales Rate	£505	per sq ft
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Affordable Sales Rate	£171	per sq ft (blended rate)
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COSTS

S.106 Assumptions	£1,220	per unit	£ 591,700
Mayoral CIL	£35	per sq m (GIA)	£ 831,180
LBTH CIL	£65	per sq m (GIA)	£ 1,543,621

Decontamination	£5,000	per unit	at pre-construction	£ 2,425,000
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Build Rate	£1,572 per sq m	BCIS	Externals (15%)	CSH Level 4 (6%)	£94 per sq m	£1,902 per sq m	£177 per sq ft
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Contingency	5%
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Profit	20%	Private
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Profit	6%	Affordable
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Marketing	1.50%
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Sales agent	1.50%
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Sales legal fees	0.25%
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Professional fees	12%
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Finance	7.00%
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Residual Land Value	£ 11,880,436
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RLV per hectare	£ 3,168,116
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Scheme		3		London Dock					
						Gross Site Area	5.78		
						less			
						local park	0		
						Secondary School	1.5		
						Net site area	4.28		
						Density	397	u.p.ha	
						total units	1700		
Total Units	1,700								
Total Floor Area sq ft (GIA)	1,961,754								
Total Floor Area sq ft (NIA)	1,656,912								
Average Unit Size sq ft (GIA)	-								
Average Unit Size sq ft (NIA)	-								
Total Site Area	4.28								
AH Assumptions	35% of NIA			579,919					
Development and Sales Period Assumptions - driven by total number of market units									
		Total Resi	AH	Market	Sales per month	sales period	years		
Scheme (net area)		1,656,912	579,919	1,076,993					
Scheme (gross area)		1,961,754	686,614	1,275,140					
Scheme (units)		1,700	595	1,105	12	92		7.67	
Purchase	9 months								
Pre-construction	9 months								
Construction	104 months								
Sales start	24 months	after start of construction							
REVENUE									
Car park Spaces	10%	of total units		170	private spaces	111	value per space	£25,000	
Ground Rent Market units	£ 4,500	1105		£ 4,972,500					
Private Sales Rate	£604	per sq ft							
Affordable Sales Rate	£152	per sq ft (blended rate)							
Commercial Development									
Offices									
Gross Floorarea	6,942 sq m	74,719 sq ft							
Net Floor area	5,692 sq m	61,270 sq ft							
Retail									
Gross Floorarea	6,942 sq m	74,719 sq ft							
Net Floor area	5,692 sq m	61,270 sq ft							
Community facility / Assembly and Leisure									
Gross Floorarea	6,942 sq m	74,719 sq ft							
Net Floor area	5,692 sq m	61,270 sq ft							
Purchase	9 months								
Pre-construction	9 months								
Construction	104 months								
Sales/Occupation start	24 months	after start of construction		for 80 months					
REVENUE									
Office	Rent	Yield	5.75%	Rent free	24 months				
Retail	£35 sq ft	6.25%	24 months						
Community and Leisure uses	£7.50 sq ft	8.00%	12 months						
COSTS									
S.106 Assumptions (resi)	£1,220	per unit	£2,074,000						
S.106 Assumptions (non-resi)	£5	per sq ft	£1,120,787						
Total residual S106			£3,194,787						
Mayoral CIL (residential & community)	£35	per sq m (GIA)	£4,736,100						
Mayoral CIL & Crossrail S106 top up (office)	£140	per sq m (GIA)	£971,820						
Mayoral CIL & Crossrail S106 top up (retail)	£90	per sq m (GIA)	£624,742						
Gross Mayoral CIL and Crossrail Top up			£6,332,662						
Less discount for top up due to mixed use i.e. resi mayoral CIL			-£4,736,100						
Payable Mayoral CIL and Crossrail Top up			£1,596,562						
LBTH CIL (resi)	£200	per sq m (GIA)	£25,675,112						
Decontamination				at pre-construction	£ 1,182,000	£ 276,168	per ha		
Build Rate		BCIS	Externals (15%)	CSH Level 4 (6%)					
Contingency		£1,572 per sq m 5%	£236 per sq m	£94 per sq m	£1,902 per sq m	£177 per sq ft			
	Office	£2,153 per sq m	£200 per sq ft						
	Retail	£1,615 per sq m	£150 per sq ft						
	Community facility / Assembly and Leisure	£1,702 per sq m	£158 per sq ft						
Benchmark	£48,550,000								
Commercial									
Marketing	2.00%								
Sales agent	1.50%	1.0%							
Sales legal fees	0.25%	0.75%							
Letting agent		10.00%							
Professional fees	12%								
Ungeared IRR	14.02%								

