



Community Infrastructure Levy Review



Prepared for
London Borough of Tower Hamlets

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1 Executive Summary

- 1.1 This report reviews the Community Infrastructure Levy (“CIL”) rates in the London Borough of Tower Hamlets’ (“the Council”) Charging Schedule, adopted on 25 February 2015 and implemented on 1 April 2015. Levels of CIL have been tested in combination with the cumulative impact of the requirements of the emerging Tower Hamlets Local Plan 2031, Managing growth and sharing the benefits, Regulation 19 Consultation document (October 2017) (“STHLP”). This is in line with the requirements of the National Planning Policy Framework 2018 (“NPPF”) and the Local Housing Delivery Group guidance ‘Viability Testing Emerging Local Plans: Advice for planning practitioners’ (June 2012). The report builds upon the Local Plan Viability testing update undertaken on behalf of the Council by BNP Paribas Real Estate in June 2017 and updates the September 2017 CIL Viability Review report.

Methodology

- 1.2 The study methodology compares the residual land values of a range of development typologies on sites throughout the borough to their value in current use (plus a premium), herein after referred to as ‘benchmark land value’. If a development incorporating the Council’s policy requirements including a given level of CIL generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect adopted levels of CIL and policy requirements in their bids for sites, in line with requirements set out in the RICS Guidance on ‘Financial Viability in Planning’¹ and the updated National Planning Practice Guidance (‘NPPG’) on Viability (July 2018).
- 1.3 The study utilises the residual land value method of calculating the value of each development typology. 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, sustainability requirements, Section 106 contributions, CIL² 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 LBTH is testing the viability of potential development sites at a time when the market has experienced a period of sustained growth. Forecasts for future house price growth point to continuing growth in mainstream London housing markets, although there is a degree of uncertainty following the referendum on the UK’s membership of the European Union. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. This analysis is indicative only, but is intended to assist the Council in understanding the ability of developments to absorb its requirements both in today’s terms but also in the future.
- 1.5 The viability analysis in this study provides a high level understanding of the viability of potential development sites in the context of the cumulative impact of the Council’s emerging planning policies. It should be noted that some sites may require more detailed site and scheme specific viability analysis when they come forward through the development management process due to specific site circumstances that cannot be reflected in an area wide assessment³.

¹ This guidance notes that when considering site-specific viability “Site Value should equate to the market value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan”. Providing therefore that Site Value does not fall below a site’s existing use value, there should be no reason why policy requirements cannot be achieved.

² Mayoral CIL 2 and Borough CIL as appropriate.

³ The Local Housing Delivery Group Guidance ‘Viability Testing Local Plans: Advice for Planning Practitioners’ notes that “the role of the test is not to provide a precise answer as to the viability of every development likely to take place during the plan...”

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 will inevitably change over the medium term. It is therefore important that the Council keeps the viability situation under review so that policy requirements can be adjusted should conditions change markedly. Since the 2013 Viability Study was completed, there has been an improvement in sales values, which has been partially offset by an increase in build costs. The net result is a degree of improvement in viability and increased capacity to contribute towards local infrastructure.
- As was the case in the 2013 Viability Study, some schemes tested were unviable due to market factors, rather than the impact of the Council's policy requirements. These schemes will not come forward until changes in site specific market conditions and their current unviable status should not be taken as an indication that the Council's requirements cannot be accommodated on other schemes. It reflects the increasing viability of commercial development, with some existing forms of commercial generating higher values than residential development, reducing pressure for commercial buildings to be redeveloped for alternative (residential) use.

Residential

- In many cases, schemes can accommodate the Council's affordable housing requirement at a level of circa 35%, with the capacity to make CIL payments increasing with lower affordable housing proportions.
- Our appraisals indicate that the Council's currently adopted rates of CIL could increase without adversely impacting on viability of developments. The currently adopted and suggested CIL rates are summarised in Table 1.6.1.

Table 1.6.1 Table showing adopted and suggested residential CIL rates

Area	Existing Borough CIL charge (£s per sq m)	Existing Borough CIL charge (£s per sq m) indexed	Suggested Borough CIL after buffer (£s per sq m)
CIL Z1	£200	£211.58	£280
CIL Z2	£65	£68.76	£150
CIL Z3	£35	£37.03	£50

Commercial

- In the City Fringe and North Docklands, rents for both offices and retail developments have increased and our appraisals (including affordable workspace) indicate that these uses will be able to absorb a CIL rate of £100 per sq m.
- Viability of retail and office markets outside the City Fringe and North Docklands have not changed sufficiently to warrant any changes to the adopted rates.

³ continued... period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage". We further note that the NPPG on Viability identifies that "Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage. Assessment of samples of sites may be helpful to support evidence. In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies." Given this position the NPPG acknowledges that there are likely to be particular circumstances which justify the need for a viability assessment at the application stage and provides an illustrative list of such circumstances. The onus is on the Applicant to provide the justification for this.

- Rents and yields of supermarkets and retail warehouses have improved since the adoption of the Charging schedule and appraisal identify that such uses should be able to support an increased CIL charge of £130 per sq m.
- Industrial and warehousing have seen increases in rents and a reduction in yields, partly as a result of a lack of available supply, however our appraisals identify that this does not generate a surplus above the benchmark land values and in this regard we recommend the Council maintains its existing nil charge on such uses.
- Market conditions for student housing and hotels have not changed significantly since the adoption of the Charging Schedule and we recommend no changes to the rates for these uses.
- The currently adopted and suggested CIL rates are summarised in Table 1.6.2.

Table 1.6.2 Table showing adopted and suggested Commercial CIL rates

Use and Location	Existing Borough CIL charge (£s per sq m)	Existing Borough CIL charge (£s per sq m) indexed	Potential Borough CIL after buffer (£s per sq m)
Office in City Fringe	£90	£95.21	£100
Office in North Docklands	Nil	Nil	£100
Retail in City Fringe and North Docklands	£70	£74.05	£100
Supermarkets and retail warehouses	£120	£126.95	£130

Strategic Sites

- Our assessment of the identified strategic sites has concluded that the majority of the sites can viably support the Borough's proposed CIL. With regard to the sites identified as being unviable, we note that the majority the sites are in fact deliverable with between 20% - 30% affordable housing and that the CIL Charge does not have a significant impact on the viability of these schemes i.e. at a nil CIL charge these schemes would not be viable at 35% affordable housing with no CIL. It is therefore evident that it is not CIL that is making the schemes unviable, it is rather site or scheme specific issues.
- Of the four sites identified as having the most challenging viability three of these are gasworks sites which incur significant abnormal costs. Once again we would highlight that CIL is not the determining factor making these sites unviable, i.e. on three of the four sites adopting a nil CIL rate and 0% affordable housing would not result in the developments generating residual land values above the identified benchmark land value.
- To demonstrate this position we have undertaken an assessment of the proposed Borough CIL liability calculated for each of the strategic sites and compared this to the total development costs. This has identified that the proposed CIL rates result in a liability that is no more than 5% of development costs. In fact, in the four schemes where viability is identified as being most challenging, CIL amounts to no more than 1.12% of development costs. Further, on the schemes identified as being unviable at 35% affordable housing but viable with between 20% and 30% affordable housing CIL is no more than 1.68% of development costs (see Table 7.16.1).

- In light of our findings we recommend that the Council considers maintaining the proposed CIL rates across the Borough and to Strategic Sites 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 “*undermine the deliverability of the plan*” (NPPF paragraph 34) and NPPG Paragraph: 038 Reference. Further, we consider that the proposed approach “strike(s) an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across (the Council’s) area.” (NPPG Paragraph 008).

1.7 We summarise in Table 1.7.1 overleaf the suggested updated CIL charging schedule rates.

Table 1.7.1: Suggested rates for LB Tower Hamlets’ Updated CIL Charging Schedule

Development Type	Suggested CIL Rate per sq m (GIA) of Development		
	Zone 1	Zone 2	Zone 3
Residential	£280	£150	£50
Offices and Retail (Except Convenience Supermarkets/ Superstores and Retail Warehousing)	City Fringe & North Docklands		Rest of Borough
	£100		Nil
Convenience Supermarkets/ Superstores and Retail Warehousing	Borough Wide		
	£130		
Hotel	£190		
Student Housing Let at Market Rents	£450		
Student Housing Let at Below Market Rents	Nil		
All other uses	Nil		

1.8 The application of CIL is unlikely to be an overriding factor in determining whether a developer brings forward a site or whether not a scheme is viable.

- For residential development, when considered in context of total scheme value, the recommended CIL rates will be a modest amount, typically accounting for between 0.5% and 4.7%. It is worth noting that some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the Council pays limited regard to these schemes as they are unlikely to come forward unless there are significant changes to main appraisal inputs.
- With respect to commercial schemes, as identified in section 8 of this study the proposed CIL is a marginal factor in a scheme’s viability i.e. between 1.45% and 3.13% of total development costs in terms of the uses where increases are proposed.

- In the case of the Strategic Sites, the increased CIL charges amount to no more than 5% of development costs i.e. between 0.71% and 4.5%, with the majority being below 3%.

2 Introduction

- 2.1 The Council has commissioned this update study to contribute towards a review of its adopted CIL Charging Schedule, which has been in place since 1 April 2015. The evidence base that underpinned that adopted CIL Charging Schedule was compiled in late 2012 and early 2013 and there had been a significant movement in sales values before adoption. The aim of the study is therefore to identify changes in viability that might give rise to amendments to the adopted CIL Charging Schedule. In line with the viability evidence supporting the adopted CIL Charging Schedule, this report tests the cumulative impact of planning policies to determine whether there is scope for CIL rates to change.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of 9 development typologies and 14 strategic sites, including the impact on viability of the Council's planning policies alongside the adopted levels of CIL and alternative amounts of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. 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. For CIL rates, this means leaving adequate headroom below the maximum rates to deal with the differences that often occur when individual schemes come forward through the development management process.
- 2.3 In light of the above we would highlight that the purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb CIL and to support any proposed changes to Charging Schedule through Examination in Public. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL Regulations and National Planning Practice Guidance are met. The key underlying principle is that charging authorities should use evidence to strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across their area.

Economic and housing market context

- 2.4 The housing and commercial property markets are inherently cyclical. The downwards adjustment in house prices in 2008/9 was followed by a prolonged period of real house price growth. By 2010 improved consumer confidence fed through into more positive interest from potential house purchasers. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012. The improvement in the housing market towards the end of 2012 continued through into 2013 at which point the growth in sales values improved significantly through to the last quarter of 2014, where the pace of the improvement was seen to moderate and continued to do so in 2015. The UK economy sustained momentum following the result of the UK's referendum on its membership of the European Union (EU), and as a result the UK housing market surprised many in 2016. The average house price rose 4.5%, which was 0.2% lower than our forecast and ahead of the level recorded in 2015. While first time buyer numbers continued to recover in 2016, overall transaction levels slowed as some home movers and investors withdrew from the market.
- 2.5 The referendum held on 23 June 2016 on the UK's membership of the EU resulted in a small majority in favour of exit. The immediate aftermath of the result of the vote was a fall in the Pound Sterling to a 31 year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound dropped significantly this supported the stock market, which has since recouped all of the losses seen and is near the all-time highs. We are now in a period of uncertainty in relation to many factors that impact the property investment and letting markets. In March 2017 (the point at which Article 50 was triggered signalling the official commencement of the UK's exit from the EU), the Sterling Exchange Rate Index ("ERI") fell a further 1.5% from the end of February and was 10.5% lower compared with the end of March 2016. Since August 2017 the Bank of England's ("BoE's") Inflation Reports have identified that Sterling has broadly remained around 15%-20% below its pre-referendum peak (November 2015). The August 2018 Report identified that ERI was

- 2.5% lower than in its run up to the May 2018 Report and around 17% below the late-2015 peak.
- 2.6 There have been tentative signs of improvement and resilience in the market, however this has been tempered by heightened uncertainty relating to post EU exit arrangements. In BNP Paribas real Estate's Summer 2018 Residential Quarterly Update it identifies that the UK's exit from the EU *"is making gradual progress with details slowly being released. Theresa May has outlined the UK's desired position with regards to the UK's future relationship with the EU. However it is important to note this is just the government's preferred position and has yet to be agreed by the EU and could therefore change substantially over the coming months. The recent announcements have also highlighted the lack of consensus within the government, seeing both the Brexit Secretary and Foreign Secretary resigning."*
- 2.7 The International Monetary Fund ("IMF") revised its forecast for UK growth in 2016 on 4 October 2016 from 1.7% to 1.8%, thereby partly reversing the cut it made to the forecast shortly after the referendum (1.9% to 1.7%). Notwithstanding this, it further trimmed its 2017 forecast from 1.3% to 1.1%, which stood at 2.2% prior to the Referendum. This figure was subsequently increased to 2% in April 2017, however was reduced in July 2017 to 1.7%. This figure remains unchanged in the July 2018 World Economic Outlook ("WEO") Report Update. The IMF anticipates growth to slow in 2018 and 2019, with current forecasts of 1.4% and 1.5% respectively. The 2018 projection has been reduced from 1.6% projected in the April 2018 WEO. We understand that these figures reflect the anticipated higher barriers to trade and lower foreign direct investment following the UK's exit from the EU.
- 2.8 The BoE's August Inflation Report sets out that *"Quarterly GDP growth is estimated to have slowed to 0.2% in 2018. That was revised up from 0.1% in the preliminary estimate and, as set out in the May Report, it is expected to be revised up further to 0.3% in the mature estimate. In May, the MPC judged that growth in Q1 was probably depressed by around 0.1 percentage points by disruption from adverse weather. Developments since then have been broadly consistent with that judgement. For example, according to Bank calculations based on responses to the ONS Labour Force Survey, total hours worked were 0.15% lower in Q1 due to the adverse weather. GDP growth is expected to have recovered to 0.4% in Q2, as anticipated in May. That is slightly faster than the estimated growth rate of potential supply – the pace at which output can grow consistent with balanced inflationary pressures. Newly introduced ONS estimates of monthly GDP growth suggest that growth in the three months to May was 0.2%. That growth rate continued to be depressed by the impact of weak activity in March however, probably due to the adverse weather. By contrast, monthly growth in April and May averaged %. The recovery in GDP growth in Q2 is expected to have been driven by a pickup in consumption growth, to 0.5%. A number of indicators of household spending, including consumer credit growth and property transactions, which were weak in Q1, have bounced back since then, suggesting much of the earlier weakness was erratic. In addition, retail sales grew by 2.1% in Q2. Although in the past year the number of retail store closures have increased and retail footfall has fallen, contacts of the Bank's Agents suggest that mainly reflects shifts in consumer demand to online stores and from goods to services. And although growth in household money has slowed, that appears to reflect an unwind of past shifts in demand for different assets"*
- 2.9 A key issue at present is the above target levels of inflation that have been experienced. *The IMF April 2018 World Economic Outlook Report identifies that, "In most advanced economies, core inflation remains below target but appears to be edging up in response to stronger demand. The United Kingdom is an exception to the pattern of below-target inflation. At 2.4 percent in February, UK core inflation is below the peak it reached in 2017 in the aftermath of the June 2016 Brexit referendum pound depreciation, but remains above the Bank of England's target of 2 percent."* This remains the case in mid-2018 with the BoE's August 2018 Inflation Report stating that, *"CPI inflation was 2.4% in June, pushed above the 2% target by external cost pressures resulting from the effects of sterling's past depreciation and higher energy prices. The contribution of external pressures is projected to ease over the forecast period while the contribution of domestic cost pressures is expected to rise."*

Taking these influences together, and conditioned on the gently rising path of Bank Rate implied by current market yields, CPI inflation remains slightly above 2% through most of the forecast period, reaching the target in the third year."

- 2.10 The April 2018 Economic Outlook report by the IMF report identified that, *"The unemployment rate in the United Kingdom is close to historic lows; further declines could add to inflation pressure by triggering faster wage growth in a context of inflation that is already above target following currency depreciation after the June 2016 Brexit referendum. Gradual monetary tightening is therefore needed to ensure that inflation returns to target and expectations remain anchored."* This is recognised by the BoE, however they are also acutely aware of the uncertainty currently presiding and the impact any changes to monetary policy might have on jobs and activity. *"Developments regarding the United Kingdom's withdrawal from the European Union — and in particular the reaction of households, businesses and asset prices to them — remain the most significant influence on, and source of uncertainty about, the economic outlook. In such exceptional circumstances, the MPC's remit specifies that the Committee must balance any trade-off between the speed at which it intends to return inflation sustainably to the target and the support that monetary policy provides to jobs and activity."*
- 2.11 The BoE's August inflation Report identifies that the *"Bank of England's Monetary Policy Committee ("MPC") sets monetary policy to meet the 2% inflation target, and in a way that helps to sustain growth and employment. At its meeting ending on 1 August 2018, the MPC voted unanimously to increase Bank Rate by 0.25 percentage points, to 0.75%."* The rate remains low by historic standards and BNPPRE considers that any additional rise in interest rate that may occur will likely be introduced slowly and steadily to eliminate economic shock. Nationwide's Chief Economist, Robert Gardiner identifies in the July 2018 House Price Index Report that *"Providing the economy does not weaken further, the impact of a further small rise in interest rates on UK households is likely to be modest. This is partly because only a relatively small proportion of borrowers will be directly impacted by the change. Most lending on personal loans and credit cards is fixed or tends to be unaffected by movements in the Bank Rate. Similarly, in recent years, the vast majority of new mortgages have been extended on fixed interest rates."*
- 2.12 It is worth noting that stamp duty changes when purchasing residential property from December 2014, has also had an effect on the housing market, as it encourages first time buyers, who predominantly purchase lower priced properties, to pay lower stamp duty rates: up to £125,000 (0%), up to £250,000 (2%); and discourages wealthier families to buy property who have the capital to buy a £1,000,000 home but now have to pay 10% stamp duty rates, which will significantly impede their budgets and affordability. However, for overseas investors, the post-EU referendum fall in sterling has offset the impact of higher Stamp Duty to a large extent. As BNP Paribas Real Estate noted in our Q2 Housing Market Report and reaffirms in our Q3 2017 Housing Market Prospectus Report, *"the market has become increasingly reliant on first-time buyers, especially with the depletion of mortgaged movers from the market. Income weakness clearly has potential to dent activity amongst this group given the high average loan-to-value ratios needed to gain the first step on the ladder."*
- 2.13 This position remains relevant into 2018 with the BoE's April 2018 Inflation Report commenting that *"Around four fifths of housing investment consists of new buildings and improvements to existing buildings. Housing investment over 2017 has been supported in part by new home building, with housing starts having increased since 2016 Q1. Contacts of the Bank's Agents have reported that starts have been supported in part by demand for new-build properties from first-time buyers using the Help to Buy equity loan scheme. Starts fell back in 2017 Q3, however, which will weigh slightly on housing investment growth in the near term."* The BoE report goes on summarise that, *"Overall, activity in the housing market is projected to pick up a little in the near term, while house price inflation and housing investment growth are expected to slow slightly. Measures detailed in the November 2017 Budget to support homeownership — such as stamp duty relief for first-time buyers, an expansion of the Help to Buy equity loan scheme and measures aiming to boost*

housebuilding — may support activity, particularly for first-time buyers. The impact on the overall housing market is likely to be small, however.”

- 2.14 In addition, there remains the further impact on the market due to tax changes on the purchase of second properties. The August BoE's August 2017 Inflation Report highlighted that, *“Much of the weakness in housing market activity over the past 18 months reflects a fall in the number of buy to let property transactions following policy changes such as the introduction of the stamp duty charge for additional properties in April 2016. Buy-to-let mortgage completions fell sharply in April 2016 and have remained broadly flat since then. Perhaps consistent with that, the slowdown in housing market activity over the past 18 months has been particularly pronounced in London and the South East, which together account for around 50% of buy-to-let transactions.”*
- 2.15 BNP Paribas Real Estate's Q3 2017 Housing Market Prospectus Report, highlighted that the Council of Mortgage Lenders (CML) published a report entitled 'Missing Movers: A Long-Term Decline in Housing Transactions?', which investigates the reasons for the low level of housing transactions that have become a feature of the UK market since the financial crisis. The research finds long-term economic and demographic issues are responsible for the dip in activity, with ageing and equity-rich households reducing activity at one end of the market while affordability has sapped activity amongst mortgaged households, the former being the bedrock of housing activity. With little expectation of either improving real incomes, or a growth in equity to make potential moves worthwhile, the report concludes that in the absence of any radical changes to housing or indeed wider related policies *“we should expect for the foreseeable future movement among mortgaged households to remain constrained.”* It is notable therefore that more affordable regions of the country such as, the West Midland and the South West, benefiting from a solid economic base are currently *“showing more robust levels of activity (RICS)”*.
- 2.16 Nationwide's July 2018 House Price Index Report identifies that the, *“There was a slight uptick in annual house price growth in July to 2.5%, from 2.0% in June. Nonetheless, annual house price growth remains within the fairly narrow range of c2-3% which has prevailed over the past 12 months, suggesting little change in the balance between demand and supply in the market.”* This position correlates with that reported in the August 2018 Halifax House Price Index Report, which states that *“House prices picked up in July, with the annual rate of growth rising from 1.8% in June to 3.3% in July, the largest increase since last November. The average house price is now £230,280, the highest on record. House prices in the three months to July were 1.3% higher than in the previous quarter, the fastest quarterly increase, again, since November.”*
- 2.17 A key feature of the market currently is a mixed regional picture with the UK's house prices showing modest growth overall, but with some regions still outperforming. Robert Gardiner, Nationwide's Chief Economist identified in the March 2018 that, *“For the fourth quarter in a row, regions in the North of England recorded stronger annual house price growth than those in the South.”* He further highlighted London to be the weakest performing market stating that *“London continued to experience modest annual price declines, with average house prices down 1% compared with a year ago.”* However, in BNP Paribas Real Estate's opinion, these overall figures for London are likely to mask differences between the overheated central London markets versus the still affordable outer London markets, which are still seeing growth as a result of significant demand and regeneration.
- 2.18 Both Nationwide and Halifax, have highlighted the relationship between muted house price growth, Mortgages remaining affordable despite the recent BoE Base Rate increase and the continuing strength of the UK jobs market, however they differ on the point of the pressures on household finances.
- 2.19 Russell Galley, Managing Director of the Halifax identifies in the August 2018 report that *“While the quarterly and annual rates of house price growth have improved, housing activity remains soft. Despite the recent modest improvement in mortgage approvals, the latest survey data for new buyer enquiries and agreed sales suggest that approvals will remain*

broadly flat until the end of the year. In contrast, the labour market remains robust, with the numbers of people in employment rising by 137,000 in the three months to May with much of the job creation driven by a rise in full-time employment. Pressures on household finances are also easing as growth in average earnings continues to rise at a faster rate than consumer prices. With regards to the recent rise in the Bank of England Base Rate, we do not anticipate that this will have a significant effect on either mortgage affordability or transaction volumes”

- 2.20 Robert Gardiner of Nationwide considers in the July report that, *“Subdued economic activity and ongoing pressure on household budgets is likely to continue to exert a modest drag on housing market activity and house price growth this year, though borrowing costs are likely to remain low. Overall, we continue to expect house prices to rise by around 1% over the course of 2018.”*
- 2.21 Residential sales value forecasts by numerous property firms have continued to identify since June 2016 that uncertainty has weighed down the market slowing sales value growth. In BNP Paribas Real Estate’s Summer 2018 Residential Quarterly Update we identify that,
- “Now that there have been some initial agreements reached on Brexit, attention can move towards trade negotiations. The route Britain takes with these issues will have large implications on the nature of Brexit and the future strength of the UK economy. The fundamentals of the UK economy remain broadly positive, but sentiment remains very cautious.*
- Total transaction levels for England and Wales look to be relatively equivalent to this time last year. However, in PCL despite transactions picking up over the course of 2017, they continue to be low by historic standards. With substantial economic and political uncertainty continuing, it doesn’t look likely that this will change any time soon.”*
- 2.22 The future trajectory of house prices is currently uncertain. Vanessa Hale, Research Director at BNP Paribas Real Estate, states in the Summer 2018 Residential Quarterly Update that *“We continue to hold our residential house price forecasts for sales and lettings as the wider economic and political uncertainty remains. We maintain that from 2019 onwards it continues to be extremely difficult to forecast the housing market with any certainty, but we would expect some bounce back and a return to growth once more stability has returned to the UK.”*
- 2.23 Forecasts for house price growth identify that values are expected to increase over the next five years, however this price growth is identified as being more moderate than over the past 20 years. There is a consensus that a low level of price growth is expected over the next couple of years with a return to stronger sales value growth in 2020 - 2022, when it is anticipated that there will be more certainty on the deal agreed for the UK’s exit from the EU and employment growth, wage growth and GDP growth return towards trend levels. Stephanie McMahon, BNP Paribas Real Estate’s Head of Research commented in Q1 2018 Residential Forecast that, *“Traditionally the most buoyant housing market in the UK, London experienced a slowdown following the EU Referendum and this may continue until 2020. Regional hotspots are likely to be the drivers of UK house price growth in the meantime, with 18% growth forecast for the UK over 5 years to 2022.”* We provide further detail on the mainstream London market sales value forecasts below.

Local housing market context

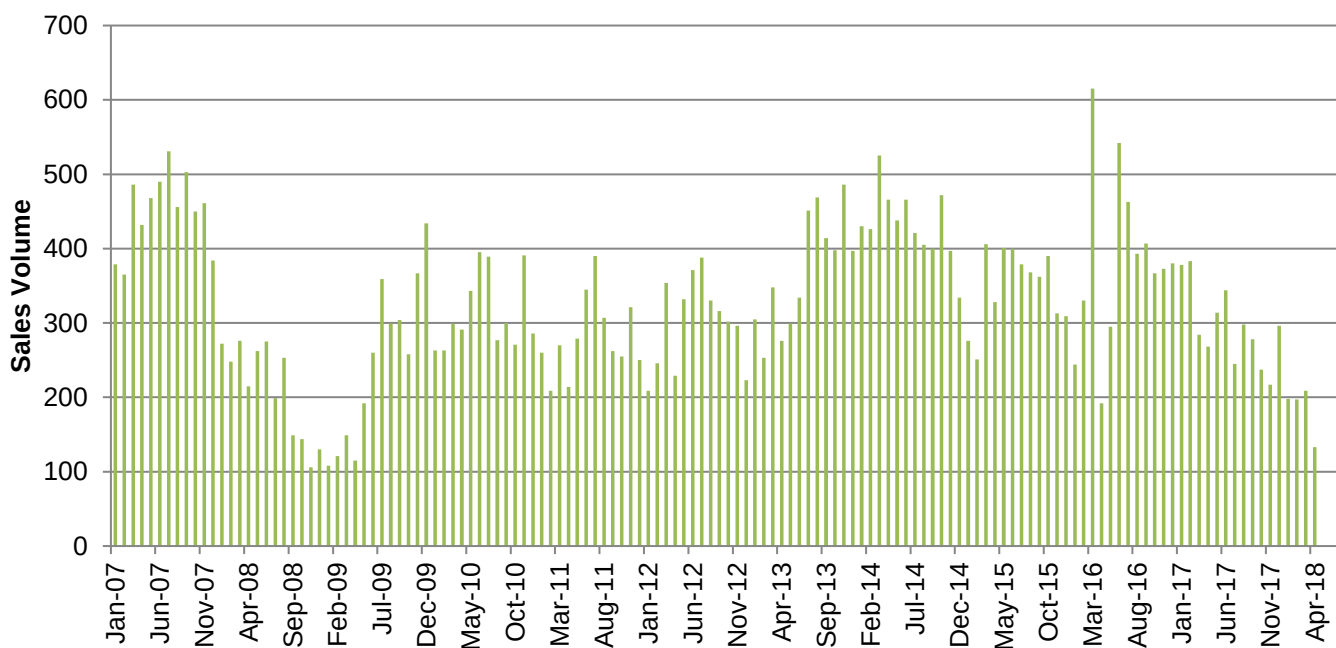
- 2.24 According to Land Registry as of August 2009, values had fallen in Tower Hamlets by circa 25% from the April 2008 peak of the market values. Subsequently values recovered steadily to April 2010, from which point values fluctuated within a 7% range until May 2013. From May 2013 average values have been seen to increase at a more rapid rate exceeding the April 2008 peak of the market value in October 2013. As of June 2018 residential sales values in Tower Hamlets were circa 140% higher than the April 2008 peak of the market values (see Figure 2.24.1).

- 2.25 Tower Hamlets has seen very strong growth in sales values across the borough, where values have been seen to almost double since BNP Paribas Real Estate prepared the Council's previous CIL viability evidence. Growth in values has resulted from a significant number of development schemes coming forward, regenerating the borough. Values in the city fringe, along the Thames and in Canary Wharf area also seen significant increases with a number of schemes achieving sales values in excess of £1,200 per sq ft. These areas are now considered part of the central London 'prime market'. Growth in values in these areas has resulted in part from active interest from both domestic and overseas investors.

Figure 2.24.1: Average house prices in Tower Hamlets



Figure 2.24.2: Sales volumes in Tower Hamlets



Source: Land Registry

- 2.26 The future trajectory of house prices is currently uncertain, although BNP Paribas Real Estate, Knight Frank, JLL and Savills currently forecast growth in house prices over the next five years (see Table 2.26.1 below). They identify that the Mainstream London market will grow by between 7.1% to 13.1% over the period between 2018 to 2022 inclusive. This is compared to a UK average of between 12.6% to 18% cumulative growth over the same period.

Table 2.26.1: House price forecasts for prime and mainstream London markets and the UK market as a whole

London Markets	2018	2019	2020	2021	2022	Cumulative growth
Mainstream London - Knight Frank (May 2018)	-0.5%	2.5%	3.0%	3.5%	4.0%	13.1%
Greater London – JLL (January 2018)	0.0%	1.5%	2.0%	3.5%	4.0%	11.4%
Mainstream London – Savills (April 2018)	-2.0%	0.0%	5.0%	2.0%	2.0%	7.1%
UK - Knight Frank (May 2018)	1.0%	2.0%	3.0%	3.5%	4.0%	14.2%
UK – JLL (January 2018)	1.0%	2.0%	2.5%	3.0%	3.5%	12.6%
UK- BNPPRE / Strutt & Parker (August 2018)	2.5%	2.5%	4.0%	4.0%	4.0%	18.0%
UK – Savills (April 2018)	1.0%	2.5%	5.0%	2.5%	2.5%	14.2%

National Policy Context

The National Planning Policy Framework

- 2.27 In July 2018, the government published a revised National Planning Policy Framework ('NPPF') and revised National Planning Practice Guidance ('NPPG').
- 2.28 Paragraph 34 of the NPPF states that "*Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan*".
- 2.29 Paragraph 57 of the NPPF suggests that "*Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available*".
- 2.30 In London and other major cities, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. The Council's proposed approach of seeking an overall target of 50% affordable housing target with a minimum of 35% affordable housing on sites providing 11 or more new residential units (subject to viability) will ensure that schemes which cannot provide as much as 35% affordable housing will still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.

- 2.31 Prior to the publication of the updated NPPF, the meaning of a “competitive return” was the subject of considerable debate over the past year. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group⁴ concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS considered that a competitive return is determined by market value⁵, although there was no consensus around this view. The revised NPPF removes the requirement for “competitive returns” and is silent on how landowner returns should be assessed. The revised PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

- 2.32 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system’ i.e. the use of ‘pooled’ S106 obligations, was limited to a maximum of five S106 agreements. The adoption of a CIL charging schedule is discretionary for a charging authority; however, the scaling back of the use of pooled S106 obligations is not discretionary. As such, should the Council elect not to adopt a CIL Charging Schedule, it may have implications with regard to funding infrastructure in the District in future and the Council will need to be aware of such implications in their decision-making.
- 2.33 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at CIL Regulation 122 and to the provision of affordable housing. They cannot be used for securing payments towards infrastructure⁶ that benefit more than one development, unless they form part of a maximum of five S106 agreements, from which contributions to provide infrastructure can be pooled.
- 2.34 The CIL regulations state that in setting a charge, local authorities must strike “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).
- 2.35 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.
- 2.36 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 a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable

⁴ Viability Testing Local Plans: Advice for planning practitioners, June 2012

⁵ RICS Guidance Note: Financial Viability in Planning, August 2012

⁶ This infrastructure should not be identified on the Council’s Regulation 123 list.

purpose) 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 paying the full CIL charge would have an unacceptable impact on the development's economic viability.

- 2.37 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 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.
- 2.38 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 that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.39 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the NPPG (paragraph 022) clarifies that CIL Regulation 13 permits charging authorities to levy *"differential rates by reference to different intended uses of development."* Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the NPPG clarifies that 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.' The NPPG also sets out (paragraph 023) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.40 The 2010 CIL regulations set out clear timescales for payment of CIL, which are 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 allowed charging 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).
- 2.41 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government *"continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area."* The White Paper summarised the main finding of the CIL review to be that *"the current system is not as fast, simple, certain or transparent as originally intended."*
- 2.42 As a result the Government committed to *"examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017."* The government's recent consultation on changes to the NPPF includes proposed reforms of CIL, including the following potential changes:

- The potential for councils to adopt Strategic Infrastructure Tariffs ('SITs') to fund strategic infrastructure that cross borough boundaries. Any potential SIT proposals

would need to be factored into the viability testing to ensure rates of CIL that are set are viable alongside SITs and Local Plan policies

- Potential changes to the approach to consultation with stakeholders, with the current formal process replaced with a statement on how the Authority has engaged, which would form part of the Examination in Public.
- Potential removal of pooling restrictions on Section 106. If councils intend to collect funds for infrastructure through pooled contributions, any such contributions would need to be incorporated into viability testing to ensure that the CIL rates charged alongside Section 106 remain viable.
- Encouragement for setting specific rates for all uses on large strategic developments would require the testing of individual strategic sites to determine an appropriate and specific rate. Councils would need to identify which sites this may apply to.
- Setting rates according to existing uses of sites is a key change proposed by the government. This would enable councils to set higher rates on sites that are currently in low value uses (e.g. agricultural use or secondary industrial).
- Changes to the way CIL is indexed, moving from indexation by reference to changes in build costs to changes in values across the borough.

Mayoral CIL

- 2.43 Tower Hamlets falls within Mayoral CIL Zone 2 in the currently adopted Mayoral CIL Charging Schedule, for which a CIL of £35 per square metre (un-indexed) is levied. In addition, the Crossrail and Mayoral CIL SPG⁷ identifies that in particular locations, where appropriate, the Mayor could negotiate Section 106 contributions over and above the Mayoral CIL towards Crossrail, dependent on the size and impact of the development and viability issues.
- 2.44 We note that the Mayor published the Mayor of London Community Infrastructure Levy 2 Preliminary Draft Charging Schedule (MCIL2 PDCS) on 26 June 2017 for consultation until 7 August 2017 and following this published the Draft Charging Schedule (MCIL2 DCS) for consultation between 18 December 2017 and 4 February 2018. The Mayor's Charging Schedule will be examined on 10-12 September 2018. The Mayor intends to introduce MCIL2 on 1 April 2019 which will supersede both the current Mayor's CIL (MCIL1) and the associated planning obligation/S106 charge scheme applicable to areas directly benefiting from Crossrail services.
- 2.45 The borough remains within Zone 2 of the emerging MCIL2 charging schedule, for which the Mayor intends to charge a rate of £60 per square metre. In addition, a portion of the borough on the eastern boundary is located within the identified MCIL2 Central London charging area and the majority of the Isle of Dogs is located within the Isle of Dogs MCIL2 charging area. Both of these locations are identified as charging areas for offices, retail and hotels at £185, £165 and £140 per square metre respectively.

Tower Hamlets CIL

- 2.46 Tower Hamlets adopted its CIL Charging Schedule on 25 February 2015 and it came into effect on 1 April 2015. Table 2.46.1 below summarises the rates of CIL charged (un-indexed).

⁷ The London Plan Supplementary Planning Guidance on 'Use of planning obligations and Mayoral Community Infrastructure Levy' (March 2016) ("Mayoral CIL and S106 SPG")

Table 2.46.1: CIL rates in the adopted Charging Schedule

Development Type	Proposed CIL Rate Per sq m (GIA) of Development			
	Zone 1	Zone 2	Zone 3	Large Allocated Sites
Residential	£200	£65	£35	Nil
	City Fringe	North Docklands	Rest of Borough	Large Allocated Sites
Offices	£90	Nil	Nil	Nil
Retail (Except Convenience Supermarkets/ Superstores and Retail Warehousing)	£70	£70	Nil	Nil
	Borough Wide, Except Large Allocated Sites			Large Allocated Sites
Convenience Supermarkets/ Superstores and Retail Warehousing	£120			Nil
Hotel	£180			Nil
Student Housing Let at Market Rents	£425			Nil
Student Housing Let at Below Market Rents	Nil			Nil
	Borough Wide			
All other uses	Nil			

Local Policy context

- 2.47 The study takes into account the emerging policies and standards set out in the Tower Hamlets Local Plan 2031, Managing growth and sharing the benefits, Regulation 19 Consultation document to be published in October 2017 ("STHLP"). These include *inter alia* affordable housing requirements; sustainability and developer contributions towards infrastructure. There are numerous policy requirements that are now embedded in base build costs for schemes (i.e. secure by design, landscaping, amenity space, internal space standards etc.).
- 2.48 We set out a summary of the policies identified as having cost implications for developments below:
- Policy D.SG5 – Developer contributions (sets out that requirements may include S106 agreements to make provisions to mitigate the impacts of the development and CIL and the Council's approach to the Vacant Building Credit ("VBC"))
 - Strategic Policy S.H1 – (sets out the strategic affordable housing target of 50% and identifies the minimum requirement for 35%-affordable homes on sites providing net additional residential units (subject to viability);
 - Policy D.H2 - (requires the delivery of affordable housing in a 70% Rent and 30% Intermediate tenure split). It also requires developments for estate regeneration to

protect the existing quantum of affordable homes and provide an uplift in the number of affordable homes.

- Policy D.H3 – Housing Standards and Quality (in particular accessibility requirements in line with the London Plan)
- Policy D.ES5 – Sustainable Drainage (specifies requirements for SUDs and attenuation on development sites).
- Policy D.ES7 – A Zero Carbon Borough (identifies the Council's aspiration of achieving Zero Carbon development. From 2016 to 2019 a 45% CO2 emissions reduction from the 2013 building regulations is sought and Zero Carbon from 2019-2031 i.e. a minimum of 45% reduction of on-site with the remaining regulated carbon dioxide emissions to 100% to be off-set through a cash in lieu contribution for carbon saving projects elsewhere in the borough.

Development context

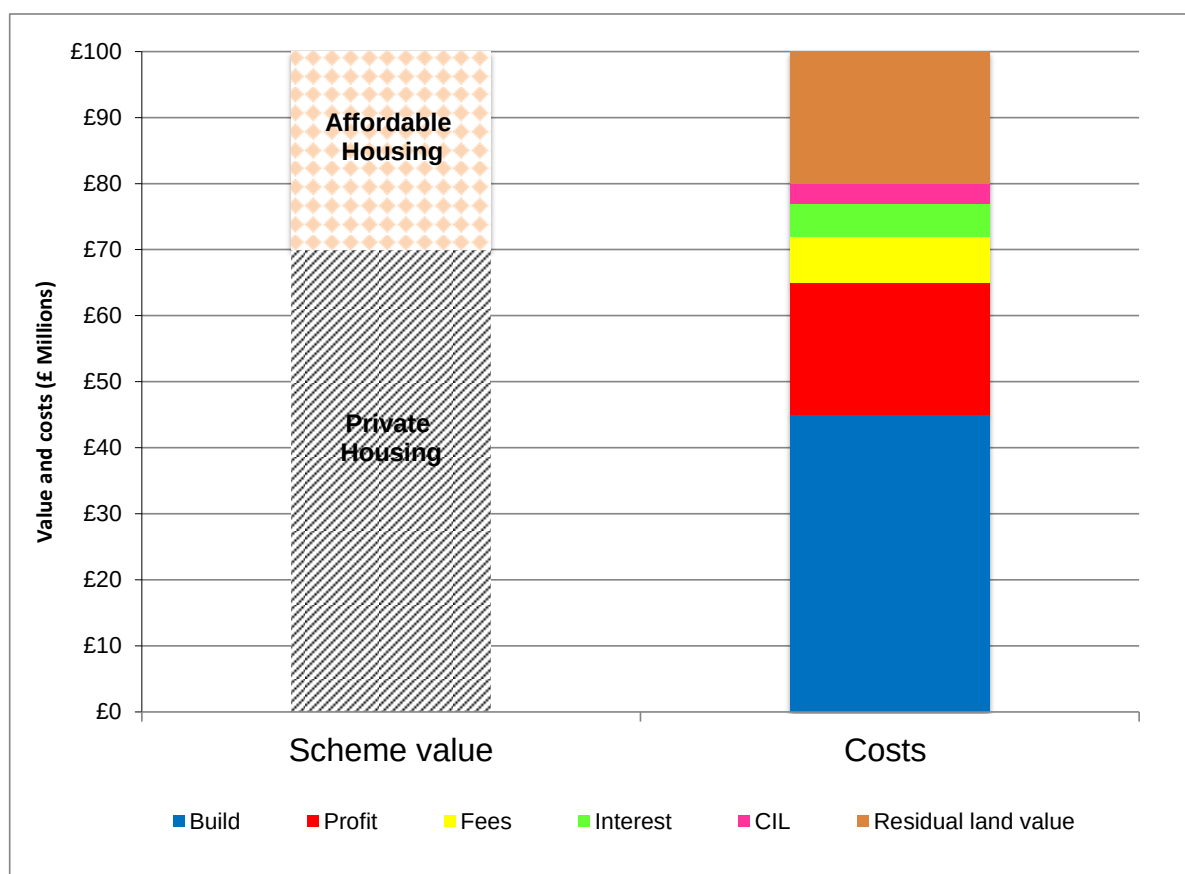
- 2.49 Tower Hamlets is an inner London borough and sits in an important strategic location for London, linking central London with the rest of the Thames Gateway growth corridor. The STHLP identifies that the borough is the second most densely populated in London, and the townscape is evolving with the increase in density. Many areas have undergone significant change and regeneration, with a mix of redevelopment and restoration/adaption/reuse of buildings. In particular there has been a marked increase in the number of tall buildings, particularly residential ones, causing notable changes to the borough's skyline, with positive and negative implications.
- 2.50 Developments in Tower Hamlets range from small in-fill sites to major regeneration schemes. The City Fringe and Canary Wharf are strategically important employment locations for London and are the location of the headquarters for a large number of multinational businesses so commercial development is important and strong within these key locations within the Borough.
- 2.51 The STHLP identifies that the 2015 Indices of Deprivation (DCLG, 2015) show that while Tower Hamlets has become relatively less deprived, deprivation remains widespread and the Borough also continues to have the highest rates of child and pensioner poverty in England (LBTH, 2016). However the borough also contains a number of wards which are within the least deprived in England. This disparity is reflected in the borough's pay ratio which is the largest, reflecting the greatest inequality in London (London Poverty Profile, 2015).
- 2.52 Given the above it is unsurprising that there are significant variations in residential sales values between different parts of the Borough, with values in the City Fringe, wards along the River Thames and in Canary Wharf generally being the highest and the areas to the north east of the borough achieving lower values. Notwithstanding this position, values in the entire borough have seen significant growth in the last few years with the construction of new residential dwellings (building starts) in the borough exceeding the other London boroughs and the growth shows little signs of abating.
- 2.53 The STHLP identifies that *The London Plan (GLA, 2016) identifies a ten-year minimum housing supply target of 39,314 homes within Tower Hamlets over the period 2015-2025. This is equivalent to a minimum requirement of 3,931 homes per annum. The London Plan does not set out specific housing targets beyond 2025 but expects boroughs to 'roll forward' their annual target. The London Plan ten-year target, plus the annual rolled forward target, results in a housing supply target for the borough (2016 – 2031) of 58,965 homes'.*

3 Methodology

- 3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market circumstances and emerging planning policy requirements. 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 (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, CIL 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 existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Problems with key appraisal variables can be summarised as follows:
- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In boroughs like Tower Hamlets, the

majority of sites will be previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;

- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of the obligations are deferred, the less the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. While profit levels were typically up to around 15% of completed development value at the peak of the market in 2007, banks currently require schemes to show a profit level that is reflective of current risk. Typically developers and banks have been targeting between 17-20% profit on value of the private housing element.

