

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Office
Location:	City Fringe Jan '14

	£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%

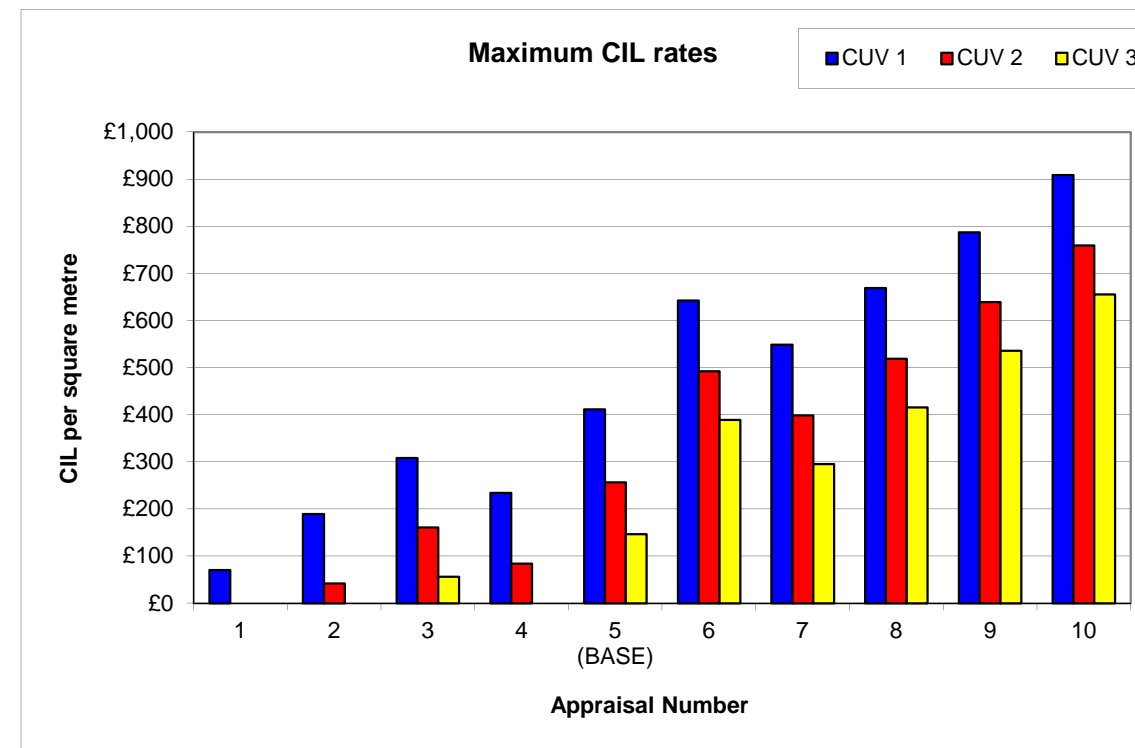
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£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%	£70	£0	£0
Appraisal 2	-6%	£190	£42	£0
Appraisal 3	-3%	£309	£161	£56
Appraisal 4	0%	£234	£84	£0
Appraisal 5 (base)	-	£412	£257	£147
Appraisal 6	0%	£643	£493	£389
Appraisal 7	3%	£549	£399	£296
Appraisal 8	5%	£669	£519	£416
Appraisal 9	8%	£787	£639	£536
Appraisal 10	10%	£909	£759	£656



CURRENT USE VALUE

Commercial Development

Use class: Office

	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%						
Current use value			£830,407		£1,217,396		£1,491,411
CUV including Landowner premium		20%	£996,489	20.00%	£1,460,875	20.00%	£1,789,694

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	OFFICE
Location:	North Docklands '14

