COMMUNITY INFRASTRUCTURE LEVY

Commercial Development

	£s per sqft	Yield	Rent free
Appraisal 1	£43.50	5.50%	5.00 years
Appraisal 2	£44.50	5.50%	5.00 years
Appraisal 3	£45.50	5.50%	5.00 years
Appraisal 4	£46.50	5.75%	5.00 years
Appraisal 5 (base)	£46.50	5.50%	5.00 years
Appraisal 6	£46.50	5.25%	5.00 years
Appraisal 7	£47.50	5.50%	5.00 years
Appraisal 8	£48.50	5.50%	5.00 years
Appraisal 9	£49.50	5.50%	5.00 years
Appraisal 10	£50.50	5.50%	5.00 years

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£20.00	8.00%	3.00 years	15.00%
Current use value 2	£25.00	8.00%	3.00 years	20.00%
Current use value 3	£30.00	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	-7%	£13	£0	£0
Appraisal 2	-4%	£120	£0	£0
Appraisal 3	-2%	£226	£37	£0
Appraisal 4	0%	£60	£0	£0
Appraisal 5 (base)	-	£310	£106	£0
Appraisal 6	0%	£635	£442	£146
Appraisal 7	2%	£440	£250	£0
Appraisal 8	4%	£547	£358	£56
Appraisal 9	6%	£656	£461	£165
Appraisal 10	8%	£762	£569	£272

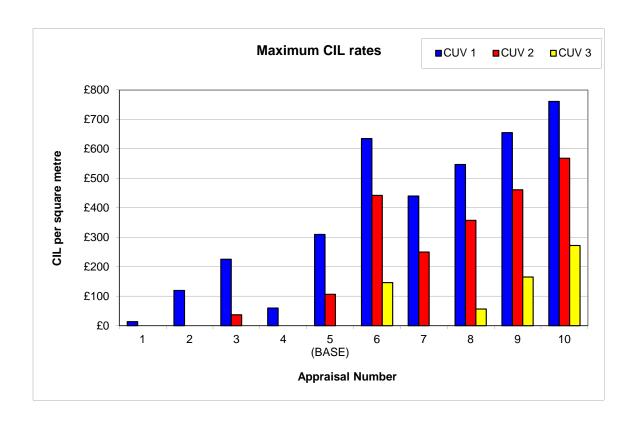
Use class:	OFFICE
Location:	North Docklands Sep'14 JLL Assumptions

Existing floorspace as % of new 30%

Net off existing floorspace from CIL calculation:

n

Ctrl + y to goal seek max CIL



DEVELOPMENT APPRAISAL

Commercial Development

Use class: OFFICE

Location: th Docklands Sep'14 JLL Assumpti

DEVELOPMENT VALUE	Common ass	umptions	Appraisal	l 1	Appra	aisal 2	Appraisal 3		Appraisal 4		Appraisal 5		Appra	aisal 6	Appr	aisal 7	Appraisal 8		Appraisal 9		Appraisal 10	
5			0 (0									•							,		. ,	
Rental Income	Floor area			er annum £		£ per annum		annum £		£ per annum £		£ per annum	- 1	£ per annum £	•	£ per annum		£ per annum £		per annum £	•	£ per annum
Rent - area 1	10,000			£435,000	£45	£445,000		455,000	£46.50	£465,000	£46.5		£46.50	,	£47.50		£48.50	£485,000	£49.50	£495,000	£50.50	
Rent - area 2	10,000			£435,000	£45	£445,000		455,000	£46.50	£465,000	£46.5	,	£46.50	£465,000	£47.50	£475,000	£48.50	£485,000	£49.50	£495,000	£50.50	,
Rent - area 3	10,000	00.000		£435,000	£45	£445,000		455,000	£46.50	£465,000	£46.5		£46.50	,	£47.50		£48.50	£485,000	£49.50	£495,000	£50.50	
Total floor area / rent		30,000	£	1,305,000		£1,335,000	£1,3	365,000		£1,395,000		£1,395,000		£1,395,000		£1,425,000		£1,455,000		£1,485,000		£1,515,000
Rent free/voids (years)			5.0	0.7651	5.0	0.7651	5.0	0.7651	5.0	0.7561	5.0	0.7651	5.0	0.7743	5.0	0.7651	5.0	0.7651	5.0	0.7651	5.0	0.7651
Yield	5.50%		5.50%		5.50%		5.50%		5.75%		5.50%	6	5.25%		5.50%		5.50%		5.50%		5.50%	
Capitalised rent			£18	8,154,551		£18,571,897	£18,9	989,244		£18,344,441		£19,406,590		£20,573,320		£19,823,936		£20,241,282	:	£20,658,628		£21,075,974
GROSS DEVELOPMENT VALUE																						
Purchaser's costs	5.80%		£.	1,052,964		£1,077,170	£1 1	101,376		£1,063,978		£1,125,582		£1,193,253		£1,149,788		£1,173,994		£1,198,200		£1,222,406
Fulcilaser S Costs	3.80 /6			7,101,588		£17,494,727		387,867		£17,280,463		£1,125,562 £18,281,007		£1,193,233		£18,674,147		£1,173,994 £19,067,287		£1,190,200 E £19,460,427		£1,222,400 £19,853,567
DEVELOPMENT COSTS				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		,,	211,2	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				,,		,,		,				,,		
Land costs			£:	3,017,756		£3,017,756	£3.0	017,756		£3,017,756		£3,017,756		£3,017,756		£3,017,756		£3,017,756		£3,017,756		£3,017,756
Stamp duty and acquisition costs				-£173,521		-£173,521	,	173,521		-£173.521		-£173,521		-£173,521		-£173,521		-£173.521		-£173,521		-£173.521
ciamp daty and acquisition cools				2110,021		2110,021	~.	., 0,02		2170,021		2110,021		2110,021		20,02.		2170,021		2110,021		2110,021
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		£8	8,571,429		£8,571,429	£8,5	571,429		£8,571,429		£8,571,429		£8,571,429		£8,571,429		£8,571,429		£8,571,429		£8,571,429
Area	70% grs to net	42,857																				
External works	10.00%			£857,143		£857,143	£8	357,143		£857,143		£857,143		£857,143		£857,143		£857,143		£857,143		£857,143
Professional fees	10.00%			£947,357		£947,357	£9	947,357		£947,357		£947,357		£947,357		£947,357		£947,357		£947,357		£947,357
Contingency	5.00%			£521,046		£521,046		521,046		£521,046		£521,046		£521,046		£521,046		£521,046		£521,046		£521,046
Mayoral CIL & Crossrail S106	£17.65	30,000		£529,543		£529,543	£5	529,543		£529,543		£529,543		£529,543		£529,543		£529,543		£529,543		£529,543
Residual S106	£5 psf			£150,000		£150,000	£1	150,000		£150,000		£150,000		£150,000		£150,000		£150,000		£150,000		£150,000
CIL	£s psf	30,000	-£44 -£1	1,332,676	-£35	-£1,040,364	-£25 -£7	740,253	-£40	-£1,201,077	-£1	9 -£574,964	£14	£407,364	-£5	-£136,537	£5	£156,771	£15	£459,946	£25	£757,852
Disposal Costs																						
Letting Agent's fee (% of rent)	10.00%			£130,500		£133,500	£1	136,500		£139,500		£139,500		£139,500		£142,500		£145,500		£148,500		£151,500
Agent's fees (on capital value)	1.00%			£181,546		£185,719		189,892		£183,444		£194,066		£205,733		£198,239		£202,413		£206,586		£210,760
Legal fees (% of capital value)	0.75%			£136,159		£139,289		142,419		£137,583		£145,549		£154,300		£148,680		£151,810		£154,940		£158,070
<u>Finance</u>																						
Loan arrangement fee	1.00%			£102,888		£105,812	£1	108,813		£104,204		£110,466		£120,289		£114,850		£117,783		£120,815		£123,794
Interest rate	7.00%																					
Interest	18 months			£563,695		£579,582	£5	595,879		£571,251		£754,420		£657,742		£628,656		£644,596		£661,053		£677,234
Profit on cost			£2	2,853,723		£2,925,437	£2,9	988,864		£2,879,805		£3,046,218		£3,229,387		£3,112,007		£3,182,662		£3,242,834		£3,308,605
Profit on cost (%)				20.03%		20.08%	:	20.06%		20.00%		20.00%		20.00%		20.00%		20.04%		20.00%		20.00%
		_		_				_										_		_		
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

CURRENT USE VALUE

Commercial Development

CIL Appraisal: OFFICE

Current use value Existing space as percentage of new Rent per sq ft Rental income per annum
Rent free/voids (years) Total revenue, capitalised (including all co
Refurbishment costs Fees

Capitalised rent, net of refurb and fees Purchaser's costs

Current use value

CUV including Landowner premium