- 3.5 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'⁸ or another appropriate benchmark to make development worthwhile. The margin above existing 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.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. 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. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. 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

- 3.7 The NPPF (2018) sets out at paragraph 34 that, *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan."* The July 2018 updated NPPG on Viability indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Mayor's Affordable Housing and Viability SPG focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium which should be *"fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses"*.

⁸ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

- 3.9 The Local Housing Delivery Group published guidance⁹ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *“consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy”*.
- 3.10 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value *“is based on a premium over current use values”* with the *“precise figure that should be used as an appropriate premium above current use value [being] determined locally”*. The guidance considers that this approach *“is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner”*.
- 3.11 The examination on the Mayor of London’s first 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.” (paragraph 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” (paragraph 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. (paragraph 32 – emphasis added).*
- 3.13 It is important to stress, therefore, 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 planning authority.
- 3.14 Respondents to consultations on planning policy documents in other authorities in London have made various references to the RICS Guidance on ‘Viability in Planning’ and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements.

⁹ Viability Testing Local Plans. Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

- 3.15 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Lambeth, where the vast majority of sites are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of their Guidance Note on 'Financial Viability in Planning':

"For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as 'competitive returns' respectively). The return to the landowner will be in the form of a land value in excess of current use value".

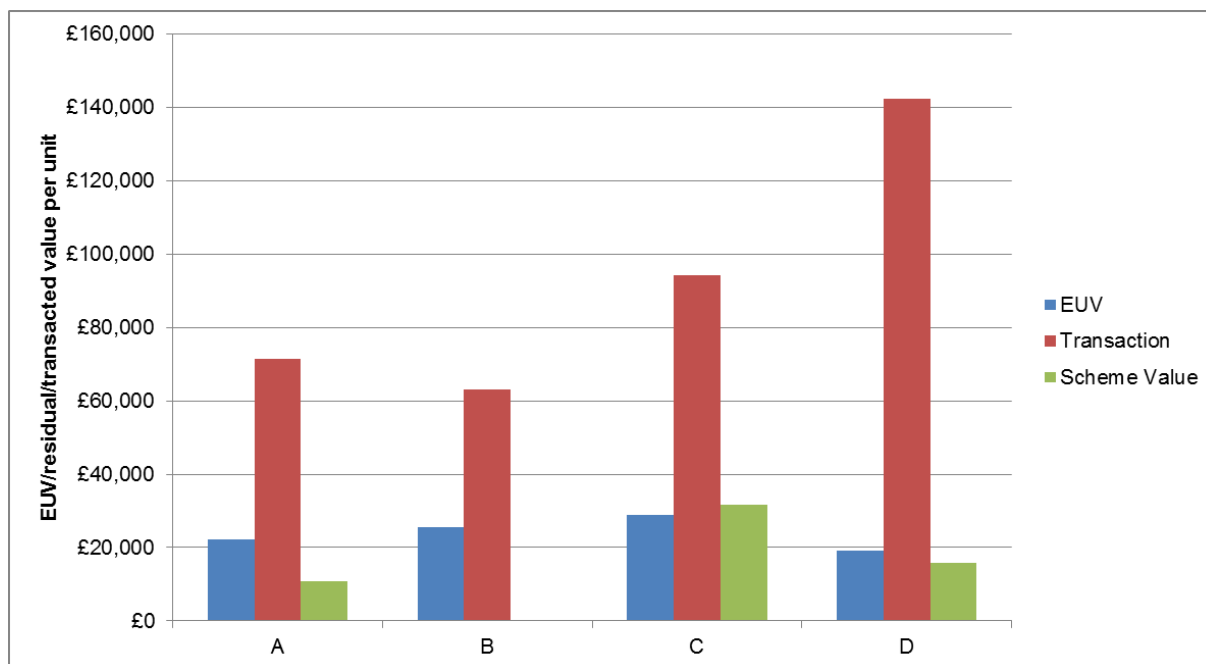
- 3.16 The Guidance goes on to state that *"it would be inappropriate to assume an uplift based on set percentages ... given the diversity of individual development sites"*.

- 3.17 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.14. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' CIL rates, the outcome would be unreliable and potentially highly misleading.
- Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
- There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
- Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.

- 3.18 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 18,000%, as shown in Figure 3.18.1. This chart compares the residual value of four central London development proposals to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.18.1: Comparison of scheme residual value to existing use value and price paid for site



- 3.19 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.
- 3.20 The NPPG 2018 indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value should be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The NPPG 2018 does temper this approach by indicating that *“the landowner premium should be tested and balanced against emerging policies”* and that *“the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements”*. The guidance also stresses in several places that *“price paid for land”* should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.17 and 3.18.

4 Appraisal assumptions

Residential development

- 4.1 We have appraised 9 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 Council have reviewed historic planning applications and have based the appraisal typologies on a range of actual developments within the borough. These typologies are therefore reflective of developments that have been consented/delivered as well as those expected to come forward in Tower Hamlets in future. Details of the schemes appraised are provided below in tables 4.1.1 and 4.1.2 below.

Table 4.1.1 Development typologies

Typology No.	Number of units	Housing type	Development density units per ha	Net developable area (ha)
1	3	Houses	100	0.03
2	6	Flats	350	0.02
3	10	Flats	235	0.04
4	11	Flats	235	0.05
5	25	Houses and flats	375	0.07
6	50	Flats	380	0.13
7	100	Flats	210	0.48
8	250	Flats	280	0.89
9	400	Flats	630	0.63

Table 4.1.2: Unit Mix (as identified in the SHMAA)

Unit Size	Market	London Living Rent / Intermediate	Social Target Rent / Tower Hamlets Living rent	
1 bed	30%	15%	25%	
2 bed	50%	40%	30%	
3 bed	20%	35%	45%	30%
4 bed		10%		15%
Total	100%	100%	100%	

- 4.2 For typology 1 we have assumed 100% of the units are delivered as 3 bed houses and Typology 5 we have assumed that 10% of the 3 bed units are delivered as houses.
- 4.3 With respect to the size of units adopted in the study, these are set out in Table 4.3.1 below and have been informed by the minimum gross internal floor areas set out in Policy 3.5 and Table 3.3 of the adopted London Plan Consolidated with Alterations since 2011 published in March 2016, Policy D4 and Table 3.1 in the Submission Draft New London Plan and the DCLG's Technical Housing standards' nationally described space standard published in March 2015.

Table 4.3.1: Unit Sizes adopted in study

Unit type	1 Bed flat	2 bed flat	3 bed flat	4 bed flat	3 bed house
Unit size (sq m)	50	70	95	108	102

Residential sales values

- 4.4 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets. We note that since our March 2013 CIL Viability Report was published (with research undertaken in mid-2012), the Land Registry's database identifies that house prices in the borough have increased by circa 65%.
- 4.5 We have undertaken research on updated residential values in the borough using online database sources including Molior London, the Land Registry, Rightmove and discussions with active local agents. We also have an excellent understanding of values attributed to new build developments from viability work undertaken on behalf of the Council. We have considered all of this evidence of transacted properties in the area as well as properties on the market and pricing of new developments to establish appropriate values for testing purposes. This exercise indicates that in general, developments in the city fringe, Thames waterfront regions (such as St Katherine's docks and Wapping), Canary Wharf and docklands will attract average the highest sales values in the borough ranging from circa £8,342 per square metre (£775 per square foot) to £14,531 per square metre (£1,350 per square foot). Lower values are generally achieved in the east of the borough, however in peripheral areas values of new build development have been seen to increase significantly over the last few years. We have established high medium and low values for each of the three adopted CIL Zones as identified in Table 4.5.1.

Table 4.5.1: Average sales values adopted in Tower Hamlets appraisals

Area	Ave values £s per sq m	Ave values £s per sq ft
CIL Zone 1 - High	£14,531	£1,350
CIL Zone 1 - Medium	£10,710	£995
CIL Zone 1 - Low	£8,342	£775
CIL Zone 2 - High	£10,764	£1,000
CIL Zone 2 - Medium	£8,450	£785
CIL Zone 2 - Low	£7,266	£675
CIL Zone 3 - High	£8,611	£800
CIL Zone 3 - Medium	£7,266	£675
CIL Zone 3 - Low	£6,189	£575

- 4.6 As noted earlier in the report, BNP Paribas Real Estate, Knight Frank and 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 cost inflation of 5%. This sensitivity analysis provides the Council with an indication of the impact of changes in values and costs on scheme viability.

Affordable housing tenure and values

- 4.7 With respect to affordable housing, the Council's Strategic Policy S.H1 identifies that the Council's strategic target for affordable homes of 50% will be achieved by requiring a minimum of 35% to 50% affordable homes on sites providing net additional residential units (subject to viability). Policy D.H2 'Affordable housing' goes on to identify that the Council will seek to maximise affordable housing in line with Policy S.H1 and will require delivery of housing in accordance with a 70% Rent and 30% Intermediate tenure split. The supporting text at paragraph 4.18 identifies that the plan:

"... sets a target of achieving 50% affordable homes through private development as well as council-led initiatives. This target is considered to best reflect local housing need. On developments that yield 11 or more net additional residential units, at least 35% of

affordable housing is expected. Developments are expected to maximise the provision of affordable housing, having regard to availability of public subsidy, implications of phased development (including provision for re-appraising scheme viability at different stages of development) as well as financial viability. Affordable housing calculations will be made using habitable rooms. Given the extent of local need, it is considered necessary and appropriate to seek financial contributions towards the provision of affordable housing from sites of less than 10 units. Financial contributions will be calculated using our preferred methodology as set out in the Planning Obligations Supplementary Planning Document. Over the plan period, developments on small sites have the potential to contribute over 3,000 new homes and could make a significant contribution towards meeting local affordable housing need (see appendix 7). Financial contributions will be calculated using a sliding-scale target starting at 3.5% across the whole site and increasing to 3.5% for each additional home, reaching 35% for sites of 11 units or more. Further detail (including on financial viability assessments) is provided in the developer contributions policy (D.SG5) and in the latest Planning Obligations Supplementary Planning Document. Policy S.H1 also requires ‘a mix of housing sizes and tenures on all sites providing new housing’ and further supports “a variety of housing products in the market and affordable tenure”.

- 4.8 Policy D.H2 ‘Affordable housing’ sets out that the Council will seek to ‘maximise the provision of affordable housing in accordance with a 70% rented and 30% intermediate tenure split. The supporting text in paragraphs 4.28 and 4.29 identify that:
- 4.28 Where the development provides up to 35% affordable housing, as per policy S.H1 above, the affordable housing provision should be comprised of:
- 70% rented element, of which 50% should be London affordable rents and 50% should be Tower Hamlets living rent; and
 - 30% intermediate element, which can include London living rent, shared ownership and other intermediate products.
- 4.29 Larger intermediate units (3 or more bedrooms) should be prioritised as London Living Rent products, and generally, shared ownership will not be considered appropriate where unrestricted market values of a unit exceed £600,000 (as per the Affordable Housing and Viability Supplementary Planning Guidance [GLA, 2016]). Where the development provides more than 35% affordable housing, the tenure of the additional affordable homes will be subject to negotiation. GLA developed products (including the London Affordable Rent and London Living Rent) may be subject to change over the plan period. Our affordable housing service will provide further guidance on suitable products when assessing applications. Rent levels are determined as part of the viability assessment of each planning application and undertakings are made to retain similar rent levels at the point of completion. The ownership of affordable homes must be transferred to one of our approved local registered providers or other approved affordable housing providers.
- 4.9 The Council have identified that given the identified need in the borough they require forthcoming applications to split the 70% rented affordable element between SR and THLR. These will be equally split 50/50 between all unit sizes.
- 4.10 With respect to the 30% intermediate units, the Council has indicated that they are willing to be flexible on these units and have requested that three options of this provision be tested as follows:
- 50% LLR and 50% SO;
 - 100% SO; and
 - 100% LLR.
- 4.11 We set out in Table 4.11.1 the weekly rents for Social Rent (based on London Affordable Rent (“LAR”), Tower Hamlets Living Rent and London Living Rent adopted in our appraisals.

Table 4.11.1 Social Rent (based on London Affordable Rent), Tower Hamlets Living Rent and London Living Rent weekly rents adopted in appraisals

Sub Market	London Living Rent (LLR) (18/19)				Tower Hamlets Living Rent (THLR) (18/19)				Social rent/London Affordable Rent (18/19)			
	1 Bed	2 Bed	3 Bed	4 Bed	1 Bed	2 Bed	3 Bed	4 Bed	1 Bed	2 Bed	3 Bed	4 Bed
Z1 High	£268.94	£298.82	£328.71	£358.59	£191.90	£211.09	£230.28	£249.48	£150.03	£158.84	£167.67	£176.49
Z1 Med	£202.77	£225.30	£247.83	£270.36	£191.90	£211.09	£230.28	£249.48	£150.03	£158.84	£167.67	£176.49
Z1 Low	£202.77	£225.30	£247.83	£270.36	£191.90	£211.09	£230.28	£249.48	£150.03	£158.84	£167.67	£176.49
Z2 High	£260.34	£289.27	£318.19	£347.12	£191.90	£211.09	£230.28	£249.48	£150.03	£158.84	£167.67	£176.49
Z2 Med	£221.75	£246.38	£271.02	£295.66	£191.90	£211.09	£230.28	£249.48	£150.03	£158.84	£167.67	£176.49
Z2 Low	£179.29	£199.22	£219.14	£239.06	£191.90	£211.09	£230.28	£249.48	£150.03	£158.84	£167.67	£176.49
Z3 High	£248.27	£275.85	£303.44	£331.02	£191.90	£211.09	£230.28	£249.48	£150.03	£158.84	£167.67	£176.49
Z3 Med	£196.76	£218.62	£240.48	£262.35	£191.90	£211.09	£230.28	£249.48	£150.03	£158.84	£167.67	£176.49
Z3 Low	£179.29	£199.22	£219.14	£239.06	£191.90	£211.09	£230.28	£249.48	£150.03	£158.84	£167.67	£176.49

- 4.12 We have used our bespoke model to value the affordable housing, which replicates how RPs undertake such appraisals. This model runs cashflows for the rented tenures in the borough over a period of circa 35 years which capitalises the net rental income stream. With respect to the social rented accommodation the model calculates the gross rent for these properties derived from a combination of relative property values (as at January 1999) and relative local earnings. The net rent is then calculated by taking into account factors such as: standard levels for individual registered providers ('RP') management and maintenance costs; finance rates currently obtainable in the sector; allowances for voids and bad debt.
- 4.13 In the July 2015 Budget, the Chancellor announced that RPs will be required to reduce rents by 1% per annum for the next four years. This will reduce the capital values that RPs will pay developers for completed affordable housing units. From 2019/20 onwards, RPs will be permitted to increase rents by CPI plus 1% per annum. Given that rents will be increasing by CPI plus 1% by the time the new Charging Schedule will be in place, we have applied this assumption to our appraisals
- 4.14 The CLG/HCA 'Shared Ownership and Affordable Homes Programme 2016-2021: Prospectus' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals which we rely upon for testing the LBTH's emerging planning policies assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.
- 4.15 For shared ownership units, we have assumed that RPs will sell 25% initial equity stakes and maximum rent charge 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%.

Build costs

- 4.16 The Council have commissioned WT Partnership ('WTP') to advise on build costs. WTP have provided advice on base build costs as well as the adjustments to the base costs necessary to reflect the LBTH's emerging policy requirements which are not already included in these base build costs. In addition to the build costs outlined below adopted in this study, our appraisals include a contingency of 5% of build costs. We set out below the details of the costs adopted.

Table 4.16.1 Base Build costs adopted in study

Typo	No. units	Housing type	Dev density units per ha	Net developable area (ha)	Gross to net for flats	Base build costs £s per sq m	External Works
1	3	Houses	100	0.03	n/a	1,900	15%
2	6	Flats	350	0.02	80%	2,000	7.5%
3	10	Flats	235	0.04	80%	2,000	7.5%

Typo	No. units	Housing type	Dev density units per ha	Net developable area (ha)	Gross to net for flats	Base build costs £s per sq m	External Works
4	11	Flats	235	0.05	80%	2,000	7.5%
5	25	Houses and flats	375	0.07	75%	1,900 2,600	7.5%
6	50	Flats	380	0.13	75%	2,600	7.5%
7	100	Flats	210	0.48	75%	2,600	7.5%
8	250	Flats	280	0.89	75%	2,600	7.5%
9	400	Flats	630	0.63	75%	3,400	7.5%

- 4.17 WTP have undertaken an assessment of the existing and proposed THLP and London Plan policies and set out the following additional costs over and above the above base costs.
- 4.18 An allowance of circa 1% on base build costs should be allowed for achieving BREEAM excellent on commercial type buildings, based on the 2014 BRE / Sweet Group study.
- 4.19 Wheelchair accessible homes will incur an additional cost and from WTP's benchmarks, equating to an additional circa £5,000 per residential unit.
- 4.20 With respect to the costs associated with meeting the Council's Energy policy WTP has relied upon published reports. The most recent study London Plan Viability Study dated December 2017 indicates to meet the desired performance a premium of circa £1,500 per dwelling is required to be added and in their opinion this should be added to the base costs above.
- 4.21 WTP advise that in their experience waste reduction requirements will increase the extent of waste storage required for the extent of recycling and an allowance of £250 per dwelling should be added for additional cupboard space.

Professional fees

- 4.22 In addition to base build costs, schemes will incur professional fees covering design, valuation highways and planning consultants and the cost of preparing and submitting the planning application and so on. Our appraisals incorporate an allowance of 10-12%, which is at the middle to higher end of the range for most schemes.

Development finance

- 4.23 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Marketing costs

- 4.24 Our appraisals incorporate an allowance of 3% for marketing costs, which includes show homes and agents' fees, plus 0.5% for sales legal fees.

Section 106 and CIL

- 4.25 We have adopted an allowance of £1,220 per unit for residual S106 contributions as per the Council's previous CIL viability study, which we understand from the Council remains a reasonable assumption based on elements they would seek S106 towards from such schemes.
- 4.26 In addition to an allowance for Borough CIL tested at a range of costs, we have also included Mayoral CIL based on the MCIL2 PDCS rate of £60 per sq m.

- 4.27 CIL applies to net additional floorspace¹⁰. Given the urban nature of Tower Hamlets our appraisals assume a deduction of 15% for existing floorspace. The actual deduction will vary from scheme to scheme depending on site-specific circumstances.

Development and sales periods

- 4.28 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 8 units per month (which accounts for an element of off plan sales). This is reflective of current market conditions, whereas in improved markets, a sales rate of 10 to 12 units per month might be expected. We also note that many schemes in London have sold entirely off-plan, in some cases well in advance of completion of construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumes that units are sold over varying periods after completion, which is a conservative approach that ensures that the proposed CIL rates are viable for most developments.

Developer's profit

- 4.29 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 13-15% of development value. 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. 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 house builders will set targets for minimum profit).
- 4.30 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.
- 4.31 The near collapse of the global banking system in the final quarter of 2008 has resulted 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 were for a time reluctant to allow profit levels to decrease. Perceived risk in the UK housing market had receded with a range of developer profit of between 17% to 20% being seen on developments across London, but the outcome of the referendum on the UK's membership of the European Union has resulted in a degree of uncertainty about the future trajectory of house prices. We have therefore adopted a profit margin of 20% for testing purposes (being at the higher end of the range previously experienced), although individual schemes may require lower or higher profits, depending on site specific circumstances.
- 4.32 Our assumed return on 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 (February 2014) and HCA's guidelines in its Development Appraisal Tool (August 2013). This issue was considered in detail by the Inspector of the Former Holsworthy Showground, Trewyn Road, Holsworthy Appeal¹¹.

¹⁰ Existing buildings must be occupied for their lawful use for at least six months out of the previous 36 months (three years) prior to grant of planning permission to qualify as existing floorspace for the purposes of calculating CIL liability.

¹¹ Appeal Ref: APP/W1145/Q/13/2204429

Exceptional costs

- 4.33 Exceptional costs can be an issue for development viability on previously developed land. Exceptional costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be, further these costs will vary on a site by site basis. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results.
- 4.34 It is expected however, that when purchasing previously developed sites developers will have undertaken reasonable levels of due diligence and would therefore have reflected obvious remediation costs/suitable contingencies into their purchase price.

Benchmark land values

- 4.35 Benchmark land values, based on the existing 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 existing use value. Existing 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. Existing 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 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.
- 4.38 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.
- 4.39 It is also necessary to recognise that a landowner will require an additional incentive to release the site for development¹². 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.

¹² This approach is therefore consistent with the NPPG, which indicates at paragraph 013 that *"The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land."* The Premium should provide a reasonable incentive.

- 4.40 **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 £25 per sq ft. We have assumed a £50 per sq ft allowance for refurbishment and a letting void of two years. The capital value of the building would be £55.254 million, to which we have added a 20% premium, resulting in a benchmark of £66.306 million.
- 4.41 **Benchmark Land Value 2:** This benchmark assumes medium 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 £20 per sq ft. We have assumed a £50 per sq ft allowance for refurbishment and a letting void of two years. The capital value of the building would be £25.531 million, to which we have added a 20% premium, resulting in a benchmark of £38.11 million.
- 4.42 **Benchmark Land Value 3:** This benchmark assumes lower value secondary office space or community use on a hectare of land, with 50% site coverage and 2 storeys. The rent assumed is based on such lettings of second hand premises in the Borough at £15 per sq ft. We have assumed a £35 per sq ft allowance for refurbishment and a letting void of two years. The capital value of the building would be £16.379 million, to which we have added a 20% premium, resulting in a benchmark of £19.655 million.
- 4.43 **Benchmark Land Value 4:** 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 £8.50 per sq ft. We have assumed a £20 per sq ft allowance for refurbishment and a letting void of two years. The capital value of the building would be £8.768 million, to which we have added a 20% premium, resulting in a benchmark of £10.521 million.

Table 4.43.1: Summary of Benchmark Land Values

Use	Benchmark per gross hectare
Higher Value Secondary Offices	£66,305,933
Medium Value Secondary Offices	£45,731,626
Lower Value Secondary Offices / Community Use	£19,654,906
Secondary Industrial/Warehousing	£10,521,240

Commercial development

- 4.44 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 current commercial uses of the site, providing a range of current use values. 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

- 4.45 Our research on lettings of commercial floorspace indicates a range of rents achieved, as summarised in Table 4.45.1. This table also includes our assumptions on appropriate yields to arrive at a capital value of the commercial space. New build developments are on the whole likely to attract a premium rent above second hand rents, particularly in such areas of the borough where commercial development achieves higher rents i.e. City Fringe and Docklands areas. The rents and yields adopted in our appraisals are summarised in Table 4.45.1.

- 4.46 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 a range of 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 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 20% premium has been adopted as a 'top of range' scenario for testing purposes.

Commercial build costs

- 4.47 We have sourced build costs for the commercial schemes from the 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 4.45.1.
- 4.48 It is noted that the Council's Policy D.ES7: "A zero carbon borough" in the STHLP sets out the Council's aspiration to achieve at least BREEAM 'very good' with an aim to achieve 'Excellent' on all non-residential development. In this regard we have included an allowance of 1% of base build costs towards achieving BREEAM 'very good' in our commercial appraisals, which reflects the advice contained in the BREEAM and Sweett Group Research 'Delivering Sustainable Buildings: savings and payback' 2014.

Profit

- 4.49 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.

Residual Section 106 costs

- 4.50 The extent to which the Council will seek Section 106 contributions on commercial floorspace is unclear at this stage, but we have incorporated a notional £20 per square metre allowance. 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.

Mayoral CIL

- 4.51 We have allowed for Mayoral CIL based on the submission DCS MCIL2 rates as set out in Table 4.51.1 below.

Table 4.51.1 MCIL2 PDCS rates

Use and location	MCIL 2 £ per sq m
Office (Docklands and City Fringe)	£185
Retail (Docklands and City Fringe)	£165
Hotel (Docklands and City Fringe)	£140
All other uses and the above developments outside of the Docklands and City Fringe area	£60

Table 4.45.1: Commercial appraisal assumptions for each use

Appraisal input	Source/Commentary	Offices	Industrial and warehousing	Supermarkets and Retail warehousing	All other Retail (A1-5)	Hotels	Student Accommodation
Total floor area (sq ft)	Scheme	30,000	15,000	30,000	9,000	4* Hotel - 190 rooms (93,496 sq ft) 5* Hotel – 155 rooms (136,584 sq ft) Budget Hotel – 189 rooms (54,649 sq ft)	500 rooms (142,500 based on 285 sq ft per room)
Rent (£s per sq ft)	Based on average lettings sourced from Costar and property market reports from property companies including BNP Paribas Real Estate, Colliers, Savills, Knight Frank, Cushman and Wakefield, Glenny's etc.	City Fringe - £65 North Docklands and Canary Wharf ("CW") - £45 South Docklands - £35 Rest of Borough - £20	£12.75	£24	Prime (North Docklands CW & City Fringe) - £50 Rest of Borough - £30	4* Hotel - £313,158 cap val per room 5* Hotel – £1,161,290 cap val per room Budget Hotel – £185,185 cap val per room	£224 per week for private let room £155 per week for affordable room
Rent free/void period (years)	BNPPRE assumption	2	2	0.6	1.5	n/a	95% occupancy of rooms
Yield	Knight Frank yield schedule and property company reports as above.	City Fringe - 4.75% North Docklands and Canary Wharf ("CW") – 4.75% South Docklands – 5.5% Rest of Borough - 6.5%	4.75%	4.75%	Prime (North Docklands CW & City Fringe) - 4.5% Rest of Borough - 6%	4.75% - 5%	4.5%
Purchaser's costs (% of GDV)	Stamp duty 5%, plus agent's and legal fees	6.80%	6.80%	6.80%	6.80%	6.80%	6.80%
Demolition costs (£s per sq ft of existing space)	Based on experience from individual schemes	£8	£8	£8	£8	£8	£8
Gross to net (net as % of gross)	Based on experience from individual schemes	82%	90%	82%	82%	N/A as rent based on per room and room size based on gross area per room.	N/A as rent based on per room and room size based on gross area per room.
Base construction costs (£s per sq ft)	BCIS costs	City Fringe - £219 North Docklands and Canary Wharf ("CW") – £219 South Docklands - £208 Rest of Borough - £191	£90	£155	Prime (North Docklands CW & City Fringe) - £242 Rest of Borough - £190	£176 - £224	£196
BREEAM Very Good (% of base build costs)	BREEAM and Sweett Group Research 'Delivering Sustainable Buildings: savings and payback' 2014	1%	1%	1%	1%	1%	1%
External works (% of base build costs)	BNPPRE assumption	10%	10%	10%	10%	10%	10%
Contingency (% of build costs)	BNPPRE assumption	5%	5%	5%	5%	5%	5%
Letting agent's fee	(% of first year's rent)	10%	10%	10%	10%	10%	N/A
Agent's fees and legal fees	(% of capital value)	1.75%	1.75%	1.75%	1.75%	1.75%	1.5%
Interest rate	BNPPRE assumption	7%	7%	7%	7%	7%	7%
Professional fees (% of build)	BNPPRE assumption, relates to complexity of scheme	10%	10%	10%	10%	10%	10%
Profit (% of costs)	BNPPRE assumption based on schemes submitted for planning	20%	20%	20%	20%	20%	20%

Table 4.45.2 Commercial appraisal assumptions for each use – current use benchmarks

Appraisal input	Source/Commentary	Offices	Industrial and warehouses	Supermarkets and Retail warehousing	All other Retail (A1-5)	Hotels	Student Accommodation
Existing floorspace	Assumed to be between 30% to 50% of new space (N.B. appraisals do not discount existing floorspace)	50%	50%	50%	50%	50%	50%
Rent on existing floorspace (£s per sq ft)	Reflects three types of poor quality second hand space (industrial, office and retail as appropriate), low optimisation of site etc. and ripe for redevelopment.	City Fringe - £35 -£55 North Docklands and Canary Wharf ("CW") – £20 - £30 South Docklands - £15 - £25 Rest of Borough - £9 - £15	£7 - £9	£13 - £20	Prime (North Docklands CW & City Fringe) - £30 - £40 Rest of Borough - £9 - £15	Docklands 7& City Fringe - £25 - £45 Docklands and Rest of Borough - £15 - £25	£20
Yield on existing floorspace	BNPPRE assumption, reflecting lower covenant strength of potential tenants, poor quality building etc.	City Fringe - 5.5% - 5% North Docklands and Canary Wharf ("CW") – 6.25% - 5.75% South Docklands - £7% - 6% Rest of Borough – 7.5% - 7%	7%	7% - 6.5%	Prime (North Docklands CW & City Fringe) - 5.75% – 5.25% Rest of Borough - 7%	Docklands 7& City Fringe – 6% - 5.25% Docklands and Rest of Borough – 7% - 6%	6.25%
Rent free on existing space	Years	2	2	2	2	2	2
Refurbishment costs (£s per sq ft)	General allowance for bringing existing space up to lettable standard	£50	£30	£35	£50	£50	£50
Fees on refurbishment (% of refurb cost)	BNPPRE assumption	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%	20%	20%	20%	20%	20%

5 Appraisal outputs

Residential appraisals

- 5.1 The full outputs from our appraisals of residential development are attached as **Appendix 1 to 5**. We have modelled nine site types, reflecting different densities and types of development, which are tested in the nine broad housing market areas identified in Section 4 and against the typical land value benchmarks for the borough.

Scenarios tested

- 5.2 The purpose of the exercise is to test whether the rate of CIL can be varied from the current rates in the adopted Charging Schedule. We have therefore tested the eight development typologies with 50% to 10% affordable housing to reflect the range of affordable housing required by the Council's policies. We set out below the scenarios tested:

- 1 Policy position with base sales values and base costs (including extra overs for planning policy requirements);
 - 35% affordable housing:
 - Current costs and values:
 - AH split 35% SR, 35% THLR, 15% LLR and 15% SO;
 - AH split 35% SR, 35% THLR, 30% SO; and
 - AH split 35% SR, 35% THLR, 30% LLR.
- 2 As (1) above with 50%, 40%, 30%, 20%, 10% and 0% affordable housing;
- 3 As (1) above with 10% increase in sales values and 5% increase in build costs; and
- 4 As (1) above with 5% fall in sales values.

- 5.3 The residual land values from each of the scenarios above in each housing market area are then compared to the benchmark land value based on the assumptions set out in paragraphs 4.40 to 4.43. The outcome of this analysis is compared to This comparison enables us to determine whether the imposition of higher rates of CIL than those in the adopted Charging Schedule (with indexation) would have a demonstrably more significant impact on development viability in comparison to the adopted rates. In some cases, the equation RLV less BLV results in a negative number, so the development would not proceed, whether the adopted level of CIL was imposed or not. Given that the rates would apply to such scenarios currently, as the CIL is in force, the question we need to explore is the extent to which a higher rate of CIL would significantly change the result, such that the scheme would almost certainly not come forward.

- 5.4 The results for each site type are presented in tables showing the CIL rate and the corresponding RLV (which is then converted into a RLV per hectare). The RLV per hectare is then compared to the four benchmark land values, which are also expressed as a per hectare value. Where the RLV exceeds the benchmark, the amount of CIL entered into the appraisal is considered viable.

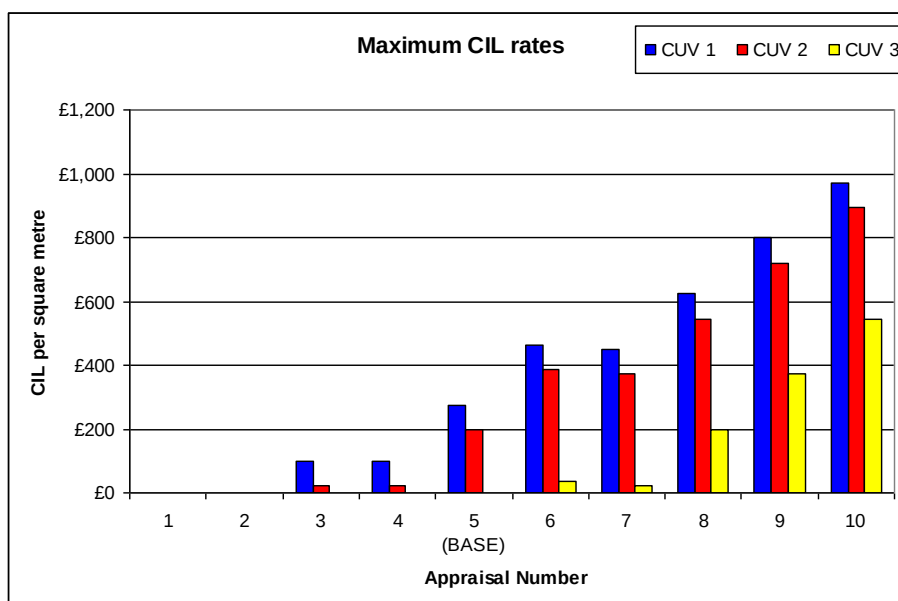
- 5.5 A sample of the format of the results is provided in Figure 5.5.1 below. This sample relates to site type 5.

Chart 5.7.1: Illustration of sensitivity analyses

	£s per sq ft	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 5.7.2: 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 5.7.3: Maximum CIL rates – graph format


6 Assessment of the results

- 6.1 This section sets out the results of our appraisals with the residual land values 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 for each site.
- 6.2 Development value is finite and – in densely developed Boroughs such as Tower Hamlets - is rarely enhanced through the adoption of new policy requirements. This is because existing use values are sometimes relatively high prior to development. In contrast, areas which have previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process.
- 6.3 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Council's policy requirements, including the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of policy requirements. If a scheme is unviable before policy requirements and CIL are levied, it is unlikely to come forward and policy requirements and CIL would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and sites would remain in their existing use.
- 6.4 The CIL regulations state that in setting a charge, local authorities must “strike 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, councils 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, councils 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, local authorities 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.
- 6.5 CIL rates should not necessarily be determined solely by viability evidence, but should not be logically contrary to the evidence. Councils 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.
- 6.6 This conclusion follows guidance in paragraph: 019 of the CIL Guidance set out in the NPPG, 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, Paragraph: 021 of the NPPG identifies that, *‘Charging authorities that plan to set differential levy rates should seek to avoid undue complexity.’*

Assessment – residential development

- 6.7 CIL operates as a fixed charge and - as was previously the case with the adopted rates - 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. CLG guidance recognises that CIL may make some developments unviable, although experience to date indicates that this is a very rare occurrence. 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.
- 6.8 As previously stated, 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 critical factor. 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 term¹³.

Determining maximum viable rates of CIL for residential development

- 6.9 As noted in paragraph 6.8, where a scheme is unviable the imposition of CIL at a zero 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. In addition, the rates discussed below are **inclusive of the MCIL2 (£60 per sq m)**.
- 6.10 We set out below the results of our appraisals identifying the maximum CIL rates against each of the four benchmark land values for the nine typologies we have tested all of which include affordable housing at 35% provided as 70% rented (split 35% Social Rent and 35% THLR) and 30% intermediate (split 15% LLR and 15% SO). **In each CIL zone, the sales values are shown in brackets.**

Table 6.10.1: Site type 1 (3 houses)

Site type	T1 - 3 Houses			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	N/V ¹⁴	450	450	450
CIL Z1 Med (£995 psf)	N/V	N/V	450	450
CIL Z1 Low (£775 psf)	N/V	N/V	250	450
CIL Z2 High (£1,000 psf)	N/V	N/V	450	450
CIL Z2 Med (£785 psf)	N/V	N/V	350	450
CIL Z2 Low (£675 psf)	N/V	N/V	N/V	450
CIL Z3 High (£800 psf)	N/V	N/V	450	450
CIL Z3 Med (£675 psf)	N/V	N/V	N/V	450
CIL Z3 Low (£575 psf)	N/V	N/V	N/V	200

¹³ However, as shown by the sensitivity analyses (which reduce affordable housing to 30%, 20%, 10% and 0%) 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.

¹⁴ N/V = not viable

Table 6.10.2: Site type 2 (6 flats)

Site type	T2 - 6 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	N/V	450	450	450
CIL Z1 Low (£775 psf)	N/V	N/V	450	450
CIL Z2 High (£1,000 psf)	N/V	450	450	450
CIL Z2 Med (£785 psf)	N/V	N/V	450	450
CIL Z2 Low (£675 psf)	N/V	N/V	400	450
CIL Z3 High (£800 psf)	N/V	N/V	450	450
CIL Z3 Med (£675 psf)	N/V	N/V	400	450
CIL Z3 Low (£575 psf)	N/V	N/V	N/V	275

Table 6.10.3: Site type 3 (10 flats)

Site type	T3 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	175	450	450	450
CIL Z1 Med (£995 psf)	N/V	N/V	450	450
CIL Z1 Low (£775 psf)	N/V	N/V	450	450
CIL Z2 High (£1,000 psf)	N/V	N/V	450	450
CIL Z2 Med (£785 psf)	N/V	N/V	450	450
CIL Z2 Low (£675 psf)	N/V	N/V	N/V	450
CIL Z3 High (£800 psf)	N/V	N/V	450	450
CIL Z3 Med (£675 psf)	N/V	N/V	N/V	450
CIL Z3 Low (£575 psf)	N/V	N/V	N/V	N/V

Table 6.10.4: Site type 4 (11 flats)

Site type	T4 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	175	450	450	450
CIL Z1 Med (£995 psf)	N/V	N/V	450	450
CIL Z1 Low (£775 psf)	N/V	N/V	450	450
CIL Z2 High (£1,000 psf)	N/V	N/V	450	450
CIL Z2 Med (£785 psf)	N/V	N/V	450	450
CIL Z2 Low (£675 psf)	N/V	N/V	N/V	450
CIL Z3 High (£800 psf)	N/V	N/V	450	450
CIL Z3 Med (£675 psf)	N/V	N/V	N/V	450
CIL Z3 Low (£575 psf)	N/V	N/V	N/V	N/V

Table 6.10.5: Site type 5 (25 houses and flats)

Site type	T5 - 25 Houses and Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	N/V	N/V	450	450
CIL Z1 Low (£775 psf)	N/V	N/V	N/V	400
CIL Z2 High (£1,000 psf)	N/V	N/V	450	450
CIL Z2 Med (£785 psf)	N/V	N/V	N/V	450
CIL Z2 Low (£675 psf)	N/V	N/V	N/V	N/V
CIL Z3 High (£800 psf)	N/V	N/V	0	450
CIL Z3 Med (£675 psf)	N/V	N/V	N/V	N/V
CIL Z3 Low (£575 psf)	N/V	N/V	N/V	N/V

Table 6.10.6: Site type 6 (50 flats)

Site type	T6 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	N/V	N/V	450	450
CIL Z1 Low (£775 psf)	N/V	N/V	N/V	N/V
CIL Z2 High (£1,000 psf)	N/V	N/V	450	450
CIL Z2 Med (£785 psf)	N/V	N/V	N/V	N/V
CIL Z2 Low (£675 psf)	N/V	N/V	N/V	N/V
CIL Z3 High (£800 psf)	N/V	N/V	N/V	0
CIL Z3 Med (£675 psf)	N/V	N/V	N/V	N/V
CIL Z3 Low (£575 psf)	N/V	N/V	N/V	N/V

Table 6.10.7: Site type 7 (125 flats)

Site type	T7 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	N/V	N/V	450	450
CIL Z1 Med (£995 psf)	N/V	N/V	N/V	450
CIL Z1 Low (£775 psf)	N/V	N/V	N/V	N/V
CIL Z2 High (£1,000 psf)	N/V	N/V	N/V	450
CIL Z2 Med (£785 psf)	N/V	N/V	N/V	N/V
CIL Z2 Low (£675 psf)	N/V	N/V	N/V	N/V
CIL Z3 High (£800 psf)	N/V	N/V	N/V	N/V
CIL Z3 Med (£675 psf)	N/V	N/V	N/V	N/V
CIL Z3 Low (£575 psf)	N/V	N/V	N/V	N/V

Table 6.10.8: Site type 8 (250 flats)

Site type	T8 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	N/V	275	450	450
CIL Z1 Med (£995 psf)	N/V	N/V	150	450
CIL Z1 Low (£775 psf)	N/V	N/V	N/V	N/V
CIL Z2 High (£1,000 psf)	N/V	N/V	200	450
CIL Z2 Med (£785 psf)	N/V	N/V	N/V	N/V
CIL Z2 Low (£675 psf)	N/V	N/V	N/V	N/V
CIL Z3 High (£800 psf)	N/V	N/V	N/V	N/V
CIL Z3 Med (£675 psf)	N/V	N/V	N/V	N/V
CIL Z3 Low (£575 psf)	N/V	N/V	N/V	N/V

Table 6.10.9: Site type 9 (400 flats)

Site type	T9 - 400 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	N/V	350	450	450
CIL Z1 Med (£995 psf)	N/V	N/V	N/V	N/V
CIL Z1 Low (£775 psf)	N/V	N/V	N/V	N/V
CIL Z2 High (£1,000 psf)	N/V	N/V	N/V	N/V
CIL Z2 Med (£785 psf)	N/V	N/V	N/V	N/V
CIL Z2 Low (£675 psf)	N/V	N/V	N/V	N/V
CIL Z3 High (£800 psf)	N/V	N/V	N/V	N/V
CIL Z3 Med (£675 psf)	N/V	N/V	N/V	N/V
CIL Z3 Low (£575 psf)	N/V	N/V	N/V	N/V

Sensitivity analysis: growth in sales values and increases in build costs

- 6.11 We have re-run our appraisals to test the impact that growth in sales values alongside inflation on costs might have on scheme viability and the consequential impacts on how increased levels of CIL might be absorbed by developments.
- 6.12 We have run two sensitivity analyses, the first assuming 10% growth in sales values alongside cost inflation of 5%, while the second assumes 20% growth in sales values alongside cost inflation of 10%. This represents medium term (5 year) growth and inflation but is not a prediction.
- 6.13 See appendices 4 and 5 for the results of these sensitivity analyses. In some cases, there is no change, but in others the maximum CIL rate would increase as values increase. However, we would caution against attaching significant weight to these results as the future trajectory of house prices is inherently uncertain.