	£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%

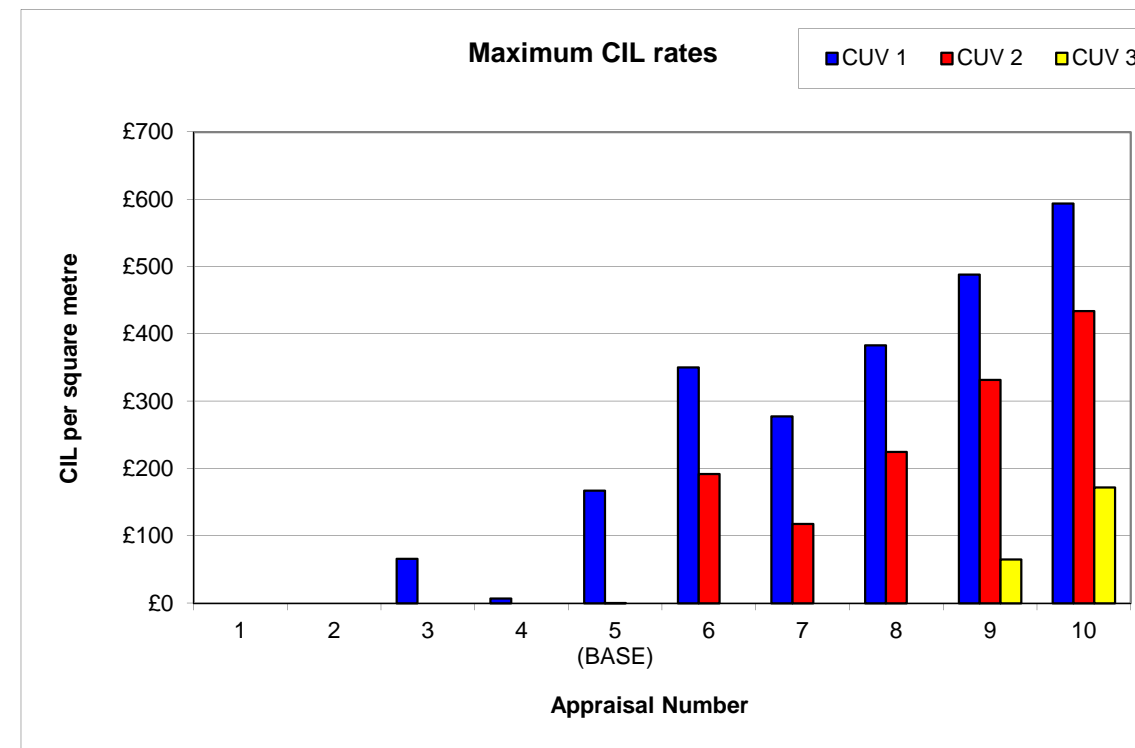
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£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%	£66	£0	£0
Appraisal 4	0%	£7	£0	£0
Appraisal 5 (base)	-	£167	£1	£0
Appraisal 6	0%	£350	£192	£0
Appraisal 7	3%	£277	£118	£0
Appraisal 8	5%	£383	£225	£0
Appraisal 9	8%	£488	£332	£65
Appraisal 10	10%	£594	£434	£172



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%						
Current use value			£232,949		£634,827		£1,329,778
CUV including Landowner premium		15%	£267,891	20.00%	£761,792	20.00%	£1,595,734

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	OFFICE
Location:	South Docklands '14

	£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%

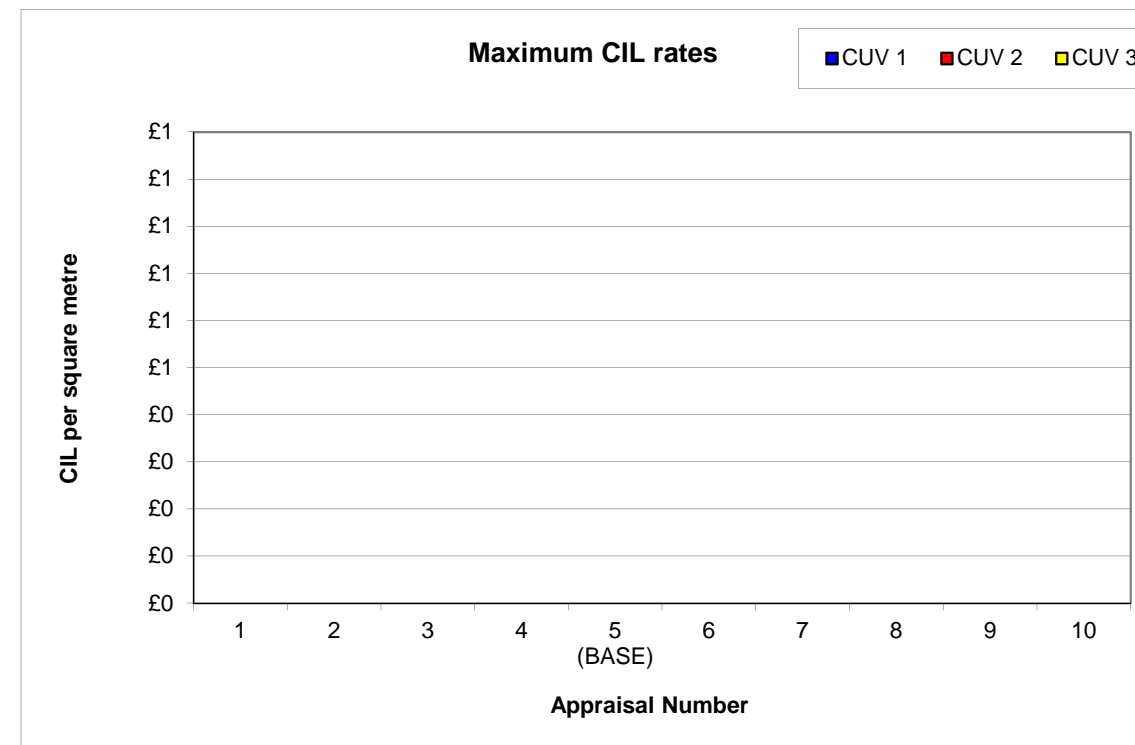
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£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%						
Current use value			£232,949		£634,827		£1,329,778
CUV including Landowner premium		15%	£267,891	20.00%	£761,792	20.00%	£1,595,734