Scheme	4	Bow Common Gas Works					
Total Units	390				Gross Site Area	3.94	
Total Floor Area sq ft (GIA)	385,191				less		
Total Floor Area sq ft (NIA)	327,412				local park	0	
Average Unit Size sq ft (GIA)	988				primary school	0.4	
Average Unit Size sq ft (NIA)	840				Net site area	3.54	
Total Site Area	3.54				Density	110 u.p.ha	
AH Assumptions	35% of NIA		114,594		total units	390	
					10% 1 bed	39	
					25% 2 bed	97	
					30% 3 bed	117	
					35% 4 bed	136	
Development and Sales Period Assumptions - driven by total number of market units							
	Total Resi	AH	Market	Sales per month	sales period	years	
Scheme (net area)	327,412.35	114,594.32	212,818.03				
Scheme (gross area)		134,816.85	250,374.15				
Scheme (units)	390	136	253	6	42	3.52	
Purchase	9 months						
Pre-construction	9 months						
Construction	36 months						
Sales start	9 months	after start of construction					
REVENUE				private spaces	value per space		
Car park Spaces	32%	of total units	123	80	£15,000		
Ground Rent Market units	£4,500	253	£ 1,140,572				
Private Sales Rate	£403	per sq ft					
Affordable Sales Rate	£164	per sq ft (blended rate)					
COSTS							
S.106 Assumptions	£1,220	per unit	£ 475,726				
Mayoral CIL	£35	per sq m (GIA)	£ 879,867				
LBTH CIL	£35	per sq m (GIA)	£ 879,867				
Decontamination	£2,727	per unit	at pre-construction	£ 1,063,225	£	269,854	per ha
Build Rate	£1,412 per sq m	Externals (15%) £212 per sq m	CSH Level 4 (6%) £85 per sq m	£1,709 per sq m	£159 per sq ft		
Contingency	5%						
Profit	20%	Private					
Profit	6%	Affordable					
Marketing	1.50%						
Sales agent	1.50%						
Sales legal fees	0.25%						
Professional fees	12%						
Finance	7.00%						
Residual Land Value	£ 4,164,427						
RLV per hectare	£ 1,176,392						

Scheme		5	Ailsa Street			
Total Units		295			Gross Site Area	3.5
Total Floor Area sq ft (GIA)		290,914			less	
Total Floor Area sq ft (NIA)		247,277			local park	0
Average Unit Size sq ft (GIA)		988			primary school	0.4
Average Unit Size sq ft (NIA)		840			Net site area	3.1
Total Site Area		3.1			Density	95 u.p.ha
AH Assumptions	35% of NIA		86,547		total units	295
					10% 1 bed	29
					25% 2 bed	74
					30% 3 bed	88
					35% 4 bed	103
Development and Sales Period Assumptions - driven by total number of market units						
	Total Resi		AH	Market	Sales per month	sales period years
Scheme (net area)	247,276.93		86,546.92	160,730.00		
Scheme (gross area)	290,914.03		101,819.91	189,094.12		
Scheme (units)	295		103	191	6	32 2.66
Purchase	9 months					
Pre-construction	9 months					
Construction	32 months					
Sales start	9 months	after start of construction				
REVENUE						
Car park Spaces	32%	of total units		93	private spaces 60	value per space £15,000
Ground Rent Market units	£ 4,500		191	£ 861,413		
Private Sales Rate	£410	per sq ft				
Affordable Sales Rate	£158	per sq ft (blended rate)				
COSTS						
S.106 Assumptions	£1,220	per unit		£ 359,290		
Mayoral CIL	£35	per sq m (GIA)		£ 664,516		
LBTH CIL	£35	per sq m (GIA)		£ 664,516		
Decontamination	£5,000	per unit		at pre-construction £ 1,472,500	£ 420,714	per ha
Build Rate	BCIS £1,412 per sq m	Externals (15%) £212 per sq m		CSH Level 4 (6%) £85 per sq m	£1,709 per sq m	£159 per sq ft
Contingency	5%					
Profit	20%	Private				
Profit	6%	Affordable				
Marketing	1.50%					
Sales agent	1.50%					
Sales legal fees	0.25%					
Professional fees	12%					
Finance	7.00%					
Residual Land Value	£ 5,569,607					
RLV per hectare	£ 1,796,647					