Sensitivity analysis on affordable housing percentage

- 6.14 All the results above reflect the Council's 35% affordable housing target, which is applied to individual schemes having regard to viability. In order to test the relationship between different affordable housing percentages and levels of CIL, we have run a series of sensitivity analyses which test the affordable housing percentage from 50% to 0%. The results at **Appendix 1** test 50%, 40%, 35%, 30%, 25%, 20%, 10% and 0%.
- 6.15 Given that affordable housing has a much more significant bearing on viability than CIL (with the latter having a much smaller impact on residual land value than the latter), the maximum CIL rate increases when lower affordable housing percentages are applied.

Suggested CIL rates

- 6.16 Although the results indicate that viability of residential development is currently challenging in certain locations and on certain types of development at full affordable housing policy levels, it is possible for the Council to continue to levy rates across all areas and increase the rates in the borough subject to allowing for a buffer or margin to address risks to delivery.
- 6.17 As previously identified we reiterate that it is 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.
- 6.18 We set out below a summary of the maximum residential CIL charges as indicated by the results of our appraisals in **Appendix 1**. We have then analysed the maximum borough CIL i.e. by deducting MCIL2 from the maximum CIL. From this we have then derived the potential CIL charges allowing for a 25% buffer from the maximum borough CIL, which we consider to be a reasonable margin to deal with the risks associated with site specific development and changes to the market.

Table 6.18.1 Table showing maximum CIL charges indicated by appraisals

Area	Max CIL indicated by appraisals ¹⁵ (£s per sq m)	Max Borough CIL indicated by appraisals (£s per sq m)	Potential Borough CIL after buffer (£s per sq m)	Existing Borough CIL charge Borough (£s per sq m) (<i>indexed charge</i>)
CIL Z1	£450	£390	£280	£200 (£211.58)
CIL Z2	£250	£190	£150	£65 (£68.76)
CIL Z3	£125	£65	£50	£35 (£37.03)

¹⁵ Covering both Borough and Mayoral CIL requirements.

Assessment - Commercial development

- 6.19 As there are existing CIL charges in place for certain types of commercial development in certain locations of the Borough, our testing considers whether there have been significant changes in viability that would give rise to an enhanced capacity for commercial development to absorb a higher CIL rate than currently levied. We have allowed for the MCIL2 rates in our commercial appraisals and therefore the **maximum rates stated below are net of the MCIL2 liability**.

Offices

- 6.20 The current charging schedule has a CIL charge of £90 per sq m (£95.21 per sq m indexed) on office development in the city fringe area and a nil rate elsewhere. We have undertaken research which has identified that rents have increased and yields moved in since the last charging schedule was examined in the City Fringe and North Docklands areas.
- 6.21 The results of our appraisals identify that:
- the City Fringe area could accommodate a significant increase with a maximum borough CIL rate of between £0 and £1,929 per sq m dependant on the current use of the site, however this is identified as being sensitive to changes in inputs, for example a shift in yield out by 0.25% would reduce the maximum CIL by circa £500 per sq m;
 - the North Docklands area could accommodate a borough CIL charge of between £0 and £1,292 per sq m dependant on the current use of the site. However, as with the City Fringe results the maximum CIL rate is identified as being sensitive to changes in rents and yield e.g. the Maximum CIL rate drops by circa £350 per sq m where the yield increases by 0.25%; and
 - in the South Docklands and Elsewhere it remains unchanged that no CIL charge can be levied.
- 6.22 Our appraisals of the office space in the City Fringe and North Docklands areas include an allowance for 10% of the floorspace to be delivered as affordable workspace as required by the Council's emerging Local Plan. We have applied a rent at 50% of the market rent and a higher yield of 6%.
- 6.23 We set out below analysis of the potential borough CIL charge, allowing for indexed Mayoral CIL and Crossrail S106 and a reasonable buffer taking into consideration the aforementioned sensitivity of the results.

Table 6.23.1 Table showing maximum and recommended CIL charges indicated by appraisals

Area	Maximum CIL indicated by appraisals ¹⁶ (£s per sq m)	BNPPRE Suggested Borough CIL (£s per sq m)	Existing Borough CIL charge Borough (£s per sq m) (indexed charge)
City Fringe	Nil - £1,929	£100	£90 (£95.21)
North Docklands	Nil - £890	£100	Nil (Nil)
South Docklands and Elsewhere	Nil	Nil	Nil (Nil)

¹⁶ Covering both Borough and Mayoral CIL requirements.

Industrial and warehousing

- 6.24 The current Charging Schedule has a nil rate on industrial development across the borough as a whole. Rents have increased and yields compressed since the previous CIL Viability Study, but cost increases have offset increased value to an extent.
- 6.25 Our appraisals of industrial and warehousing development are attached as **Appendix 6**. The schemes do not generate residual land values that exceed the existing use values. On this basis we recommend that the Council considers maintaining a nil rate on such uses.

Supermarkets and retail warehouse

- 6.26 The current Charging Schedule applies a rate of £120 per sq m (£126.95 per sq m indexed) on supermarket and retail warehouse development across the borough as a whole.
- 6.27 The results of our appraisals suggest that maximum CIL charge of between £0 per sq m and £401 per sq m can be levied. Adopting benchmark land value 2 indicates a maximum borough CIL charge of £203 per sq m. We would suggest the Council considers a Borough CIL charge of £130 per sq m which would allow for an appropriate buffer from the maximum CIL charge.

All other retail

- 6.28 The current charging schedule applies a CIL charge of £70 per sq m (£74.05 per sq m indexed) on retail development (except supermarkets and retail warehousing) in the city fringe and North Docklands area and a nil rate elsewhere.
- 6.29 The results of our appraisals have identified that:
- Prime retail in the City Fringe and North Docklands areas could accommodate a maximum CIL rate of between £0 per sq m and £892 per sq m; and
 - Elsewhere it remains unchanged that no CIL charge can be levied.
- 6.30 Considering the maximum CIL rate indicated when measured against benchmark land value 2 of £230 per sq m we therefore suggest the Council considers a borough CIL charge of £100 per sq m in the City Fringe and North Docklands areas, which allows for a suitable buffer from the maximum CIL charge. Elsewhere in the Borough we recommend the Council maintains the existing nil CIL charge on such uses.

Hotel

- 6.31 The current Charging Schedule applies a rate of £180 per sq m (£190 per sq m indexed) on hotel development across the borough as a whole.
- 6.32 The results of our appraisals suggest a maximum CIL charge of between £0 per square metre and £2,577 dependant on the scheme and benchmark land value. We note that the maximum CIL rates vary significantly and given the results we suggest that the Council considers maintaining the CIL charge at £190 per sq m.

Student housing

- 6.33 The current Charging Schedule applies a rate of £425 per sq m (£449.62 per sq m indexed) on student accommodation development at market rents across the borough as a whole.
- 6.34 The results of our appraisals identify that with no affordable student accommodation (at the London Housing Supplementary Planning Guidance 2016 rental level) the maximum borough CIL charge (i.e. having already deducted MCIL 2) of £920 per sq m. Our appraisal allowing for 35% affordable student accommodation identifies a maximum borough CIL charge of £300 per sq m. Reducing the affordable student accommodation to 30% and 25%



identifies maximum borough CIL charges of £426 per sq m and £535 per sq m respectively. Given this position we suggest the Council maintains the existing indexed student accommodation CIL charge.

7 Strategic sites

7.1 We have run high level appraisals of 14 strategic sites selected by the Council to test the viability of key sites in the Borough which will be instrumental in the delivery of the STHLP's growth strategy.

7.2 The sites considered and their key features are summarised in Table 7.2.1 below.

Table 7.2.1 Details of strategic sites assessed

Site No.	Site name	Existing use	Gross Site size (ha)	Infrastructure requirement	Current ownership
1	Bishopsgate Goods Yard	Shoreditch High Street Overground Station; "Box Park" Football Pitches Vacant Land	4.24	1. Strategic Open space 2. Local Presence Facility 3. Leisure Uses – Football Pitches	Private
2	Bow Common Gas Works	Gas Works	3.94	1. Secondary School 2. Strategic Open Space	Private
3	Billingsgate Market	Wholesale Market	5.74	1. Secondary School 2. Open Space	Private
4	North Quay	Vacant land	3.48	1. Open space	Private
5	Vacant land adjacent to new Reuters Ltd server building	Vacant land	2.71	1. Primary School 2. Open space	Private
6	Limeharbour - Skylines Site	Industrial and office space	1.56	Primary School	Private
7	Marsh Wall East - Thames Key site	Offices	1.6	Primary School	Private
8	Marsh Wall West - Marsh Wall, Alpha Square	Medical centre Pub Business uses	0.4	1. Primary School 2. Health facility	Private
9	Millharbour - Mastmaker Road/ Lightermans Road Site	Education and Training Centre	0.97	Health Centre	Private
10	Crossharbour Town Centre	Supermarket, car parking	6.06	1. Local Presence Facility 2. Health Facility 3. Primary School	Private
11	Leven Road Gas Works	Active gas holders	8.56	1. Secondary School 2. Open Space	Private
12	Whitechapel South - Site bound by raven row	Warehouse Facility used for sports	1.39	None	Private
13	Millharbour South - 5, 6, 7, 8 Greenwich View Place	Secondary Offices	0.95	1. Primary School	Private
14	Marian Place Gas Works	Gas works	1.9	1. Strategic Open Space	Private

Methodology

- 7.3 The approach adopted to assess the 14 strategic sites is the same as that set out in section 3 for the Typologies. We have however used the *Argus Developer model* (“Argus”) to undertake the high level appraisals of developments on the strategic 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
- 7.4 As with the typology testing, 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 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.
- 7.5 The approach taken to appraising the larger sites (Bishopsgate Goods Yard, Billingsgate Market, Crossharbour Town Centre and Leven Road Gas Works) is based on the assessment of an un-g geared and ungrown 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

- 7.6 Further details of the schemes tested and the inputs adopted in the appraisals for the 14 sites are set out clearly in **Appendix 7**. The Council have also commissioned WTP to provide advice on the base build costs, policy extra over costs and likely abnormal costs associated with the redevelopment of the 14 strategic sites. This is set out at **Appendix 1**.

Viability Benchmarks

- 7.7 We have undertaken an assessment of the existing use values (“EUVs”) of each of the sites, using either pro-rata values from the benchmark land values identified in section 4 or an assessment of the existing floorspace and uses on the site (See Appendix 7). In order to encourage the landowners to bring the sites forward for development we have added a premium of 20% to the value. The benchmark land values that result from this assessment are shown in Table 7.7.1 below.

Table 7.7.1: Viability benchmarks

Site No.	Site	Existing Use Value (£ millions)
1	Bishopsgate Goods Yard	£30.333
2	Bow Common Gas Works	£28.186
3	Billingsgate Market	£41.064
4	North Quay	£24.896
5	Vacant land adjacent to new Reuters Ltd server building	£19.387
6	Limeharbour - Skylines Site	£42.265
7	Marsh Wall East - Thames Key site	£59.900
8	Marsh Wall West - Marsh Wall, Alpha Square	£7.681

Site No.	Site	Existing Use Value (£ millions)
9	Millharbour - Mastmaker Road/ Lightermans Road Site	£10.532
10	Crossharbour Town Centre	£56.167
11	Leven Road Gas Works	£30.619
12	Whitechapel South - Site bound by raven row	£32.990
13	Millharbour South - 5, 6, 7, 8 Greenwich View Place	£43.778
14	Marian Place Gas Works	£13.592

Appraisal results allowing for proposed Borough CIL and MCIL2 rates

7.8 Table 7.8.1 below shows the residual land value for each site taking into account the proposed Borough CIL and MCIL2 rates against the viability benchmark, whilst Table 7.8.2 identifies the ungrown IRR for the four large sites tested.

Table 7.8.1: Appraisal results of smaller sites with 35% affordable housing, proposed Borough CIL and MCIL2 rates

Site No.	Site/scenario	Residual Land Value (£ millions)	Viability Benchmark (£ millions)	Surplus / deficit against benchmark (£ millions)
2	Bow Common Gas Works	-£17.522	£28.186	-£45.71
5	Vacant land adjacent to new Reuters Ltd	£10.808	£19.387	-£8.58
6	Limeharbour – Skylines Site	£18.690	£42.265	-£23.58
7	Marsh Wall East – Thames Key Site	£50.600	£59.900	-£9.30
8	Marsh Wall West – Marsh Wall, Alpha Square	£15.293	£7.681	£7.61
9	Millharbour – Mastmaker Road	£36.930	£10.532	£26.40
12	Whitechapel South – Site bound by Raven Row	£18.757	£32.990	-£14.23
13	Millharbour South – 5,6,7,8 Greenwich View Place	-£6.599	£43.778	-£50.38
14	Marian Place Gas Works	-£44.830	£13.592	-£58.42

Table 7.18.2: Appraisal results of large sites with 35% affordable housing, proposed Borough CIL and MCIL2 rates measured using IRR

Site No.	Site/scenario	Fixed Land cost (£ millions)	Ungrown and ungeared IRR achieved
1	Bishopsgate Goods Yard	£23.472	21.79%
3	Billingsgate Market	£31.775	22.54%
4a	North Quay (as previous)	£24.896	21.75%
4b	North Quay (25% Residential)	£24.896	22.62%
10	Crossharbour Town Centre	£56.167	13.25%
11	Leven Road Gas Works	£30.619	4.28%

Assessment and Suggested CIL rates

- 7.9 We have undertaken an assessment of each of the strategic sites identified by the Council, applying the applying the CIL liability that the sites would incur, based on the suggested CIL charges as set out in section 6 of this report. We have also allowed for MCIL2. See **Appendix 7 and 8** for a copy for the results and appraisals of the testing and sensitivity testing undertaken.
- 7.10 With respect to the larger sites we appreciate that developers often suggest that they are targeting an IRR of 17-20%, however, it has been our experience on large schemes in London that this is often based on grown IRRs given the long term nature of such schemes. Further, we are aware of developers having agreed to proceed with developments identified as generating IRRs of 12-14% (ungrown). On this basis we are of the opinion that the large majority of the sites tested can viably deliver the suggested CIL rates along with the emerging STHLP policy requirements.
- 7.11 With respect to the sites identified as being unviable we highlight that the majority although unviable at 35% affordable housing are deliverable where the Council's affordable housing policy is applied flexibly. Site 7 Marsh Wall East - Thames Key is identified as being deliverable with between 25% and 30% affordable housing. For sites 5 Vacant land adjacent to new Reuters Ltd, 6 Limeharbour - Skylines and 12 Whitechapel South – Site bound by Raven Row and 14 Marian Place Gas Works, the results of our sensitivity testing has identified that they are deliverable with between 20% and 25% affordable housing.
- 7.12 Three of the sites identified as having challenging viability are gas works site (2 Bow Common Gas Works, 11 Leven Road Gas Works and 14. Marianne Place Gas Works). These sites are identified as having challenging viability regardless of CIL i.e. it is not CIL that is impacting on the viability of these sites. Given the nature of the existing use on the sites these sites incur significant abnormal costs. On the advice of WTP we have included an allowance of £260 pa square metre of gross site area for site remediation works based on their experience of the costs associated with decontamination of similar gasworks sites in London. We have also included allowances of £100 per square metre of gross site area for demolition costs, removal costs of £1 million per existing gasholder and £18 million for the retention of two gasholders on Site 14 Marianne Place Gas Works. This amounts to abnormal costs of £16.184 million, £33.816 million and £26.840 respectively. We have assumed a worst case scenario in our testing in that we have allowed for the full EUV plus a 20% premium of the site as well as the demolition and decontamination of the site being paid by the developer. In reality a developer is likely to take these costs into consideration in bidding for the site or alternatively and more often than not, the landowner will bear the cost of the decontamination, delivering a clean site to the market and recovering the costs through a higher purchase price than would otherwise have been achieved.
- 7.13 Our sensitivity testing has identified that Site 2 Bow Common Gas Works and Site 14 Marianne Place Gas Works sites are unviable regardless of the Council's policies i.e. it is not CIL and or the requirement for affordable housing which is making the sites unviable, rather it is the significant abnormal costs associated with the regeneration of these sites.
- 7.14 With respect to Site 11 Leven Road Gas Works, our sensitivity testing has confirmed that where the decontamination of the site is assumed to be carried out by the landowner and the full EUV plus 20% premium is paid, the site can deliver between 5% and 10% affordable housing.
- 7.15 The results of our updated appraisals on Site 13 Millharbour South - 5, 6, 7, 8 Greenwich View Place identify the proposed development to be unviable regardless of CIL and or the requirement for affordable housing in the current market.

- 7.16 The proposed borough CIL, which will deliver much needed infrastructure to support the growth envisaged by these 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 No.	Site/scenario	LBTH CIL	Costs excluding LBTH CIL	CIL as a % of costs
1	Bishopsgate Goods Yard	£28,191,229	£1,093,629,417	2.58%
2	Bow Common Gas Works	£1,425,684	£199,821,005	0.71%
3	Billingsgate Market	£47,765,374	£1,444,502,280	3.31%
4a	North Quay	£39,677,307	£1,359,953,115	2.92%
4b	North Quay	£35,835,306	£1,283,743,188	2.79%
5	Vacant land adjacent to new Reuters Ltd server building	£7,608,522	£219,672,606	3.46%
6	Limeharbour - Skylines Site	£10,351,518	£469,187,343	2.21%
7	Marsh Wall East - Thames Key site	£7,323,344	£537,560,811	1.36%
8	Marsh Wall West - Marsh Wall, Alpha Square	£10,254,072	£449,859,819	2.28%
9	Millharbour - Mastmaker Road/ Lightermans Road Site	£4,921,644	£243,535,350	2.02%
10	Crossharbour Town Centre	£27,933,594	£673,801,917	4.15%
11	Leven Road Gas Works	£4,462,878	£541,136,070	0.82%
12	Whitechapel South - Site bound by raven row	£1,786,348	£333,272,611	0.54%
13	Millharbour South - 5, 6, 7, 8 Greenwich View Place	£3,082,227	£255,516,221	1.21%
14	Marian Place Gas Works	£5,757,570	£335,189,266	1.72%

- 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 *"undermine the deliverability of the plan"* (NPPF paragraph 34) and NPPG Paragraph: 038 Reference. Further, we consider that the proposed approach "strike(s) an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across (the Council's) area." (NPPG Paragraph 008).

8 Conclusion and recommendations

- 8.1 The NPPF states that the cumulative impact of emerging local planning authority standards and policies “*should not undermine the deliverability of the plan*”. This report reviews the CIL rates in the Council’s Charging Schedule, adopted on 1 April 2015. The study takes account of the cumulative impact of the Council’s current planning requirements, in line with the requirements of the NPPF and the Local Housing Delivery Group guidance ‘Viability Testing Local Plans: Advice for planning practitioners’. In addition, we have reflected the impact of the emerging Mayoral CIL2.

Key findings and suggested revisions to CIL rates

- 8.2 The key findings of the study are as follows:

- The results of this study are reflective of current market conditions, which will inevitably change over the medium term. It is therefore important that the Council keeps the viability situation under review so that policy requirements can be adjusted should conditions change markedly. Since the 2013 Viability Study was completed, there has been an improvement in sales values, which has been partially offset by an increase in build costs. The net result is a degree of improvement in viability and increased capacity to contribute towards local infrastructure.
- As was the case in the 2013 Viability Study, some schemes tested were unviable due to market factors, rather than the impact of the Council’s policy requirements. These schemes will not come forward until changes in site specific market conditions and their current unviable status should not be taken as an indication that the Council’s requirements cannot be accommodated on other schemes. It reflects the increasing viability of commercial development, with some existing forms of commercial generated higher values than residential development, reducing pressure for commercial buildings to be redeveloped for alternative (residential) use.

Residential

- In many cases, schemes can accommodate the Council’s affordable housing requirement at a level of circa 35%, with the capacity to make CIL payments increasing with lower affordable housing proportions.
- Our appraisals indicate that the Council’s currently adopted rates of CIL could increase without adversely impacting on viability of developments. The currently adopted and suggested CIL rates are summarised in Table 8.2.1. We also set out an analysis of the proposed CIL charge as a percentage of the development costs.

Table 8.2.1 Table showing suggested changes to residential CIL charges

Area	Existing Borough CIL charge Borough (£s per sq m) (indexed charge)	Suggested Borough CIL after buffer (£s per sq m)	Proposed CIL as % of Development Costs
CIL Z1	£200 (£211.58)	£280	1.9% - 4.7%
CIL Z2	£65 (£68.76)	£150	1.3% - 2.9%
CIL Z3	£35 (£37.03)	£50	0.5% - 1.1%

Commercial

- In the City Fringe and North Docklands, rents for both offices and retail developments have increased and our appraisals indicate that these uses, including affordable workspace, will be able to absorb a CIL rate of £100 per sq m.
- Viability of retail and office markets outside the City Fringe and North Docklands have not changed sufficiently to warrant any changes to the adopted rates.
- Rents and yields of supermarkets and retail warehouses have improved since the adoption of the Charging schedule and appraisal identify that such uses should be able to support an increased CIL charge of £130 per sq m.
- Industrial and warehousing have seen increases in rents and a reduction in yields, partly as a result of a lack of available supply, however our appraisals identify that this does not generate a surplus above the benchmark land values and in this regard we recommend the Council maintains its existing nil charge on such uses.
- Market conditions for student housing and hotels have not changed significantly since the adoption of the Charging Schedule and we recommend no changes to the rates for these uses.
- The currently adopted and suggested CIL rates are summarised in Table 8.2.2. We also set out an analysis of the proposed rate as a percentage of the total scheme costs.

Table 8.2.2 Table showing suggested changes to Commercial CIL charges

Use and Location	Existing Borough CIL charge Borough (£s per sq m) (indexed charge)	Potential Borough CIL after buffer (£s per sq m)	Proposed CIL as % of Dev Costs
Office in City Fringe	£90 (<i>indexed - £95.21</i>)	£100	1.46%
Office in North Docklands	Nil	£100	1.67%
Retail in City Fringe and North Docklands	£70 (<i>indexed - £74.05</i>)	£100	1.45%
Supermarkets and retail warehouses	£120 (<i>indexed - £126.95</i>)	£130	3.13%

Strategic Sites

- Our assessment of the identified strategic sites has concluded that the majority of the sites can viably support the Borough's proposed CIL. With regard to the sites identified as being unviable, we note that the majority the sites are in fact deliverable with between 20% - 30% affordable housing and that the CIL Charge does not have a significant impact on the viability of these schemes i.e. at a nil CIL charge these schemes would not be viable at 35% affordable housing with no CIL. That is that CIL is not making the schemes unviable, it is rather site or scheme specific issues.
- Of the four sites identified as having the most challenging viability three of these are gasworks sites which incur significant abnormal costs. Once again we would highlight that CIL is not the determining factor making these sites unviable, i.e. on three of the four sites adopting a nil CIL rate and 0% affordable housing would not result in the developments generating residual land values above the identified benchmark land value.
- To demonstrate this position we have undertaken an assessment of the proposed Borough CIL liability calculated for each of the strategic sites and compared this to the

total development costs. This has identified that the proposed CIL rates result in a liability that is no more than 5% of development costs. In fact, in the four schemes where viability is identified as being most challenging, CIL amounts to no more than 1.12% of development costs. Further, on the schemes identified as being unviable at 35% affordable housing but viable with between 20% and 30% affordable housing CIL is no more than 1.68% of development costs (see Table 7.16.1).

- In light of our findings we recommend that the Council considers maintaining the proposed CIL rates across the Borough and to Strategic Sites 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 “*undermine the deliverability of the plan*” (NPPF paragraph 34) and NPPG Paragraph: 038 Reference. Further, we consider that the proposed approach “strike(s) an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across (the Council’s) area.” (NPPG Paragraph 008).

8.3 We summarise in Table 8.3.1 below the suggested updated CIL charging schedule rates.

Table 8.3.1: Suggested rates for LB Tower Hamlets’ Updated CIL Charging Schedule

Development Type	Suggested CIL Rate per sq m (GIA) of Development		
	Zone 1	Zone 2	Zone 3
Residential	£280	£150	£50
Offices and Retail (Except Convenience Supermarkets/ Superstores and Retail Warehousing)	City Fringe & North Docklands		Rest of Borough
	£100		Nil
Convenience Supermarkets/ Superstores and Retail Warehousing	Borough Wide		
	£130		
Hotel	£190		
Student Housing Let at Market Rents	£450		
Student Housing Let at Below Market Rents	Nil		
All other uses	Nil		

Appendix 1 - WT Partnership Build Cost Advice

**London Borough of
Tower Hamlets**

**Draft
Rev 5**

**Cost Report for CIL Viability
assessment**

August 2018

Instruction, Methodology and Assessments

Brief

We have been requested by BNP Paribas to provide high level cost assessments to support their viability assessment in relation to the London Borough of Tower Hamlets CIL assessments

The scope of work falls into two sections

1 Typologies assessment

2 Strategic sites assessment, including abnormal costs.

Who we are

WT Partnership is one of the UK's leading cost consultants working in both the public and private sector and in the residential market working on schemes from 4 nr to 15,000 units.

Please look at our website www.wtpartnership.com for further information

Typologies

In August 2016 WT Partnership were asked to comment on the costs for 9 different typologies with different densities and we have been asked to update these to 2nd Quarter 2018

We have looked at the costs in two different ways, the first being purely an addition of inflation and second by reviewing against suitable benchmarks

In terms of the purely inflation approach we used data from four different sources for our basis of the inflation allowance and applied an average

In reviewing on a benchmark basis we have reviewed 16 schemes in the London Borough of Tower Hamlets

WT Partnership carry out cost estimate reviews on a number of projects in this and other adjacent planning authority areas. The basis of WT Partnership's estimation of costs is by benchmarking in accordance with The RICS codes of practice, utilising projects of a similar nature in the Tower Hamlets and surrounding area which best reflect the anticipated developments and is a mixture of actual costs, tendered costs and developer and quantity surveyor's estimates

The costs are at a high level based upon benchmark information and actual development costs may vary due to site shape, building plan, height, external materials, number of units per core, unit mix, differing and extent of site abnormal items and the like

The costs are to be provided on a cost per ft² and m² of gross internal floor area (GIA). GIA being measured in accordance with RICS codes of practice.

It should be understood when carrying out a benchmarking exercise different contractors and quantity surveyors price elements differently and include items in different sections so the exercise can only be used for indicative purposes only

The costs are based on present day out-turn costs as at 2nd Quarter 2018 and exclude inflation up to start on site. It should be understood the present market is quite volatile being affected by “Brexit” and currency changes and inflation forecasts are regularly being amended by those who publish inflation data.

The base cost estimate excludes cost of any demolitions and external works and separate allowances are indicated for these

The costs for site abnormal items such as asbestos removal, remediation, ground water, unforeseen obstructions, working adjacent to tunnels, working adjacent to water, adjacency of existing buildings, structures to be retained and the like are excluded. A large number of developments will be on brownfield sites and from WT Partnership's experience even on reviewing adjacent sites the extent of abnormal items can vary considerably from site to site

The costs exclude off site highways or infrastructure work, off site open spaces or the like

The costs exclude professional fees, design fees, contingency, non –recoverable VAT, latent defects insurance, marketing suites, show units and the like

The method of procurement may affect the construction costs and WT Partnership have assumed single stage design and build method of procurement using a separate building contractor but excluding contractor's design fees. The costs do not include for a pre- construction services agreement being undertaken

The costs exclude any contribution to off-site energy strategies to meet carbon reductions or London carbon offset prices. The London Plan Viability Study dated December 2017 indicated a cost per dwelling of circa £1,853 per dwelling based on a cost of £95/tonne. This assumes that the London Plan target requirements cannot be achieved on site and carbon offset payments are required

The most recent study London Plan Viability Study dated December 2017 also indicates to meet the desired performance to achieve the London Plan targets on site a potential premium of circa £1,500 per dwelling is required to be added.

The costs exclude section 106, section 278 costs, highway adoption costs or the like

WT Partnership carry out a number of cost plan reviews in this area and we have benchmarked the external works against local project data including those provided by applicants and presented this element as a percentage of the base cost. This would appear to indicate an allowance of 7.5 % for schemes of 200- 400 d/ha and 5% for schemes of 400d/ha and above. Schemes of potentially lower densities will have differing percentage allowances up to 15%. The London Plan Viability Study dated December 2017 indicates an average cost of 8.55%

Some of the benchmarked schemes had abnormal elements such as river wall works which we have excluded from the above percentages as being abnormal items

Demolitions- In this location development will generally be on brownfield sites. The cost of demolitions and enabling works is very site specific and difficult to assess as it is dependant the type of and construction of building to be demolished, site location

and adjacent buildings, extent of other breaking up on the site etc. Based on the demolition benchmarks we would expect to see a cost of circa £150/m2 of existing GIA which should cover demolitions and site breaking up

We set down below our assessment against the typologies provided

Typology No.	Number of units	Housing type	Dev Density (units per ha)	WTP report August 2016	2nd Quarter 2018 Benchmark basis	External works
1	3	Houses	100	1583	1900	15%
2	6	Flats	350	1700	2000	7.5%
3	10	Flats	235	1700	2000	7.5%
4	11	Flats	235	1700	2000	7.5%
5A	25	Houses	375	1583	1900	7.5%
5B	inc	Flats	inc	2100	2600	7.5%
6	50	Flats	380	2250	2600	7.5%
7	100	Flats	210	2250	2600	7.5%
8	250	Flats	280	2250	2600	7.5%
9	400	Flats	630	2400	3400	5%

Effect of new and existing policies

At 3rd Quarter 2016 when the first study was undertaken we added additional allowances for proposed energy requirements relating to C02 and SUDS and attenuation

We have undertaken a review of existing and proposed policies and would comment below in regard to clarification of the basis of the base cost and what in our opinion should be added to the above

BREEAM excellent- The cost of achieving BREEAM excellent on commercial type buildings should in our opinion based on the 2014 BRE / Sweet Group study require a circa **1% additional cost**

Wheelchair accessible homes will incur an additional cost and from our benchmarks this equates to an **additional circa £5,000 per unit.**

C02- Requirements have generally been incorporated into applicant's schemes as at 2nd Quarter 2018 except as indicated above in terms of carbon offset payments and below in Energy

Energy- In carrying out previous local plan studies WT Partnership has relied upon published reports and has applied percentage mark ups to the base cost. The most recent study London Plan Viability Study dated December 2017 indicates to meet the desired performance as set out in The London Plan, on site ,a premium of circa £1,500 per dwelling is required to be added to what is presently being achieved and in our opinion this should be added to the base costs above.

An alternative to this premium for achieving the requirements on site, where it is impractical / uneconomic to do so, is to pay a carbon offset payment and The London Plan Viability Study dated December 2017 indicated a cost per dwelling of circa £1,853 per dwelling based on a cost of £95/tonne

For the purposes of this exercise we would recommend the addition to the base costs above of £1,500 per dwelling to achieve London Plan requirements

Water supply –The costs are based upon the target of 105 litres of water per person per day being achieved by using high efficiency appliances as this is the basis of costs presented by applicants. The introduction of grey water harvesting would be an additional cost

Waste reduction- It is experience is that this policy will increase the extent of waste storage required for the extent of recycling and an allowance of **£250 per dwelling should be added** for additional cupboard space. If central bulk underground storage facilities and / or vacuum systems are introduced this will be a further cost

Overheating- The costs assume designs can achieve requirements without the need for cooling systems

Flood risk and sustainable drainage measures- applicant's cost now include introductions of green roofs, attenuation and SUDs and these are now within the base cost. Additional elements such as rainwater harvesting if introduced would be an additional cost

Strategic Sites

We have been requested to review 14 strategic sites based on existing data and benchmarks that we have for projects in Tower hamlets and also similar projects within Greater London. The costs below exclude contingency and professional fees but include for demolitions and site remediation. Specific site items which we have been made aware of which should be added to the costs is indicated below under abnormal items. The extent of abnormal items is not exhaustive and there may be further items which we have not been made aware of. The additional items similar to the typologies exercise, which are also listed below should also be added. Note offices are to CATA and retail is shell and core

Site No.	Site name	Nr of units	Type	Dev Density (units per ha)	Base cost £/m2	External works %	Demolitions £ / m2 site area	Site remediation per m2 site area
1	Bishopsgate Goods Yard	996	Flats	334	3300	7.5%	£312	£50
			Offices		2800			
			Retail		1700			
Site No.	Site name	Nr of units	Type	Dev Density (units per ha)	Base cost £/m2	External works %	Demolitions £ / m2 site area	Site remediation per m2 site area
2	Bow Common Gas Works	468	Flats	325	2600	7.5%	£100	£260

3	Billingsgate Market	776	Flats Offices Retail	447	3200 2700 1650	5%	£60	£70
4A	North Quay initial	1300	Flats Offices Retail	422	3700 3000 2000	5.5%	£50	£90
4B	North Quay - 25% residential	772	Flats Offices Retail	251	3700 3000 2000	5.5%	£50	£90
5	Vacant land adjacent to new Reuters Ltd server building	446	Flats	234	2600	7.5%	£50	£70
6	Limeharbour - Skylines Site	754	Flats	650	3450	5%	£100	£70
7	Marsh Wall East - Thames Quay site	780	Flats	650	3450	5%	£200	£70
8	Marsh Wall West - Marsh Wall, Alpha Square	650	Flats Retail	1625	3850 1800	5%	£120	£70
9	Millharbour - Mastmaker Road/ Lightermans Road Site	360	Flats	371	2900	7.5%	£80	£70
10	Crossharbour Town Centre	1661	Flats Retail	342	2600 1650	7.5%	£50	£70
11	Leven Road Gas Works	1465	Flats	242	2600	7.5%	£100	£260
12	Whitechapel South - Site bound by Raven Row	564	Flats Office	405	3000 2700	5%	£250	£70
Site No.	Site name	Nr of units	Type	Dev Density (units per ha)	Base cost £/m2	External works %	Demolitions £ / m2 site area	Site remediation per m2 site area
13	Millharbour South - 5, 6, 7, 8 Greenwich View Place	437	Flats	795	3650	5%	£250	£70

14A	Marian Place Gas Works 2 gas holders retained	630	Flats	700	3500	5%	£100	£260
14B	Marian Place Gas works 1 gas holder retained	630	Flats	700	3500	5%	£100	£260

Abnormal items

Indicated below in **bold are additional items which should be added to the above allowances**. The list of and extent of these abnormal items in many cases is still to be determined and therefore the costs can only be considered to be indicative for this study

1 Bishopsgate Goods Yard

There is rail related works which equate to circa 15% of the costs which is not included above and needs to be added

The external works costs allowance at 7.5% includes the park

2 Bow Common Gas Works

The extent of remediation will be higher than normal and this is reflected in the rate above

There will be the removal of two gas holders at circa £2.00M to add to the costs

3 Billingsgate Market

There is demolition of market hall and breaking up and minor demolition, extent of remediation unknown so has used an average rate.

4 North Quay

There is a small amount of demolition, there is some remediation required but there is work to existing quay, road and infrastructure works which are included in the external works allowance

5 Land adjacent Reuters - Blackwall Yard

The site is open and is presently a car park so there will only breaking out and minor demolition, remediation unknown so have used an average rate.

There is a listed dock which requires work for which an allowance of say £1,000,000 should be added

6 Limeharbour - Skylines Site

Demolition 8,969m², extent of remediation unknown so have used average rate

7 Marsh Wall East - Thames Quay site

Demolition 21,368m², extent of remediation unknown so have used average rate

8 Marsh Wall West - Marsh Wall, Alpha Square

Demolition 3,177m², extent of remediation unknown so have used average rate

9 Millharbour - Mastmaker Road/ Lightermans Road Site

Demolition 4,536m², extent of remediation unknown so have used average rate

10 Crossharbour Town Centre

Demolition have used a rate of £50/m², extent of remediation unknown so have used average rate

We understand there is a main sewer that requires diversion and subject to receipt of further information for the purposes of this exercise an abnormal cost allowance of £1.00M for the abnormal cost of the main sewer diversion across the site should be included.

11 Leven Road Gas Works

We understand there are three gas holders to be removed and there will be circa £3.00M to add to the costs

The extent of remediation will be higher than normal and this is reflected in the rate above

12 Whitechapel South - Site bound by Raven Row

There is potential for some remediation works which has been reflected in the remediation rate used

13 Millharbour South - 5, 6, 7, 8 Greenwich View Place

Demolition 15,617m², extent of remediation unknown so have used average rate

14 A and B Marian Place Gas Works

The extent of remediation will be higher than normal and this is reflected in the rate above.