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	OFFICE
Location:	Rest of Borough Jan'14

	£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%

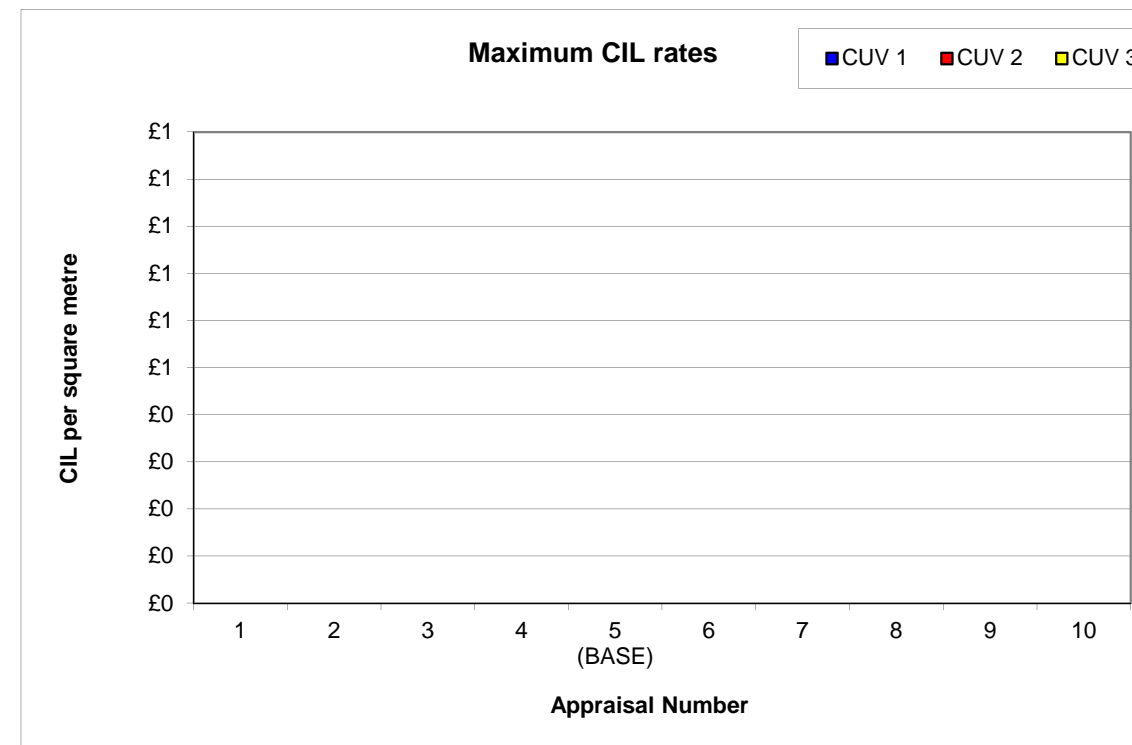
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£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%						
Current use value		£157,631		£380,896		£604,161	
CUV including Landowner premium		15%	£181,275	20.00%	£457,075	20.00%	£724,994

**COMMUNITY INFRASTRUCTURE LEVY
Commercial Development**

Use class:	Convenience Retail and Retail Warehousing
Location:	Whole of Borough (1,000 sq m) Jan'14