Scheme	6	Leven Road Gas Works					
Total Units	592					Gross Site Area	8.56
Total Floor Area (GIA)	466,888					less	
Total Floor Area (NIA)	396,855					local park	1.2
Average Unit Size (GIA)	789					primary school	0.4
Average Unit Size (NIA)	670					Net site area	6.96
Total Site Area	8.56					Density	85 u.p.ha
AH Assumptions	35% of NIA		138,899			total units	592
						10% 1 bed	59
						59% 2 bed	349
						13% 3 bed	77
						18% 4 bed	106
							592
Development and Sales Period Assumptions - driven by total number of market units							
	Total Resi	AH	Market	Sales per month	sales period	years	
Scheme (net area)	396,855.23		138,899.33	257,955.90			
Scheme (gross area)	466,888.50		163,410.97	303,477.52			
Scheme (units)	592		207	385	6	64	5
Purchase	9 months						
Pre-construction	9 months						
Construction	64 months						
Sales start	9 months	after start of construction					
REVENUE							
Car park Spaces	40%	of total units		237	private spaces	154	value per space £15,000
Ground Rent Market units	£ 4,500		385	£ 1,731,600			
Private Sales Rate	455	per sq ft					
Affordable Sales Rate	172	per sq ft (blended rate)					
COSTS							
S.106 Assumptions	£1,220	per unit		£ 722,240			
Mayoral CIL	£35	per sq m (GIA)		£ 1,066,483			
LBTH CIL	£35	per sq m (GIA)		£ 1,066,483			
Decontamination	£5,000	per unit		at pre-construction	£ 2,960,000		
SUDS Cost	£1,000	per unit					
Build Rate	£1,412 per sq m	BCIS	Externals (15%)	CSH Level 4 (6%)	£1,709 per sq m	£159 per sq ft	
Contingency	5%			£85 per sq m			
Profit	20%	Private					
Profit	6%	Affordable					
Marketing	1.50%						
Sales agent	1.50%						
Sales legal fees	0.25%						
Professional fees	12%						
Finance	7.00%						
Residual Land Value	£ 16,153,420						
RLV per hectare	£ 1,887,082						