For option A there is a potential requirement **to dismantle, refurbish and re-erect two existing gas holders and for the purpose of this exercise we would add £18M**

For option B there is a potential requirement **to dismantle, refurbish and re-erect one existing gas holders and remove the other and for the purpose of this exercise we would add £10M**

There are two further existing gas holders which require to be removed this will add a further £2M to each option both A and B making £20M and £12M

Additional Items

To the above needs to be added the following items

Energy- The London Plan Viability Study dated December 2017 indicated either a premium to achieve London Plan requirements on site or a carbon offset payment will be required where this is impractical / uneconomic to achieve on sit . On the basis of the costs indicated in The London Plan Viability Study dated December 2017 **for the purposes of this exercise we would recommend the addition to the costs above of £1,500 per dwelling to achieve London Plan requirements.**

BREEAM excellent- The cost of achieving BREEAM excellent on commercial type buildings should in our opinion based on the 2014 BRE / Sweet Group study require a circa **1% additional cost**

Wheelchair accessible homes will incur an additional cost and from our benchmarks this equates to an **additional circa £5,000 per unit**

Waste reduction- It is experience is that this policy will increase the extent of waste storage required for the extent of recycling and an allowance of **£250 per dwelling should be added** for additional cupboard space. If central bulk underground storage facilities and / or vacuum systems are introduced this will be a further cost

The above costs exclude for any allowances for schools, healthcare centres, leisure centres, community facilities, separate public open spaces or the like with the exception of Bishopsgate Goods Yard scheme where the public park is included within the external works costs

This report is produced only for BNP Paribas in order to carry out the viability appraisals in relation to their assessment of the proposed London Borough of Tower Hamlets Local Plan in relation to affordable home assessments and CIL and should not be relied upon by any other third party for any other purpose

**WT Partnership
30th August 2018**

Appendix 2 - Residential appraisal results (Affordable Rent, Tower Hamlets Living Rent, London Living Rent and Shared Ownership) at base costs and values

Community Infrastructure Levy Viability
LB Tower Hamlets
Results summary

#N/A = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	35%			
Tenure Split	SR	LBTH LR	Lon LR	SO
	35%	35%	15%	15%

Site type	T1 - 3 Houses			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	250	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	350	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	200

Site type	T2 - 6 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	450	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	450	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	400	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	400	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	275

Site type	T3 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	175	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T4 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	175	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T5 - 25 Houses and Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	400
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	0	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T6 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	0
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	#N/A	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	#N/A	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	#N/A	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	275	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	150	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	200	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T9 - 400 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	350	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2 - Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type	1
	Houses
No of units	3 units
Density:	100 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.0300 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,469,492	48,983,081	-17,322,853	3,251,454	29,328,175	38,461,841
80	1,431,683	47,722,777	-18,583,157	1,991,150	28,067,871	37,201,537
100	1,428,550	47,618,333	-18,687,601	1,886,706	27,963,427	37,097,093
125	1,424,633	47,487,769	-18,818,164	1,756,143	27,832,864	36,966,530
150	1,420,716	47,357,206	-18,948,727	1,625,580	27,702,300	36,835,966
175	1,416,798	47,226,609	-19,079,324	1,494,983	27,571,704	36,705,370
200	1,412,881	47,096,046	-19,209,887	1,364,420	27,441,140	36,574,806
225	1,408,964	46,965,483	-19,340,451	1,233,856	27,310,577	36,444,243
250	1,405,048	46,834,919	-19,471,014	1,103,293	27,180,014	36,313,680
275	1,401,131	46,704,356	-19,601,577	972,730	27,049,450	36,183,116
300	1,397,213	46,573,759	-19,732,174	842,133	26,918,854	36,052,520
325	1,393,296	46,443,196	-19,862,737	711,570	26,788,290	35,921,956
350	1,389,379	46,312,633	-19,993,301	581,006	26,657,727	35,791,393
375	1,385,462	46,182,069	-20,123,864	450,443	26,527,164	35,660,830
400	1,381,545	46,051,506	-20,254,427	319,880	26,396,600	35,530,266
450	1,373,710	45,790,346	-20,515,587	58,720	26,135,440	35,269,106

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£959,302	31,976,724	-34,329,209	-13,754,903	12,321,818	21,455,484
80	930,268	31,008,920	-35,297,014	-14,722,707	11,354,014	20,487,680
100	927,134	30,904,476	-35,401,458	-14,827,151	11,249,570	20,383,236
125	923,217	30,773,913	-35,532,021	-14,957,714	11,119,007	20,252,673
150	919,300	30,643,349	-35,662,584	-15,088,277	10,988,443	20,122,110
175	915,383	30,512,753	-35,793,181	-15,218,874	10,857,847	19,991,513
200	911,466	30,382,189	-35,923,744	-15,349,437	10,727,283	19,860,950
225	907,549	30,251,626	-36,054,308	-15,480,001	10,596,720	19,730,386
250	903,632	30,121,063	-36,184,871	-15,610,564	10,466,157	19,599,823
275	899,715	29,990,499	-36,315,434	-15,741,127	10,335,593	19,469,260
300	895,797	29,859,903	-36,446,031	-15,871,724	10,204,997	19,338,663
325	891,880	29,729,339	-36,576,594	-16,002,287	10,074,433	19,208,100
350	887,963	29,598,776	-36,707,158	-16,132,851	9,943,870	19,077,536
375	884,046	29,468,213	-36,837,721	-16,263,414	9,813,307	18,946,973
400	880,129	29,337,649	-36,968,284	-16,393,977	9,682,743	18,816,410
450	872,295	29,076,489	-37,229,444	-16,655,137	9,421,583	18,555,250

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	643,128	21,437,594	-44,868,340	-24,294,033	1,782,688	10,916,354
80	619,531	20,651,044	-45,654,889	-25,080,582	996,139	10,129,805
100	616,398	20,546,600	-45,759,333	-25,185,026	891,695	10,025,361
125	612,481	20,416,037	-45,889,896	-25,315,589	761,131	9,894,797
150	608,563	20,285,440	-46,020,493	-25,446,186	630,535	9,764,201
175	604,646	20,154,877	-46,151,056	-25,576,749	499,971	9,633,637
200	600,729	20,024,314	-46,281,620	-25,707,313	369,408	9,503,074
225	596,813	19,893,750	-46,412,183	-25,837,876	238,845	9,372,511
250	592,896	19,763,187	-46,542,746	-25,968,439	108,281	9,241,947
275	588,978	19,632,590	-46,673,343	-26,099,036	-22,315	9,111,351
300	585,061	19,502,027	-46,803,906	-26,229,599	-152,879	8,980,787
325	581,144	19,371,464	-46,934,470	-26,360,163	-283,442	8,850,224
350	577,227	19,240,900	-47,065,033	-26,490,726	-414,005	8,719,661
375	573,310	19,110,337	-47,195,596	-26,621,289	-544,569	8,589,097
400	569,392	18,979,740	-47,326,193	-26,751,886	-675,165	8,458,501
450	561,558	18,718,614	-47,587,320	-27,013,013	-936,292	8,197,374

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	966,488	32,216,259	-34,089,674	-13,515,367	12,561,354	21,695,020
80	937,330	31,244,335	-35,061,598	-14,487,291	11,589,429	20,723,096
100	934,197	31,139,891	-35,166,042	-14,591,735	11,484,985	20,618,652
125	930,280	31,009,328	-35,296,606	-14,722,299	11,354,422	20,488,088
150	926,362	30,878,731	-35,427,202	-14,852,895	11,223,825	20,357,492
175	922,445	30,748,168	-35,557,766	-14,983,459	11,093,262	20,226,928
200	918,528	30,617,605	-35,688,329	-15,114,022	10,962,699	20,096,365
225	914,611	30,487,041	-35,818,892	-15,244,585	10,832,135	19,965,802
250	910,694	30,356,478	-35,949,456	-15,375,149	10,701,572	19,835,238
275	906,776	30,225,881	-36,080,052	-15,505,745	10,570,975	19,704,642
300	902,860	30,095,318	-36,210,616	-15,636,309	10,440,412	19,574,078
325	898,943	29,964,755	-36,341,179	-15,766,872	10,309,849	19,443,515
350	895,026	29,834,191	-36,471,742	-15,897,435	10,179,285	19,312,952
375	891,109	29,703,628	-36,602,306	-16,027,999	10,048,722	19,182,388
400	887,191	29,573,031	-36,732,902	-16,158,595	9,918,125	19,051,792
450	879,357	29,311,905	-36,994,029	-16,419,722	9,656,999	18,790,665

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 1

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	657,499	21,916,631	-44,389,302	-23,814,995	2,261,726	11,395,392
80	633,656	21,121,875	-45,184,058	-24,609,751	1,466,969	10,600,635
100	630,522	21,017,398	-45,288,536	-24,714,229	1,362,492	10,496,158
125	626,605	20,886,834	-45,419,099	-24,844,792	1,231,929	10,365,595
150	622,688	20,756,271	-45,549,662	-24,975,355	1,101,365	10,235,031
175	618,771	20,625,708	-45,680,226	-25,105,919	970,802	10,104,468
200	614,853	20,495,111	-45,810,822	-25,236,515	840,205	9,973,871
225	610,936	20,364,548	-45,941,386	-25,367,079	709,642	9,843,308
250	607,020	20,233,984	-46,071,949	-25,497,642	579,079	9,712,745
275	603,103	20,103,421	-46,202,512	-25,628,205	448,515	9,582,181
300	599,186	19,972,858	-46,333,076	-25,758,769	317,952	9,451,618
325	595,268	19,842,261	-46,463,672	-25,889,365	187,355	9,321,021
350	591,351	19,711,698	-46,594,236	-26,019,929	56,792	9,190,458
375	587,434	19,581,134	-46,724,799	-26,150,492	-73,771	9,059,895
400	583,517	19,450,571	-46,855,362	-26,281,055	-204,335	8,929,331
450	575,682	19,189,411	-47,116,522	-26,542,215	-465,495	8,668,171

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£350	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	499,411	16,647,049	-49,658,884	-29,084,577	-3,007,856	6,125,810
80	478,287	15,942,904	-50,363,029	-29,788,722	-3,712,002	5,421,664
100	475,154	15,838,460	-50,467,473	-29,893,166	-3,816,446	5,317,220
125	471,237	15,707,897	-50,598,037	-30,023,730	-3,947,009	5,186,657
150	467,320	15,577,333	-50,728,600	-30,154,293	-4,077,572	5,056,094
175	463,403	15,446,770	-50,859,163	-30,284,857	-4,208,136	4,925,530
200	459,485	15,316,173	-50,989,760	-30,415,453	-4,338,733	4,794,934
225	455,568	15,185,610	-51,120,324	-30,546,017	-4,469,296	4,664,370
250	451,651	15,055,047	-51,250,887	-30,676,580	-4,599,859	4,533,807
275	447,734	14,924,483	-51,381,450	-30,807,143	-4,730,423	4,403,244
300	443,817	14,793,887	-51,512,047	-30,937,740	-4,861,019	4,272,647
325	439,900	14,663,323	-51,642,610	-31,068,303	-4,991,583	4,142,084
350	435,983	14,532,760	-51,773,174	-31,198,867	-5,122,146	4,011,520
375	432,066	14,402,197	-51,903,737	-31,329,430	-5,252,709	3,880,957
400	428,149	14,271,633	-52,034,300	-31,459,993	-5,383,273	3,750,394
450	420,314	14,010,473	-52,295,460	-31,721,153	-5,644,433	3,489,234

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	679,056	22,635,205	-43,670,729	-23,096,422	2,980,299	12,113,965
80	654,843	21,828,088	-44,477,846	-23,903,539	2,173,182	11,306,848
100	651,708	21,723,610	-44,582,323	-24,008,016	2,068,705	11,202,371
125	647,791	21,593,047	-44,712,886	-24,138,579	1,938,141	11,071,808
150	643,875	21,462,484	-44,843,450	-24,269,143	1,807,578	10,941,244
175	639,958	21,331,920	-44,974,013	-24,399,706	1,677,015	10,810,681
200	636,041	21,201,357	-45,104,576	-24,530,269	1,546,451	10,680,117
225	632,123	21,070,760	-45,235,173	-24,660,866	1,415,855	10,549,521
250	628,206	20,940,197	-45,365,736	-24,791,429	1,285,291	10,418,957
275	624,289	20,809,634	-45,496,300	-24,921,993	1,154,728	10,288,394
300	620,372	20,679,070	-45,626,863	-25,052,556	1,024,165	10,157,831
325	616,455	20,548,507	-45,757,426	-25,183,119	893,601	10,027,267
350	612,537	20,417,910	-45,888,023	-25,313,716	763,005	9,896,671
375	608,620	20,287,347	-46,018,586	-25,444,279	632,441	9,766,107
400	604,704	20,156,784	-46,149,150	-25,574,843	501,878	9,635,544
450	596,870	19,895,657	-46,410,276	-25,835,969	240,751	9,374,417

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	499,411	16,647,049	-49,658,884	-29,084,577	-3,007,856	6,125,810
80	478,287	15,942,904	-50,363,029	-29,788,722	-3,712,002	5,421,664
100	475,154	15,838,460	-50,467,473	-29,893,166	-3,816,446	5,317,220
125	471,237	15,707,897	-50,598,037	-30,023,730	-3,947,009	5,186,657
150	467,320	15,577,333	-50,728,600	-30,154,293	-4,077,572	5,056,094
175	463,403	15,446,770	-50,859,163	-30,284,857	-4,208,136	4,925,530
200	459,485	15,316,173	-50,989,760	-30,415,453	-4,338,733	4,794,934
225	455,568	15,185,610	-51,120,324	-30,546,017	-4,469,296	4,664,370
250	451,651	15,055,047	-51,250,887	-30,676,580	-4,599,859	4,533,807
275	447,734	14,924,483	-51,381,450	-30,807,143	-4,730,423	4,403,244
300	443,817	14,793,887	-51,512,047	-30,937,740	-4,861,019	4,272,647
325	439,900	14,663,323	-51,642,610	-31,068,303	-4,991,583	4,142,084
350	435,983	14,532,760	-51,773,174	-31,198,867	-5,122,146	4,011,520
375	432,066	14,402,197	-51,903,737	-31,329,430	-5,252,709	3,880,957
400	428,149	14,271,633	-52,034,300	-31,459,993	-5,383,273	3,750,394
450	420,314	14,010,473	-52,295,460	-31,721,153	-5,644,433	3,489,234

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	355,696	11,856,539	-54,449,395	-33,875,088	-7,798,367	1,335,299
80	337,044	11,234,797	-55,071,137	-34,496,830	-8,420,109	713,557
100	333,910	11,130,320	-55,175,614	-34,601,307	-8,524,586	609,080
125	329,993	10,999,756	-55,306,177	-34,731,870	-8,655,150	478,517
150	326,076	10,869,193	-55,436,741	-34,862,434	-8,785,713	347,953
175	322,159	10,738,630	-55,567,304	-34,992,997	-8,916,276	217,390
200	318,242	10,608,066	-55,697,867	-35,123,560	-9,046,840	86,827
225	314,324	10,477,470	-55,828,464	-35,254,157	-9,177,436	-43,770
250	310,407	10,346,906	-55,959,027	-35,384,720	-9,308,000	-174,333
275	306,490	10,216,343	-56,089,591	-35,515,284	-9,438,563	-304,897
300	302,573	10,085,780	-56,220,154	-35,645,847	-9,569,126	-435,460
325	298,656	9,955,216	-56,350,717	-35,776,410	-9,699,690	-566,023
350	294,739	9,824,620	-56,481,314	-35,907,007	-9,830,286	-696,620
375	290,822	9,694,056	-56,611,877	-36,037,570	-9,960,850	-827,183
400	286,905	9,563,493	-56,742,441	-36,168,134	-10,091,413	-957,747
450	279,071	9,302,366	-57,003,567	-36,429,260	-10,352,540	-1,218,873

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£200

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	2
	Flats
No of units	6 units
Density:	350 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.02 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,774,393	103,506,270	37,200,336	57,774,643	83,851,364	92,985,030
80	1,722,302	100,467,628	34,161,694	54,736,001	80,812,722	89,946,388
100	1,716,908	100,152,984	33,847,051	54,421,358	80,498,078	89,631,745
125	1,710,167	99,759,723	33,453,790	54,028,097	80,104,818	89,238,484
150	1,703,425	99,366,463	33,060,529	53,634,836	79,711,557	88,845,223
175	1,696,683	98,973,202	32,667,268	53,241,575	79,318,296	88,451,962
200	1,689,942	98,579,941	32,274,008	52,848,315	78,925,035	88,058,701
225	1,683,199	98,186,622	31,880,689	52,454,995	78,531,716	87,665,382
250	1,676,458	97,793,361	31,487,428	52,061,735	78,138,455	87,272,122
275	1,669,716	97,400,100	31,094,167	51,668,474	77,745,195	86,878,861
300	1,662,974	97,006,840	30,700,906	51,275,213	77,351,934	86,485,600
325	1,656,233	96,613,579	30,307,645	50,881,952	76,958,673	86,092,339
350	1,649,491	96,220,318	29,914,385	50,488,692	76,565,412	85,699,078
375	1,642,750	95,827,057	29,521,124	50,095,431	76,172,151	85,305,818
400	1,636,008	95,433,796	29,127,863	49,702,170	75,778,891	84,912,557
450	1,622,524	94,647,217	28,341,283	48,915,590	74,992,311	84,125,977

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,083,226	63,188,156	-3,117,778	17,456,529	43,533,250	52,666,916
80	1,043,022	60,842,964	-5,462,969	15,111,337	41,188,058	50,321,724
100	1,037,628	60,528,320	-5,777,613	14,796,694	40,873,415	50,007,081
125	1,030,887	60,135,060	-6,170,874	14,403,433	40,480,154	49,613,820
150	1,024,145	59,741,799	-6,564,135	14,010,172	40,086,893	49,220,559
175	1,017,404	59,348,538	-6,957,395	13,616,911	39,693,632	48,827,298
200	1,010,662	58,955,277	-7,350,656	13,223,651	39,300,371	48,434,038
225	1,003,920	58,562,016	-7,743,917	12,830,390	38,907,111	48,040,777
250	997,179	58,168,756	-8,137,178	12,437,129	38,513,850	47,647,516
275	990,436	57,775,496	-8,530,497	12,043,810	38,120,531	47,254,197
300	983,694	57,382,176	-8,923,758	11,650,549	37,727,270	46,860,936
325	976,953	56,988,915	-9,317,019	11,257,288	37,334,009	46,467,675
350	970,211	56,595,654	-9,710,279	10,864,028	36,940,748	46,074,414
375	963,470	56,202,393	-10,103,540	10,470,767	36,547,488	45,681,154
400	956,728	55,809,133	-10,496,801	10,077,506	36,154,227	45,287,893
450	943,245	55,022,611	-11,283,322	9,290,985	35,367,705	44,501,371

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	654,897	38,202,331	-28,103,602	-7,529,295	18,547,426	27,681,092
80	622,060	36,286,842	-30,019,091	-9,444,784	16,631,937	25,765,603
100	616,666	35,972,199	-30,333,735	-9,759,428	16,317,293	25,450,959
125	609,925	35,578,938	-30,726,995	-10,152,688	15,924,032	25,057,698
150	603,183	35,185,677	-31,120,256	-10,545,949	15,530,771	24,664,438
175	596,441	34,792,416	-31,513,517	-10,939,210	15,137,511	24,271,177
200	589,700	34,399,156	-31,906,778	-11,332,471	14,744,250	23,877,916
225	582,958	34,005,895	-32,300,039	-11,725,732	14,350,989	23,484,655
250	576,216	33,612,576	-32,693,358	-12,119,051	13,957,670	23,091,336
275	569,474	33,219,315	-33,086,619	-12,512,312	13,564,409	22,698,075
300	562,732	32,826,054	-33,479,879	-12,905,572	13,171,148	22,304,815
325	555,991	32,432,793	-33,873,140	-13,298,833	12,777,888	21,911,554
350	549,249	32,039,533	-34,266,401	-13,692,094	12,384,627	21,518,293
375	542,508	31,646,272	-34,659,662	-14,085,355	11,991,366	21,125,032
400	535,766	31,253,011	-35,052,922	-14,478,615	11,598,105	20,731,771
450	522,283	30,466,489	-35,839,444	-15,265,137	10,811,584	19,945,250

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,092,961	63,756,031	-2,549,902	18,024,405	44,101,125	53,234,791
80	1,052,590	61,401,060	-4,904,873	15,669,434	41,746,154	50,879,821
100	1,047,196	61,086,417	-5,219,517	15,354,790	41,431,511	50,565,177
125	1,040,454	60,693,156	-5,612,778	14,961,529	41,038,250	50,171,916
150	1,033,712	60,299,895	-6,006,038	14,568,269	40,644,989	49,778,655
175	1,026,971	59,906,634	-6,399,299	14,175,008	40,251,728	49,385,395
200	1,020,229	59,513,373	-6,792,560	13,781,747	39,858,468	48,992,134
225	1,013,488	59,120,113	-7,185,821	13,388,486	39,465,207	48,598,873
250	1,006,745	58,726,794	-7,579,140	12,995,167	39,071,888	48,205,554
275	1,000,003	58,333,533	-7,972,401	12,601,906	38,678,627	47,812,293
300	993,262	57,940,272	-8,365,661	12,208,646	38,285,366	47,419,032
325	986,520	57,547,011	-8,758,922	11,815,385	37,892,105	47,025,772
350	979,779	57,153,750	-9,152,183	11,422,124	37,498,845	46,632,511
375	973,037	56,760,490	-9,545,444	11,028,863	37,105,584	46,239,250
400	966,295	56,367,229	-9,938,705	10,635,602	36,712,323	45,845,989
450	952,812	55,580,707	-10,725,226	9,849,081	35,925,802	45,059,468

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

Site type 2

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	674,366	39,338,024	-26,967,909	-6,393,602	19,683,118	28,816,784
80	641,195	37,403,035	-28,902,898	-8,328,591	17,748,129	26,881,795
100	635,801	37,088,391	-29,217,542	-8,643,235	17,433,486	26,567,152
125	629,059	36,695,131	-29,610,803	-9,036,496	17,040,225	26,173,891
150	622,318	36,301,870	-30,004,064	-9,429,757	16,646,964	25,780,630
175	615,576	35,908,609	-30,397,324	-9,823,017	16,253,703	25,387,369
200	608,835	35,515,348	-30,790,585	-10,216,278	15,860,442	24,994,109
225	602,093	35,122,087	-31,183,846	-10,609,539	15,467,182	24,600,848
250	595,350	34,728,768	-31,577,165	-11,002,858	15,073,863	24,207,529
275	588,609	34,335,508	-31,970,426	-11,396,119	14,680,602	23,814,268
300	581,867	33,942,247	-32,363,687	-11,789,380	14,287,341	23,421,007
325	575,125	33,548,986	-32,756,947	-12,182,640	13,894,080	23,027,746
350	568,384	33,155,725	-33,150,208	-12,575,901	13,500,819	22,634,486
375	561,642	32,762,464	-33,543,469	-12,969,162	13,107,559	22,241,225
400	554,901	32,369,204	-33,936,730	-13,362,423	12,714,298	21,847,964
450	541,416	31,582,624	-34,723,310	-14,149,003	11,927,718	21,061,384

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	460,202	26,845,112	-39,460,821	-18,886,514	7,190,206	16,323,872
80	430,714	25,124,974	-41,180,959	-20,606,652	5,470,069	14,603,735
100	425,320	24,810,331	-41,495,603	-20,921,296	5,155,425	14,289,091
125	418,578	24,417,070	-41,888,864	-21,314,557	4,762,164	13,895,830
150	411,837	24,023,809	-42,282,124	-21,707,817	4,368,903	13,502,569
175	405,095	23,630,548	-42,675,385	-22,101,078	3,975,643	13,109,309
200	398,354	23,237,288	-43,068,646	-22,494,339	3,582,382	12,716,048
225	391,611	22,843,968	-43,461,965	-22,887,658	3,189,063	12,322,729
250	384,869	22,450,708	-43,855,226	-23,280,919	2,795,802	11,929,468
275	378,128	22,057,447	-44,248,487	-23,674,180	2,402,541	11,536,207
300	371,386	21,664,186	-44,641,747	-24,067,440	2,009,280	11,142,946
325	364,644	21,270,925	-45,035,008	-24,460,701	1,616,019	10,749,686
350	357,903	20,877,664	-45,428,269	-24,853,962	1,222,759	10,356,425
375	351,161	20,484,404	-45,821,530	-25,247,223	829,498	9,963,164
400	344,420	20,091,143	-46,214,791	-25,640,484	436,237	9,569,903
450	330,935	19,304,563	-47,001,370	-26,427,063	-350,343	8,783,323

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	703,571	41,041,651	-25,264,283	-4,689,976	21,386,745	30,520,411
80	669,896	39,077,266	-27,228,668	-6,654,361	19,422,360	28,556,026
100	664,503	38,762,680	-27,543,253	-6,968,946	19,107,775	28,241,441
125	657,761	38,369,420	-27,936,514	-7,362,207	18,714,514	27,848,180
150	651,020	37,976,159	-28,329,775	-7,755,468	18,321,253	27,454,919
175	644,278	37,582,898	-28,723,035	-8,148,728	17,927,992	27,061,658
200	637,536	37,189,579	-29,116,355	-8,542,048	17,534,673	26,668,339
225	630,794	36,796,318	-29,509,615	-8,935,308	17,141,412	26,275,079
250	624,052	36,403,057	-29,902,876	-9,328,569	16,748,152	25,881,818
275	617,311	36,009,797	-30,296,137	-9,721,830	16,354,891	25,488,557
300	610,569	35,616,536	-30,689,398	-10,115,091	15,961,630	25,095,296
325	603,828	35,223,275	-31,082,658	-10,508,351	15,568,369	24,702,035
350	597,086	34,830,014	-31,475,919	-10,901,612	15,175,108	24,308,775
375	590,344	34,436,753	-31,869,180	-11,294,873	14,781,848	23,915,514
400	583,603	34,043,493	-32,262,441	-11,688,134	14,388,587	23,522,253
450	570,119	33,256,913	-33,049,021	-12,474,714	13,602,007	22,735,673

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	460,202	26,845,112	-39,460,821	-18,886,514	7,190,206	16,323,872
80	430,714	25,124,974	-41,180,959	-20,606,652	5,470,069	14,603,735
100	425,320	24,810,331	-41,495,603	-20,921,296	5,155,425	14,289,091
125	418,578	24,417,070	-41,888,864	-21,314,557	4,762,164	13,895,830
150	411,837	24,023,809	-42,282,124	-21,707,817	4,368,903	13,502,569
175	405,095	23,630,548	-42,675,385	-22,101,078	3,975,643	13,109,309
200	398,354	23,237,288	-43,068,646	-22,494,339	3,582,382	12,716,048
225	391,611	22,843,968	-43,461,965	-22,887,658	3,189,063	12,322,729
250	384,869	22,450,708	-43,855,226	-23,280,919	2,795,802	11,929,468
275	378,128	22,057,447	-44,248,487	-23,674,180	2,402,541	11,536,207
300	371,386	21,664,186	-44,641,747	-24,067,440	2,009,280	11,142,946
325	364,644	21,270,925	-45,035,008	-24,460,701	1,616,019	10,749,686
350	357,903	20,877,664	-45,428,269	-24,853,962	1,222,759	10,356,425
375	351,161	20,484,404	-45,821,530	-25,247,223	829,498	9,963,164
400	344,420	20,091,143	-46,214,791	-25,640,484	436,237	9,569,903
450	330,935	19,304,563	-47,001,370	-26,427,063	-350,343	8,783,323

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	265,507	15,487,893	-50,818,041	-30,243,734	-4,167,013	4,966,653
80	239,367	13,963,048	-52,342,886	-31,768,579	-5,691,858	3,441,808
100	233,974	13,648,463	-52,657,471	-32,083,164	-6,006,443	3,127,223
125	227,232	13,255,202	-53,050,732	-32,476,425	-6,399,704	2,733,962
150	220,490	12,861,941	-53,443,992	-32,869,685	-6,792,965	2,340,701
175	213,749	12,468,680	-53,837,253	-33,262,946	-7,186,226	1,947,441
200	207,007	12,075,419	-54,230,514	-33,656,207	-7,579,486	1,554,180
225	200,265	11,682,100	-54,623,833	-34,049,526	-7,972,806	1,160,861
250	193,523	11,288,839	-55,017,094	-34,442,787	-8,366,066	767,600
275	186,781	10,895,579	-55,410,355	-34,836,048	-8,759,327	374,339
300	180,040	10,502,318	-55,803,616	-35,229,309	-9,152,588	-18,922
325	173,298	10,109,057	-56,196,876	-35,622,569	-9,545,849	-412,182
350	166,557	9,715,796	-56,590,137	-36,015,830	-9,939,109	-805,443
375	159,815	9,322,536	-56,983,398	-36,409,091	-10,332,370	-1,198,704
400	153,073	8,929,275	-57,376,659	-36,802,352	-10,725,631	-1,591,965
450	139,589	8,142,695	-58,163,239	-37,588,932	-11,512,211	-2,378,545

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£400	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£400	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£275

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	3
Flats	
No of units	10 units
Density:	235 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.04 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,957,322	69,497,067	3,191,133	23,765,440	49,842,161	58,975,827
80	2,870,503	67,456,812	1,150,879	21,725,186	47,801,907	56,935,573
100	2,861,514	67,245,575	939,642	21,513,949	47,590,669	56,724,335
125	2,850,278	66,981,529	675,595	21,249,902	47,326,623	56,460,289
150	2,839,042	66,717,482	411,549	20,985,856	47,062,576	56,196,242
175	2,827,805	66,453,412	147,479	20,721,786	46,798,506	55,932,172
200	2,816,569	66,189,366	-116,568	20,457,739	46,534,460	55,668,126
225	2,805,333	65,925,319	-380,614	20,193,693	46,270,413	55,404,079
250	2,794,097	65,661,272	-644,661	19,929,646	46,006,367	55,140,033
275	2,782,861	65,397,226	-908,708	19,665,599	45,742,320	54,875,986
300	2,771,624	65,133,156	-1,172,778	19,401,529	45,478,250	54,611,916
325	2,760,388	64,869,109	-1,436,824	19,137,483	45,214,204	54,347,870
350	2,749,152	64,605,063	-1,700,871	18,873,436	44,950,157	54,083,823
375	2,737,916	64,341,016	-1,964,917	18,609,390	44,686,111	53,819,777
400	2,726,680	64,076,970	-2,228,964	18,345,343	44,422,064	53,555,730
450	2,704,207	63,548,853	-2,757,080	17,817,227	43,893,947	53,027,614

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,805,376	42,426,341	-23,879,593	-3,305,286	22,771,435	31,905,101
80	1,738,370	40,851,689	-25,454,245	-4,879,938	21,196,783	30,330,449
100	1,729,381	40,640,451	-25,665,482	-5,091,175	20,985,546	30,119,212
125	1,718,145	40,376,405	-25,929,528	-5,355,222	20,721,499	29,855,165
150	1,706,909	40,112,358	-26,193,575	-5,619,268	20,457,453	29,591,119
175	1,695,672	39,848,288	-26,457,645	-5,883,338	20,193,383	29,327,049
200	1,684,436	39,584,242	-26,721,692	-6,147,385	19,929,336	29,063,002
225	1,673,200	39,320,195	-26,985,738	-6,411,431	19,665,290	28,798,956
250	1,661,964	39,056,149	-27,249,785	-6,675,478	19,401,243	28,534,909
275	1,650,728	38,792,102	-27,513,831	-6,939,524	19,137,196	28,270,863
300	1,639,491	38,528,032	-27,777,901	-7,203,594	18,873,126	28,006,793
325	1,628,255	38,263,966	-28,041,948	-7,467,641	18,609,080	27,742,746
350	1,617,019	37,999,939	-28,305,994	-7,731,687	18,345,033	27,478,700
375	1,605,783	37,735,893	-28,570,041	-7,995,734	18,080,987	27,214,653
400	1,594,547	37,471,846	-28,834,087	-8,259,780	17,816,940	26,950,607
450	1,572,074	36,943,730	-29,362,204	-8,787,897	17,288,824	26,422,490

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,091,495	25,650,129	-40,655,805	-20,081,498	5,995,223	15,128,889
80	1,036,766	24,364,007	-41,941,926	-21,367,619	4,709,101	13,842,767
100	1,027,777	24,152,770	-42,153,164	-21,578,857	4,497,864	13,631,530
125	1,016,541	23,888,723	-42,417,210	-21,842,903	4,233,818	13,367,484
150	1,005,305	23,624,677	-42,681,257	-22,106,950	3,969,771	13,103,437
175	994,068	23,360,607	-42,945,327	-22,371,020	3,705,701	12,839,367
200	982,832	23,096,560	-43,209,373	-22,635,066	3,441,654	12,575,321
225	971,596	22,832,514	-43,473,420	-22,899,113	3,177,608	12,311,274
250	960,360	22,568,467	-43,737,466	-23,163,159	2,913,561	12,047,228
275	949,124	22,304,421	-44,001,513	-23,427,206	2,649,515	11,783,181
300	937,887	22,040,351	-44,265,583	-23,691,276	2,385,445	11,519,111
325	926,651	21,776,304	-44,529,629	-23,955,322	2,121,398	11,255,064
350	915,415	21,512,258	-44,793,676	-24,219,369	1,857,352	10,991,018
375	904,179	21,248,211	-45,057,722	-24,483,415	1,593,305	10,726,971
400	892,943	20,984,165	-45,321,769	-24,747,462	1,329,259	10,462,925
450	870,470	20,456,048	-45,849,885	-25,275,578	801,142	9,934,808

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,821,601	42,807,613	-23,498,320	-2,924,013	23,152,707	32,286,373
80	1,754,316	41,226,418	-25,079,515	-4,505,208	21,571,513	30,705,179
100	1,745,327	41,015,181	-25,290,752	-4,716,445	21,360,275	30,493,942
125	1,734,090	40,751,111	-25,554,822	-4,980,515	21,096,205	30,229,871
150	1,722,854	40,487,065	-25,818,869	-5,244,562	20,832,159	29,965,825
175	1,711,618	40,223,018	-26,082,915	-5,508,608	20,568,112	29,701,778
200	1,700,382	39,958,972	-26,346,962	-5,772,655	20,304,066	29,437,732
225	1,689,146	39,694,925	-26,611,008	-6,036,701	20,040,019	29,173,685
250	1,677,909	39,430,855	-26,875,078	-6,300,772	19,775,949	28,909,615
275	1,666,673	39,166,808	-27,139,125	-6,564,818	19,511,903	28,645,569
300	1,655,437	38,902,762	-27,403,172	-6,828,865	19,247,856	28,381,522
325	1,644,201	38,638,715	-27,667,218	-7,092,911	18,983,810	28,117,476
350	1,632,965	38,374,669	-27,931,265	-7,356,958	18,719,763	27,853,429
375	1,621,728	38,110,599	-28,195,335	-7,621,028	18,455,693	27,589,359
400	1,610,492	37,846,552	-28,459,381	-7,885,074	18,191,646	27,325,313
450	1,588,020	37,318,459	-28,987,474	-8,413,167	17,663,553	26,797,220

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 3

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,123,944	26,412,673	-39,893,260	-19,318,953	6,757,768	15,891,434
80	1,068,657	25,113,443	-41,192,491	-20,618,184	5,458,537	14,592,203
100	1,059,668	24,902,206	-41,403,728	-20,829,421	5,247,300	14,380,966
125	1,048,432	24,638,159	-41,667,774	-21,093,467	4,983,253	14,116,920
150	1,037,196	24,374,113	-41,931,821	-21,357,514	4,719,207	13,852,873
175	1,025,960	24,110,066	-42,195,867	-21,621,560	4,455,160	13,588,826
200	1,014,723	23,845,996	-42,459,937	-21,885,630	4,191,090	13,324,756
225	1,003,487	23,581,950	-42,723,984	-22,149,677	3,927,044	13,060,710
250	992,251	23,317,903	-42,988,030	-22,413,723	3,662,997	12,796,663
275	981,015	23,053,856	-43,252,077	-22,677,770	3,398,951	12,532,617
300	969,779	22,789,810	-43,516,123	-22,941,817	3,134,904	12,268,570
325	958,542	22,525,740	-43,780,194	-23,205,887	2,870,834	12,004,500
350	947,306	22,261,693	-44,044,240	-23,469,933	2,606,788	11,740,454
375	936,070	21,997,647	-44,308,287	-23,733,980	2,342,741	11,476,407
400	924,834	21,733,600	-44,572,333	-23,998,026	2,078,695	11,212,361
450	902,361	21,205,484	-45,100,450	-24,526,143	1,550,578	10,684,244

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	767,003	18,024,567	-48,281,366	-27,707,059	-1,630,338	7,503,328
80	717,855	16,869,602	-49,436,331	-28,862,024	-2,785,304	6,348,362
100	708,867	16,658,365	-49,647,569	-29,073,262	-2,996,541	6,137,125
125	697,631	16,394,318	-49,911,615	-29,337,308	-3,260,587	5,873,079
150	686,395	16,130,272	-50,175,662	-29,601,355	-3,524,634	5,609,032
175	675,159	15,866,225	-50,439,708	-29,865,401	-3,788,680	5,344,986
200	663,922	15,602,155	-50,703,778	-30,129,471	-4,052,751	5,080,916
225	652,685	15,338,109	-50,967,825	-30,393,518	-4,316,797	4,816,869
250	641,449	15,074,062	-51,231,871	-30,657,564	-4,580,844	4,552,823
275	630,213	14,810,016	-51,495,918	-30,921,611	-4,844,890	4,288,776
300	618,977	14,545,969	-51,759,964	-31,185,657	-5,108,937	4,024,730
325	607,740	14,281,899	-52,024,034	-31,449,727	-5,373,007	3,760,659
350	596,504	14,017,853	-52,288,081	-31,713,774	-5,637,053	3,496,613
375	585,268	13,753,806	-52,552,127	-31,977,820	-5,901,100	3,232,566
400	574,032	13,489,760	-52,816,174	-32,241,867	-6,165,146	2,968,520
450	551,559	12,961,643	-53,344,290	-32,769,983	-6,693,263	2,440,403

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,172,618	27,556,513	-38,749,420	-18,175,113	7,901,608	17,035,274
80	1,116,494	26,237,608	-40,068,325	-19,494,018	6,582,703	15,716,369
100	1,107,505	26,026,371	-40,279,562	-19,705,255	6,371,465	15,505,132
125	1,096,269	25,762,325	-40,543,609	-19,969,302	6,107,419	15,241,085
150	1,085,033	25,498,278	-40,807,655	-20,233,348	5,843,372	14,977,038
175	1,073,796	25,234,208	-41,071,725	-20,497,418	5,579,302	14,712,968
200	1,062,560	24,970,162	-41,335,772	-20,761,465	5,315,256	14,448,922
225	1,051,324	24,706,115	-41,599,818	-21,025,511	5,051,209	14,184,875
250	1,040,088	24,442,068	-41,863,865	-21,289,558	4,787,163	13,920,829
275	1,028,852	24,178,022	-42,127,912	-21,553,605	4,523,116	13,656,782
300	1,017,615	23,913,952	-42,391,982	-21,817,675	4,259,046	13,392,712
325	1,006,379	23,649,905	-42,656,028	-22,081,721	3,995,000	13,128,666
350	995,143	23,385,859	-42,920,075	-22,345,768	3,730,953	12,864,619
375	983,907	23,121,812	-43,184,121	-22,609,814	3,466,907	12,600,573
400	972,671	22,857,766	-43,448,168	-22,873,861	3,202,860	12,336,526
450	950,198	22,329,649	-43,976,284	-23,401,977	2,674,743	11,808,410

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	767,003	18,024,567	-48,281,366	-27,707,059	-1,630,338	7,503,328
80	717,855	16,869,602	-49,436,331	-28,862,024	-2,785,304	6,348,362
100	708,867	16,658,365	-49,647,569	-29,073,262	-2,996,541	6,137,125
125	697,631	16,394,318	-49,911,615	-29,337,308	-3,260,587	5,873,079
150	686,395	16,130,272	-50,175,662	-29,601,355	-3,524,634	5,609,032
175	675,159	15,866,225	-50,439,708	-29,865,401	-3,788,680	5,344,986
200	663,922	15,602,155	-50,703,778	-30,129,471	-4,052,751	5,080,916
225	652,685	15,338,109	-50,967,825	-30,393,518	-4,316,797	4,816,869
250	641,449	15,074,062	-51,231,871	-30,657,564	-4,580,844	4,552,823
275	630,213	14,810,016	-51,495,918	-30,921,611	-4,844,890	4,288,776
300	618,977	14,545,969	-51,759,964	-31,185,657	-5,108,937	4,024,730
325	607,740	14,281,899	-52,024,034	-31,449,727	-5,373,007	3,760,659
350	596,504	14,017,853	-52,288,081	-31,713,774	-5,637,053	3,496,613
375	585,268	13,753,806	-52,552,127	-31,977,820	-5,901,100	3,232,566
400	574,032	13,489,760	-52,816,174	-32,241,867	-6,165,146	2,968,520
450	551,559	12,961,643	-53,344,290	-32,769,983	-6,693,263	2,440,403

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	442,512	10,399,029	-55,906,904	-35,332,597	-9,255,876	-122,210
80	398,945	9,375,197	-56,930,736	-36,356,429	-10,279,709	-1,146,043
100	389,956	9,163,960	-57,141,974	-36,567,667	-10,490,946	-1,357,280
125	378,720	8,899,913	-57,406,020	-36,831,713	-10,754,992	-1,621,326
150	367,484	8,635,867	-57,670,067	-37,095,760	-11,019,039	-1,885,373
175	356,248	8,371,820	-57,934,113	-37,359,806	-11,283,085	-2,149,419
200	345,012	8,107,774	-58,198,160	-37,623,853	-11,547,132	-2,413,466
225	333,775	7,843,704	-58,462,230	-37,887,923	-11,811,202	-2,677,536
250	322,539	7,579,657	-58,726,276	-38,151,969	-12,075,249	-2,941,582
275	311,303	7,315,611	-58,990,323	-38,416,016	-12,339,295	-3,205,629
300	300,067	7,051,564	-59,254,369	-38,680,062	-12,603,342	-3,469,675
325	288,831	6,787,518	-59,518,416	-38,944,109	-12,867,388	-3,733,722
350	277,594	6,523,448	-59,782,486	-39,208,179	-13,131,458	-3,997,792
375	266,357	6,259,401	-60,046,532	-39,472,225	-13,395,505	-4,261,839
400	255,121	5,995,355	-60,310,579	-39,736,272	-13,659,551	-4,525,885
450	232,649	5,467,261	-60,838,672	-40,264,365	-14,187,644	-5,053,978

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2 - Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type	4
Flats	
No of units	11 units
Density:	235 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,253,054	69,497,067	3,191,133	23,765,440	49,842,161	58,975,827
80	3,157,554	67,456,825	1,150,892	21,725,199	47,801,919	56,935,586
100	3,147,665	67,245,575	939,642	21,513,949	47,590,669	56,724,335
125	3,135,306	66,981,529	675,595	21,249,902	47,326,623	56,460,289
150	3,122,946	66,717,482	411,549	20,985,856	47,062,576	56,196,242
175	3,110,585	66,453,414	147,481	20,721,788	46,798,508	55,932,175
200	3,098,226	66,189,368	-116,566	20,457,741	46,534,462	55,668,128
225	3,085,866	65,925,321	-380,612	20,193,695	46,270,415	55,404,081
250	3,073,506	65,661,275	-644,659	19,929,648	46,006,369	55,140,035
275	3,061,147	65,397,228	-908,705	19,665,602	45,742,322	54,875,988
300	3,048,786	65,133,160	-1,172,773	19,401,534	45,478,254	54,611,921
325	3,036,427	64,869,114	-1,436,820	19,137,487	45,214,208	54,347,874
350	3,024,067	64,605,067	-1,700,866	18,873,441	44,950,161	54,083,827
375	3,011,707	64,341,021	-1,964,913	18,609,394	44,686,115	53,819,781
400	2,999,348	64,076,974	-2,228,959	18,345,348	44,422,068	53,555,734
450	2,974,627	63,548,860	-2,757,074	17,817,233	43,893,954	53,027,620

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,985,914	42,426,347	-23,879,586	-3,305,279	22,771,441	31,905,108
80	1,912,207	40,851,697	-25,454,236	-4,879,929	21,196,791	30,330,458
100	1,902,319	40,640,447	-25,665,486	-5,091,179	20,985,541	30,119,208
125	1,889,959	40,376,401	-25,929,533	-5,355,226	20,721,495	29,855,161
150	1,877,600	40,112,354	-26,193,579	-5,619,272	20,457,448	29,591,115
175	1,865,240	39,848,308	-26,457,626	-5,883,319	20,193,402	29,327,068
200	1,852,879	39,584,240	-26,721,694	-6,147,387	19,929,334	29,063,000
225	1,840,520	39,320,193	-26,985,740	-6,411,433	19,665,287	28,798,954
250	1,828,160	39,056,147	-27,249,787	-6,675,480	19,401,241	28,534,907
275	1,815,800	38,792,100	-27,513,833	-6,939,526	19,137,194	28,270,861
300	1,803,441	38,528,054	-27,777,880	-7,203,573	18,873,148	28,006,814
325	1,791,080	38,263,986	-28,041,948	-7,467,641	18,609,080	27,742,746
350	1,778,721	37,999,939	-28,305,994	-7,731,687	18,345,033	27,478,700
375	1,766,361	37,735,893	-28,570,041	-7,995,734	18,080,987	27,214,653
400	1,754,001	37,471,846	-28,834,087	-8,259,780	17,816,940	26,950,607
450	1,729,281	36,943,732	-29,362,202	-8,787,895	17,288,826	26,422,492