	£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%

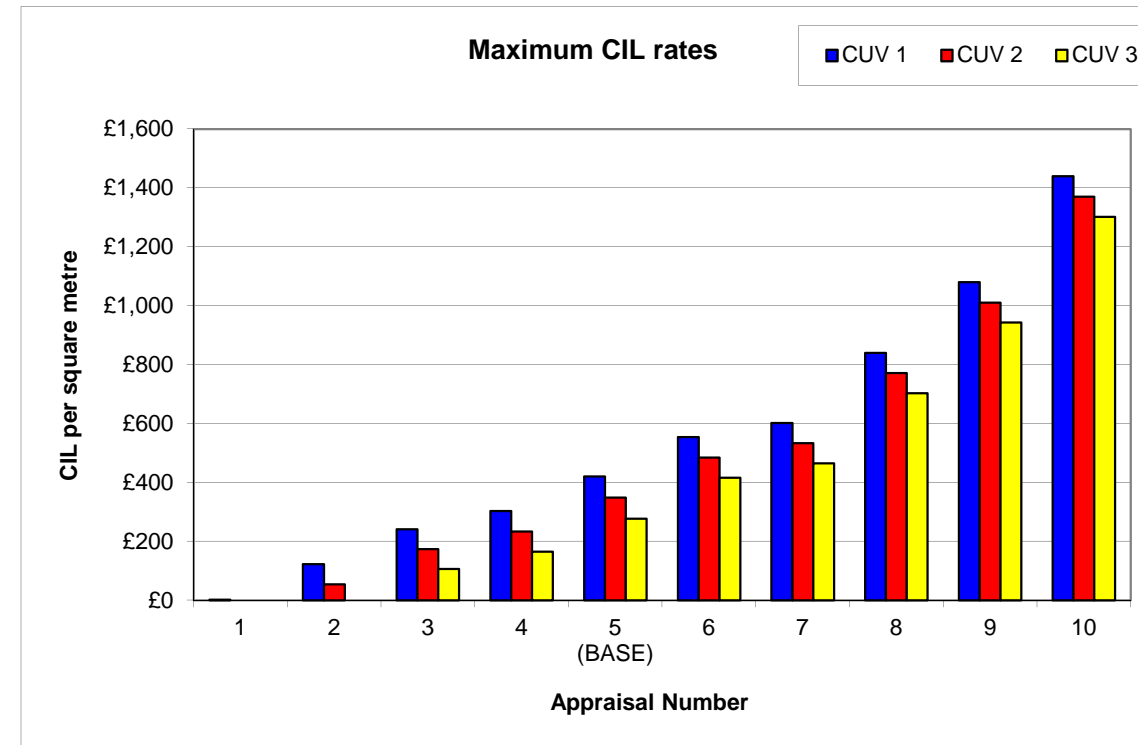
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£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%	£2	£0	£0
Appraisal 2	-13%	£122	£54	£0
Appraisal 3	-8%	£241	£173	£106
Appraisal 4	0%	£303	£233	£165
Appraisal 5 (base)	-	£420	£348	£276
Appraisal 6	0%	£554	£485	£416
Appraisal 7	7%	£602	£533	£465
Appraisal 8	14%	£840	£771	£703
Appraisal 9	20%	£1,081	£1,011	£943
Appraisal 10	28%	£1,440	£1,370	£1,302



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%						
Current use value			£19,496		£83,582		£147,668
CUV including Landowner premium		15%	£22,420	20.00%	£100,299	20.00%	£177,202

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Convenience Retail and Retail Warehousing
Location:	Whole of Borough (5,000 sq m) Jan'14

	£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%

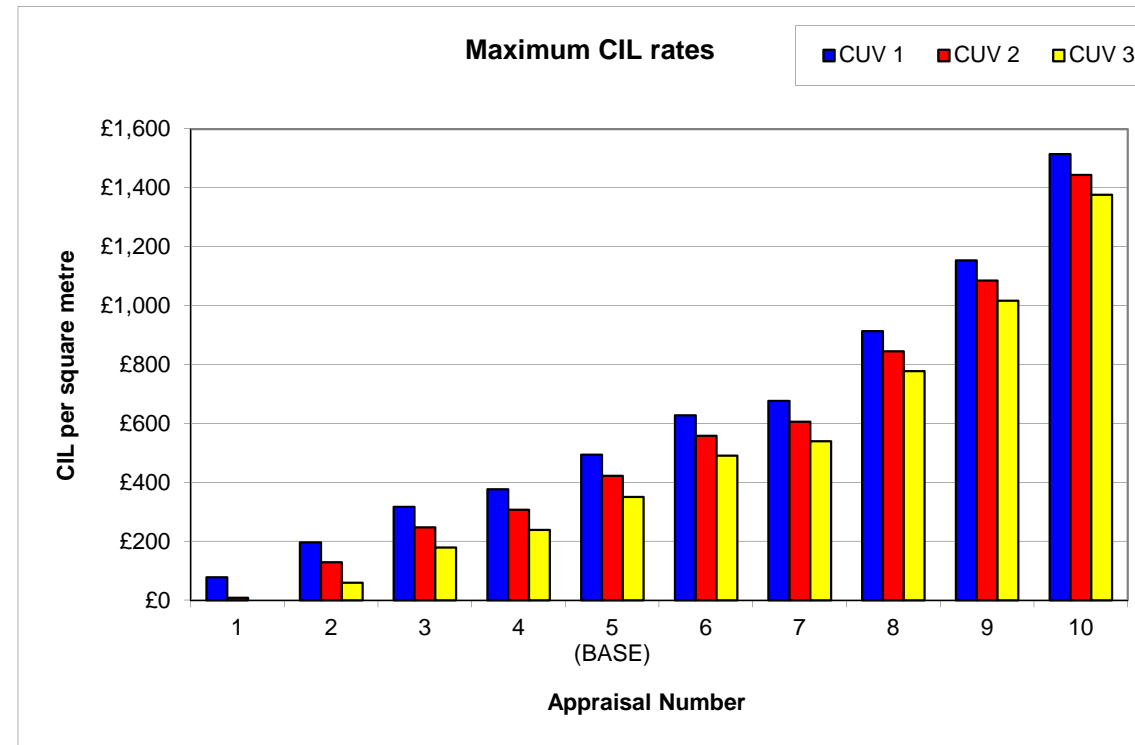
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£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%	£78	£9	£0
Appraisal 2	-13%	£196	£129	£60
Appraisal 3	-8%	£317	£248	£179
Appraisal 4	0%	£377	£308	£239
Appraisal 5 (base)	-	£495	£423	£351
Appraisal 6	0%	£628	£559	£491
Appraisal 7	7%	£677	£606	£540
Appraisal 8	14%	£914	£846	£778
Appraisal 9	20%	£1,155	£1,085	£1,017
Appraisal 10	28%	£1,515	£1,445	£1,376



