

How the Crossrail SPG has been accounted for in respect of Office development in the North Docklands

Maximum viable rate that Office Development in North Docklands can accommodate before accounting for a buffer or Crossrail SPG 'Top-Up' but having already accounted for Mayoral CIL = £167 per sq. m (See Statement of Modifications Appendix 1 S.2.3)

Less Buffer of 25% (£41.75) = £125

Less 50% of Crossrail 'top-up' (£155 x 50% = £77.50) = £47.50

Therefore, the CIL rate set for Tower Hamlets is **£50 per sq. m.** This constitutes approximately 40% of the total viable amount (before accounting for Tower Hamlets' CIL or the Crossrail 'Top-Up'). The GLA/TfL will receive £77.50 per sq. m, which constitutes approximately 60% of the total viable amount.