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,200,644	25,650,123	-40,655,811	-20,081,504	5,995,217	15,128,883
80	1,140,443	24,364,016	-41,941,918	-21,367,611	4,709,110	13,842,776
100	1,130,555	24,152,766	-42,153,168	-21,578,861	4,497,860	13,631,526
125	1,118,195	23,888,719	-42,417,214	-21,842,907	4,233,813	13,367,479
150	1,105,836	23,624,673	-42,681,261	-22,106,954	3,969,767	13,103,433
175	1,093,476	23,360,626	-42,945,307	-22,371,000	3,705,720	12,839,386
200	1,081,115	23,096,558	-43,209,375	-22,635,068	3,441,652	12,575,319
225	1,068,756	22,832,512	-43,473,422	-22,899,115	3,177,606	12,311,272
250	1,056,396	22,568,465	-43,737,468	-23,163,161	2,913,559	12,047,225
275	1,044,037	22,304,419	-44,001,515	-23,427,208	2,649,513	11,783,179
300	1,031,676	22,040,351	-44,265,563	-23,691,276	2,385,445	11,519,111
325	1,019,316	21,776,304	-44,529,629	-23,955,322	2,121,398	11,255,064
350	1,006,957	21,512,258	-44,793,676	-24,219,369	1,857,352	10,991,018
375	994,597	21,248,211	-45,057,722	-24,483,415	1,593,305	10,726,971
400	982,237	20,984,165	-45,321,769	-24,747,462	1,329,259	10,462,925
450	957,517	20,456,050	-45,849,883	-25,275,576	801,144	9,934,810

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,003,761	42,807,628	-23,498,305	-2,923,998	23,152,722	32,286,388
80	1,929,747	41,226,412	-25,079,522	-4,505,215	21,571,506	30,705,172
100	1,919,859	41,015,162	-25,290,772	-4,716,465	21,360,256	30,493,922
125	1,907,499	40,751,115	-25,554,818	-4,980,511	21,096,210	30,229,876
150	1,895,139	40,487,069	-25,818,865	-5,244,558	20,832,163	29,965,829
175	1,882,780	40,223,022	-26,082,911	-5,508,604	20,568,117	29,701,783
200	1,870,420	39,958,976	-26,346,958	-5,772,651	20,304,070	29,437,736
225	1,858,060	39,694,908	-26,611,026	-6,036,719	20,040,022	29,173,668
250	1,845,700	39,430,861	-26,875,072	-6,300,765	19,775,956	28,909,622
275	1,833,340	39,166,815	-27,139,119	-6,564,812	19,511,909	28,645,575
300	1,820,980	38,902,768	-27,403,165	-6,828,858	19,247,863	28,381,529
325	1,808,621	38,638,722	-27,667,212	-7,092,905	18,983,816	28,117,482
350	1,796,260	38,374,654	-27,931,280	-7,356,973	18,719,748	27,853,414
375	1,783,901	38,110,607	-28,195,326	-7,621,019	18,455,702	27,589,368
400	1,771,541	37,846,561	-28,459,373	-7,885,066	18,191,655	27,325,321
450	1,746,822	37,318,468	-28,987,466	-8,413,159	17,663,562	26,797,228

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 4

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,236,338	26,412,684	-39,893,249	-19,318,942	6,757,778	15,891,444
80	1,175,523	25,113,445	-41,192,488	-20,618,181	5,458,539	14,592,205
100	1,165,636	24,902,216	-41,403,717	-20,829,410	5,247,311	14,380,977
125	1,153,275	24,638,148	-41,667,785	-21,093,478	4,983,243	14,116,909
150	1,140,915	24,374,102	-41,931,832	-21,357,525	4,719,196	13,852,862
175	1,128,556	24,110,055	-42,195,878	-21,621,571	4,455,150	13,588,816
200	1,116,196	23,846,009	-42,459,925	-21,885,618	4,191,103	13,324,769
225	1,103,837	23,581,962	-42,723,971	-22,149,664	3,927,057	13,060,723
250	1,091,476	23,317,894	-42,988,039	-22,413,732	3,662,989	12,796,655
275	1,079,116	23,053,848	-43,252,086	-22,677,779	3,398,942	12,532,608
300	1,066,757	22,789,801	-43,516,132	-22,941,825	3,134,896	12,268,562
325	1,054,397	22,525,755	-43,780,179	-23,205,872	2,870,849	12,004,515
350	1,042,037	22,261,708	-44,044,225	-23,469,918	2,606,803	11,740,469
375	1,029,677	21,997,640	-44,308,293	-23,733,986	2,342,735	11,476,401
400	1,017,317	21,733,594	-44,572,340	-23,998,033	2,078,688	11,212,354
450	992,598	21,205,501	-45,100,433	-24,526,126	1,550,595	10,684,261

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	843,703	18,024,572	-48,281,362	-27,707,055	-1,630,334	7,503,332
80	789,642	16,869,615	-49,436,319	-28,862,012	-2,785,291	6,348,375
100	779,753	16,658,365	-49,647,569	-29,073,262	-2,996,541	6,137,125
125	767,394	16,394,318	-49,911,615	-29,337,308	-3,260,587	5,873,079
150	755,034	16,130,272	-50,175,662	-29,601,355	-3,524,634	5,609,032
175	742,673	15,866,204	-50,439,730	-29,865,423	-3,788,702	5,344,964
200	730,314	15,602,157	-50,703,776	-30,129,469	-4,052,748	5,080,918
225	717,954	15,338,111	-50,967,823	-30,393,516	-4,316,795	4,816,871
250	705,595	15,074,064	-51,231,869	-30,657,562	-4,580,841	4,552,825
275	693,235	14,810,018	-51,495,916	-30,921,609	-4,844,888	4,288,778
300	680,874	14,545,950	-51,759,984	-31,185,677	-5,108,956	4,024,710
325	668,515	14,281,903	-52,024,030	-31,449,723	-5,373,002	3,760,664
350	656,155	14,017,857	-52,288,077	-31,713,770	-5,637,049	3,496,617
375	643,795	13,753,810	-52,552,123	-31,977,816	-5,901,095	3,232,571
400	631,436	13,489,764	-52,816,170	-32,241,863	-6,165,142	2,968,524
450	606,716	12,961,649	-53,344,284	-32,769,977	-6,693,256	2,440,410

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,289,880	27,556,526	-38,749,407	-18,175,100	7,901,620	17,035,287
80	1,228,143	26,237,610	-40,068,323	-19,494,016	6,582,705	15,716,371
100	1,218,255	26,026,360	-40,279,573	-19,705,266	6,371,455	15,505,121
125	1,205,896	25,762,314	-40,543,620	-19,969,313	6,107,408	15,241,074
150	1,193,536	25,498,267	-40,807,666	-20,233,359	5,843,362	14,977,028
175	1,181,176	25,234,221	-41,071,713	-20,497,406	5,579,315	14,712,981
200	1,168,817	24,970,174	-41,335,759	-20,761,452	5,315,269	14,448,935
225	1,156,456	24,706,106	-41,599,827	-21,025,520	5,051,201	14,184,867
250	1,144,096	24,442,060	-41,863,874	-21,289,567	4,787,154	13,920,820
275	1,131,737	24,178,013	-42,127,920	-21,553,613	4,523,108	13,656,774
300	1,119,377	23,913,967	-42,391,967	-21,817,660	4,259,061	13,392,727
325	1,107,018	23,649,920	-42,656,013	-22,081,706	3,995,015	13,128,681
350	1,094,658	23,385,852	-42,920,081	-22,345,774	3,730,947	12,864,613
375	1,082,297	23,121,806	-43,184,128	-22,609,821	3,466,900	12,600,566
400	1,069,938	22,857,759	-43,448,174	-22,873,867	3,202,854	12,336,520
450	1,045,217	22,329,645	-43,976,288	-23,401,982	2,674,739	11,808,405

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	843,703	18,024,572	-48,281,362	-27,707,055	-1,630,334	7,503,332
80	789,642	16,869,615	-49,436,319	-28,862,012	-2,785,291	6,348,375
100	779,753	16,658,365	-49,647,569	-29,073,262	-2,996,541	6,137,125
125	767,394	16,394,318	-49,911,615	-29,337,308	-3,260,587	5,873,079
150	755,034	16,130,272	-50,175,662	-29,601,355	-3,524,634	5,609,032
175	742,673	15,866,204	-50,439,730	-29,865,423	-3,788,702	5,344,964
200	730,314	15,602,157	-50,703,776	-30,129,469	-4,052,748	5,080,918
225	717,954	15,338,111	-50,967,823	-30,393,516	-4,316,795	4,816,871
250	705,595	15,074,064	-51,231,869	-30,657,562	-4,580,841	4,552,825
275	693,235	14,810,018	-51,495,916	-30,921,609	-4,844,888	4,288,778
300	680,874	14,545,950	-51,759,984	-31,185,677	-5,108,956	4,024,710
325	668,515	14,281,903	-52,024,030	-31,449,723	-5,373,002	3,760,664
350	656,155	14,017,857	-52,288,077	-31,713,770	-5,637,049	3,496,617
375	643,795	13,753,810	-52,552,123	-31,977,816	-5,901,095	3,232,571
400	631,436	13,489,764	-52,816,170	-32,241,863	-6,165,142	2,968,524
450	606,716	12,961,649	-53,344,284	-32,769,977	-6,693,256	2,440,410

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	486,763	10,399,021	-55,906,913	-35,332,606	-9,255,885	-122,219
80	438,840	9,375,214	-56,930,719	-36,356,412	-10,279,692	-1,146,025
100	428,952	9,163,964	-57,141,969	-36,567,662	-10,490,942	-1,357,275
125	416,592	8,899,918	-57,406,016	-36,831,709	-10,754,988	-1,621,322
150	404,232	8,635,871	-57,670,062	-37,095,755	-11,019,035	-1,885,369
175	391,872	8,371,803	-57,934,130	-37,359,823	-11,283,103	-2,149,436
200	379,512	8,107,757	-58,198,177	-37,623,870	-11,547,149	-2,413,483
225	367,152	7,843,710	-58,462,223	-37,887,916	-11,811,196	-2,677,529
250	354,793	7,579,664	-58,726,270	-38,151,963	-12,075,242	-2,941,576
275	342,433	7,315,617	-58,990,316	-38,416,009	-12,339,289	-3,205,623
300	330,073	7,051,549	-59,254,384	-38,680,077	-12,603,357	-3,469,690
325	317,713	6,787,503	-59,518,431	-38,944,124	-12,867,403	-3,733,737
350	305,353	6,523,456	-59,782,477	-39,208,170	-13,131,450	-3,997,783
375	292,994	6,259,410	-60,046,524	-39,472,217	-13,395,496	-4,261,830
400	280,634	5,995,363	-60,310,570	-39,736,263	-13,659,543	-4,525,877
450	255,914	5,467,249	-60,838,685	-40,264,378	-14,187,657	-5,053,991

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 5

Houses & Flats
No of units 25 units
Density: 375 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,837,097	87,556,458	21,250,525	41,824,832	67,901,553	77,035,219
80	5,646,417	84,696,250	18,390,317	38,964,624	65,041,345	74,175,011
100	5,623,845	84,357,669	18,051,735	38,626,042	64,702,763	73,836,429
125	5,595,629	83,934,430	17,628,497	38,202,804	64,279,525	73,413,191
150	5,567,414	83,511,207	17,205,274	37,779,581	63,856,301	72,989,968
175	5,539,198	83,087,969	16,782,035	37,356,342	63,433,063	72,566,729
200	5,510,983	82,664,746	16,358,812	36,933,119	63,009,840	72,143,506
225	5,482,768	82,241,522	15,935,589	36,509,896	62,586,617	71,720,283
250	5,454,552	81,818,284	15,512,351	36,086,658	62,163,378	71,297,045
275	5,426,337	81,395,061	15,089,127	35,663,434	61,740,155	70,873,821
300	5,398,123	80,971,838	14,665,904	35,240,211	61,316,932	70,450,598
325	5,369,907	80,548,599	14,242,666	34,816,973	60,893,694	70,027,360
350	5,341,692	80,125,376	13,819,443	34,393,750	60,470,470	69,604,136
375	5,313,476	79,702,138	13,396,204	33,970,511	60,047,232	69,180,898
400	5,285,261	79,278,915	12,972,981	33,547,288	59,624,009	68,757,675
450	5,228,830	78,432,453	12,126,520	32,700,827	58,777,547	67,911,213

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,978,583	44,678,747	-21,627,186	-1,052,879	25,023,841	34,157,508
80	2,837,065	42,555,980	-23,749,954	-3,175,647	22,901,074	32,034,740
100	2,814,493	42,217,398	-24,088,536	-3,514,229	22,562,492	31,696,158
125	2,786,277	41,794,160	-24,511,774	-3,937,467	22,139,254	31,272,920
150	2,758,062	41,370,936	-24,934,997	-4,360,690	21,716,031	30,849,697
175	2,729,848	40,947,713	-25,358,220	-4,783,913	21,292,807	30,426,474
200	2,701,632	40,524,475	-25,781,459	-5,207,152	20,869,569	30,003,235
225	2,673,417	40,101,252	-26,204,682	-5,630,375	20,446,346	29,580,012
250	2,645,201	39,678,013	-26,627,920	-6,053,613	20,023,108	29,156,774
275	2,616,986	39,254,790	-27,051,143	-6,476,836	19,599,884	28,733,550
300	2,588,771	38,831,567	-27,474,367	-6,900,060	19,176,661	28,310,327
325	2,560,555	38,408,329	-27,897,605	-7,323,298	18,753,423	27,887,089
350	2,532,340	37,985,105	-28,320,828	-7,746,521	18,330,199	27,463,866
375	2,504,125	37,561,882	-28,744,051	-8,169,744	17,906,976	27,040,642
400	2,475,910	37,138,644	-29,167,290	-8,592,983	17,483,738	26,617,404
450	2,419,479	36,292,182	-30,013,751	-9,439,444	16,637,276	25,770,943

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,207,109	18,106,634	-48,199,299	-27,624,992	-1,548,272	7,585,394
80	1,096,059	16,440,880	-49,865,053	-29,290,746	-3,214,026	5,919,640
100	1,073,487	16,102,298	-50,203,635	-29,629,328	-3,552,607	5,581,059
125	1,045,272	15,679,075	-50,626,858	-30,052,551	-3,975,831	5,157,836
150	1,017,056	15,255,837	-51,050,097	-30,475,790	-4,399,069	4,734,597
175	988,841	14,832,614	-51,473,320	-30,899,013	-4,822,292	4,311,374
200	960,625	14,409,375	-51,896,558	-31,322,251	-5,245,530	3,888,136
225	932,410	13,986,152	-52,319,781	-31,745,474	-5,668,754	3,464,912
250	904,195	13,562,929	-52,743,005	-32,168,698	-6,091,977	3,041,689
275	875,979	13,139,691	-53,166,243	-32,591,936	-6,515,215	2,618,451
300	847,764	12,716,467	-53,589,466	-33,015,159	-6,938,438	2,195,228
325	819,550	12,293,244	-54,012,689	-33,438,382	-7,361,662	1,772,004
350	791,334	11,870,006	-54,435,928	-33,861,621	-7,784,900	1,348,766
375	763,119	11,446,782	-54,859,151	-34,284,844	-8,208,123	925,543
400	734,903	11,023,544	-55,282,389	-34,708,082	-8,631,362	502,305
450	678,473	10,177,098	-56,128,836	-35,554,529	-9,477,808	-344,142

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£400

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,018,843	45,282,651	-21,023,282	-448,975	25,627,745	34,761,411
80	2,876,634	43,149,504	-23,156,430	-2,582,123	23,494,598	32,628,264
100	2,854,061	42,810,922	-23,495,011	-2,920,704	23,156,016	32,289,683
125	2,825,846	42,387,684	-23,918,249	-3,343,942	22,732,778	31,866,444
150	2,797,631	41,964,461	-24,341,473	-3,767,166	22,309,555	31,443,221
175	2,769,416	41,541,237	-24,764,696	-4,190,389	21,886,332	31,019,998
200	2,741,200	41,117,999	-25,187,934	-4,613,627	21,463,093	30,596,760
225	2,712,985	40,694,776	-25,611,158	-5,036,851	21,039,870	30,173,536
250	2,684,770	40,271,553	-26,034,381	-5,460,074	20,616,647	29,750,313
275	2,656,554	39,848,314	-26,457,619	-5,883,312	20,193,409	29,327,075
300	2,628,339	39,425,091	-26,880,842	-6,306,535	19,770,185	28,903,851
325	2,600,124	39,001,853	-27,304,081	-6,729,774	19,346,947	28,480,613
350	2,571,909	38,578,630	-27,727,304	-7,152,997	18,923,724	28,057,390
375	2,543,694	38,155,406	-28,150,527	-7,576,220	18,500,501	27,634,167
400	2,515,478	37,732,182	-28,573,765	-7,999,458	18,077,262	27,210,928
450	2,459,048	36,885,722	-29,420,212	-8,845,905	17,230,816	26,364,482

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 5

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,287,630	19,314,457	-46,991,477	-26,417,170	-340,449	8,793,217
80	1,175,195	17,627,929	-48,678,005	-28,103,698	-2,026,977	7,106,689
100	1,152,623	17,289,347	-49,016,586	-28,442,279	-2,365,559	6,768,107
125	1,124,408	16,866,124	-49,439,810	-28,865,503	-2,788,782	6,344,884
150	1,096,192	16,442,886	-49,863,048	-29,288,741	-3,212,020	5,921,646
175	1,067,977	16,019,662	-50,286,271	-29,711,964	-3,635,244	5,498,423
200	1,039,763	15,596,439	-50,709,494	-30,135,187	-4,058,467	5,075,199
225	1,011,547	15,173,201	-51,132,733	-30,558,426	-4,481,705	4,651,961
250	983,332	14,749,977	-51,555,956	-30,981,649	-4,904,928	4,228,738
275	955,116	14,326,739	-51,979,194	-31,404,887	-5,328,167	3,805,500
300	926,901	13,903,516	-52,402,418	-31,828,111	-5,751,390	3,382,276
325	898,686	13,480,293	-52,825,641	-32,251,334	-6,174,613	2,959,053
350	870,470	13,057,054	-53,248,879	-32,674,572	-6,597,851	2,535,815
375	842,255	12,633,831	-53,672,102	-33,097,795	-7,021,075	2,112,591
400	814,041	12,210,608	-54,095,326	-33,521,019	-7,444,298	1,689,368
450	757,610	11,364,146	-54,941,787	-34,367,480	-8,290,759	842,907

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	401,893	6,028,393	-60,277,541	-39,703,234	-13,626,513	-4,492,847
80	304,692	4,570,379	-61,735,555	-41,161,248	-15,084,527	-5,950,861
100	282,120	4,231,797	-62,074,136	-41,499,829	-15,423,109	-6,289,442
125	253,905	3,808,574	-62,497,359	-41,923,052	-15,846,332	-6,712,666
150	225,689	3,385,336	-62,920,598	-42,346,291	-16,269,570	-7,135,904
175	197,474	2,962,112	-63,343,821	-42,769,514	-16,692,793	-7,559,127
200	169,259	2,538,889	-63,767,044	-43,192,737	-17,116,017	-7,982,350
225	141,043	2,115,651	-64,190,282	-43,615,976	-17,539,255	-8,405,589
250	112,829	1,692,428	-64,613,506	-44,039,199	-17,962,478	-8,828,812
275	84,614	1,269,204	-65,036,729	-44,462,422	-18,385,701	-9,252,035
300	56,398	845,966	-65,459,967	-44,885,660	-18,808,940	-9,675,273
325	28,183	422,743	-65,883,191	-45,308,884	-19,232,163	-10,098,497
350	-34	-504	-66,306,437	-45,732,130	-19,655,410	-10,521,744
375	-28,710	-430,644	-66,736,578	-46,162,271	-20,085,550	-10,951,884
400	-57,387	-860,800	-67,166,733	-46,592,426	-20,515,705	-11,382,039
450	-114,740	-1,721,095	-68,027,029	-47,452,722	-21,376,001	-12,242,335

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,408,412	21,126,183	-45,179,750	-24,605,443	1,471,277	10,604,944
80	1,293,900	19,408,502	-46,897,432	-26,323,125	-246,404	8,887,262
100	1,271,328	19,069,920	-47,236,013	-26,661,706	-584,986	8,548,680
125	1,243,113	18,646,697	-47,659,237	-27,084,930	-1,008,209	8,125,457
150	1,214,897	18,223,458	-48,082,475	-27,508,168	-1,431,447	7,702,219
175	1,186,682	17,800,235	-48,505,698	-27,931,391	-1,854,671	7,278,996
200	1,158,467	17,377,012	-48,928,922	-28,354,615	-2,277,894	6,855,772
225	1,130,252	16,953,774	-49,352,160	-28,777,853	-2,701,132	6,432,534
250	1,102,037	16,530,550	-49,775,383	-29,201,076	-3,124,355	6,009,311
275	1,073,822	16,107,327	-50,198,606	-29,624,299	-3,547,579	5,586,087
300	1,045,606	15,684,089	-50,621,845	-30,047,538	-3,970,817	5,162,849
325	1,017,391	15,260,866	-51,045,068	-30,470,761	-4,394,040	4,739,626
350	989,175	14,837,627	-51,468,306	-30,893,999	-4,817,278	4,316,388
375	960,960	14,414,404	-51,891,529	-31,317,222	-5,240,502	3,893,164
400	932,745	13,991,181	-52,314,753	-31,740,446	-5,663,725	3,469,941
450	876,315	13,144,719	-53,161,214	-32,586,907	-6,510,187	2,623,480

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	401,893	6,028,393	-60,277,541	-39,703,234	-13,626,513	-4,492,847
80	304,692	4,570,379	-61,735,555	-41,161,248	-15,084,527	-5,950,861
100	282,120	4,231,797	-62,074,136	-41,499,829	-15,423,109	-6,289,442
125	253,905	3,808,574	-62,497,359	-41,923,052	-15,846,332	-6,712,666
150	225,689	3,385,336	-62,920,598	-42,346,291	-16,269,570	-7,135,904
175	197,474	2,962,112	-63,343,821	-42,769,514	-16,692,793	-7,559,127
200	169,259	2,538,889	-63,767,044	-43,192,737	-17,116,017	-7,982,350
225	141,043	2,115,651	-64,190,282	-43,615,976	-17,539,255	-8,405,589
250	112,829	1,692,428	-64,613,506	-44,039,199	-17,962,478	-8,828,812
275	84,614	1,269,204	-65,036,729	-44,462,422	-18,385,701	-9,252,035
300	56,398	845,966	-65,459,967	-44,885,660	-18,808,940	-9,675,273
325	28,183	422,743	-65,883,191	-45,308,884	-19,232,163	-10,098,497
350	-34	-504	-66,306,437	-45,732,130	-19,655,410	-10,521,744
375	-28,710	-430,644	-66,736,578	-46,162,271	-20,085,550	-10,951,884
400	-57,387	-860,800	-67,166,733	-46,592,426	-20,515,705	-11,382,039
450	-114,740	-1,721,095	-68,027,029	-47,452,722	-21,376,001	-12,242,335

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-409,919	-6,148,784	-72,454,717	-51,880,410	-25,803,690	-16,670,023
80	-494,634	-7,419,513	-73,725,446	-53,151,139	-27,074,419	-17,940,752
100	-517,575	-7,763,631	-74,069,565	-53,495,258	-27,418,537	-18,284,871
125	-546,252	-8,193,786	-74,499,720	-53,925,413	-27,848,692	-18,715,026
150	-574,928	-8,623,927	-74,929,860	-54,355,553	-28,278,832	-19,145,166
175	-603,605	-9,054,082	-75,360,015	-54,785,708	-28,708,988	-19,575,321
200	-632,282	-9,484,237	-75,790,171	-55,215,864	-29,139,143	-20,005,477
225	-660,959	-9,914,392	-76,220,326	-55,646,019	-29,569,298	-20,435,632
250	-689,636	-10,344,533	-76,650,466	-56,076,159	-29,999,438	-20,865,772
275	-718,313	-10,774,688	-77,080,621	-56,506,314	-30,429,594	-21,295,928
300	-746,990	-11,204,843	-77,510,777	-56,936,470	-30,859,749	-21,726,083
325	-775,666	-11,634,984	-77,940,917	-57,366,610	-31,289,889	-22,156,223
350	-804,343	-12,065,139	-78,371,072	-57,796,765	-31,720,045	-22,586,378
375	-833,020	-12,495,294	-78,801,227	-58,226,921	-32,150,200	-23,016,534
400	-861,696	-12,925,434	-79,231,368	-58,657,061	-32,580,340	-23,446,674
450	-919,050	-13,785,745	-80,091,678	-59,517,371	-33,440,651	-24,306,984

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3- Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	6
	Flats
No of units	50 units
Density:	380 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,245,758	77,867,763	11,561,830	32,136,137	58,212,857	67,346,523
80	9,884,292	75,120,617	8,814,684	29,388,991	55,465,712	64,599,378
100	9,837,979	74,768,643	8,462,710	29,037,017	55,113,738	64,247,404
125	9,780,089	74,328,678	8,022,744	28,597,051	54,673,772	63,807,438
150	9,722,199	73,888,712	7,582,778	28,157,085	54,233,806	63,367,472
175	9,664,309	73,448,746	7,142,813	27,717,120	53,793,840	62,927,506
200	9,606,418	73,008,780	6,702,847	27,277,154	53,353,875	62,487,541
225	9,548,527	72,568,807	6,262,874	26,837,181	52,913,901	62,047,567
250	9,490,637	72,128,841	5,822,908	26,397,215	52,473,936	61,607,602
275	9,432,747	71,688,876	5,382,942	25,957,249	52,033,970	61,167,636
300	9,374,857	71,248,910	4,942,976	25,517,283	51,594,004	60,727,670
325	9,316,965	70,808,937	4,503,003	25,077,310	51,154,031	60,287,697
350	9,259,075	70,368,971	4,063,037	24,637,344	50,714,065	59,847,731
375	9,201,185	69,929,005	3,623,072	24,197,379	50,274,099	59,407,765
400	9,143,295	69,489,039	3,183,106	23,757,413	49,834,134	58,967,800
450	9,027,513	68,609,100	2,303,167	22,877,474	48,954,195	58,087,861

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,636,957	35,240,875	-31,065,058	-10,490,751	15,585,969	24,719,636
80	4,371,957	33,226,872	-33,079,061	-12,504,754	13,571,966	22,705,633
100	4,325,644	32,874,898	-33,431,035	-12,856,728	13,219,992	22,353,659
125	4,267,754	32,434,932	-33,871,001	-13,296,694	12,780,027	21,913,693
150	4,209,864	31,994,967	-34,310,967	-13,736,660	12,340,061	21,473,727
175	4,151,973	31,554,993	-34,750,940	-14,176,633	11,900,088	21,033,754
200	4,094,083	31,115,028	-35,190,906	-14,616,599	11,460,122	20,593,788
225	4,036,192	30,675,062	-35,630,872	-15,056,565	11,020,156	20,153,822
250	3,978,302	30,235,096	-36,070,837	-15,496,530	10,580,190	19,713,857
275	3,920,411	29,795,123	-36,510,811	-15,936,504	10,140,217	19,273,883
300	3,862,521	29,355,157	-36,950,776	-16,376,469	9,700,251	18,833,918
325	3,804,630	28,915,191	-37,390,742	-16,816,435	9,260,286	18,393,952
350	3,746,740	28,475,226	-37,830,708	-17,256,401	8,820,320	17,953,986
375	3,688,849	28,035,252	-38,270,681	-17,696,374	8,380,347	17,514,013
400	3,630,959	27,595,287	-38,710,647	-18,136,340	7,940,381	17,074,047
450	3,515,178	26,715,355	-39,590,578	-19,016,271	7,060,449	16,194,116

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,161,081	8,824,214	-57,481,720	-36,907,413	-10,830,692	-1,697,026
80	955,862	7,264,549	-59,041,384	-38,467,077	-12,390,356	-3,256,690
100	909,549	6,912,575	-59,393,358	-38,819,051	-12,742,331	-3,608,664
125	851,659	6,472,610	-59,833,324	-39,259,017	-13,182,296	-4,048,630
150	793,769	6,032,644	-60,273,290	-39,698,983	-13,622,262	-4,488,596
175	735,878	5,592,670	-60,713,263	-40,138,956	-14,062,235	-4,928,569
200	677,987	5,152,705	-61,153,229	-40,578,922	-14,502,201	-5,368,535
225	620,097	4,712,739	-61,593,194	-41,018,887	-14,942,167	-5,808,501
250	562,207	4,272,773	-62,033,160	-41,458,853	-15,382,133	-6,248,466
275	504,316	3,832,800	-62,473,134	-41,898,827	-15,822,106	-6,688,440
300	446,426	3,392,834	-62,913,099	-42,338,792	-16,262,072	-7,128,405
325	388,535	2,952,868	-63,353,065	-42,778,758	-16,702,037	-7,568,371
350	330,645	2,512,903	-63,793,031	-43,218,724	-17,142,003	-8,008,337
375	272,754	2,072,929	-64,233,004	-43,658,697	-17,581,976	-8,448,310
400	214,864	1,632,964	-64,672,970	-44,098,663	-18,021,942	-8,888,276
450	99,083	753,032	-65,552,901	-44,978,594	-18,901,874	-9,768,207

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,715,954	35,841,252	-30,464,681	-9,890,374	16,186,346	25,320,012
80	4,449,595	33,816,922	-32,489,011	-11,914,704	14,162,016	23,295,683
100	4,403,283	33,464,948	-32,840,985	-12,266,678	13,810,042	22,943,708
125	4,345,392	33,024,982	-33,280,951	-12,706,644	13,370,077	22,503,743
150	4,287,502	32,585,017	-33,720,917	-13,146,610	12,930,111	22,063,777
175	4,229,612	32,145,051	-34,160,883	-13,586,576	12,490,145	21,623,811
200	4,171,721	31,705,078	-34,600,856	-14,026,549	12,050,172	21,183,838
225	4,113,830	31,265,112	-35,040,822	-14,466,515	11,610,206	20,743,872
250	4,055,940	30,825,146	-35,480,787	-14,906,480	11,170,240	20,303,906
275	3,998,050	30,385,180	-35,920,753	-15,346,446	10,730,275	19,863,941
300	3,940,160	29,945,215	-36,360,719	-15,786,412	10,290,309	19,423,975
325	3,882,269	29,505,241	-36,800,692	-16,226,385	9,850,335	18,984,002
350	3,824,378	29,065,276	-37,240,658	-16,666,351	9,410,370	18,544,036
375	3,766,488	28,625,310	-37,680,624	-17,106,317	8,970,404	18,104,070
400	3,708,598	28,185,344	-38,120,589	-17,546,282	8,530,438	17,664,104
450	3,592,816	27,305,405	-39,000,528	-18,426,221	7,650,499	16,784,165

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 6

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,319,075	10,024,967	-56,280,966	-35,706,659	-9,629,939	-496,273
80	1,111,139	8,444,657	-57,861,277	-37,286,970	-11,210,249	-2,076,583
100	1,064,827	8,092,683	-58,213,251	-37,638,944	-11,562,223	-2,428,557
125	1,006,936	7,652,717	-58,653,217	-38,078,910	-12,002,189	-2,868,523
150	949,045	7,212,743	-59,093,190	-38,518,883	-12,442,162	-3,308,496
175	891,155	6,772,778	-59,533,156	-38,958,849	-12,882,128	-3,748,462
200	833,265	6,332,812	-59,973,121	-39,398,814	-13,322,094	-4,188,428
225	775,375	5,892,846	-60,413,087	-39,838,780	-13,762,059	-4,628,393
250	717,483	5,452,873	-60,853,060	-40,278,753	-14,202,033	-5,068,367
275	659,593	5,012,907	-61,293,026	-40,718,719	-14,641,999	-5,508,332
300	601,703	4,572,942	-61,732,992	-41,158,685	-15,081,964	-5,948,298
325	543,813	4,132,976	-62,172,958	-41,598,651	-15,521,930	-6,388,264
350	485,921	3,693,002	-62,612,931	-42,038,624	-15,961,903	-6,828,237
375	428,031	3,253,037	-63,052,897	-42,478,590	-16,401,869	-7,268,203
400	370,141	2,813,071	-63,492,862	-42,918,555	-16,841,835	-7,708,169
450	254,360	1,933,140	-64,372,794	-43,798,487	-17,721,766	-8,588,100

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-425,714	-3,235,423	-69,541,356	-48,967,049	-22,890,329	-13,756,663
80	-606,671	-4,610,698	-70,916,632	-50,342,325	-24,265,604	-15,131,938
100	-653,741	-4,968,431	-71,274,365	-50,700,058	-24,623,337	-15,489,671
125	-712,578	-5,415,593	-71,721,527	-51,147,220	-25,070,499	-15,936,833
150	-771,415	-5,862,755	-72,168,689	-51,594,382	-25,517,661	-16,383,995
175	-830,253	-6,309,925	-72,615,858	-52,041,551	-25,964,831	-16,831,165
200	-889,090	-6,757,087	-73,063,020	-52,488,713	-26,411,993	-17,278,327
225	-947,928	-7,204,249	-73,510,182	-52,935,875	-26,859,155	-17,725,489
250	-1,006,765	-7,651,411	-73,957,345	-53,383,038	-27,306,317	-18,172,651
275	-1,065,602	-8,098,573	-74,404,507	-53,830,200	-27,753,479	-18,619,813
300	-1,124,439	-8,545,735	-74,851,669	-54,277,362	-28,200,641	-19,066,975
325	-1,183,277	-8,992,905	-75,298,838	-54,724,531	-28,647,811	-19,514,145
350	-1,242,114	-9,440,067	-75,746,000	-55,171,693	-29,094,973	-19,961,307
375	-1,300,951	-9,887,229	-76,193,162	-55,618,856	-29,542,135	-20,408,469
400	-1,359,788	-10,334,391	-76,640,325	-56,066,018	-29,989,297	-20,855,631
450	-1,477,463	-11,228,715	-77,534,649	-56,960,342	-30,883,621	-21,749,955

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,556,066	11,826,105	-54,479,828	-33,905,521	-7,828,801	1,304,865
80	1,344,054	10,214,814	-56,091,120	-35,516,813	-9,440,092	-306,426
100	1,297,742	9,862,840	-56,443,094	-35,868,787	-9,792,066	-658,400
125	1,239,852	9,422,874	-56,883,059	-36,308,752	-10,232,032	-1,098,366
150	1,181,961	8,982,901	-57,323,033	-36,748,726	-10,672,005	-1,538,339
175	1,124,070	8,542,935	-57,762,999	-37,188,692	-11,111,971	-1,978,305
200	1,066,180	8,102,969	-58,202,964	-37,628,657	-11,551,937	-2,418,270
225	1,008,290	7,663,003	-58,642,930	-38,068,623	-11,991,902	-2,858,236
250	950,400	7,223,038	-59,082,896	-38,508,589	-12,431,868	-3,298,202
275	892,508	6,783,064	-59,522,869	-38,948,562	-12,871,841	-3,738,175
300	834,618	6,343,099	-59,962,835	-39,388,528	-13,311,807	-4,178,141
325	776,728	5,903,133	-60,402,800	-39,828,493	-13,751,773	-4,618,107
350	718,838	5,463,167	-60,842,766	-40,268,459	-14,191,739	-5,058,072
375	660,947	5,023,194	-61,282,740	-40,708,433	-14,631,712	-5,498,046
400	603,056	4,583,228	-61,722,705	-41,148,398	-15,071,678	-5,938,011
450	487,276	3,703,297	-62,602,637	-42,028,330	-15,951,609	-6,817,943

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-425,714	-3,235,423	-69,541,356	-48,967,049	-22,890,329	-13,756,663
80	-606,671	-4,610,698	-70,916,632	-50,342,325	-24,265,604	-15,131,938
100	-653,741	-4,968,431	-71,274,365	-50,700,058	-24,623,337	-15,489,671
125	-712,578	-5,415,593	-71,721,527	-51,147,220	-25,070,499	-15,936,833
150	-771,415	-5,862,755	-72,168,689	-51,594,382	-25,517,661	-16,383,995
175	-830,253	-6,309,925	-72,615,858	-52,041,551	-25,964,831	-16,831,165
200	-889,090	-6,757,087	-73,063,020	-52,488,713	-26,411,993	-17,278,327
225	-947,928	-7,204,249	-73,510,182	-52,935,875	-26,859,155	-17,725,489
250	-1,006,765	-7,651,411	-73,957,345	-53,383,038	-27,306,317	-18,172,651
275	-1,065,602	-8,098,573	-74,404,507	-53,830,200	-27,753,479	-18,619,813
300	-1,124,439	-8,545,735	-74,851,669	-54,277,362	-28,200,641	-19,066,975
325	-1,183,277	-8,992,905	-75,298,838	-54,724,531	-28,647,811	-19,514,145
350	-1,242,114	-9,440,067	-75,746,000	-55,171,693	-29,094,973	-19,961,307
375	-1,300,951	-9,887,229	-76,193,162	-55,618,856	-29,542,135	-20,408,469
400	-1,359,788	-10,334,391	-76,640,325	-56,066,018	-29,989,297	-20,855,631
450	-1,477,463	-11,228,715	-77,534,649	-56,960,342	-30,883,621	-21,749,955

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,031,498	-15,439,385	-81,745,318	-61,171,011	-35,094,290	-25,960,624
80	-2,184,837	-16,604,764	-82,910,697	-62,336,390	-36,259,669	-27,126,003
100	-2,231,907	-16,962,496	-83,268,430	-62,694,123	-36,617,402	-27,483,736
125	-2,290,745	-17,409,658	-83,715,592	-63,141,285	-37,064,564	-27,930,898
150	-2,349,582	-17,856,820	-84,162,754	-63,588,447	-37,511,726	-28,378,060
175	-2,408,419	-18,303,983	-84,609,916	-64,035,609	-37,958,888	-28,825,222
200	-2,467,257	-18,751,152	-85,057,086	-64,482,779	-38,406,058	-29,272,392
225	-2,526,094	-19,198,314	-85,504,248	-64,929,941	-38,853,220	-29,719,554
250	-2,584,931	-19,645,476	-85,951,410	-65,377,103	-39,300,382	-30,166,716
275	-2,643,768	-20,092,638	-86,398,572	-65,824,265	-39,747,544	-30,613,878
300	-2,702,605	-20,539,800	-86,845,734	-66,271,427	-40,194,706	-31,061,040
325	-2,761,442	-20,986,963	-87,292,896	-66,718,589	-40,641,868	-31,508,202
350	-2,820,280	-21,434,125	-87,740,058	-67,165,751	-41,089,030	-31,955,364
375	-2,879,118	-21,881,294	-88,187,228	-67,612,921	-41,536,200	-32,402,534
400	-2,937,955	-22,328,456	-88,634,390	-68,060,083	-41,983,362	-32,849,696
450	-3,055,629	-23,222,780	-89,528,714	-68,954,407	-42,877,686	-33,744,020

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2 - Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type 7

Flats
No of units 100 units
Density: 210 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.48 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,753,414	39,382,170	-26,923,763	-6,349,456	19,727,265	28,860,931
80	18,067,976	37,942,749	-28,363,185	-7,788,878	18,287,843	27,421,509
100	17,977,250	37,752,226	-28,553,708	-7,979,401	18,097,320	27,230,986
125	17,863,844	37,514,073	-28,791,861	-8,217,554	17,859,167	26,992,833
150	17,750,439	37,275,922	-29,030,012	-8,455,705	17,621,016	26,754,682
175	17,637,033	37,037,769	-29,268,165	-8,693,858	17,382,863	26,516,529
200	17,523,627	36,799,616	-29,506,318	-8,932,011	17,144,710	26,278,376
225	17,410,220	36,561,463	-29,744,471	-9,170,164	16,906,557	26,040,223
250	17,296,815	36,323,312	-29,982,621	-9,408,314	16,668,406	25,802,072
275	17,183,409	36,085,159	-30,220,774	-9,646,467	16,430,253	25,563,919
300	17,070,003	35,847,006	-30,458,927	-9,884,620	16,192,100	25,325,766
325	16,956,597	35,608,853	-30,697,080	-10,122,773	15,953,947	25,087,613
350	16,843,191	35,370,702	-30,935,231	-10,360,924	15,715,796	24,849,463
375	16,729,785	35,132,549	-31,173,384	-10,599,077	15,477,643	24,611,310
400	16,616,379	34,894,396	-31,411,537	-10,837,230	15,239,490	24,373,157
450	16,389,568	34,418,092	-31,887,841	-11,313,534	14,763,186	23,896,853

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,244,718	17,313,909	-48,992,025	-28,417,718	-2,340,997	6,792,669
80	7,740,019	16,254,039	-50,051,894	-29,477,587	-3,400,866	5,732,800
100	7,649,294	16,063,517	-50,242,417	-29,668,110	-3,591,389	5,542,277
125	7,535,887	15,825,364	-50,480,570	-29,906,263	-3,829,542	5,304,124
150	7,422,482	15,587,213	-50,718,721	-30,144,414	-4,067,693	5,065,973
175	7,309,076	15,349,060	-50,956,874	-30,382,567	-4,305,846	4,827,820
200	7,195,496	15,110,542	-51,195,392	-30,621,085	-4,544,364	4,589,302
225	7,080,235	14,868,493	-51,437,441	-30,863,134	-4,786,413	4,347,253
250	6,964,974	14,626,446	-51,679,487	-31,105,180	-5,028,459	4,105,207
275	6,849,713	14,384,398	-51,921,536	-31,347,229	-5,270,508	3,863,158
300	6,734,453	14,142,351	-52,163,582	-31,589,275	-5,512,555	3,621,111
325	6,619,193	13,900,304	-52,405,629	-31,831,322	-5,754,601	3,379,065
350	6,503,931	13,658,256	-52,647,678	-32,073,371	-5,996,650	3,137,016
375	6,388,671	13,416,209	-52,889,724	-32,315,417	-6,238,697	2,894,969
400	6,273,410	13,174,160	-53,131,773	-32,557,466	-6,480,745	2,652,921
450	6,042,889	12,690,067	-53,615,866	-33,041,559	-6,964,839	2,168,828

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,666,999	3,500,698	-62,805,235	-42,230,928	-16,154,208	-7,020,542
80	1,269,495	2,665,939	-63,639,995	-43,065,688	-16,988,967	-7,855,301
100	1,177,286	2,472,301	-63,833,632	-43,259,325	-17,182,604	-8,048,938
125	1,062,025	2,230,253	-64,075,681	-43,501,374	-17,424,653	-8,290,987
150	946,765	1,988,206	-64,317,727	-43,743,420	-17,666,700	-8,533,034
175	831,505	1,746,157	-64,559,776	-43,985,469	-17,908,748	-8,775,082
200	716,243	1,504,111	-64,801,823	-44,227,516	-18,150,795	-9,017,129
225	600,982	1,262,062	-65,043,871	-44,469,564	-18,392,844	-9,259,178
250	485,722	1,020,015	-65,285,918	-44,711,611	-18,634,890	-9,501,224
275	370,461	777,969	-65,527,965	-44,953,658	-18,876,937	-9,743,271
300	255,200	535,920	-65,770,013	-45,195,706	-19,118,986	-9,985,320
325	139,940	293,873	-66,012,060	-45,437,753	-19,361,032	-10,227,366
350	24,678	51,825	-66,254,109	-45,679,802	-19,603,081	-10,469,415
375	-92,063	-193,333	-66,499,267	-45,924,960	-19,848,239	-10,714,573
400	-209,209	-439,340	-66,745,273	-46,170,966	-20,094,245	-10,960,579
450	-443,501	-931,352	-67,237,286	-46,662,979	-20,586,258	-11,452,592