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%						
Current use value			£97,480		£417,911		£738,341
CUV including Landowner premium		15%	£112,102	20.00%	£501,493	20.00%	£886,009

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	All Other Retail (A1-A5)
Location:	North Docklands and City Fringe '14

	£s per sqft	Yield	Rent free
Appraisal 1	£24.00	6.25%	2.00 years
Appraisal 2	£27.00	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%

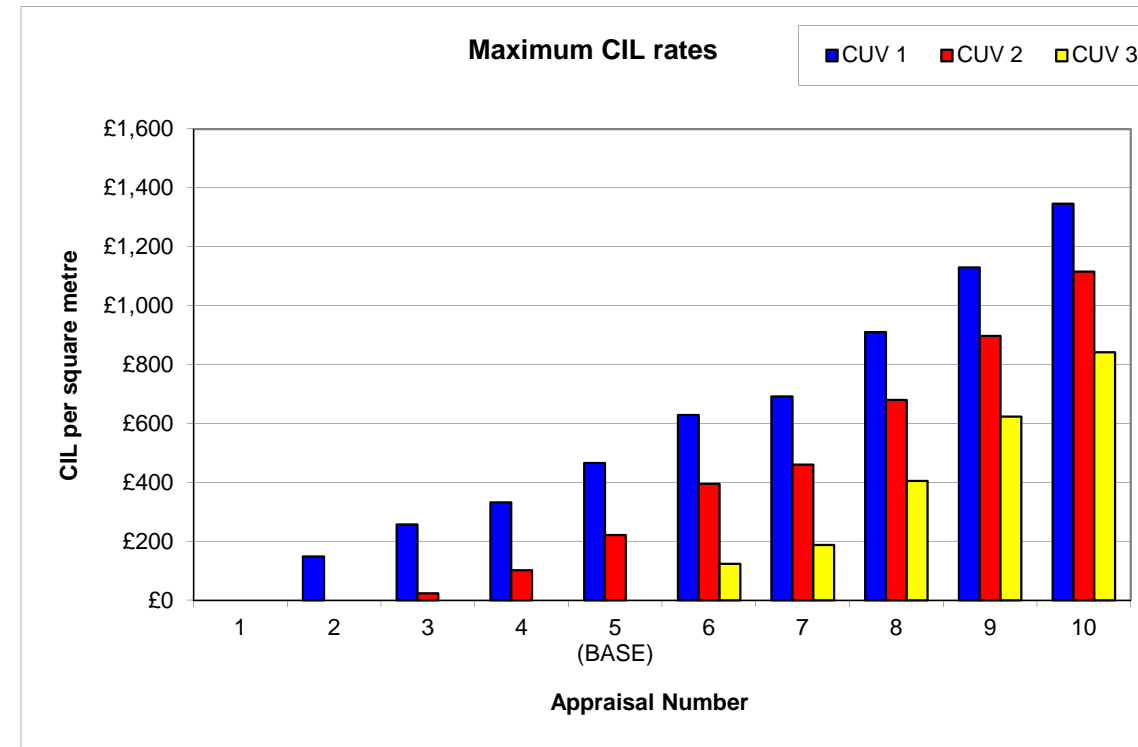
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£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	-11%	£149	£0	£0
Appraisal 3	-7%	£257	£23	£0
Appraisal 4	0%	£332	£102	£0
Appraisal 5 (base)	-	£466	£222	£0
Appraisal 6	0%	£629	£396	£123
Appraisal 7	6%	£693	£461	£188
Appraisal 8	12%	£911	£680	£405
Appraisal 9	17%	£1,130	£898	£623
Appraisal 10	21%	£1,347	£1,116	£842