Scheme		7	Wood Wharf		Gross Site Area less	7.26	
Total Units		2,997			local park	0	
Total Floor Area sq ft (GIA)		2,960,942			Health facility	0.8	
Total Floor Area sq ft (NIA)		2,516,800			Net site area	6.46	
Average Unit Size sq ft (GIA)		988			Density	464 u.p.ha	
Average Unit Size sq ft (NIA)		840			total units	2997	
Total Site Area		6.46					
AH Assumptions		35% of NIA		880,880			
					10% 1 bed	300	
					25% 2 bed	749	
					30% 3 bed	899	
					35% 4 bed	1049	
Residential Development and Sales Period Assumptions - driven by total number of market units							
		Total Resi	AH	Market	Sales per month	sales period	years
Scheme (net area)		2,516,800.50	880,880.17	1,635,920.32			
Scheme (gross area)		2,960,941.76	1,036,329.62	1,924,612.14			
Scheme (units)		2,997	1,049	1,948		12	162
							13.53
Purchase		9 months					
Pre-construction		9 months					
Construction		174 months					
Sales start		24 months	after start of construction				
REVENUE							
Car park Spaces		15%	of total units	450	private spaces	292	value per space
							£25,000
Ground Rent Market units		£ 4,500	1948	£ 8,767,512			
Private Sales Rate		£700	per sq ft				
Affordable Sales Rate		£171	per sq ft (blended rate)				
Commercial Development							
Offices							
Gross Floorarea		270,000 sq m	2,906,280 sq ft				
Net Floor area		221,400 sq m	2,383,150 sq ft				
Retail							
Gross Floorarea		27,000 sq m	290,628 sq ft				
Net Floor area		22,140 sq m	238,315 sq ft				
Purchase		9 months					
Pre-construction		9 months					
Construction		174 months					
Sales/Occupation start		24 months	after start of construction			for 162 months	
REVENUE							
Office		Rent	Yield	6.25%	Rent free	30 months	
		£35 sq ft					
Retail		£30 sq ft		6.25%	30 months		
COSTS							
S.106 Assumptions (residential)		£1,220	per unit		£	3,656,877	
S.106 Assumptions (commercial)		£5	per sq ft		£	15,984,540	
Total residual S106					£	19,641,417	
Mayoral CIL (residential)		£35	per sq m (GIA)		£	36,716,063	
Mayoral CIL & Crossrail S106 (office)		£190	per sq m (GIA)		£	51,300,000	
Mayoral CIL & Crossrail S106 (retail)		£121	per sq m (GIA)		£	3,267,000	
Gross Mayoral CIL and Crossrail Top up					£	91,283,063	
Less discount for top up due to mixed use i.e. resi mayoral CIL					-£	36,716,063	
Payable Mayoral CIL and Crossrail Top up					£	54,567,000	
LBTH CIL (Resi)		£200	per sq m (GIA)		£	38,648,487	
LBTH CIL (Office)		£60	per sq m (GIA)		£	16,200,000	
LBTH CIL (Retail)		£70	per sq m (GIA)		£	1,890,000	
LBTH CIL Total					£	56,738,487	
Abnormals					at pre-construction	£ 150,000,000	£ 20,661,157 per ha
Build Rate							
		Residential	BCIS	£1,572 per sq m	Externals (15%)	£236 per sq m	CSH Level 4 (6%)
					£94 per sq m		£1,902 per sq m
		Office		£2,153 per sq m			£177 per sq ft
		Retail		£1,615 per sq m			
		Health facility		£1,702 per sq m			
Contingency		5%					
Benchmark Land Values							
Extant consent		£ 4,249,000					
Secondary industrial at £5.3 million per Ha		£ 38,480,000					
Professional fees							
		Resi		Commercial			
Marketing		2.00%					
Sales agent		1.50%			1%		
Sales legal fees		0.25%			0.75%		
Letting agent					10.00%		
Professional fees		12%					
Ungeared IRR compared to extant consent				17.79%			
Ungeared IRR compared to secondary industrial land value				13.28%			

Scheme		8	Westferry		Gross Site Area		6.16
					less		
Total Units	900				local park		1.2
Total Floor Area sq ft (GIA)	888,646				Secondary school		1.5
Total Floor Area sq ft (NIA)	755,349				Net site area		3.46
Average Unit Size sq ft (GIA)	988				Density		260 u.p.ha
Average Unit Size sq ft (NIA)	840				total units		900
Total Site Area	3.46				10% 1 bed		90
AH Assumptions	35% of NIA		264,372		25% 2 bed		225
					30% 3 bed		270
					35% 4 bed		315
Development and Sales Period Assumptions - driven by total number of market units							
	Total Resi	AH	Market	Sales per month	sales period	years	
Scheme (net area)	755,349.14		264,372.20	490,976.94			
Scheme (gross area)	888,646.05		311,026.12	577,619.93			
Scheme (units)	900		315	585	12	49	4.06
Purchase	9 months						
Pre-construction	9 months						
Construction	61 months						
Sales start	18 months		after start of construction				
REVENUE							
Car park Spaces	40%	of total units	360	private spaces	234	value per space	£25,000
Ground Rent Market units	£ 4,500		585	£ 2,631,330			
Private Sales Rate	£625	per sq ft					
Affordable Sales Rate	£176	per sq ft (blended rate)					
COSTS							
S.106 Assumptions	£1,220	per unit	£ 1,097,512				
Mayoral CIL	£35	per sq m (GIA)	£ 2,029,876				
LBTH CIL	£200	per sq m (GIA)	£ 11,599,291				
Decontamination	£5,000	per unit	at pre-construction	£ 4,498,000	£ 730,195	per ha	
Build Rate	Build Rate	BCIS	Externals (15%)	CSH Level 4 (6%)			
Contingency		£1,572 per sq m	£236 per sq m	£94 per sq m	£1,902 per sq m	£177 per sq ft	
Benchmark Land Value	£ 51,744,000						
Marketing	2.00%						
Sales agent	1.50%						
Sales legal fees	0.25%						
Professional fees	12%						
Ungeared IRR	15.33%						