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,392,728	17,624,729	-48,681,204	-28,106,897	-2,030,176	7,103,490
80	7,885,482	16,559,513	-49,746,421	-29,172,114	-3,095,393	6,038,273
100	7,794,758	16,368,992	-49,936,941	-29,362,634	-3,285,914	5,847,752
125	7,681,352	16,130,839	-50,175,094	-29,600,787	-3,524,067	5,609,599
150	7,567,946	15,892,686	-50,413,247	-29,838,940	-3,762,220	5,371,446
175	7,454,541	15,654,535	-50,651,398	-30,077,091	-4,000,371	5,133,295
200	7,341,134	15,416,382	-50,889,551	-30,315,244	-4,238,524	4,895,142
225	7,227,490	15,177,730	-51,128,204	-30,553,897	-4,477,176	4,656,490
250	7,112,230	14,935,683	-51,370,250	-30,795,943	-4,719,222	4,414,444
275	6,996,970	14,693,637	-51,612,297	-31,037,990	-4,961,269	4,172,397
300	6,881,709	14,451,588	-51,854,345	-31,280,038	-5,203,318	3,930,348
325	6,766,448	14,209,541	-52,096,392	-31,522,085	-5,445,364	3,688,302
350	6,651,187	13,967,493	-52,338,441	-31,764,134	-5,687,413	3,446,253
375	6,535,927	13,725,446	-52,580,487	-32,006,180	-5,929,460	3,204,207
400	6,420,665	13,483,397	-52,822,536	-32,248,229	-6,171,508	2,962,158
450	6,190,145	12,999,304	-53,306,629	-32,732,322	-6,655,602	2,478,065

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Site type 7

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,966,665	4,129,995	-62,175,938	-41,601,631	-15,524,910	-6,391,244
80	1,564,006	3,284,413	-63,021,521	-42,447,214	-16,370,493	-7,236,827
100	1,471,798	3,090,775	-63,215,158	-42,640,851	-16,564,130	-7,430,464
125	1,356,536	2,848,727	-63,457,207	-42,882,900	-16,806,179	-7,672,513
150	1,241,276	2,606,680	-63,699,253	-43,124,946	-17,048,226	-7,914,560
175	1,126,015	2,364,631	-63,941,302	-43,366,995	-17,290,274	-8,156,608
200	1,010,755	2,122,585	-64,183,349	-43,609,042	-17,532,321	-8,398,655
225	895,494	1,880,538	-64,425,395	-43,851,088	-17,774,368	-8,640,701
250	780,233	1,638,489	-64,667,444	-44,093,137	-18,016,416	-8,882,750
275	664,973	1,396,443	-64,909,491	-44,335,184	-18,258,463	-9,124,797
300	549,711	1,154,394	-65,151,539	-44,577,232	-18,500,512	-9,366,845
325	434,451	912,348	-65,393,586	-44,819,279	-18,742,558	-9,608,892
350	319,190	670,299	-65,635,635	-45,061,328	-18,984,607	-9,850,941
375	203,930	428,252	-65,877,681	-45,303,374	-19,226,654	-10,092,987
400	88,669	186,206	-66,119,728	-45,545,421	-19,468,700	-10,335,034
450	-144,173	-302,762	-66,608,696	-46,034,389	-19,957,668	-10,824,002

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,351,402	-2,837,943	-69,143,877	-48,569,570	-22,492,849	-13,359,183
80	-1,703,025	-3,576,353	-69,882,287	-49,307,980	-23,231,259	-14,097,593
100	-1,796,742	-3,773,158	-70,079,091	-49,504,784	-23,428,063	-14,294,397
125	-1,913,888	-4,019,164	-70,325,098	-49,750,791	-23,674,070	-14,540,404
150	-2,031,034	-4,265,171	-70,571,104	-49,996,797	-23,920,076	-14,786,410
175	-2,148,180	-4,511,177	-70,817,111	-50,242,804	-24,166,083	-15,032,417
200	-2,265,325	-4,757,184	-71,063,117	-50,488,810	-24,412,089	-15,278,423
225	-2,382,471	-5,003,190	-71,309,123	-50,734,816	-24,658,096	-15,524,430
250	-2,499,617	-5,249,196	-71,555,130	-50,980,823	-24,904,102	-15,770,436
275	-2,616,762	-5,495,201	-71,801,134	-51,226,827	-25,150,107	-16,016,440
300	-2,733,908	-5,741,207	-72,047,141	-51,472,834	-25,396,113	-16,262,447
325	-2,851,054	-5,987,214	-72,293,147	-51,718,840	-25,642,119	-16,508,453
350	-2,968,200	-6,233,220	-72,539,154	-51,964,847	-25,888,126	-16,754,460
375	-3,085,346	-6,479,227	-72,785,160	-52,210,853	-26,134,132	-17,000,466
400	-3,202,492	-6,725,233	-73,031,166	-52,456,860	-26,380,139	-17,246,473
450	-3,436,784	-7,217,246	-73,523,179	-52,948,872	-26,872,152	-17,738,486

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,416,163	5,073,942	-61,231,992	-40,657,685	-14,580,964	-5,447,298
80	2,005,773	4,212,124	-62,093,810	-41,519,503	-15,442,782	-6,309,116
100	1,913,565	4,018,486	-62,287,447	-41,713,140	-15,636,419	-6,502,753
125	1,798,304	3,776,438	-62,529,496	-41,955,189	-15,878,468	-6,744,802
150	1,683,043	3,534,391	-62,771,542	-42,197,235	-16,120,515	-6,986,849
175	1,567,782	3,292,342	-63,013,591	-42,439,284	-16,362,563	-7,228,897
200	1,452,522	3,050,296	-63,255,638	-42,681,331	-16,604,610	-7,470,944
225	1,337,262	2,808,249	-63,497,684	-42,923,377	-16,846,657	-7,712,990
250	1,222,000	2,566,200	-63,739,733	-43,165,426	-17,088,705	-7,955,039
275	1,106,740	2,324,154	-63,981,780	-43,407,473	-17,330,752	-8,197,086
300	991,479	2,082,105	-64,223,828	-43,649,521	-17,572,801	-8,439,134
325	876,218	1,840,059	-64,465,875	-43,891,568	-17,814,847	-8,681,181
350	760,957	1,598,010	-64,707,924	-44,133,617	-18,056,896	-8,923,230
375	645,697	1,355,963	-64,949,970	-44,375,663	-18,298,942	-9,165,276
400	530,437	1,113,917	-65,192,017	-44,617,710	-18,540,989	-9,407,323
450	299,915	629,821	-65,676,112	-45,101,805	-19,025,084	-9,891,418

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,351,402	-2,837,943	-69,143,877	-48,569,570	-22,492,849	-13,359,183
80	-1,703,025	-3,576,353	-69,882,287	-49,307,980	-23,231,259	-14,097,593
100	-1,796,742	-3,773,158	-70,079,091	-49,504,784	-23,428,063	-14,294,397
125	-1,913,888	-4,019,164	-70,325,098	-49,750,791	-23,674,070	-14,540,404
150	-2,031,034	-4,265,171	-70,571,104	-49,996,797	-23,920,076	-14,786,410
175	-2,148,180	-4,511,177	-70,817,111	-50,242,804	-24,166,083	-15,032,417
200	-2,265,325	-4,757,184	-71,063,117	-50,488,810	-24,412,089	-15,278,423
225	-2,382,471	-5,003,190	-71,309,123	-50,734,816	-24,658,096	-15,524,430
250	-2,499,617	-5,249,196	-71,555,130	-50,980,823	-24,904,102	-15,770,436
275	-2,616,762	-5,495,201	-71,801,134	-51,226,827	-25,150,107	-16,016,440
300	-2,733,908	-5,741,207	-72,047,141	-51,472,834	-25,396,113	-16,262,447
325	-2,851,054	-5,987,214	-72,293,147	-51,718,840	-25,642,119	-16,508,453
350	-2,968,200	-6,233,220	-72,539,154	-51,964,847	-25,888,126	-16,754,460
375	-3,085,346	-6,479,227	-72,785,160	-52,210,853	-26,134,132	-17,000,466
400	-3,202,492	-6,725,233	-73,031,166	-52,456,860	-26,380,139	-17,246,473
450	-3,436,784	-7,217,246	-73,523,179	-52,948,872	-26,872,152	-17,738,486

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,397,067	-9,233,840	-75,539,773	-54,965,466	-28,888,746	-19,755,079
80	-4,696,308	-9,862,247	-76,168,180	-55,593,873	-29,517,153	-20,383,486
100	-4,790,024	-10,059,051	-76,364,985	-55,790,678	-29,713,957	-20,580,291
125	-4,907,170	-10,305,058	-76,610,991	-56,036,684	-29,959,963	-20,826,297
150	-5,024,316	-10,551,064	-76,856,998	-56,282,691	-30,205,970	-21,072,304
175	-5,141,462	-10,797,071	-77,103,004	-56,528,697	-30,451,976	-21,318,310
200	-5,258,608	-11,043,077	-77,349,010	-56,774,703	-30,697,983	-21,564,317
225	-5,375,754	-11,289,083	-77,595,017	-57,020,710	-30,943,989	-21,810,323
250	-5,492,900	-11,535,090	-77,841,023	-57,266,716	-31,189,996	-22,056,330
275	-5,610,045	-11,781,094	-78,087,028	-57,512,721	-31,436,000	-22,302,334
300	-5,727,191	-12,027,101	-78,333,034	-57,758,727	-31,682,007	-22,548,340
325	-5,844,337	-12,273,107	-78,579,041	-58,004,734	-31,928,013	-22,794,347
350	-5,961,483	-12,519,114	-78,825,047	-58,250,740	-32,174,019	-23,040,353
375	-6,078,629	-12,765,120	-79,071,054	-58,496,747	-32,420,026	-23,286,360
400	-6,195,775	-13,011,127	-79,317,060	-58,742,753	-32,666,032	-23,532,366
450	-6,430,066	-13,503,139	-79,809,073	-59,234,766	-33,158,045	-24,024,379

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	8
	Flats
No of units	250 units
Density:	280 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.89 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	44,672,602	50,033,314	-16,272,619	4,301,688	30,378,408	39,512,075
80	43,045,944	48,211,457	-18,094,476	2,479,831	28,556,552	37,690,218
100	42,831,361	47,971,124	-18,334,810	2,239,497	28,316,218	37,449,884
125	42,563,131	47,670,707	-18,635,226	1,939,081	28,015,801	37,149,467
150	42,294,903	47,370,291	-18,935,642	1,638,665	27,715,385	36,849,052
175	42,026,673	47,069,874	-19,236,059	1,338,248	27,414,969	36,548,635
200	41,758,445	46,769,459	-19,536,475	1,037,832	27,114,553	36,248,219
225	41,490,216	46,469,042	-19,836,892	737,415	26,814,136	35,947,802
250	41,221,986	46,168,625	-20,137,309	436,998	26,513,719	35,647,385
275	40,953,758	45,868,209	-20,437,724	136,582	26,213,303	35,346,969
300	40,685,529	45,567,792	-20,738,141	-163,834	25,912,886	35,046,552
325	40,417,299	45,267,375	-21,038,558	-464,251	25,612,469	34,746,136
350	40,149,071	44,966,959	-21,338,974	-764,667	25,312,054	34,445,720
375	39,880,842	44,666,542	-21,639,391	-1,065,084	25,011,637	34,145,303
400	39,612,612	44,366,126	-21,939,808	-1,365,501	24,711,220	33,844,886
450	39,076,154	43,765,293	-22,540,641	-1,966,334	24,110,387	33,244,053

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,825,578	22,204,648	-44,101,286	-23,526,979	2,549,742	11,683,408
80	18,597,958	20,829,713	-45,476,220	-24,901,913	1,174,807	10,308,474
100	18,376,299	20,581,455	-45,724,479	-25,150,172	926,549	10,060,215
125	18,099,225	20,271,132	-46,034,802	-25,460,495	616,226	9,749,892
150	17,822,149	19,960,807	-46,345,126	-25,770,819	305,901	9,439,568
175	17,545,075	19,650,484	-46,655,450	-26,081,143	-4,422	9,129,244
200	17,268,001	19,340,161	-46,965,773	-26,391,466	-314,745	8,818,921
225	16,990,926	19,029,837	-47,276,096	-26,701,789	-625,068	8,508,598
250	16,713,851	18,719,513	-47,586,420	-27,012,113	-935,393	8,198,273
275	16,436,777	18,409,190	-47,896,744	-27,322,437	-1,245,716	7,887,950
300	16,159,702	18,098,866	-48,207,067	-27,632,760	-1,556,039	7,577,627
325	15,882,628	17,788,543	-48,517,390	-27,943,083	-1,866,363	7,267,304
350	15,605,552	17,478,219	-48,827,715	-28,253,408	-2,176,687	6,956,979
375	15,328,478	17,167,895	-49,138,038	-28,563,731	-2,487,010	6,646,656
400	15,051,404	16,857,572	-49,448,361	-28,874,054	-2,797,334	6,336,333
450	14,497,254	16,236,925	-50,069,009	-29,494,702	-3,417,981	5,715,685

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,048,900	4,534,768	-61,771,166	-41,196,859	-15,120,138	-5,986,472
80	3,063,384	3,430,990	-62,874,943	-42,300,636	-16,223,916	-7,090,250
100	2,834,415	3,174,544	-63,131,389	-42,557,082	-16,480,362	-7,346,695
125	2,548,203	2,853,988	-63,451,946	-42,877,639	-16,800,918	-7,667,252
150	2,261,991	2,533,430	-63,772,504	-43,198,197	-17,121,476	-7,987,810
175	1,975,779	2,212,872	-64,093,061	-43,518,754	-17,442,034	-8,308,368
200	1,689,567	1,892,315	-64,413,618	-43,839,311	-17,762,590	-8,628,924
225	1,403,355	1,571,757	-64,734,176	-44,159,869	-18,083,148	-8,949,482
250	1,117,144	1,251,201	-65,054,733	-44,480,426	-18,403,705	-9,270,039
275	830,931	930,643	-65,375,290	-44,800,983	-18,724,263	-9,590,597
300	544,720	610,086	-65,695,847	-45,121,540	-19,044,819	-9,911,153
325	258,508	289,529	-66,016,405	-45,442,098	-19,365,377	-10,231,711
350	-28,158	-31,537	-66,337,470	-45,763,163	-19,686,443	-10,552,776
375	-319,051	-357,337	-66,663,270	-46,088,963	-20,012,243	-10,878,577
400	-609,944	-683,137	-66,989,070	-46,414,763	-20,338,043	-11,204,377
450	-1,191,729	-1,334,737	-67,640,670	-47,066,363	-20,989,643	-11,855,977

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,181,273	22,603,025	-43,702,908	-23,128,601	2,948,120	12,081,786
80	18,947,536	21,221,240	-45,084,693	-24,510,386	1,566,334	10,700,000
100	18,725,875	20,972,980	-45,332,953	-24,758,646	1,318,075	10,451,741
125	18,448,801	20,662,657	-45,643,276	-25,068,969	1,007,751	10,141,418
150	18,171,727	20,352,334	-45,953,600	-25,379,293	697,428	9,831,094
175	17,894,652	20,042,011	-46,263,923	-25,689,616	387,105	9,520,771
200	17,617,577	19,731,686	-46,574,247	-25,999,940	76,780	9,210,447
225	17,340,503	19,421,363	-46,884,570	-26,310,263	-233,543	8,900,123
250	17,063,428	19,111,040	-47,194,894	-26,620,587	-543,866	8,589,800
275	16,786,354	18,800,716	-47,505,217	-26,930,910	-854,189	8,279,477
300	16,509,279	18,490,392	-47,815,541	-27,241,234	-1,164,514	7,969,152
325	16,232,204	18,180,069	-48,125,865	-27,551,558	-1,474,837	7,658,829
350	15,955,130	17,869,745	-48,436,188	-27,861,881	-1,785,160	7,348,506
375	15,678,056	17,559,422	-48,746,511	-28,172,204	-2,095,484	7,038,183
400	15,400,980	17,249,098	-49,056,836	-28,482,529	-2,405,808	6,727,858
450	14,846,831	16,628,451	-49,677,482	-29,103,175	-3,026,455	6,107,212

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£450

Site type 8

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,780,379	5,354,025	-60,951,909	-40,377,602	-14,300,881	-5,167,215
80	3,782,283	4,236,157	-62,069,777	-41,495,470	-15,418,749	-6,285,083
100	3,553,313	3,979,711	-62,326,222	-41,751,915	-15,675,195	-6,541,529
125	3,267,102	3,659,154	-62,646,779	-42,072,472	-15,995,751	-6,862,085
150	2,980,890	3,338,597	-62,967,337	-42,393,030	-16,316,309	-7,182,643
175	2,694,678	3,018,040	-63,287,894	-42,713,587	-16,636,866	-7,503,200
200	2,408,466	2,697,482	-63,608,451	-43,034,144	-16,957,424	-7,823,758
225	2,122,254	2,376,924	-63,929,009	-43,354,702	-17,277,982	-8,144,315
250	1,836,042	2,056,368	-64,249,566	-43,675,259	-17,598,538	-8,464,872
275	1,549,830	1,735,810	-64,570,124	-43,995,817	-17,919,096	-8,785,430
300	1,263,619	1,415,253	-64,890,680	-44,316,373	-18,239,653	-9,105,987
325	977,407	1,094,695	-65,211,238	-44,636,931	-18,560,210	-9,426,544
350	691,194	774,137	-65,531,796	-44,957,489	-18,880,768	-9,747,102
375	404,983	453,581	-65,852,353	-45,278,046	-19,201,325	-10,067,659
400	118,771	133,023	-66,172,910	-45,598,603	-19,521,883	-10,388,217
450	-461,073	-516,402	-66,822,335	-46,248,028	-20,171,308	-11,037,641

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,319,312	-3,717,630	-70,023,563	-49,449,256	-23,372,535	-14,238,869
80	-4,193,081	-4,696,251	-71,002,184	-50,427,877	-24,351,157	-15,217,490
100	-4,425,796	-4,956,891	-71,262,824	-50,688,517	-24,611,797	-15,478,131
125	-4,716,688	-5,282,691	-71,588,624	-51,014,317	-24,937,597	-15,803,931
150	-5,007,581	-5,608,491	-71,914,425	-51,340,118	-25,263,397	-16,129,731
175	-5,298,474	-5,934,291	-72,240,225	-51,665,918	-25,589,197	-16,455,531
200	-5,589,367	-6,260,091	-72,566,025	-51,991,718	-25,914,997	-16,781,331
225	-5,880,260	-6,585,891	-72,891,825	-52,317,518	-26,240,797	-17,107,131
250	-6,171,153	-6,911,691	-73,217,625	-52,643,318	-26,566,597	-17,432,931
275	-6,462,046	-7,237,491	-73,543,425	-52,969,118	-26,892,397	-17,758,731
300	-6,752,939	-7,563,291	-73,869,225	-53,294,918	-27,218,197	-18,084,531
325	-7,043,832	-7,889,091	-74,195,025	-53,620,718	-27,543,997	-18,410,331
350	-7,334,724	-8,214,891	-74,520,825	-53,946,518	-27,869,797	-18,736,131
375	-7,625,617	-8,540,691	-74,846,625	-54,272,318	-28,195,597	-19,061,931
400	-7,916,511	-8,866,493	-75,172,426	-54,598,119	-28,521,398	-19,387,732
450	-8,498,297	-9,518,093	-75,824,026	-55,249,719	-29,172,999	-20,039,332

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,871,337	6,575,897	-59,730,036	-39,155,729	-13,079,009	-3,945,343
80	4,860,632	5,443,908	-60,862,025	-40,287,718	-14,210,998	-5,077,331
100	4,631,663	5,187,462	-61,118,471	-40,544,164	-14,467,443	-5,333,777
125	4,345,450	4,866,905	-61,439,029	-40,864,722	-14,788,001	-5,654,335
150	4,059,238	4,546,347	-61,759,587	-41,185,280	-15,108,559	-5,974,893
175	3,773,027	4,225,790	-62,080,143	-41,505,836	-15,429,116	-6,295,450
200	3,486,814	3,905,232	-62,400,701	-41,826,394	-15,749,674	-6,616,007
225	3,200,603	3,584,676	-62,721,258	-42,146,951	-16,070,230	-6,936,564
250	2,914,391	3,264,118	-63,041,816	-42,467,509	-16,390,788	-7,257,122
275	2,628,179	2,943,560	-63,362,374	-42,788,067	-16,711,346	-7,577,680
300	2,341,967	2,623,003	-63,682,930	-43,108,623	-17,031,903	-7,898,236
325	2,055,755	2,302,445	-64,003,488	-43,429,181	-17,352,460	-8,218,794
350	1,769,544	1,981,889	-64,324,045	-43,749,738	-17,673,017	-8,539,351
375	1,483,331	1,661,331	-64,644,602	-44,070,295	-17,993,575	-8,859,909
400	1,197,120	1,340,774	-64,965,159	-44,390,852	-18,314,132	-9,180,465
450	624,695	699,659	-65,606,275	-45,031,968	-18,955,247	-9,821,581

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,319,312	-3,717,630	-70,023,563	-49,449,256	-23,372,535	-14,238,869
80	-4,193,081	-4,696,251	-71,002,184	-50,427,877	-24,351,157	-15,217,490
100	-4,425,796	-4,956,891	-71,262,824	-50,688,517	-24,611,797	-15,478,131
125	-4,716,688	-5,282,691	-71,588,624	-51,014,317	-24,937,597	-15,803,931
150	-5,007,581	-5,608,491	-71,914,425	-51,340,118	-25,263,397	-16,129,731
175	-5,298,474	-5,934,291	-72,240,225	-51,665,918	-25,589,197	-16,455,531
200	-5,589,367	-6,260,091	-72,566,025	-51,991,718	-25,914,997	-16,781,331
225	-5,880,260	-6,585,891	-72,891,825	-52,317,518	-26,240,797	-17,107,131
250	-6,171,153	-6,911,691	-73,217,625	-52,643,318	-26,566,597	-17,432,931
275	-6,462,046	-7,237,491	-73,543,425	-52,969,118	-26,892,397	-17,758,731
300	-6,752,939	-7,563,291	-73,869,225	-53,294,918	-27,218,197	-18,084,531
325	-7,043,832	-7,889,091	-74,195,025	-53,620,718	-27,543,997	-18,410,331
350	-7,334,724	-8,214,891	-74,520,825	-53,946,518	-27,869,797	-18,736,131
375	-7,625,617	-8,540,691	-74,846,625	-54,272,318	-28,195,597	-19,061,931
400	-7,916,511	-8,866,493	-75,172,426	-54,598,119	-28,521,398	-19,387,732
450	-8,498,297	-9,518,093	-75,824,026	-55,249,719	-29,172,999	-20,039,332

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,753,745	-12,044,194	-78,350,128	-57,775,821	-31,699,100	-22,565,434
80	-11,499,649	-12,879,606	-79,185,540	-58,611,233	-32,534,512	-23,400,846
100	-11,732,363	-13,140,247	-79,446,180	-58,871,873	-32,795,152	-23,661,486
125	-12,023,256	-13,466,047	-79,771,980	-59,197,673	-33,120,953	-23,987,286
150	-12,314,149	-13,791,847	-80,097,780	-59,523,473	-33,446,753	-24,313,086
175	-12,605,042	-14,117,647	-80,423,580	-59,849,273	-33,772,553	-24,638,886
200	-12,895,935	-14,443,447	-80,749,380	-60,175,073	-34,098,353	-24,964,686
225	-13,186,828	-14,769,247	-81,075,180	-60,500,873	-34,424,153	-25,290,487
250	-13,477,721	-15,095,047	-81,400,980	-60,826,673	-34,749,953	-25,616,287
275	-13,768,613	-15,420,847	-81,726,780	-61,152,473	-35,075,753	-25,942,087
300	-14,059,506	-15,746,647	-82,052,580	-61,478,274	-35,401,553	-26,267,887
325	-14,350,399	-16,072,447	-82,378,381	-61,804,074	-35,727,353	-26,593,687
350	-14,641,292	-16,398,247	-82,704,181	-62,129,874	-36,053,153	-26,919,487
375	-14,932,185	-16,724,047	-83,029,981	-62,455,674	-36,378,953	-27,245,287
400	-15,223,078	-17,049,847	-83,355,781	-62,781,474	-36,704,753	-27,571,087
450	-15,804,864	-17,701,447	-84,007,381	-63,433,074	-37,356,353	-28,222,687

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2 - Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type 9

Flats
No of units 400 units
Density: 630 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.63 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	35,772,017	56,340,926	-9,965,007	10,609,300	36,686,021	45,819,687
80	33,792,686	53,223,481	-13,082,453	7,491,854	33,568,575	42,702,241
100	33,451,665	52,686,372	-13,619,561	6,954,746	33,031,467	42,165,133
125	33,025,387	52,014,985	-14,290,949	6,283,358	32,360,079	41,493,745
150	32,599,110	51,343,598	-14,962,335	5,611,972	31,688,692	40,822,359
175	32,172,833	50,672,212	-15,633,721	4,940,585	31,017,306	40,150,972
200	31,746,556	50,000,826	-16,305,108	4,269,199	30,345,920	39,479,586
225	31,314,191	49,319,850	-16,986,083	3,588,224	29,664,945	38,798,611
250	30,880,941	48,637,482	-17,668,451	2,905,856	28,982,577	38,116,243
275	30,447,693	47,955,116	-18,350,817	2,223,490	28,300,210	37,433,876
300	30,014,443	47,272,748	-19,033,185	1,541,122	27,617,842	36,751,508
325	29,581,194	46,590,380	-19,715,553	858,754	26,935,474	36,069,140
350	29,147,945	45,908,014	-20,397,920	176,387	26,253,108	35,386,774
375	28,714,696	45,225,646	-21,080,288	-505,981	25,570,740	34,704,406
400	28,281,447	44,543,279	-21,762,654	-1,188,347	24,888,373	34,022,040
450	27,414,949	43,178,545	-23,127,389	-2,553,082	23,523,639	32,657,305

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£350	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,402,488	-2,208,919	-68,514,852	-47,940,545	-21,863,824	-12,730,158
80	-2,857,711	-4,500,895	-70,806,828	-50,232,521	-24,155,801	-15,022,135
100	-3,227,548	-5,083,388	-71,389,322	-50,815,015	-24,738,294	-15,604,628
125	-3,689,843	-5,811,503	-72,117,437	-51,543,130	-25,466,409	-16,332,743
150	-4,152,138	-6,539,618	-72,845,552	-52,271,245	-26,194,524	-17,060,858
175	-4,614,435	-7,267,735	-73,573,668	-52,999,361	-26,922,640	-17,788,974
200	-5,076,730	-7,995,849	-74,301,783	-53,727,476	-27,650,755	-18,517,089
225	-5,539,025	-8,723,964	-75,029,898	-54,455,591	-28,378,870	-19,245,204
250	-6,001,320	-9,452,079	-75,758,012	-55,183,705	-29,106,985	-19,973,319
275	-6,463,616	-10,180,195	-76,486,129	-55,911,822	-29,835,101	-20,701,435
300	-6,925,911	-10,908,310	-77,214,244	-56,639,937	-30,563,216	-21,429,550
325	-7,388,206	-11,636,425	-77,942,359	-57,368,052	-31,291,331	-22,157,665
350	-7,850,503	-12,364,542	-78,670,475	-58,096,168	-32,019,447	-22,885,781
375	-8,312,798	-13,092,656	-79,398,590	-58,824,283	-32,747,562	-23,613,896
400	-8,775,093	-13,820,771	-80,126,705	-59,552,398	-33,475,677	-24,342,011
450	-9,699,684	-15,277,002	-81,582,936	-61,008,629	-34,931,908	-25,798,242

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-25,455,364	-40,092,199	-106,398,132	-85,823,825	-59,747,105	-50,613,439
80	-26,496,903	-41,732,622	-108,038,555	-87,464,248	-61,387,527	-52,253,861
100	-26,866,739	-42,315,113	-108,621,047	-88,046,740	-61,970,019	-52,836,353
125	-27,329,034	-43,043,228	-109,349,162	-88,774,855	-62,698,134	-53,564,468
150	-27,791,329	-43,771,343	-110,077,277	-89,502,970	-63,426,249	-54,292,583
175	-28,253,625	-44,499,460	-110,805,393	-90,231,086	-64,154,365	-55,020,699
200	-28,715,920	-45,227,574	-111,533,508	-90,959,201	-64,882,480	-55,748,814
225	-29,178,215	-45,955,689	-112,261,623	-91,687,316	-65,610,595	-56,476,929
250	-29,640,512	-46,683,806	-112,989,739	-92,415,432	-66,338,711	-57,205,045
275	-30,102,807	-47,411,920	-113,717,854	-93,143,547	-67,066,826	-57,933,160
300	-30,565,102	-48,140,035	-114,445,969	-93,871,662	-67,794,941	-58,661,275
325	-31,027,397	-48,868,150	-115,174,084	-94,599,777	-68,523,056	-59,389,390
350	-31,489,693	-49,596,267	-115,902,200	-95,327,893	-69,251,172	-60,117,506
375	-31,951,988	-50,324,381	-116,630,315	-96,056,008	-69,979,287	-60,845,621
400	-32,414,283	-51,052,496	-117,358,430	-96,784,123	-70,707,402	-61,573,736
450	-33,338,875	-52,508,727	-118,814,661	-98,240,354	-72,163,633	-63,029,967

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-855,831	-1,347,934	-67,653,867	-47,079,560	-21,002,840	-11,869,173
80	-2,320,457	-3,654,720	-69,960,653	-49,386,346	-23,309,625	-14,175,959
100	-2,690,293	-4,237,212	-70,543,145	-49,968,638	-23,892,117	-14,758,451
125	-3,152,589	-4,965,328	-71,271,261	-50,696,954	-24,620,234	-15,486,568
150	-3,614,884	-5,693,443	-71,999,376	-51,425,069	-25,348,349	-16,214,682
175	-4,077,179	-6,421,558	-72,727,491	-52,153,184	-26,076,463	-16,942,797
200	-4,539,476	-7,149,674	-73,455,608	-52,881,301	-26,804,580	-17,670,914
225	-5,001,771	-7,877,789	-74,183,722	-53,609,415	-27,532,695	-18,399,029
250	-5,464,066	-8,605,904	-74,911,837	-54,337,530	-28,260,810	-19,127,143
275	-5,926,362	-9,334,020	-75,639,954	-55,065,647	-28,988,926	-19,855,260
300	-6,388,657	-10,062,135	-76,368,068	-55,793,761	-29,717,041	-20,583,375
325	-6,850,952	-10,790,250	-77,096,183	-56,521,876	-30,445,156	-21,311,489
350	-7,313,247	-11,518,365	-77,824,298	-57,249,991	-31,173,270	-22,039,604
375	-7,775,544	-12,246,481	-78,552,415	-57,978,108	-31,901,387	-22,767,721
400	-8,237,839	-12,974,596	-79,280,529	-58,706,222	-32,629,502	-23,495,836
450	-9,162,430	-14,430,827	-80,736,761	-60,162,454	-34,085,733	-24,952,067

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

CIL Z2 Med (£785 psm)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-24,362,051	-38,370,231	-104,676,164	-84,101,857	-58,025,137	-48,891,470
80	-25,422,393	-40,040,269	-106,346,203	-85,771,896	-59,695,175	-50,561,509
100	-25,792,229	-40,622,761	-106,928,695	-86,354,388	-60,277,667	-51,144,001
125	-26,254,526	-41,350,878	-107,656,811	-87,082,504	-61,005,794	-51,872,117
150	-26,716,821	-42,078,993	-108,384,926	-87,810,619	-61,733,898	-52,600,232
175	-27,179,116	-42,807,107	-109,113,041	-88,538,734	-62,462,013	-53,328,347
200	-27,641,412	-43,535,224	-109,841,157	-89,266,850	-63,190,130	-54,056,463
225	-28,103,707	-44,263,339	-110,569,272	-89,994,965	-63,918,244	-54,784,578
250	-28,566,002	-44,991,454	-111,297,387	-90,723,080	-64,646,359	-55,512,693
275	-29,028,298	-45,719,570	-112,025,503	-91,451,196	-65,374,476	-56,240,810
300	-29,490,593	-46,447,685	-112,753,618	-92,179,311	-66,102,591	-56,968,924
325	-29,952,889	-47,175,800	-113,481,733	-92,907,426	-66,830,705	-57,697,039
350	-30,415,184	-47,903,914	-114,209,848	-93,635,541	-67,558,820	-58,425,154
375	-30,877,480	-48,632,031	-114,937,964	-94,363,657	-68,286,937	-59,153,270
400	-31,339,775	-49,360,146	-115,666,079	-95,091,772	-69,015,051	-59,881,385
450	-32,264,366	-50,816,377	-117,122,310	-96,548,003	-70,471,283	-61,337,617

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psm)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-36,388,490	-57,311,872	-123,617,805	-103,043,498	-76,966,778	-67,833,111
80	-37,241,989	-58,656,132	-124,962,065	-104,387,758	-78,311,038	-69,177,372
100	-37,611,826	-59,238,625	-125,544,559	-104,970,252	-78,893,531	-69,759,865
125	-38,074,121	-59,966,740	-126,272,674	-105,698,367	-79,621,646	-70,487,980
150	-38,536,416	-60,694,855	-127,000,789	-106,426,482	-80,349,761	-71,216,095
175	-38,998,711	-61,422,970	-127,728,903	-107,154,596	-81,077,876	-71,944,210
200	-39,461,007	-62,151,086	-128,457,020	-107,882,713	-81,805,992	-72,672,326
225	-39,923,302	-62,879,201	-129,185,135	-108,610,828	-82,534,107	-73,400,441
250	-40,385,597	-63,607,316	-129,913,249	-109,338,942	-83,262,222	-74,128,556
275	-40,847,894	-64,335,432	-130,641,366	-110,067,059	-83,990,338	-74,856,672
300	-41,310,189	-65,063,547	-131,369,481	-110,795,174	-84,718,453	-75,584,787
325	-41,772,484	-65,791,662	-132,097,596	-111,523,289	-85,446,568	-76,312,902
350	-42,234,779	-66,519,777	-132,825,710	-112,251,403	-86,174,683	-77,041,017
375	-42,697,075	-67,247,893	-133,553,827	-112,979,520	-86,902,799	-77,769,133
400	-43,159,370	-67,976,008	-134,281,942	-113,707,635	-87,630,914	-78,497,248
450	-44,083,962	-69,432,239	-135,738,173	-115,163,866	-89,087,145	-79,953,479

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psm)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-22,722,083	-35,787,281	-102,093,214	-81,518,907	-55,442,187	-46,308,520
80	-23,810,631	-37,501,744	-103,807,677	-83,233,370	-57,156,649	-48,022,983
100	-24,180,467	-38,084,235	-104,390,169	-83,815,862	-57,739,141	-48,605,475
125	-24,642,762	-38,812,350	-105,118,284	-84,543,977	-58,467,256	-49,333,590
150	-25,105,058	-39,540,467	-105,846,400	-85,272,093	-59,195,373	-50,061,706
175	-25,567,353	-40,268,582	-106,574,515	-86,000,208	-59,923,487	-50,789,821
200	-26,029,649	-40,996,696	-107,302,630	-86,728,323	-60,651,602	-51,517,936
225	-26,491,944	-41,724,811	-108,030,745	-87,456,438	-61,379,717	-52,246,051
250	-26,954,240	-42,452,928	-108,758,861	-88,184,554	-62,107,833	-52,974,167
275	-27,416,535	-43,181,042	-109,486,976	-88,912,669	-62,835,948	-53,702,282
300	-27,878,830	-43,909,157	-110,215,091	-89,640,784	-63,564,063	-54,430,397
325	-28,341,126	-44,637,274	-110,943,207	-90,368,900	-64,292,180	-55,158,513
350	-28,803,421	-45,365,389	-111,671,322	-91,097,015	-65,020,294	-55,886,628
375	-29,265,716	-46,093,503	-112,399,437	-91,825,130	-65,748,409	-56,614,743
400	-29,728,012	-46,821,618	-113,127,552	-92,553,245	-66,476,524	-57,342,858
450	-30,652,603	-48,277,849	-114,583,783	-94,009,476	-67,932,755	-58,799,089

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psm)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-36,388,490	-57,311,872	-123,617,805	-103,043,498	-76,966,778	-67,833,111
80	-37,241,989	-58,656,132	-124,962,065	-104,387,758	-78,311,038	-69,177,372
100	-37,611,826	-59,238,625	-125,544,559	-104,970,252	-78,893,531	-69,759,865
125	-38,074,121	-59,966,740	-126,272,674	-105,698,367	-79,621,646	-70,487,980
150	-38,536,416	-60,694,855	-127,000,789	-106,426,482	-80,349,761	-71,216,095
175	-38,998,711	-61,422,970	-127,728,903	-107,154,596	-81,077,876	-71,944,210
200	-39,461,007	-62,151,086	-128,457,020	-107,882,713	-81,805,992	-72,672,326
225	-39,923,302	-62,879,201	-129,185,135	-108,610,828	-82,534,107	-73,400,441
250	-40,385,597	-63,607,316	-129,913,249	-109,338,942	-83,262,222	-74,128,556
275	-40,847,894	-64,335,432	-130,641,366	-110,067,059	-83,990,338	-74,856,672
300	-41,310,189	-65,063,547	-131,369,481	-110,795,174	-84,718,453	-75,584,787
325	-41,772,484	-65,791,662	-132,097,596	-111,523,289	-85,446,568	-76,312,902
350	-42,234,779	-66,519,777	-132,825,710	-112,251,403	-86,174,683	-77,041,017
375	-42,697,075	-67,247,893	-133,553,827	-112,979,520	-86,902,799	-77,769,133
400	-43,159,370	-67,976,008	-134,281,942	-113,707,635	-87,630,914	-78,497,248
450	-44,083,962	-69,432,239	-135,738,173	-115,163,866	-89,087,145	-79,953,479

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psm)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-47,321,616	-74,531,544	-140,837,478	-120,263,171	-94,186,450	-85,052,784
80	-47,987,076	-75,579,644	-141,885,577	-121,311,270	-95,234,550	-86,100,884
100	-48,356,912	-76,162,136	-142,468,069	-121,893,762	-95,817,042	-86,683,375
125	-48,819,208	-76,890,252	-143,196,186	-122,621,879	-96,545,158	-87,411,492
150	-49,281,503	-77,618,367	-143,924,300	-123,349,994	-97,273,273	-88,139,607
175	-49,743,798	-78,346,482	-144,652,415	-124,078,108	-98,001,388	-88,867,722
200	-50,206,093	-79,074,597	-145,380,530	-124,806,223	-98,729,503	-89,595,836
225	-50,668,389	-79,802,713	-146,108,647	-125,534,340	-99,457,619	-90,323,953
250	-51,130,684	-80,530,828	-146,836,761	-126,262,454	-100,185,734	-91,052,068
275	-51,592,980	-81,258,943	-147,564,876	-126,990,569	-100,913,849	-91,780,182
300	-52,055,276	-81,987,059	-148,292,993	-127,718,686	-101,641,965	-92,508,299
325	-52,517,571	-82,715,174	-149,021,108	-128,446,801	-102,370,080	-93,236,414
350	-52,979,866	-83,443,289	-149,749,222	-129,174,915	-103,098,195	-93,964,529
375	-53,442,161	-84,171,404	-150,477,337	-129,903,030	-103,826,310	-94,692,643
400	-53,904,457	-84,899,520	-151,205,454	-130,631,147	-104,554,426	-95,420,760
450	-54,829,048	-86,355,750	-152,661,683	-132,087,376	-106,010,656	-96,876,989

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
LB Tower Hamlets
Results summary

#N/A = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	50%			
Tenure Split	SR	LBTH LR	Lon LR	SO
	35%	35%	15%	15%

Site type	T1 - 3 Houses			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	#N/A	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T2 - 6 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	0	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T3 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	125
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	125
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T4 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	125
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	125
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T5 - 25 Houses and Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	400	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	400	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T6 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	175	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	#N/A	375
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	#N/A	400
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	#N/A	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	#N/A	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T9 - 400 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	#N/A	#N/A	275
CIL Z1 Med (£995 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	1
	Houses
No of units	3 units
Density:	100 dph

Affordable %	50%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.0300 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,131,964	37,732,121	-28,573,813	-7,999,506	18,077,215	27,210,881
80	1,102,853	36,761,763	-29,544,170	-8,969,863	17,106,857	26,240,524
100	1,100,442	36,681,417	-29,624,517	-9,050,210	17,026,511	26,160,177
125	1,097,429	36,580,983	-29,724,950	-9,150,643	16,926,077	26,059,744
150	1,094,416	36,480,550	-29,825,384	-9,251,077	16,825,644	25,959,310
175	1,091,403	36,380,117	-29,925,817	-9,351,510	16,725,211	25,858,877
200	1,088,390	36,279,683	-30,026,250	-9,451,943	16,624,777	25,758,444
225	1,085,376	36,179,217	-30,126,717	-9,552,410	16,524,311	25,657,977
250	1,082,363	36,078,783	-30,227,150	-9,652,843	16,423,877	25,557,544
275	1,079,350	35,978,350	-30,327,584	-9,753,277	16,323,444	25,457,110
300	1,076,337	35,877,917	-30,428,017	-9,853,710	16,223,011	25,356,677
325	1,073,324	35,777,483	-30,528,450	-9,954,143	16,122,577	25,256,244
350	1,070,311	35,677,050	-30,628,884	-10,054,577	16,022,144	25,155,810
375	1,067,297	35,576,583	-30,729,350	-10,155,043	15,921,677	25,055,344
400	1,064,284	35,476,150	-30,829,784	-10,255,477	15,821,244	24,954,910
450	1,058,258	35,275,283	-31,030,650	-10,456,343	15,620,377	24,754,044