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%						
Current use value			£48,445		£109,279		£181,101
CUV including Landowner premium		20%	£58,134	20.00%	£131,135	20.00%	£217,321

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	All Other Retail (A1-A5)
Location:	Rest of Borough '14

	£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%

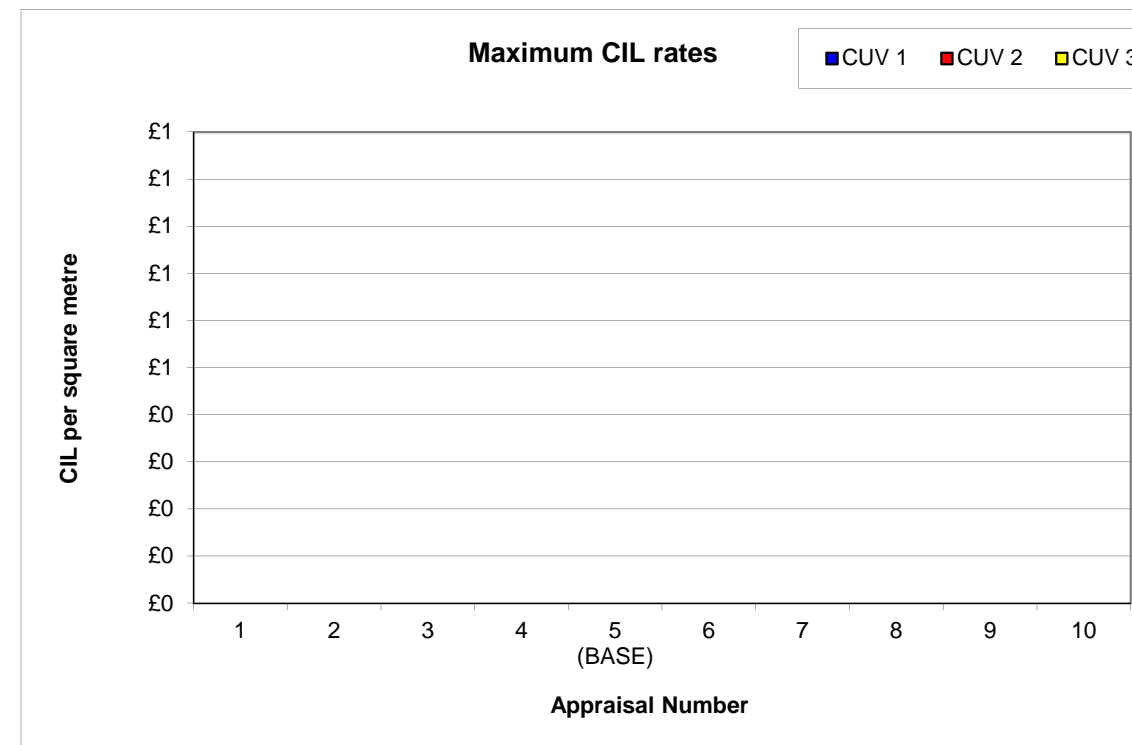
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£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%						
Current use value			£5,434		£23,295		£41,156
CUV including Landowner premium		15%	£6,249	20.00%	£27,954	20.00%	£49,387

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	INDUSTRIAL
Location:	Whole Borough Jan '14