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£739,509	24,650,313	-41,655,620	-21,081,313	4,995,407	14,129,074
80	717,149	23,904,966	-42,400,968	-21,826,661	4,250,060	13,383,726
100	714,739	23,824,619	-42,481,314	-21,907,007	4,169,713	13,303,379
125	711,726	23,724,186	-42,581,748	-22,007,441	4,069,280	13,202,946
150	708,712	23,623,719	-42,682,214	-22,107,907	3,968,813	13,102,479
175	705,699	23,523,286	-42,782,648	-22,208,341	3,868,380	13,002,046
200	702,686	23,422,852	-42,883,081	-22,308,774	3,767,947	12,901,613
225	699,673	23,322,419	-42,983,514	-22,409,207	3,667,513	12,801,179
250	696,660	23,221,986	-43,083,948	-22,509,641	3,567,080	12,700,746
275	693,647	23,121,552	-43,184,381	-22,610,074	3,466,647	12,600,313
300	690,633	23,021,086	-43,284,848	-22,710,541	3,366,180	12,499,846
325	687,620	22,920,652	-43,385,281	-22,810,974	3,265,747	12,399,413
350	684,607	22,820,219	-43,485,714	-22,911,407	3,165,313	12,298,979
375	681,594	22,719,786	-43,586,148	-23,011,841	3,064,880	12,198,546
400	678,581	22,619,352	-43,686,581	-23,112,274	2,964,447	12,098,113
450	672,555	22,418,486	-43,887,448	-23,313,141	2,763,580	11,897,246

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	496,298	16,543,277	-49,762,656	-29,188,349	-3,111,629	6,022,037
80	478,121	15,937,369	-50,368,564	-29,794,257	-3,717,537	5,416,130
100	475,711	15,857,022	-50,448,911	-29,874,604	-3,797,883	5,335,783
125	472,697	15,756,556	-50,549,378	-29,975,071	-3,898,350	5,235,316
150	469,684	15,656,122	-50,649,811	-30,075,504	-3,998,783	5,134,883
175	466,671	15,555,689	-50,750,244	-30,175,937	-4,099,217	5,034,450
200	463,658	15,455,256	-50,850,678	-30,276,371	-4,199,650	4,934,016
225	460,645	15,354,822	-50,951,111	-30,376,804	-4,300,083	4,833,583
250	457,632	15,254,389	-51,051,544	-30,477,237	-4,400,517	4,733,150
275	454,618	15,153,922	-51,152,011	-30,577,704	-4,500,983	4,632,683
300	451,605	15,053,489	-51,252,444	-30,678,137	-4,601,417	4,532,250
325	448,592	14,953,056	-51,352,878	-30,778,571	-4,701,850	4,431,816
350	445,579	14,852,622	-51,453,311	-30,879,004	-4,802,283	4,331,383
375	442,566	14,752,189	-51,553,744	-30,979,437	-4,902,717	4,230,950
400	439,553	14,651,756	-51,654,178	-31,079,871	-5,003,150	4,130,516
450	433,526	14,450,856	-51,855,078	-31,280,771	-5,204,050	3,929,616

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	745,037	24,834,574	-41,471,360	-20,897,053	5,179,668	14,313,334
80	722,581	24,086,026	-42,219,907	-21,645,600	4,431,120	13,564,787
100	720,170	24,005,680	-42,300,254	-21,725,947	4,350,774	13,484,440
125	717,157	23,905,246	-42,400,687	-21,826,380	4,250,340	13,384,007
150	714,144	23,804,813	-42,501,121	-21,926,814	4,149,907	13,283,573
175	711,131	23,704,380	-42,601,554	-22,027,247	4,049,474	13,183,140
200	708,118	23,603,946	-42,701,987	-22,127,680	3,949,040	13,082,707
225	705,105	23,503,513	-42,802,421	-22,228,114	3,848,607	12,982,273
250	702,091	23,403,046	-42,902,887	-22,328,580	3,748,140	12,881,807
275	699,078	23,302,613	-43,003,321	-22,429,014	3,647,707	12,781,373
300	696,065	23,202,180	-43,103,754	-22,529,447	3,547,274	12,680,940
325	693,052	23,101,746	-43,204,187	-22,629,880	3,446,840	12,580,507
350	690,039	23,001,313	-43,304,621	-22,730,314	3,346,407	12,480,073
375	687,026	22,900,880	-43,405,054	-22,830,747	3,245,974	12,379,640
400	684,012	22,800,413	-43,505,521	-22,931,214	3,145,507	12,279,173
450	677,986	22,599,546	-43,706,387	-23,132,080	2,944,640	12,078,307

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 1

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	507,354	16,911,798	-49,394,135	-28,819,828	-2,743,107	6,390,559
80	488,986	16,299,524	-50,006,410	-29,432,103	-3,355,382	5,778,284
100	486,575	16,219,177	-50,086,757	-29,512,450	-3,435,729	5,697,937
125	483,562	16,118,744	-50,187,190	-29,612,883	-3,536,162	5,597,504
150	480,548	16,018,277	-50,287,657	-29,713,350	-3,636,629	5,497,037
175	477,535	15,917,844	-50,388,090	-29,813,783	-3,737,062	5,396,604
200	474,522	15,817,410	-50,488,523	-29,914,216	-3,837,496	5,296,171
225	471,509	15,716,977	-50,588,957	-30,014,650	-3,937,929	5,195,737
250	468,496	15,616,544	-50,689,390	-30,115,083	-4,038,362	5,095,304
275	465,483	15,516,110	-50,789,823	-30,215,516	-4,138,796	4,994,871
300	462,470	15,415,677	-50,890,257	-30,315,950	-4,239,229	4,894,437
325	459,456	15,315,210	-50,990,723	-30,416,416	-4,339,696	4,793,971
350	456,443	15,214,777	-51,091,157	-30,516,850	-4,440,129	4,693,537
375	453,430	15,114,344	-51,191,590	-30,617,283	-4,540,562	4,593,104
400	450,417	15,013,910	-51,292,023	-30,717,716	-4,640,996	4,492,671
450	444,391	14,813,044	-51,492,890	-30,918,583	-4,841,862	4,291,804

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	385,748	12,858,264	-53,447,670	-32,873,363	-6,796,642	2,337,024
80	369,472	12,315,725	-53,990,208	-33,415,901	-7,339,181	1,794,486
100	367,061	12,235,379	-54,070,555	-33,496,248	-7,419,527	1,714,139
125	364,048	12,134,945	-54,170,988	-33,596,681	-7,519,961	1,613,706
150	361,034	12,034,479	-54,271,455	-33,697,148	-7,620,427	1,513,239
175	358,021	11,934,045	-54,371,888	-33,797,581	-7,720,861	1,412,806
200	355,008	11,833,612	-54,472,322	-33,898,015	-7,821,294	1,312,372
225	351,995	11,733,179	-54,572,755	-33,998,448	-7,921,727	1,211,939
250	348,982	11,632,745	-54,673,188	-34,098,881	-8,022,161	1,111,506
275	345,969	11,532,312	-54,773,622	-34,199,315	-8,122,594	1,011,072
300	342,955	11,431,845	-54,874,088	-34,299,781	-8,223,061	910,606
325	339,942	11,331,412	-54,974,522	-34,400,215	-8,323,494	810,172
350	336,929	11,230,979	-55,074,955	-34,500,648	-8,423,927	709,739
375	333,916	11,130,545	-55,175,388	-34,601,081	-8,524,361	609,306
400	330,903	11,030,112	-55,275,822	-34,701,515	-8,624,794	508,872
450	324,877	10,829,245	-55,476,688	-34,902,381	-8,825,661	308,006

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	523,936	17,464,547	-48,841,386	-28,267,079	-2,190,359	6,943,307
80	505,283	16,842,772	-49,463,162	-28,888,855	-2,812,134	6,321,532
100	502,873	16,762,425	-49,543,508	-28,969,201	-2,892,481	6,241,186
125	499,860	16,661,992	-49,643,942	-29,069,635	-2,992,914	6,140,752
150	496,846	16,561,525	-49,744,408	-29,170,101	-3,093,381	6,040,286
175	493,833	16,461,092	-49,844,842	-29,270,535	-3,193,814	5,939,852
200	490,820	16,360,658	-49,945,275	-29,370,968	-3,294,247	5,839,419
225	487,807	16,260,225	-50,045,708	-29,471,401	-3,394,681	5,738,986
250	484,794	16,159,792	-50,146,142	-29,571,835	-3,495,114	5,638,552
275	481,781	16,059,358	-50,246,575	-29,672,268	-3,595,547	5,538,119
300	478,767	15,958,892	-50,347,042	-29,772,735	-3,696,014	5,437,652
325	475,754	15,858,458	-50,447,475	-29,873,168	-3,796,447	5,337,219
350	472,741	15,758,025	-50,547,908	-29,973,601	-3,896,881	5,236,785
375	469,728	15,657,592	-50,648,342	-30,074,035	-3,997,314	5,136,352
400	466,715	15,557,158	-50,748,775	-30,174,468	-4,097,747	5,035,919
450	460,689	15,356,292	-50,949,642	-30,375,335	-4,298,614	4,835,052

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	385,748	12,858,264	-53,447,670	-32,873,363	-6,796,642	2,337,024
80	369,472	12,315,725	-53,990,208	-33,415,901	-7,339,181	1,794,486
100	367,061	12,235,379	-54,070,555	-33,496,248	-7,419,527	1,714,139
125	364,048	12,134,945	-54,170,988	-33,596,681	-7,519,961	1,613,706
150	361,034	12,034,479	-54,271,455	-33,697,148	-7,620,427	1,513,239
175	358,021	11,934,045	-54,371,888	-33,797,581	-7,720,861	1,412,806
200	355,008	11,833,612	-54,472,322	-33,898,015	-7,821,294	1,312,372
225	351,995	11,733,179	-54,572,755	-33,998,448	-7,921,727	1,211,939
250	348,982	11,632,745	-54,673,188	-34,098,881	-8,022,161	1,111,506
275	345,969	11,532,312	-54,773,622	-34,199,315	-8,122,594	1,011,072
300	342,955	11,431,845	-54,874,088	-34,299,781	-8,223,061	910,606
325	339,942	11,331,412	-54,974,522	-34,400,215	-8,323,494	810,172
350	336,929	11,230,979	-55,074,955	-34,500,648	-8,423,927	709,739
375	333,916	11,130,545	-55,175,388	-34,601,081	-8,524,361	609,306
400	330,903	11,030,112	-55,275,822	-34,701,515	-8,624,794	508,872
450	324,877	10,829,245	-55,476,688	-34,902,381	-8,825,661	308,006

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	275,198	9,173,250	-57,132,683	-36,558,376	-10,481,656	-1,347,989
80	260,822	8,694,081	-57,611,852	-37,037,545	-10,960,824	-1,827,158
100	258,412	8,613,735	-57,692,199	-37,117,892	-11,041,171	-1,907,505
125	255,399	8,513,301	-57,792,632	-37,218,325	-11,141,604	-2,007,938
150	252,386	8,412,868	-57,893,065	-37,318,758	-11,242,038	-2,108,372
175	249,372	8,312,401	-57,993,532	-37,419,225	-11,342,504	-2,208,838
200	246,359	8,211,968	-58,093,965	-37,519,658	-11,442,938	-2,309,272
225	243,346	8,111,535	-58,194,399	-37,620,092	-11,543,371	-2,409,705
250	240,333	8,011,101	-58,294,832	-37,720,525	-11,643,804	-2,510,138
275	237,320	7,910,668	-58,395,265	-37,820,958	-11,744,238	-2,610,572
300	234,307	7,810,235	-58,495,699	-37,921,392	-11,844,671	-2,711,005
325	231,294	7,709,801	-58,596,132	-38,021,825	-11,945,104	-2,811,438
350	228,280	7,609,335	-58,696,599	-38,122,292	-12,045,571	-2,911,905
375	225,267	7,508,901	-58,797,032	-38,222,725	-12,146,004	-3,012,338
400	222,254	7,408,468	-58,897,465	-38,323,158	-12,246,438	-3,112,772
450	216,228	7,207,601	-59,098,332	-38,524,025	-12,447,304	-3,313,638

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	2
	Flats
No of units	6 units
Density:	350 dph

Affordable %	50%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.02 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values	£14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,314,362	76,671,131	10,365,197	30,939,504	57,016,225	66,149,891
80	1,275,161	74,384,411	8,078,478	28,652,785	54,729,505	63,863,172
100	1,271,013	74,142,418	7,836,485	28,410,792	54,487,512	63,621,178
125	1,265,828	73,839,941	7,534,008	28,108,315	54,185,035	63,318,702
150	1,260,641	73,537,406	7,231,473	27,805,779	53,882,500	63,016,166
175	1,255,455	73,234,871	6,928,937	27,503,244	53,579,965	62,713,631
200	1,250,270	72,932,394	6,626,460	27,200,767	53,277,488	62,411,154
225	1,245,083	72,629,859	6,323,925	26,898,232	52,974,953	62,108,619
250	1,239,897	72,327,323	6,021,390	26,595,697	52,672,418	61,806,084
275	1,234,712	72,024,847	5,718,913	26,293,220	52,369,941	61,503,607
300	1,229,525	71,722,311	5,416,378	25,990,685	52,067,406	61,201,072
325	1,224,340	71,419,834	5,113,901	25,688,208	51,764,929	60,898,595
350	1,219,154	71,117,299	4,811,366	25,385,673	51,462,393	60,596,060
375	1,213,967	70,814,764	4,508,831	25,083,138	51,159,858	60,293,524
400	1,208,782	70,512,287	4,206,354	24,780,661	50,857,381	59,991,047
450	1,198,409	69,907,217	3,601,283	24,175,590	50,252,311	59,385,977

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values	£10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	782,695	45,657,210	-20,648,723	-74,416	26,002,305	35,135,971
80	752,638	43,903,910	-22,402,024	-1,827,717	24,249,004	33,382,670
100	748,490	43,661,916	-22,644,017	-2,069,710	24,007,011	33,140,677
125	743,305	43,359,439	-22,946,494	-2,372,187	23,704,534	32,838,200
150	738,118	43,056,904	-23,249,029	-2,674,722	23,401,998	32,535,665
175	732,932	42,754,369	-23,551,564	-2,977,257	23,099,463	32,233,129
200	727,747	42,451,892	-23,854,041	-3,279,734	22,796,986	31,930,652
225	722,560	42,149,357	-24,156,577	-3,582,270	22,494,451	31,628,117
250	717,374	41,846,822	-24,459,112	-3,884,805	22,191,916	31,325,582
275	712,189	41,544,345	-24,761,589	-4,187,282	21,889,439	31,023,105
300	707,002	41,241,810	-25,064,124	-4,489,817	21,586,904	30,720,570
325	701,816	40,939,274	-25,366,659	-4,792,352	21,284,369	30,418,035
350	696,631	40,636,797	-25,669,136	-5,094,829	20,981,892	30,115,558
375	691,444	40,334,262	-25,971,671	-5,397,364	20,679,356	29,813,023
400	686,259	40,031,785	-26,274,148	-5,699,841	20,376,880	29,510,546
450	675,887	39,426,715	-26,879,219	-6,304,912	19,771,809	28,905,475

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values	£8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	453,212	26,437,346	-39,868,588	-19,294,281	6,782,440	15,916,106
80	428,822	25,014,635	-41,291,299	-20,716,992	5,359,729	14,493,395
100	424,673	24,772,583	-41,533,350	-20,959,043	5,117,677	14,251,343
125	419,488	24,470,106	-41,835,827	-21,261,520	4,815,200	13,948,867
150	414,301	24,167,571	-42,138,362	-21,564,055	4,512,665	13,646,331
175	409,115	23,865,036	-42,440,898	-21,866,591	4,210,130	13,343,796
200	403,930	23,562,559	-42,743,375	-22,169,068	3,907,653	13,041,319
225	398,743	23,260,024	-43,045,910	-22,471,603	3,605,118	12,738,784
250	393,558	22,957,547	-43,348,387	-22,774,080	3,302,641	12,436,307
275	388,372	22,655,012	-43,650,922	-23,076,615	3,000,106	12,133,772
300	383,185	22,352,476	-43,953,457	-23,379,150	2,697,571	11,831,237
325	378,000	22,049,999	-44,255,934	-23,681,627	2,395,094	11,528,760
350	372,814	21,747,464	-44,558,469	-23,984,162	2,092,558	11,226,225
375	367,627	21,444,929	-44,861,004	-24,286,697	1,790,023	10,923,689
400	362,442	21,142,452	-45,163,481	-24,589,174	1,487,546	10,621,212
450	352,069	20,537,382	-45,768,552	-25,194,245	882,476	10,016,142

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values	£10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	790,184	46,094,047	-20,211,887	362,420	26,439,141	35,572,807
80	759,998	44,333,210	-21,972,724	-1,398,417	24,678,304	33,811,970
100	755,849	44,091,217	-22,214,717	-1,640,410	24,436,311	33,569,977
125	750,664	43,788,740	-22,517,194	-1,942,887	24,133,834	33,267,500
150	745,478	43,486,205	-22,819,729	-2,245,422	23,831,299	32,964,965
175	740,291	43,183,669	-23,122,264	-2,547,957	23,528,764	32,662,430
200	735,106	42,881,192	-23,424,741	-2,850,434	23,226,287	32,359,953
225	729,920	42,578,657	-23,727,276	-3,152,969	22,923,751	32,057,418
250	724,734	42,276,122	-24,029,811	-3,455,504	22,621,216	31,754,882
275	719,548	41,973,645	-24,332,288	-3,757,981	22,318,739	31,452,406
300	714,362	41,671,110	-24,634,824	-4,060,517	22,016,204	31,149,870
325	709,177	41,368,633	-24,937,300	-4,362,993	21,713,727	30,847,393
350	703,990	41,066,098	-25,239,836	-4,665,529	21,411,192	30,544,858
375	698,804	40,763,563	-25,542,371	-4,968,064	21,108,657	30,242,323
400	693,619	40,461,086	-25,844,848	-5,270,541	20,806,180	29,939,846
450	683,246	39,856,015	-26,449,918	-5,875,611	20,201,109	29,334,776

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£450	£450

Site type 2

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	468,188	27,310,960	-38,994,973	-18,420,666	7,656,054	16,789,720
80	443,541	25,873,235	-40,432,698	-19,858,391	6,218,330	15,351,996
100	439,392	25,631,184	-40,674,750	-20,100,443	5,976,278	15,109,944
125	434,206	25,328,707	-40,977,226	-20,402,919	5,673,801	14,807,467
150	429,020	25,026,172	-41,279,762	-20,705,455	5,371,266	14,504,932
175	423,834	24,723,637	-41,582,297	-21,007,990	5,068,731	14,202,397
200	418,648	24,421,160	-41,884,774	-21,310,467	4,766,254	13,899,920
225	413,462	24,118,624	-42,187,309	-21,613,002	4,463,719	13,597,385
250	408,277	23,816,148	-42,489,786	-21,915,479	4,161,242	13,294,908
275	403,090	23,513,612	-42,792,321	-22,218,014	3,858,707	12,992,373
300	397,904	23,211,077	-43,094,856	-22,520,549	3,556,171	12,689,837
325	392,719	22,908,600	-43,397,333	-22,823,026	3,253,694	12,387,361
350	387,533	22,606,065	-43,699,868	-23,125,561	2,951,159	12,084,825
375	382,346	22,303,530	-44,002,404	-23,428,097	2,648,624	11,782,290
400	377,161	22,001,053	-44,304,881	-23,730,574	2,346,147	11,479,813
450	366,789	21,396,041	-44,909,893	-24,335,586	1,741,135	10,874,801

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	303,446	17,701,028	-48,604,906	-28,030,599	-1,953,878	7,179,788
80	281,633	16,428,569	-49,877,365	-29,303,058	-3,226,337	5,907,329
100	277,483	16,186,517	-50,119,416	-29,545,109	-3,468,389	5,665,278
125	272,298	15,884,040	-50,421,893	-29,847,586	-3,770,865	5,362,801
150	267,112	15,581,505	-50,724,428	-30,150,121	-4,073,401	5,060,266
175	261,926	15,279,028	-51,026,905	-30,452,598	-4,375,878	4,757,789
200	256,740	14,976,493	-51,329,440	-30,755,133	-4,678,413	4,455,253
225	251,554	14,673,958	-51,631,976	-31,057,669	-4,980,948	4,152,718
250	246,368	14,371,481	-51,934,453	-31,360,146	-5,283,425	3,850,241
275	241,182	14,068,946	-52,236,988	-31,662,681	-5,585,960	3,547,706
300	235,996	13,766,410	-52,539,523	-31,965,216	-5,888,495	3,245,171
325	230,810	13,463,934	-52,842,000	-32,267,693	-6,190,972	2,942,694
350	225,624	13,161,398	-53,144,535	-32,570,228	-6,493,507	2,640,159
375	220,439	12,858,921	-53,447,012	-32,872,705	-6,795,984	2,337,682
400	215,252	12,556,386	-53,749,547	-33,175,240	-7,098,520	2,035,147
450	204,881	11,951,374	-54,354,559	-33,780,252	-7,703,532	1,430,135

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	490,653	28,621,411	-37,684,523	-17,110,216	8,966,505	18,100,171
80	465,619	27,161,136	-39,144,797	-18,570,490	7,506,231	16,639,897
100	461,470	26,919,085	-39,386,848	-18,812,541	7,264,179	16,397,845
125	456,285	26,616,608	-39,689,325	-19,115,018	6,961,702	16,095,368
150	451,098	26,314,073	-39,991,861	-19,417,554	6,659,167	15,792,833
175	445,913	26,011,596	-40,294,337	-19,720,030	6,356,690	15,490,356
200	440,727	25,709,061	-40,596,873	-20,022,566	6,054,155	15,187,821
225	435,540	25,406,526	-40,899,408	-20,325,101	5,751,620	14,885,286
250	430,355	25,104,049	-41,201,885	-20,627,578	5,449,143	14,582,809
275	425,169	24,801,513	-41,504,420	-20,930,113	5,146,608	14,280,274
300	419,982	24,498,978	-41,806,955	-21,232,648	4,844,072	13,977,739
325	414,797	24,196,501	-42,109,432	-21,535,125	4,541,596	13,675,262
350	409,611	23,893,966	-42,411,967	-21,837,660	4,239,060	13,372,726
375	404,426	23,591,489	-42,714,444	-22,140,137	3,936,583	13,070,250
400	399,239	23,288,954	-43,016,979	-22,442,672	3,634,048	12,767,714
450	388,868	22,683,942	-43,621,992	-23,047,685	3,029,036	12,162,702

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	303,446	17,701,028	-48,604,906	-28,030,599	-1,953,878	7,179,788
80	281,633	16,428,569	-49,877,365	-29,303,058	-3,226,337	5,907,329
100	277,483	16,186,517	-50,119,416	-29,545,109	-3,468,389	5,665,278
125	272,298	15,884,040	-50,421,893	-29,847,586	-3,770,865	5,362,801
150	267,112	15,581,505	-50,724,428	-30,150,121	-4,073,401	5,060,266
175	261,926	15,279,028	-51,026,905	-30,452,598	-4,375,878	4,757,789
200	256,740	14,976,493	-51,329,440	-30,755,133	-4,678,413	4,455,253
225	251,554	14,673,958	-51,631,976	-31,057,669	-4,980,948	4,152,718
250	246,368	14,371,481	-51,934,453	-31,360,146	-5,283,425	3,850,241
275	241,182	14,068,946	-52,236,988	-31,662,681	-5,585,960	3,547,706
300	235,996	13,766,410	-52,539,523	-31,965,216	-5,888,495	3,245,171
325	230,810	13,463,934	-52,842,000	-32,267,693	-6,190,972	2,942,694
350	225,624	13,161,398	-53,144,535	-32,570,228	-6,493,507	2,640,159
375	220,439	12,858,921	-53,447,012	-32,872,705	-6,795,984	2,337,682
400	215,252	12,556,386	-53,749,547	-33,175,240	-7,098,520	2,035,147
450	204,881	11,951,374	-54,354,559	-33,780,252	-7,703,532	1,430,135

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	153,681	8,964,710	-57,341,224	-36,766,917	-10,690,196	-1,556,530
80	134,443	7,842,503	-58,463,431	-37,889,124	-11,812,403	-2,678,737
100	130,294	7,600,510	-58,705,424	-38,131,117	-12,054,396	-2,920,730
125	125,108	7,297,974	-59,007,959	-38,433,652	-12,356,931	-3,223,265
150	119,922	6,995,439	-59,310,494	-38,736,187	-12,659,467	-3,525,800
175	114,736	6,692,962	-59,612,971	-39,038,664	-12,961,943	-3,828,277
200	109,550	6,390,427	-59,915,506	-39,341,199	-13,264,479	-4,130,812
225	104,364	6,087,892	-60,218,042	-39,643,735	-13,567,014	-4,433,348
250	99,179	5,785,415	-60,520,518	-39,946,211	-13,869,491	-4,735,825
275	93,992	5,482,880	-60,823,054	-40,248,747	-14,172,026	-5,038,360
300	88,807	5,180,403	-61,125,530	-40,551,224	-14,474,503	-5,340,837
325	83,621	4,877,868	-61,428,066	-40,853,759	-14,777,038	-5,643,372
350	78,434	4,575,333	-61,730,601	-41,156,294	-15,079,573	-5,945,907
375	73,249	4,272,856	-62,033,078	-41,458,771	-15,382,050	-6,248,384
400	68,063	3,970,320	-62,335,613	-41,761,306	-15,684,585	-6,550,919
450	57,691	3,365,308	-62,940,625	-42,366,318	-16,289,597	-7,155,931

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	3
Flats	
No of units	10 units
Density:	235 dph

Affordable %	50%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.04 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,190,605	51,479,211	-14,826,722	5,747,585	31,824,306	40,957,972
80	2,125,269	49,943,827	-16,362,107	4,212,200	30,288,921	39,422,587
100	2,118,355	49,781,346	-16,524,588	4,049,719	30,126,440	39,260,106
125	2,109,712	49,578,238	-16,727,695	3,846,612	29,923,333	39,056,999
150	2,101,068	49,375,108	-16,930,826	3,643,481	29,720,202	38,853,868
175	2,092,426	49,172,000	-17,133,933	3,440,374	29,517,095	38,650,761
200	2,083,782	48,968,870	-17,337,064	3,237,243	29,313,964	38,447,630
225	2,075,139	48,765,762	-17,540,171	3,034,136	29,110,856	38,244,523
250	2,066,496	48,562,655	-17,743,279	2,831,028	28,907,749	38,041,415
275	2,057,852	48,359,524	-17,946,409	2,627,898	28,704,618	37,838,285
300	2,049,209	48,156,417	-18,149,517	2,424,790	28,501,511	37,635,177
325	2,040,566	47,953,310	-18,352,624	2,221,683	28,298,404	37,432,070
350	2,031,923	47,750,179	-18,555,755	2,018,552	28,095,273	37,228,939
375	2,023,280	47,547,071	-18,758,862	1,815,445	27,892,166	37,025,832
400	2,014,636	47,343,941	-18,961,993	1,612,314	27,689,035	36,822,701
450	1,997,350	46,937,726	-19,368,207	1,206,100	27,282,820	36,416,486

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,304,492	30,655,563	-35,650,370	-15,076,063	11,000,658	20,134,324
80	1,254,398	29,478,347	-36,827,586	-16,253,279	9,823,441	18,957,107
100	1,247,484	29,315,866	-36,990,068	-16,415,761	9,660,960	18,794,626
125	1,238,841	29,112,759	-37,193,175	-16,618,868	9,457,853	18,591,519
150	1,230,197	28,909,628	-37,396,306	-16,821,999	9,254,722	18,388,388
175	1,221,554	28,706,521	-37,599,413	-17,025,106	9,051,615	18,185,281
200	1,212,910	28,503,390	-37,802,544	-17,228,237	8,848,484	17,982,150
225	1,204,267	28,300,282	-38,005,651	-17,431,344	8,645,377	17,779,043
250	1,195,624	28,097,175	-38,208,758	-17,634,451	8,442,269	17,575,936
275	1,186,981	27,894,044	-38,411,889	-17,837,582	8,239,139	17,372,805
300	1,178,338	27,690,937	-38,614,996	-18,040,689	8,036,031	17,169,697
325	1,169,694	27,487,806	-38,818,127	-18,243,820	7,832,901	16,966,567
350	1,161,051	27,284,699	-39,021,234	-18,446,927	7,629,793	16,763,459
375	1,152,408	27,081,592	-39,224,342	-18,650,035	7,426,686	16,560,352
400	1,143,764	26,878,461	-39,427,472	-18,853,166	7,223,555	16,357,221
450	1,126,479	26,472,246	-39,833,687	-19,259,380	6,817,341	15,951,007

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	755,352	17,750,781	-48,555,152	-27,980,845	-1,904,124	7,229,542
80	714,703	16,795,517	-49,510,417	-28,936,110	-2,859,389	6,274,277
100	707,789	16,633,036	-49,672,898	-29,098,591	-3,021,870	6,111,796
125	699,145	16,429,905	-49,876,028	-29,301,721	-3,225,001	5,908,665
150	690,502	16,226,798	-50,079,136	-29,504,829	-3,428,108	5,705,558
175	681,859	16,023,690	-50,282,243	-29,707,936	-3,631,215	5,502,451
200	673,215	15,820,560	-50,485,374	-29,911,067	-3,834,346	5,299,320
225	664,572	15,617,452	-50,688,481	-30,114,174	-4,037,453	5,096,213
250	655,930	15,414,345	-50,891,588	-30,317,281	-4,240,561	4,893,105
275	647,286	15,211,214	-51,094,719	-30,520,412	-4,443,692	4,689,975
300	638,643	15,008,107	-51,297,827	-30,723,520	-4,646,799	4,486,867
325	629,999	14,804,976	-51,500,957	-30,926,650	-4,849,930	4,283,737
350	621,356	14,601,869	-51,704,065	-31,129,758	-5,053,037	4,080,629
375	612,713	14,398,762	-51,907,172	-31,332,865	-5,256,144	3,877,522
400	604,069	14,195,631	-52,110,303	-31,535,996	-5,459,275	3,674,391
450	586,783	13,789,393	-52,516,541	-31,942,234	-5,865,513	3,268,153

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,316,973	30,948,868	-35,357,066	-14,782,759	11,293,962	20,427,628
80	1,266,663	29,766,592	-36,539,342	-15,965,035	10,111,686	19,245,352
100	1,259,749	29,604,110	-36,701,823	-16,127,516	9,949,205	19,082,871
125	1,251,107	29,401,003	-36,904,930	-16,330,623	9,746,097	18,879,764
150	1,242,463	29,197,872	-37,108,061	-16,533,754	9,542,967	18,676,633
175	1,233,820	28,994,765	-37,311,168	-16,736,861	9,339,859	18,473,525
200	1,225,176	28,791,634	-37,514,299	-16,939,992	9,136,729	18,270,395
225	1,216,533	28,588,527	-37,717,406	-17,143,099	8,933,621	18,067,287
250	1,207,890	28,385,420	-37,920,514	-17,346,207	8,730,514	17,864,180
275	1,199,246	28,182,289	-38,123,645	-17,549,338	8,527,383	17,661,049
300	1,190,603	27,979,182	-38,326,752	-17,752,445	8,324,276	17,457,942
325	1,181,961	27,776,074	-38,529,859	-17,955,552	8,121,169	17,254,835
350	1,173,317	27,572,944	-38,732,990	-18,158,683	7,918,038	17,051,704
375	1,164,674	27,369,836	-38,936,097	-18,361,790	7,714,930	16,848,597
400	1,156,030	27,166,705	-39,139,228	-18,564,921	7,511,800	16,645,466
450	1,138,744	26,760,491	-39,545,443	-18,971,136	7,105,585	16,239,251

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 3

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	780,313	18,337,367	-47,968,567	-27,394,260	-1,317,539	7,816,127
80	739,234	17,372,006	-48,933,927	-28,359,620	-2,282,900	6,850,766
100	732,320	17,209,525	-49,096,409	-28,522,102	-2,445,381	6,688,285
125	723,677	17,006,418	-49,299,516	-28,725,209	-2,648,488	6,485,178
150	715,033	16,803,287	-49,502,647	-28,928,340	-2,851,619	6,282,047
175	706,391	16,600,179	-49,705,754	-29,131,447	-3,054,726	6,078,940
200	697,747	16,397,049	-49,908,885	-29,334,578	-3,257,857	5,875,809
225	689,104	16,193,941	-50,111,992	-29,537,685	-3,460,964	5,672,702
250	680,461	15,990,834	-50,315,099	-29,740,792	-3,664,072	5,469,594
275	671,817	15,787,703	-50,518,230	-29,943,923	-3,867,202	5,266,464
300	663,174	15,584,596	-50,721,337	-30,147,030	-4,070,310	5,063,356
325	654,531	15,381,489	-50,924,445	-30,350,138	-4,273,417	4,860,249
350	645,888	15,178,358	-51,127,576	-30,553,269	-4,476,548	4,657,118
375	637,245	14,975,251	-51,330,683	-30,756,376	-4,679,655	4,454,011
400	628,601	14,772,120	-51,533,814	-30,959,507	-4,882,786	4,250,880
450	611,315	14,365,905	-51,940,028	-31,365,721	-5,289,001	3,844,666

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	505,744	11,884,976	-54,420,958	-33,846,651	-7,769,930	1,363,736
80	469,387	11,030,603	-55,275,331	-34,701,024	-8,624,303	509,363
100	462,472	10,868,098	-55,437,835	-34,863,528	-8,786,808	346,858
125	453,829	10,664,991	-55,640,943	-35,066,636	-8,989,915	143,751
150	445,187	10,461,883	-55,844,050	-35,269,743	-9,193,022	-59,356
175	436,543	10,258,753	-56,047,181	-35,472,874	-9,396,153	-262,487
200	427,900	10,055,645	-56,250,288	-35,675,981	-9,599,260	-465,594
225	419,256	9,852,515	-56,453,419	-35,879,112	-9,802,391	-668,725
250	410,613	9,649,407	-56,656,526	-36,082,219	-10,005,499	-871,832
275	401,970	9,446,300	-56,859,634	-36,285,327	-10,208,606	-1,074,940
300	393,326	9,243,169	-57,062,764	-36,488,457	-10,411,737	-1,278,070
325	384,683	9,040,062	-57,265,872	-36,691,565	-10,614,844	-1,481,178
350	376,041	8,836,955	-57,468,979	-36,894,672	-10,817,951	-1,684,285
375	367,397	8,633,824	-57,672,110	-37,097,803	-11,021,082	-1,887,416
400	358,754	8,430,716	-57,875,217	-37,300,910	-11,224,189	-2,090,523
450	341,467	8,024,478	-58,281,455	-37,707,148	-11,630,427	-2,496,761

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£125

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	817,755	19,217,233	-47,088,701	-26,514,394	-437,673	8,695,993
80	776,032	18,236,763	-48,069,170	-27,494,863	-1,418,143	7,715,523
100	769,117	18,074,258	-48,231,675	-27,657,368	-1,580,647	7,553,019
125	760,475	17,871,151	-48,434,782	-27,860,475	-1,783,755	7,349,912
150	751,831	17,668,020	-48,637,913	-28,063,606	-1,986,885	7,146,781
175	743,188	17,464,913	-48,841,020	-28,266,713	-2,189,993	6,943,673
200	734,545	17,261,806	-49,044,128	-28,469,821	-2,393,100	6,740,566
225	725,901	17,058,675	-49,247,258	-28,672,951	-2,596,231	6,537,435
250	717,258	16,855,568	-49,450,366	-28,876,059	-2,799,338	6,334,328
275	708,614	16,652,437	-49,653,497	-29,079,190	-3,002,469	6,131,197
300	699,971	16,449,330	-49,856,604	-29,282,297	-3,205,576	5,928,090
325	691,329	16,246,222	-50,059,711	-29,485,404	-3,408,683	5,724,983
350	682,685	16,043,092	-50,262,842	-29,688,535	-3,611,814	5,521,852
375	674,042	15,839,984	-50,465,949	-29,891,642	-3,814,922	5,318,745
400	665,399	15,636,877	-50,669,056	-30,094,750	-4,018,029	5,115,637
450	648,112	15,230,639	-51,075,295	-30,500,988	-4,424,267	4,709,399

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	505,744	11,884,976	-54,420,958	-33,846,651	-7,769,930	1,363,736
80	469,387	11,030,603	-55,275,331	-34,701,024	-8,624,303	509,363
100	462,472	10,868,098	-55,437,835	-34,863,528	-8,786,808	346,858
125	453,829	10,664,991	-55,640,943	-35,066,636	-8,989,915	143,751
150	445,187	10,461,883	-55,844,050	-35,269,743	-9,193,022	-59,356
175	436,543	10,258,753	-56,047,181	-35,472,874	-9,396,153	-262,487
200	427,900	10,055,645	-56,250,288	-35,675,981	-9,599,260	-465,594
225	419,256	9,852,515	-56,453,419	-35,879,112	-9,802,391	-668,725
250	410,613	9,649,407	-56,656,526	-36,082,219	-10,005,499	-871,832
275	401,970	9,446,300	-56,859,634	-36,285,327	-10,208,606	-1,074,940
300	393,326	9,243,169	-57,062,764	-36,488,457	-10,411,737	-1,278,070
325	384,683	9,040,062	-57,265,872	-36,691,565	-10,614,844	-1,481,178
350	376,041	8,836,955	-57,468,979	-36,894,672	-10,817,951	-1,684,285
375	367,397	8,633,824	-57,672,110	-37,097,803	-11,021,082	-1,887,416
400	358,754	8,430,716	-57,875,217	-37,300,910	-11,224,189	-2,090,523
450	341,467	8,024,478	-58,281,455	-37,707,148	-11,630,427	-2,496,761

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£125

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	256,135	6,019,170	-60,286,764	-39,712,457	-13,635,736	-4,502,070
80	224,071	5,265,665	-61,040,269	-40,465,962	-14,389,241	-5,255,575
100	217,157	5,103,184	-61,202,750	-40,628,443	-14,551,722	-5,418,056
125	208,514	4,900,076	-61,405,857	-40,831,550	-14,754,829	-5,621,163
150	199,870	4,696,946	-61,608,988	-41,034,681	-14,957,960	-5,824,294
175	191,227	4,493,838	-61,812,095	-41,237,788	-15,161,067	-6,027,401
200	182,583	4,290,708	-62,015,226	-41,440,919	-15,364,198	-6,230,532
225	173,940	4,087,600	-62,218,333	-41,644,026	-15,567,306	-6,433,639
250	165,298	3,884,493	-62,421,440	-41,847,133	-15,770,413	-6,636,747
275	156,654	3,681,362	-62,624,571	-42,050,264	-15,973,544	-6,839,877
300	148,011	3,478,255	-62,827,679	-42,253,372	-16,176,651	-7,042,985
325	139,368	3,275,148	-63,030,786	-42,456,479	-16,379,758	-7,246,092
350	130,724	3,072,017	-63,233,917	-42,659,610	-16,582,889	-7,449,223
375	122,081	2,868,910	-63,437,024	-42,862,717	-16,785,996	-7,652,330
400	113,437	2,665,779	-63,640,155	-43,065,848	-16,989,127	-7,855,461
450	96,152	2,259,564	-64,046,369	-43,472,062	-17,395,342	-8,261,675

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	4
Flats	
No of units	11 units
Density:	235 dph

Affordable %	50%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,434,942	30,655,581	-35,650,353	-15,076,046	11,000,675	20,134,341
80	1,379,838	29,478,353	-36,827,580	-16,253,273	9,823,448	18,957,114
100	1,372,232	29,315,862	-36,990,072	-16,415,765	9,660,956	18,794,622
125	1,362,725	29,112,752	-37,193,181	-16,618,874	9,457,846	18,591,513
150	1,353,216	28,909,621	-37,396,312	-16,822,005	9,254,716	18,388,382
175	1,343,709	28,706,512	-37,599,421	-17,025,114	9,051,606	18,185,272
200	1,334,202	28,503,403	-37,802,531	-17,228,224	8,848,497	17,982,163
225	1,324,695	28,300,293	-38,005,640	-17,431,333	8,645,387	17,779,054
250	1,315,186	28,097,162	-38,208,771	-17,634,464	8,442,257	17,575,923
275	1,305,679	27,894,053	-38,411,880	-17,837,574	8,239,147	17,372,813
300	1,296,172	27,690,944	-38,614,990	-18,040,683	8,036,038	17,169,704
325	1,286,664	27,487,813	-38,818,121	-18,243,814	7,832,907	16,966,573
350	1,277,156	27,284,703	-39,021,230	-18,446,923	7,629,798	16,763,464
375	1,267,649	27,081,594	-39,224,340	-18,650,033	7,426,688	16,560,354
400	1,258,141	26,878,463	-39,427,470	-18,853,163	7,223,557	16,357,223
450	1,239,126	26,472,244	-39,833,689	-19,259,382	6,817,338	15,951,005

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	830,888	17,750,786	-48,555,148	-27,980,841	-1,904,120	7,229,546
80	786,174	16,795,530	-49,510,404	-28,936,097	-2,859,376	6,274,290
100	778,568	16,633,038	-49,672,896	-29,098,589	-3,021,868	6,111,798
125	769,059	16,429,907	-49,876,026	-29,301,719	-3,224,999	5,908,667
150	759,552	16,226,798	-50,079,136	-29,504,829	-3,428,108	5,705,558
175	750,045	16,023,688	-50,282,245	-29,707,938	-3,631,218	5,502,449
200	740,537	15,820,557	-50,485,376	-29,911,069	-3,834,348	5,299,318
225	731,029	15,617,448	-50,688,485	-30,114,178	-4,037,458	5,096,208
250	721,522	15,414,339	-50,891,595	-30,317,288	-4,240,567	4,893,099
275	712,014	15,211,208	-51,094,726	-30,520,419	-4,443,698	4,689,968
300	702,507	15,008,098	-51,297,835	-30,723,528	-4,646,807	4,486,859
325	692,999	14,804,989	-51,500,944	-30,926,638	-4,849,917	4,283,749
350	683,492	14,601,880	-51,704,054	-31,129,747	-5,053,026	4,080,640
375	673,984	14,398,749	-51,907,185	-31,332,878	-5,256,157	3,877,509
400	664,477	14,195,639	-52,110,294	-31,535,987	-5,459,266	3,674,400
450	645,461	13,789,399	-52,516,534	-31,942,227	-5,865,507	3,268,159