	£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
30%

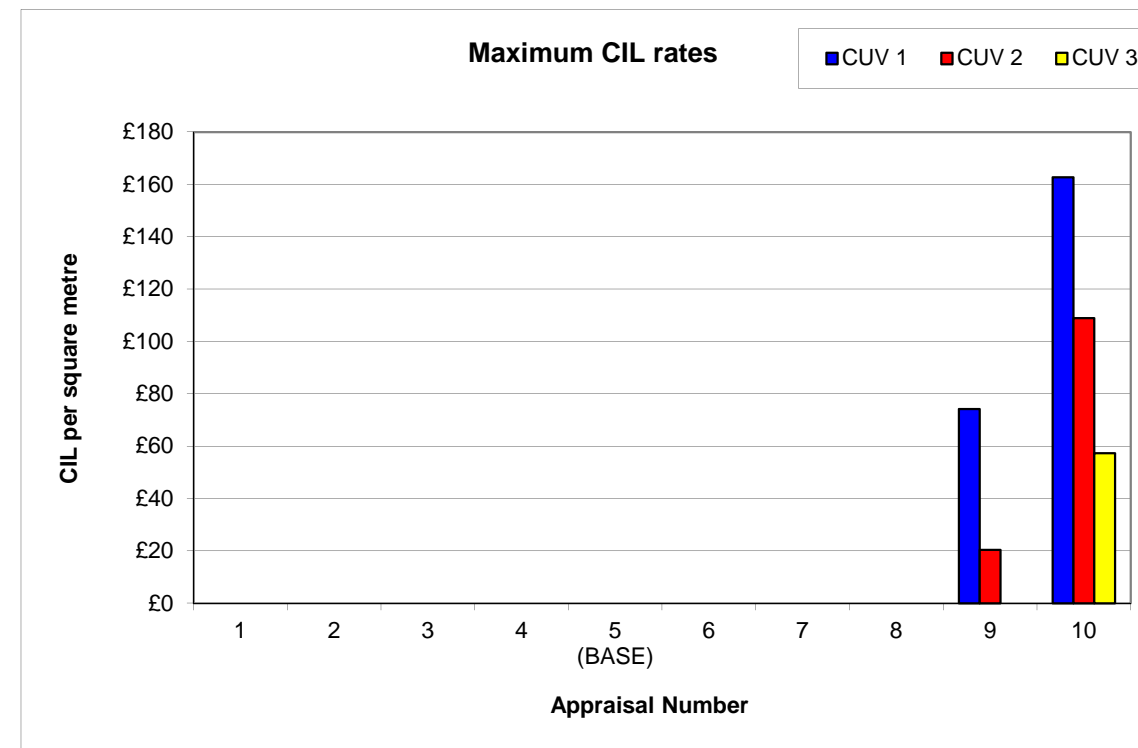
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£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%	£74	£20	£0
Appraisal 10	29%	£163	£109	£57



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	30%	9,000					
Rent per sq ft		£5 psf		£7 psf		£8 psf	
Rental income per annum		£45,000		£58,500		£72,000	
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		£291,590		£425,549	
Purchaser's costs	5.75%						
Current use value		£157,631		£291,590		£425,549	
CUV including Landowner premium		15%	£181,275	20.00%	£349,908	20.00%	£510,659

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Hotel (1)
Location:	Tower Hamlets Jan '14

	£s per sqft	Yield	Rent free
Appraisal 1	£30.00	6.60%	
Appraisal 2	£33.25	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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Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

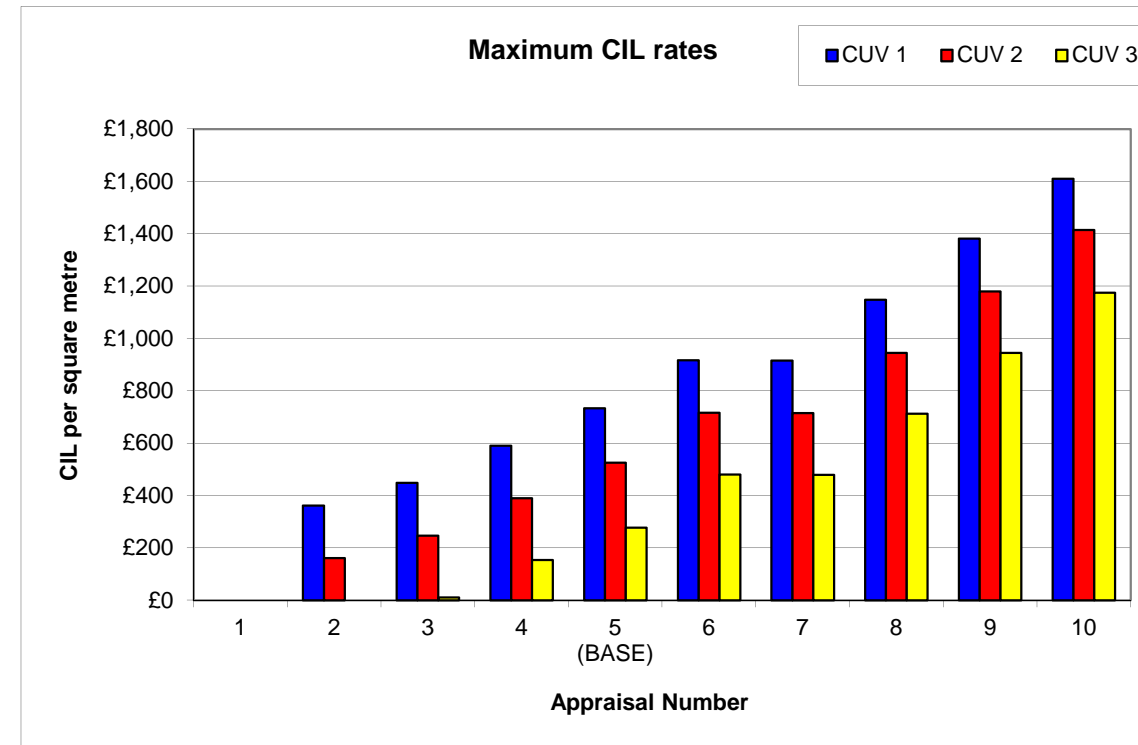
Raddison Edwardian, New Providence Wharf, Canary Wharf, E14 9PJ
(BNPPRE Datatbase and Egi)

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	-10%	£361	£161	£0
Appraisal 3	-8%	£449	£246	£10
Appraisal 4	0%	£590	£390	£154
Appraisal 5 (base)	-	£734	£525	£277
Appraisal 6	0%	£917	£717	£480
Appraisal 7	4%	£915	£715	£479
Appraisal 8	9%	£1,148	£945	£712
Appraisal 9	13%	£1,382	£1,180	£946
Appraisal 10	17%	£1,611	£1,414	£1,175



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%						
Current use value		£568,026		£1,092,789		£1,710,624	
CUV including Landowner premium		20%	£681,631	20.00%	£1,311,347	20.00%	£2,052,749

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Hotel (2)
Location:	Tower Hamlets Jan '14

	£s per sqft	Yield	Rent free
Appraisal 1	£24.00	6.40%	
Appraisal 2	£26.00	6.40%	
Appraisal 3	£27.75	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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Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

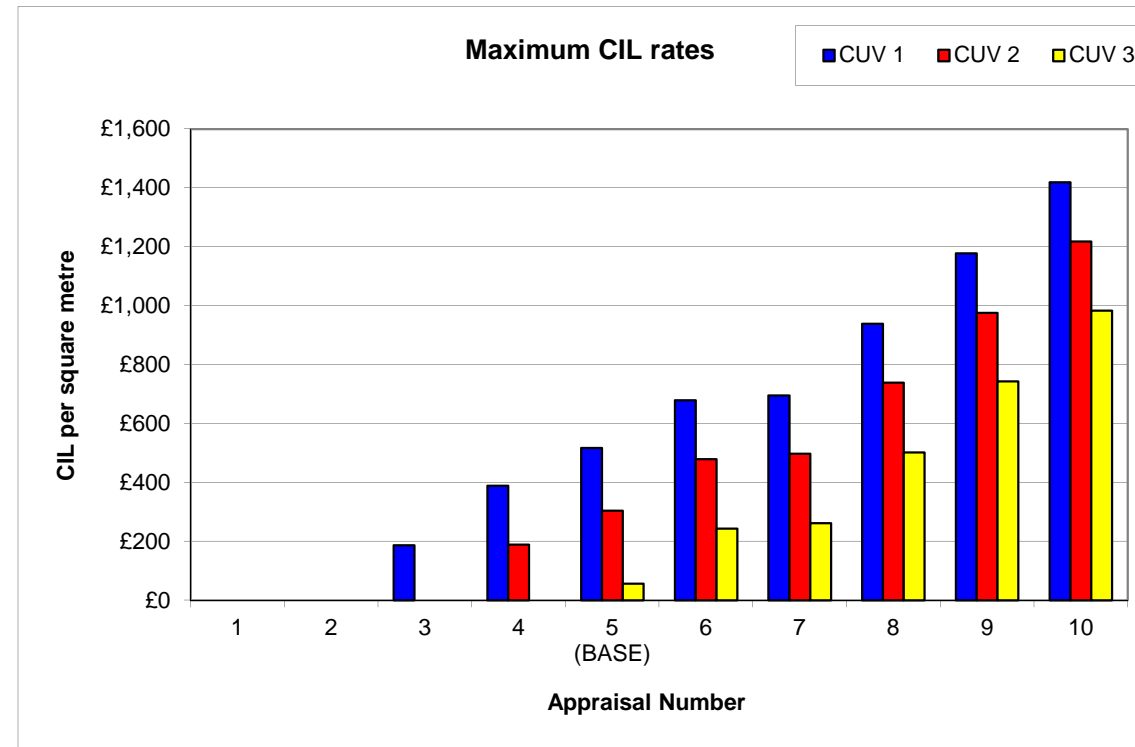
Ibis Hotel, Commercial Street, E1 6BF (BNPPRE database)

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	-10%	£187	£0	£0
Appraisal 4	0%	£389	£189	£0
Appraisal 5 (base)	-	£517	£304	£57
Appraisal 6	0%	£679	£479	£243
Appraisal 7	4%	£696	£498	£262
Appraisal 8	10%	£939	£738	£502
Appraisal 9	15%	£1,179	£976	£743
Appraisal 10	20%	£1,420	£1,218	£984



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%						
Current use value			£568,026		£1,092,789		£1,710,624
CUV including Landowner premium		20%	£681,631	20.00%	£1,311,347	20.00%	£2,052,749