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,448,670	30,948,864	-35,357,070	-14,782,763	11,293,958	20,427,624
80	1,393,331	29,766,609	-36,539,325	-15,965,018	10,111,703	19,245,369
100	1,385,725	29,604,117	-36,701,817	-16,127,510	9,949,211	19,082,877
125	1,376,216	29,400,986	-36,904,947	-16,330,640	9,746,080	18,879,746
150	1,366,709	29,197,877	-37,108,057	-16,533,750	9,542,971	18,676,637
175	1,357,202	28,994,767	-37,311,166	-16,736,859	9,339,861	18,473,528
200	1,347,694	28,791,636	-37,514,297	-16,939,990	9,136,731	18,270,397
225	1,338,186	28,588,527	-37,717,406	-17,143,099	8,933,621	18,067,287
250	1,328,679	28,385,418	-37,920,516	-17,346,209	8,730,512	17,864,178
275	1,319,171	28,182,287	-38,123,647	-17,549,340	8,527,381	17,661,047
300	1,309,664	27,979,177	-38,326,756	-17,752,449	8,324,272	17,457,938
325	1,300,156	27,776,068	-38,529,865	-17,955,559	8,121,162	17,254,828
350	1,290,649	27,572,959	-38,732,975	-18,158,668	7,918,053	17,051,719
375	1,281,141	27,369,828	-38,936,106	-18,361,799	7,714,922	16,848,588
400	1,271,634	27,166,718	-39,139,215	-18,564,908	7,511,813	16,645,479
450	1,252,618	26,760,478	-39,545,455	-18,971,148	7,105,572	16,239,238

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	858,345	18,337,373	-47,968,560	-27,394,253	-1,317,533	7,816,133
80	813,158	17,372,019	-48,933,915	-28,359,608	-2,282,887	6,850,779
100	805,552	17,209,527	-49,096,406	-28,522,099	-2,445,379	6,688,287
125	796,044	17,006,396	-49,299,537	-28,725,230	-2,648,510	6,485,157
150	786,537	16,803,287	-49,502,647	-28,928,340	-2,851,619	6,282,047
175	777,030	16,600,177	-49,705,756	-29,131,449	-3,054,728	6,078,938
200	767,522	16,397,068	-49,908,866	-29,334,559	-3,257,838	5,875,828
225	758,014	16,193,937	-50,111,996	-29,537,689	-3,460,969	5,672,697
250	748,507	15,990,828	-50,315,106	-29,740,799	-3,664,078	5,469,588
275	739,000	15,787,718	-50,518,215	-29,943,908	-3,867,188	5,266,479
300	729,491	15,584,587	-50,721,346	-30,147,039	-4,070,318	5,063,348
325	719,984	15,381,478	-50,924,455	-30,350,148	-4,273,428	4,860,238
350	710,477	15,178,369	-51,127,565	-30,553,258	-4,476,537	4,657,129
375	700,969	14,975,238	-51,330,696	-30,756,389	-4,679,668	4,453,998
400	691,461	14,772,128	-51,533,805	-30,959,498	-4,882,777	4,250,889
450	672,446	14,365,888	-51,940,045	-31,365,738	-5,289,018	3,844,649

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Site type 4

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	556,318	11,884,976	-54,420,958	-33,846,651	-7,769,930	1,363,736
80	516,326	11,030,596	-55,275,337	-34,701,030	-8,624,310	509,357
100	508,720	10,868,104	-55,437,829	-34,863,522	-8,786,801	346,865
125	499,213	10,664,995	-55,640,938	-35,066,631	-8,989,911	143,755
150	489,704	10,461,864	-55,844,069	-35,269,762	-9,193,042	-59,375
175	480,197	10,258,755	-56,047,179	-35,472,872	-9,396,151	-262,485
200	470,690	10,055,645	-56,250,288	-35,675,981	-9,599,260	-465,594
225	461,183	9,852,536	-56,453,398	-35,879,091	-9,802,370	-668,704
250	451,674	9,649,405	-56,656,528	-36,082,221	-10,005,501	-871,835
275	442,167	9,446,296	-56,859,638	-36,285,331	-10,208,610	-1,074,944
300	432,660	9,243,186	-57,062,747	-36,488,440	-10,411,720	-1,278,053
325	423,152	9,040,055	-57,265,878	-36,691,571	-10,614,850	-1,481,184
350	413,644	8,836,946	-57,468,987	-36,894,680	-10,817,960	-1,684,294
375	404,137	8,633,837	-57,672,097	-37,097,790	-11,021,069	-1,887,403
400	394,629	8,430,706	-57,875,228	-37,300,921	-11,224,200	-2,090,534
450	375,614	8,024,487	-58,281,446	-37,707,140	-11,630,419	-2,496,753

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	899,531	19,217,244	-47,088,690	-26,514,383	-437,662	8,696,004
80	853,636	18,236,763	-48,069,170	-27,494,863	-1,418,143	7,715,523
100	846,030	18,074,271	-48,231,662	-27,657,355	-1,580,635	7,553,032
125	836,521	17,871,140	-48,434,793	-27,860,486	-1,783,765	7,349,901
150	827,014	17,668,031	-48,637,902	-28,063,595	-1,986,875	7,146,791
175	817,507	17,464,922	-48,841,012	-28,266,705	-2,189,984	6,943,682
200	807,999	17,261,791	-49,044,143	-28,469,836	-2,393,115	6,740,551
225	798,491	17,058,681	-49,247,252	-28,672,945	-2,596,224	6,537,442
250	788,984	16,855,572	-49,450,361	-28,876,054	-2,799,334	6,334,332
275	779,476	16,652,441	-49,653,492	-29,079,185	-3,002,465	6,131,202
300	769,969	16,449,332	-49,856,602	-29,282,295	-3,205,574	5,928,092
325	760,461	16,246,222	-50,059,711	-29,485,404	-3,408,683	5,724,983
350	750,953	16,043,092	-50,262,842	-29,688,535	-3,611,814	5,521,852
375	741,446	15,839,982	-50,465,951	-29,891,644	-3,814,924	5,318,742
400	731,939	15,636,873	-50,669,061	-30,094,754	-4,018,033	5,115,633
450	712,923	15,230,632	-51,075,301	-30,500,994	-4,424,273	4,709,393

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	556,318	11,884,976	-54,420,958	-33,846,651	-7,769,930	1,363,736
80	516,326	11,030,596	-55,275,337	-34,701,030	-8,624,310	509,357
100	508,720	10,868,104	-55,437,829	-34,863,522	-8,786,801	346,865
125	499,213	10,664,995	-55,640,938	-35,066,631	-8,989,911	143,755
150	489,704	10,461,864	-55,844,069	-35,269,762	-9,193,042	-59,375
175	480,197	10,258,755	-56,047,179	-35,472,872	-9,396,151	-262,485
200	470,690	10,055,645	-56,250,288	-35,675,981	-9,599,260	-465,594
225	461,183	9,852,536	-56,453,398	-35,879,091	-9,802,370	-668,704
250	451,674	9,649,405	-56,656,528	-36,082,221	-10,005,501	-871,835
275	442,167	9,446,296	-56,859,638	-36,285,331	-10,208,610	-1,074,944
300	432,660	9,243,186	-57,062,747	-36,488,440	-10,411,720	-1,278,053
325	423,152	9,040,055	-57,265,878	-36,691,571	-10,614,850	-1,481,184
350	413,644	8,836,946	-57,468,987	-36,894,680	-10,817,960	-1,684,294
375	404,137	8,633,837	-57,672,097	-37,097,790	-11,021,069	-1,887,403
400	394,629	8,430,706	-57,875,228	-37,300,921	-11,224,200	-2,090,534
450	375,614	8,024,487	-58,281,446	-37,707,140	-11,630,419	-2,496,753

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	281,748	6,019,166	-60,286,768	-39,712,461	-13,635,740	-4,502,074
80	246,479	5,265,684	-61,040,249	-40,465,942	-14,389,222	-5,255,556
100	238,873	5,103,192	-61,202,741	-40,628,434	-14,551,714	-5,418,047
125	229,365	4,900,061	-61,405,872	-40,831,565	-14,754,844	-5,621,178
150	219,857	4,696,952	-61,608,981	-41,034,674	-14,957,954	-5,824,288
175	210,350	4,493,843	-61,812,091	-41,237,784	-15,161,063	-6,027,397
200	200,842	4,290,712	-62,015,222	-41,440,915	-15,364,194	-6,230,528
225	191,335	4,087,602	-62,218,331	-41,644,024	-15,567,303	-6,433,637
250	181,827	3,884,493	-62,421,440	-41,847,133	-15,770,413	-6,636,747
275	172,319	3,681,362	-62,624,571	-42,050,264	-15,973,544	-6,839,877
300	162,812	3,478,253	-62,827,681	-42,253,374	-16,176,653	-7,042,987
325	153,305	3,275,143	-63,030,790	-42,456,483	-16,379,762	-7,246,096
350	143,796	3,072,013	-63,233,921	-42,659,614	-16,582,893	-7,449,227
375	134,289	2,868,903	-63,437,030	-42,862,723	-16,786,003	-7,652,337
400	124,782	2,665,794	-63,640,140	-43,065,833	-16,989,112	-7,855,446
450	105,766	2,259,553	-64,046,380	-43,472,073	-17,395,352	-8,261,686

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£125

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£125

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	5
	Houses & Flats
No of units	25 units
Density:	375 dph

Affordable %	50%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,698,153	25,472,298	-40,833,636	-20,259,329	5,817,392	14,951,058
80	1,599,494	23,992,415	-42,313,519	-21,739,212	4,337,509	13,471,175
100	1,582,131	23,731,969	-42,573,965	-21,999,658	4,077,063	13,210,729
125	1,560,427	23,406,399	-42,899,534	-22,325,227	3,751,494	12,885,160
150	1,538,723	23,080,845	-43,225,088	-22,650,781	3,425,940	12,559,606
175	1,517,018	22,755,276	-43,550,657	-22,976,350	3,100,371	12,234,037
200	1,495,315	22,429,722	-43,876,211	-23,301,904	2,774,817	11,908,483
225	1,473,610	22,104,153	-44,201,780	-23,627,473	2,449,247	11,582,914
250	1,451,907	21,778,599	-44,527,334	-23,953,027	2,123,693	11,257,360
275	1,430,202	21,453,030	-44,852,903	-24,278,596	1,798,124	10,931,791
300	1,408,498	21,127,476	-45,178,457	-24,604,150	1,472,570	10,606,236
325	1,386,795	20,801,922	-45,504,011	-24,929,704	1,147,016	10,280,682
350	1,365,090	20,476,353	-45,829,580	-25,255,273	821,447	9,955,113
375	1,343,387	20,150,799	-46,155,134	-25,580,828	495,893	9,629,559
400	1,321,682	19,825,230	-46,480,704	-25,906,397	170,324	9,303,990
450	1,278,274	19,174,107	-47,131,827	-26,557,520	-480,799	8,652,867

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£400	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	335,481	5,032,221	-61,273,712	-40,699,405	-14,622,685	-5,489,019
80	260,258	3,903,872	-62,402,061	-41,827,754	-15,751,034	-6,617,368
100	242,895	3,643,426	-62,662,508	-42,088,201	-16,011,480	-6,877,814
125	221,191	3,317,872	-62,988,062	-42,413,755	-16,337,034	-7,203,368
150	199,487	2,992,303	-63,313,631	-42,739,324	-16,662,603	-7,528,937
175	177,783	2,666,749	-63,639,185	-43,064,878	-16,988,157	-7,854,491
200	156,079	2,341,180	-63,964,754	-43,390,447	-17,313,726	-8,180,060
225	134,375	2,015,626	-64,290,308	-43,716,001	-17,639,280	-8,505,614
250	112,670	1,690,057	-64,615,877	-44,041,570	-17,964,849	-8,831,183
275	90,967	1,364,502	-64,941,431	-44,367,124	-18,290,403	-9,156,737
300	69,262	1,038,933	-65,267,000	-44,692,693	-18,615,972	-9,482,306
325	47,559	713,379	-65,592,554	-45,018,247	-18,941,526	-9,807,860
350	25,855	387,825	-65,918,108	-45,343,801	-19,267,080	-10,133,414
375	4,150	62,256	-66,243,677	-45,669,370	-19,592,650	-10,458,983
400	-17,840	-267,603	-66,573,537	-45,999,230	-19,922,509	-10,788,843
450	-61,958	-929,373	-67,235,306	-46,660,999	-20,584,278	-11,450,612

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,729,124	25,936,854	-40,369,079	-19,794,772	6,281,948	15,415,614
80	1,629,931	24,448,968	-41,856,965	-21,282,658	4,794,063	13,927,729
100	1,612,568	24,188,522	-42,117,411	-21,543,104	4,533,616	13,667,283
125	1,590,864	23,862,953	-42,442,980	-21,868,673	4,208,047	13,341,714
150	1,569,160	23,537,399	-42,768,534	-22,194,227	3,882,493	13,016,159
175	1,547,455	23,211,830	-43,094,103	-22,519,796	3,556,924	12,690,590
200	1,525,752	22,886,276	-43,419,657	-22,845,350	3,231,370	12,365,036
225	1,504,048	22,560,722	-43,745,211	-23,170,904	2,905,816	12,039,482
250	1,482,344	22,235,153	-44,070,781	-23,496,474	2,580,247	11,713,913
275	1,460,640	21,909,599	-44,396,335	-23,822,028	2,254,693	11,388,359
300	1,438,935	21,584,030	-44,721,904	-24,147,597	1,929,124	11,062,790
325	1,417,232	21,258,476	-45,047,458	-24,473,151	1,603,570	10,737,236
350	1,395,527	20,932,907	-45,373,027	-24,798,720	1,278,001	10,411,667
375	1,373,824	20,607,353	-45,698,581	-25,124,274	952,447	10,086,113
400	1,352,120	20,281,799	-46,024,135	-25,449,828	626,893	9,760,559
450	1,308,712	19,630,675	-46,675,258	-26,100,951	-24,230	9,109,436

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£400	£450

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	397,421	5,961,319	-60,344,615	-39,770,308	-13,693,587	-4,559,921
80	321,133	4,816,994	-61,488,939	-40,914,632	-14,837,911	-5,704,245
100	303,770	4,556,548	-61,749,385	-41,175,078	-15,098,358	-5,964,691
125	282,065	4,230,979	-62,074,954	-41,500,647	-15,423,927	-6,290,260
150	260,362	3,905,425	-62,400,508	-41,826,201	-15,749,481	-6,615,815
175	238,657	3,579,856	-62,726,077	-42,151,770	-16,075,050	-6,941,384
200	216,953	3,254,302	-63,051,631	-42,477,324	-16,400,604	-7,266,938
225	195,249	2,928,733	-63,377,200	-42,802,894	-16,726,173	-7,592,507
250	173,545	2,603,179	-63,702,755	-43,128,448	-17,051,727	-7,918,061
275	151,841	2,277,610	-64,028,324	-43,454,017	-17,377,296	-8,243,630
300	130,137	1,952,056	-64,353,878	-43,779,571	-17,702,850	-8,569,184
325	108,433	1,626,502	-64,679,432	-44,105,125	-18,028,404	-8,894,738
350	86,729	1,300,933	-65,005,001	-44,430,694	-18,353,973	-9,220,307
375	65,025	975,379	-65,330,555	-44,756,248	-18,679,527	-9,545,861
400	43,321	649,810	-65,656,124	-45,081,817	-19,005,096	-9,871,430
450	-89	-1,336	-66,307,270	-45,732,963	-19,656,242	-10,522,576

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 5

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-288,558	-4,328,376	-70,634,309	-50,060,002	-23,983,282	-14,849,616
80	-354,184	-5,312,767	-71,618,701	-51,044,394	-24,967,673	-15,834,007
100	-371,832	-5,577,484	-71,883,418	-51,309,111	-25,232,390	-16,098,724
125	-393,891	-5,908,361	-72,214,295	-51,639,988	-25,563,267	-16,429,601
150	-415,950	-6,239,253	-72,545,187	-51,970,880	-25,894,159	-16,760,493
175	-438,009	-6,570,131	-72,876,064	-52,301,757	-26,225,036	-17,091,370
200	-460,068	-6,901,023	-73,206,956	-52,632,649	-26,555,928	-17,422,262
225	-482,127	-7,231,900	-73,537,833	-52,963,526	-26,886,806	-17,753,139
250	-504,186	-7,562,792	-73,868,725	-53,294,418	-27,217,698	-18,084,032
275	-526,245	-7,893,669	-74,199,603	-53,625,296	-27,548,575	-18,414,909
300	-548,304	-8,224,561	-74,530,495	-53,956,188	-27,879,467	-18,745,801
325	-570,364	-8,555,453	-74,861,387	-54,287,080	-28,210,359	-19,076,693
350	-592,422	-8,886,330	-75,192,264	-54,617,957	-28,541,236	-19,407,570
375	-614,482	-9,217,223	-75,523,156	-54,948,849	-28,872,128	-19,738,462
400	-636,540	-9,548,100	-75,854,033	-55,279,726	-29,203,006	-20,069,339
450	-680,658	-10,209,869	-76,515,802	-55,941,495	-29,864,775	-20,731,109

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	490,331	7,354,958	-58,950,975	-38,376,668	-12,299,948	-3,166,282
80	412,445	6,186,671	-60,119,263	-39,544,956	-13,468,235	-4,334,569
100	395,081	5,926,209	-60,379,724	-39,805,417	-13,728,696	-4,595,030
125	373,377	5,600,655	-60,705,278	-40,130,971	-14,054,251	-4,920,584
150	351,672	5,275,086	-61,030,847	-40,456,540	-14,379,820	-5,246,153
175	329,969	4,949,532	-61,356,401	-40,782,094	-14,705,374	-5,571,707
200	308,265	4,623,978	-61,681,955	-41,107,648	-15,030,928	-5,897,262
225	286,561	4,298,409	-62,007,524	-41,433,217	-15,356,497	-6,222,831
250	264,857	3,972,855	-62,333,078	-41,758,771	-15,682,061	-6,548,385
275	243,152	3,647,286	-62,658,647	-42,084,341	-16,007,620	-6,873,954
300	221,449	3,321,732	-62,984,202	-42,409,895	-16,333,174	-7,199,508
325	199,744	2,996,163	-63,309,771	-42,735,464	-16,658,743	-7,525,077
350	178,041	2,670,609	-63,635,325	-43,061,018	-16,984,297	-7,850,631
375	156,336	2,345,040	-63,960,894	-43,386,587	-17,309,866	-8,176,200
400	134,632	2,019,486	-64,286,448	-43,712,141	-17,635,420	-8,501,754
450	91,224	1,368,363	-64,937,571	-44,363,264	-18,286,543	-9,152,877

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-288,558	-4,328,376	-70,634,309	-50,060,002	-23,983,282	-14,849,616
80	-354,184	-5,312,767	-71,618,701	-51,044,394	-24,967,673	-15,834,007
100	-371,832	-5,577,484	-71,883,418	-51,309,111	-25,232,390	-16,098,724
125	-393,891	-5,908,361	-72,214,295	-51,639,988	-25,563,267	-16,429,601
150	-415,950	-6,239,253	-72,545,187	-51,970,880	-25,894,159	-16,760,493
175	-438,009	-6,570,131	-72,876,064	-52,301,757	-26,225,036	-17,091,370
200	-460,068	-6,901,023	-73,206,956	-52,632,649	-26,555,928	-17,422,262
225	-482,127	-7,231,900	-73,537,833	-52,963,526	-26,886,806	-17,753,139
250	-504,186	-7,562,792	-73,868,725	-53,294,418	-27,217,698	-18,084,032
275	-526,245	-7,893,669	-74,199,603	-53,625,296	-27,548,575	-18,414,909
300	-548,304	-8,224,561	-74,530,495	-53,956,188	-27,879,467	-18,745,801
325	-570,364	-8,555,453	-74,861,387	-54,287,080	-28,210,359	-19,076,693
350	-592,422	-8,886,330	-75,192,264	-54,617,957	-28,541,236	-19,407,570
375	-614,482	-9,217,223	-75,523,156	-54,948,849	-28,872,128	-19,738,462
400	-636,540	-9,548,100	-75,854,033	-55,279,726	-29,203,006	-20,069,339
450	-680,658	-10,209,869	-76,515,802	-55,941,495	-29,864,775	-20,731,109

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-918,085	-13,771,281	-80,077,214	-59,502,907	-33,426,186	-24,292,520
80	-972,884	-14,593,264	-80,899,197	-60,324,890	-34,248,170	-25,114,503
100	-990,531	-14,857,966	-81,163,899	-60,589,592	-34,512,871	-25,379,205
125	-1,012,591	-15,188,858	-81,494,791	-60,920,484	-34,843,763	-25,710,097
150	-1,034,650	-15,519,750	-81,825,683	-61,251,376	-35,174,656	-26,040,989
175	-1,056,708	-15,850,627	-82,156,560	-61,582,253	-35,505,533	-26,371,867
200	-1,078,768	-16,181,519	-82,487,452	-61,913,145	-35,836,425	-26,702,759
225	-1,100,826	-16,512,396	-82,818,330	-62,244,023	-36,167,302	-27,033,636
250	-1,122,886	-16,843,288	-83,149,222	-62,574,915	-36,498,194	-27,364,528
275	-1,144,944	-17,174,165	-83,480,099	-62,905,792	-36,829,071	-27,695,405
300	-1,167,004	-17,505,058	-83,810,991	-63,236,684	-37,159,963	-28,026,297
325	-1,189,062	-17,835,935	-84,141,868	-63,567,561	-37,490,840	-28,357,174
350	-1,211,122	-18,166,827	-84,472,760	-63,898,453	-37,821,733	-28,688,066
375	-1,233,180	-18,497,704	-84,803,637	-64,229,330	-38,152,610	-29,018,944
400	-1,255,240	-18,828,596	-85,134,530	-64,560,223	-38,483,502	-29,349,836
450	-1,299,358	-19,490,365	-85,796,299	-65,221,992	-39,145,271	-30,011,605

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	6
Flats	
No of units	50 units
Density:	380 dph

Affordable %	50%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,131,621	16,200,319	-50,105,615	-29,531,308	-3,454,587	5,679,079
80	1,952,460	14,838,693	-51,467,240	-30,892,933	-4,816,212	4,317,454
100	1,916,835	14,567,942	-51,737,991	-31,163,684	-5,086,964	4,046,703
125	1,872,303	14,229,505	-52,076,428	-31,502,121	-5,425,400	3,708,266
150	1,827,772	13,891,068	-52,414,865	-31,840,558	-5,763,837	3,369,829
175	1,783,241	13,552,631	-52,753,302	-32,178,995	-6,102,274	3,031,392
200	1,738,710	13,214,195	-53,091,739	-32,517,432	-6,440,711	2,692,955
225	1,694,179	12,875,758	-53,430,176	-32,855,869	-6,779,148	2,354,518
250	1,649,647	12,537,321	-53,768,613	-33,194,306	-7,117,585	2,016,081
275	1,605,116	12,198,884	-54,107,050	-33,532,743	-7,456,022	1,677,644
300	1,560,586	11,860,454	-54,445,479	-33,871,172	-7,794,451	1,339,215
325	1,516,055	11,522,018	-54,783,916	-34,209,609	-8,132,888	1,000,778
350	1,471,524	11,183,581	-55,122,353	-34,548,046	-8,471,325	662,341
375	1,426,993	10,845,144	-55,460,790	-34,886,483	-8,809,762	323,904
400	1,382,461	10,506,707	-55,799,227	-35,224,920	-9,148,199	-14,533
450	1,293,399	9,829,833	-56,476,101	-35,901,794	-9,825,073	-691,407

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£375

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-550,997	-4,187,574	-70,493,508	-49,919,201	-23,842,480	-14,708,814
80	-686,351	-5,216,266	-71,522,199	-50,947,892	-24,871,172	-15,737,506
100	-722,558	-5,491,441	-71,797,375	-51,223,068	-25,146,347	-16,012,681
125	-767,818	-5,835,415	-72,141,348	-51,567,041	-25,490,320	-16,356,654
150	-813,077	-6,179,388	-72,485,321	-51,911,014	-25,834,294	-16,700,627
175	-858,337	-6,523,361	-72,829,294	-52,254,987	-26,178,267	-17,044,601
200	-903,596	-6,867,326	-73,173,260	-52,598,953	-26,522,232	-17,388,566
225	-948,855	-7,211,300	-73,517,233	-52,942,926	-26,866,205	-17,732,539
250	-994,115	-7,555,273	-73,861,206	-53,286,899	-27,210,179	-18,076,512
275	-1,039,374	-7,899,246	-74,205,179	-53,630,872	-27,554,152	-18,420,486
300	-1,084,634	-8,243,219	-74,549,153	-53,974,846	-27,898,125	-18,764,459
325	-1,129,893	-8,587,185	-74,893,118	-54,318,811	-28,242,090	-19,108,424
350	-1,175,152	-8,931,158	-75,237,091	-54,662,784	-28,586,064	-19,452,397
375	-1,220,412	-9,275,131	-75,581,064	-55,006,757	-28,930,037	-19,796,371
400	-1,265,672	-9,619,104	-75,925,038	-55,350,731	-29,274,010	-20,140,344
450	-1,356,190	-10,307,043	-76,612,976	-56,038,669	-29,961,949	-20,828,282

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,192,388	16,662,146	-49,643,788	-29,069,481	-2,992,760	6,140,906
80	2,012,181	15,292,576	-51,013,358	-30,439,051	-4,362,330	4,771,336
100	1,976,557	15,021,832	-51,284,101	-30,709,794	-4,633,074	4,500,592
125	1,932,026	14,683,395	-51,622,538	-31,048,231	-4,971,511	4,162,155
150	1,887,494	14,344,958	-51,960,975	-31,386,668	-5,309,948	3,823,719
175	1,842,963	14,006,521	-52,299,412	-31,725,105	-5,648,385	3,485,282
200	1,798,432	13,668,084	-52,637,849	-32,063,542	-5,986,821	3,146,845
225	1,753,901	13,329,647	-52,976,286	-32,401,979	-6,325,258	2,808,408
250	1,709,370	12,991,210	-53,314,723	-32,740,416	-6,663,695	2,469,971
275	1,664,839	12,652,774	-53,653,160	-33,078,853	-7,002,132	2,131,534
300	1,620,307	12,314,337	-53,991,597	-33,417,290	-7,340,569	1,793,097
325	1,575,776	11,975,900	-54,330,034	-33,755,727	-7,679,006	1,454,660
350	1,531,245	11,637,463	-54,668,471	-34,094,164	-8,017,443	1,116,223
375	1,486,714	11,299,026	-55,006,908	-34,432,601	-8,355,880	777,786
400	1,442,183	10,960,589	-55,345,345	-34,771,038	-8,694,317	439,349
450	1,353,120	10,283,715	-56,022,218	-35,447,911	-9,371,191	-237,525

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£400

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-427,475	-3,248,813	-69,554,747	-48,980,440	-22,903,719	-13,770,053
80	-564,953	-4,293,643	-70,599,577	-50,025,270	-23,948,549	-14,814,883
100	-601,160	-4,568,819	-70,874,752	-50,300,445	-24,223,724	-15,090,058
125	-646,420	-4,912,792	-71,218,725	-50,644,418	-24,567,698	-15,434,031
150	-691,680	-5,256,765	-71,562,698	-50,988,391	-24,911,671	-15,778,005
175	-736,939	-5,600,738	-71,906,672	-51,332,365	-25,255,644	-16,121,978
200	-782,199	-5,944,711	-72,250,645	-51,676,338	-25,599,617	-16,465,951
225	-827,458	-6,288,684	-72,594,618	-52,020,311	-25,943,590	-16,809,924
250	-872,717	-6,632,650	-72,938,583	-52,364,276	-26,287,556	-17,153,890
275	-917,977	-6,976,623	-73,282,557	-52,708,250	-26,631,529	-17,497,863
300	-963,236	-7,320,596	-73,626,530	-53,052,223	-26,975,502	-17,841,836
325	-1,008,496	-7,664,570	-73,970,503	-53,396,196	-27,319,475	-18,185,809
350	-1,053,756	-8,008,543	-74,314,476	-53,740,169	-27,663,448	-18,529,782
375	-1,099,014	-8,352,508	-74,658,442	-54,084,135	-28,007,414	-18,873,748
400	-1,144,274	-8,696,481	-75,002,415	-54,428,108	-28,351,387	-19,217,721
450	-1,234,793	-9,384,428	-75,690,361	-55,116,054	-29,039,333	-19,905,667

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 6

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,786,215	-13,575,238	-79,881,171	-59,306,864	-33,230,143	-24,096,477
80	-1,900,325	-14,442,470	-80,748,404	-60,174,097	-34,097,376	-24,963,710
100	-1,936,532	-14,717,646	-81,023,579	-60,449,272	-34,372,552	-25,238,886
125	-1,981,792	-15,061,619	-81,367,553	-60,793,246	-34,716,525	-25,582,859
150	-2,027,052	-15,405,592	-81,711,526	-61,137,219	-35,060,498	-25,926,832
175	-2,072,310	-15,749,558	-82,055,491	-61,481,184	-35,404,464	-26,270,797
200	-2,117,570	-16,093,531	-82,399,464	-61,825,157	-35,748,437	-26,614,771
225	-2,162,829	-16,437,504	-82,743,438	-62,169,131	-36,092,410	-26,958,744
250	-2,208,089	-16,781,477	-83,087,411	-62,513,104	-36,436,383	-27,302,717
275	-2,253,349	-17,125,451	-83,431,384	-62,857,077	-36,780,356	-27,646,690
300	-2,298,607	-17,469,416	-83,775,350	-63,201,043	-37,124,322	-27,990,656
325	-2,343,867	-17,813,389	-84,119,323	-63,545,016	-37,468,295	-28,334,629
350	-2,389,127	-18,157,362	-84,463,296	-63,888,989	-37,812,268	-28,678,602
375	-2,434,386	-18,501,336	-84,807,269	-64,232,962	-38,156,241	-29,022,575
400	-2,479,646	-18,845,309	-85,151,242	-64,576,935	-38,500,214	-29,366,548
450	-2,570,164	-19,533,247	-85,839,181	-65,264,874	-39,188,153	-30,054,487

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-242,192	-1,840,660	-68,146,594	-47,572,287	-21,495,566	-12,361,900
80	-382,857	-2,909,713	-69,215,646	-48,641,339	-22,564,619	-13,430,952
100	-419,064	-3,184,888	-69,490,822	-48,916,515	-22,839,794	-13,706,128
125	-464,324	-3,528,862	-69,834,795	-49,260,488	-23,183,767	-14,050,101
150	-509,584	-3,872,835	-70,178,768	-49,604,461	-23,527,740	-14,394,074
175	-554,843	-4,216,808	-70,522,741	-49,948,434	-23,871,714	-14,738,047
200	-600,103	-4,560,781	-70,866,714	-50,292,407	-24,215,687	-15,082,021
225	-645,362	-4,904,754	-71,210,688	-50,636,381	-24,559,660	-15,425,994
250	-690,621	-5,248,720	-71,554,653	-50,980,346	-24,903,625	-15,769,959
275	-735,881	-5,592,693	-71,898,626	-51,324,319	-25,247,599	-16,113,932
300	-781,140	-5,936,666	-72,242,599	-51,668,292	-25,591,572	-16,457,906
325	-826,400	-6,280,639	-72,586,573	-52,012,266	-25,935,545	-16,801,879
350	-871,660	-6,624,612	-72,930,546	-52,356,239	-26,279,518	-17,145,852
375	-916,918	-6,968,578	-73,274,511	-52,700,204	-26,623,484	-17,489,818
400	-962,178	-7,312,551	-73,618,485	-53,044,178	-26,967,457	-17,833,791
450	-1,052,697	-8,000,497	-74,306,431	-53,732,124	-27,655,403	-18,521,737

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,786,215	-13,575,238	-79,881,171	-59,306,864	-33,230,143	-24,096,477
80	-1,900,325	-14,442,470	-80,748,404	-60,174,097	-34,097,376	-24,963,710
100	-1,936,532	-14,717,646	-81,023,579	-60,449,272	-34,372,552	-25,238,886
125	-1,981,792	-15,061,619	-81,367,553	-60,793,246	-34,716,525	-25,582,859
150	-2,027,052	-15,405,592	-81,711,526	-61,137,219	-35,060,498	-25,926,832
175	-2,072,310	-15,749,558	-82,055,491	-61,481,184	-35,404,464	-26,270,797
200	-2,117,570	-16,093,531	-82,399,464	-61,825,157	-35,748,437	-26,614,771
225	-2,162,829	-16,437,504	-82,743,438	-62,169,131	-36,092,410	-26,958,744
250	-2,208,089	-16,781,477	-83,087,411	-62,513,104	-36,436,383	-27,302,717
275	-2,253,349	-17,125,451	-83,431,384	-62,857,077	-36,780,356	-27,646,690
300	-2,298,607	-17,469,416	-83,775,350	-63,201,043	-37,124,322	-27,990,656
325	-2,343,867	-17,813,389	-84,119,323	-63,545,016	-37,468,295	-28,334,629
350	-2,389,127	-18,157,362	-84,463,296	-63,888,989	-37,812,268	-28,678,602
375	-2,434,386	-18,501,336	-84,807,269	-64,232,962	-38,156,241	-29,022,575
400	-2,479,646	-18,845,309	-85,151,242	-64,576,935	-38,500,214	-29,366,548
450	-2,570,164	-19,533,247	-85,839,181	-65,264,874	-39,188,153	-30,054,487

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,021,434	-22,962,901	-89,268,834	-68,694,527	-42,617,807	-33,484,141
80	-3,114,298	-23,668,667	-89,974,601	-69,400,294	-43,323,573	-34,189,907
100	-3,150,507	-23,943,851	-90,249,784	-69,675,477	-43,598,756	-34,465,090
125	-3,195,766	-24,287,824	-90,593,757	-70,019,450	-43,942,730	-34,809,063
150	-3,241,025	-24,631,789	-90,937,723	-70,363,416	-44,286,695	-35,153,029
175	-3,286,285	-24,975,762	-91,281,696	-70,707,389	-44,630,668	-35,497,002
200	-3,331,544	-25,319,736	-91,625,669	-71,051,362	-44,974,641	-35,840,975
225	-3,376,804	-25,663,709	-91,969,642	-71,395,335	-45,318,615	-36,184,948
250	-3,422,063	-26,007,682	-92,313,615	-71,739,308	-45,662,588	-36,528,922
275	-3,467,322	-26,351,647	-92,657,581	-72,083,274	-46,006,553	-36,872,887
300	-3,512,582	-26,695,621	-93,001,554	-72,427,247	-46,350,526	-37,216,860
325	-3,557,841	-27,039,594	-93,345,527	-72,771,220	-46,694,500	-37,560,833
350	-3,603,101	-27,383,567	-93,689,500	-73,115,193	-47,038,473	-37,904,807
375	-3,648,361	-27,727,540	-94,033,474	-73,459,167	-47,382,446	-38,248,780
400	-3,693,619	-28,071,506	-94,377,439	-73,803,132	-47,726,411	-38,592,745
450	-3,784,138	-28,759,452	-95,065,385	-74,491,078	-48,414,358	-39,280,692

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	7
Flats	
No of units	100 units
Density:	210 dph

Affordable %	50%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.48 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,561,535	7,479,224	-58,826,710	-38,252,403	-12,175,682	-3,042,016
80	3,216,561	6,754,778	-59,551,156	-38,976,849	-12,900,128	-3,766,462
100	3,145,631	6,605,825	-59,700,108	-39,125,801	-13,049,081	-3,915,414
125	3,056,969	6,419,635	-59,886,298	-39,311,991	-13,235,271	-4,101,605
150	2,968,307	6,233,445	-60,072,489	-39,498,182	-13,421,461	-4,287,795
175	2,879,645	6,047,255	-60,258,679	-39,684,372	-13,607,651	-4,473,985
200	2,790,983	5,861,064	-60,444,869	-39,870,562	-13,793,841	-4,660,175
225	2,702,321	5,674,874	-60,631,059	-40,056,752	-13,980,032	-4,846,365
250	2,613,659	5,488,684	-60,817,249	-40,242,942	-14,166,222	-5,032,556
275	2,524,997	5,302,494	-61,003,440	-40,429,133	-14,352,412	-5,218,746
300	2,436,335	5,116,304	-61,189,630	-40,615,323	-14,538,602	-5,404,936
325	2,347,673	4,930,114	-61,375,820	-40,801,513	-14,724,792	-5,591,126
350	2,259,010	4,743,921	-61,562,012	-40,987,705	-14,910,984	-5,777,318
375	2,170,348	4,557,731	-61,748,202	-41,173,895	-15,097,175	-5,963,509
400	2,081,686	4,371,541	-61,934,393	-41,360,086	-15,283,365	-6,149,699
450	1,904,362	3,999,161	-62,306,773	-41,732,466	-15,655,745	-6,522,079

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,534,419	-3,222,279	-69,528,213	-48,953,906	-22,877,185	-13,743,519
80	-1,796,387	-3,772,412	-70,078,345	-49,504,038	-23,427,318	-14,293,652
100	-1,868,476	-3,923,800	-70,229,733	-49,655,426	-23,578,706	-14,445,039
125	-1,958,589	-4,113,037	-70,418,970	-49,844,663	-23,767,943	-14,634,276
150	-2,048,701	-4,302,272	-70,608,205	-50,033,898	-23,957,178	-14,823,511
175	-2,138,813	-4,491,507	-70,797,440	-50,223,133	-24,146,412	-15,012,746
200	-2,228,926	-4,680,744	-70,986,677	-50,412,370	-24,335,650	-15,201,983
225	-2,319,037	-4,869,979	-71,175,912	-50,601,605	-24,524,884	-15,391,218
250	-2,409,149	-5,059,214	-71,365,147	-50,790,840	-24,714,119	-15,580,453
275	-2,499,261	-5,248,449	-71,554,382	-50,980,075	-24,903,354	-15,769,688
300	-2,589,374	-5,437,686	-71,743,619	-51,169,312	-25,092,591	-15,958,925
325	-2,679,486	-5,626,920	-71,932,854	-51,358,547	-25,281,826	-16,148,160
350	-2,769,598	-5,816,155	-72,122,089	-51,547,782	-25,471,061	-16,337,395
375	-2,859,711	-6,005,392	-72,311,326	-51,737,019	-25,660,298	-16,526,632
400	-2,949,823	-6,194,627	-72,500,561	-51,926,254	-25,849,533	-16,715,867
450	-3,130,046	-6,573,097	-72,879,031	-52,304,724	-26,228,003	-17,094,337

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,676,790	7,721,260	-58,584,674	-38,010,367	-11,933,646	-2,799,980
80	3,329,835	6,992,654	-59,313,280	-38,738,973	-12,662,252	-3,528,586
100	3,258,905	6,843,701	-59,462,232	-38,887,925	-12,811,205	-3,677,539
125	3,170,243	6,657,511	-59,648,423	-39,074,116	-12,997,395	-3,863,729
150	3,081,581	6,471,321	-59,834,613	-39,260,306	-13,183,585	-4,049,919
175	2,992,919	6,285,131	-60,020,803	-39,446,496	-13,369,775	-4,236,109
200	2,904,256	6,098,938	-60,206,995	-39,632,688	-13,555,968	-4,422,301
225	2,815,594	5,912,748	-60,393,185	-39,818,878	-13,742,158	-4,608,492
250	2,726,932	5,726,558	-60,579,376	-40,005,069	-13,928,348	-4,794,682
275	2,638,270	5,540,368	-60,765,566	-40,191,259	-14,114,538	-4,980,872
300	2,549,608	5,354,178	-60,951,756	-40,377,449	-14,300,728	-5,167,062
325	2,460,946	5,167,987	-61,137,946	-40,563,639	-14,486,918	-5,353,252
350	2,372,284	4,981,797	-61,324,136	-40,749,829	-14,673,109	-5,539,442
375	2,283,622	4,795,607	-61,510,326	-40,936,019	-14,859,299	-5,725,633
400	2,194,960	4,609,417	-61,696,517	-41,122,210	-15,045,489	-5,911,823
450	2,017,636	4,237,037	-62,068,897	-41,494,590	-15,417,869	-6,284,203

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,300,136	-2,730,286	-69,036,219	-48,461,912	-22,385,192	-13,251,526
80	-1,566,135	-3,288,883	-69,594,816	-49,020,509	-22,943,788	-13,810,122
100	-1,638,224	-3,440,271	-69,746,204	-49,171,897	-23,095,176	-13,961,510
125	-1,728,336	-3,629,505	-69,935,439	-49,361,132	-23,284,411	-14,150,745
150	-1,818,449	-3,818,742	-70,124,676	-49,550,369	-23,473,648	-14,339,982
175	-1,908,561	-4,007,977	-70,313,911	-49,739,604	-23,662,883	-14,529,217
200	-1,998,673	-4,197,212	-70,503,146	-49,928,839	-23,852,118	-14,718,452
225	-2,088,784	-4,386,447	-70,692,381	-50,118,074	-24,041,353	-14,907,687
250	-2,178,897	-4,575,684	-70,881,618	-50,307,311	-24,230,590	-15,096,924
275	-2,269,009	-4,764,919	-71,070,853	-50,496,546	-24,419,825	-15,286,159
300	-2,359,121	-4,954,154	-71,260,088	-50,685,781	-24,609,060	-15,475,394
325	-2,449,234	-5,143,391	-71,449,325	-50,875,018	-24,798,297	-15,664,631
350	-2,539,346	-5,332,626	-71,638,560	-51,064,253	-24,987,532	-15,853,866
375	-2,629,458	-5,521,861	-71,827,794	-51,253,487	-25,176,767	-16,043,101
400	-2,719,569	-5,711,096	-72,017,029	-51,442,722	-25,366,002	-16,232,336
450	-2,899,794	-6,089,568	-72,395,501	-51,821,194	-25,744,474	-16,610,808

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 7

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,877,237	-8,142,198	-74,448,132	-53,873,825	-27,797,104	-18,663,438
80	-4,098,912	-8,607,715	-74,913,649	-54,339,342	-28,262,621	-19,128,955
100	-4,171,002	-8,759,103	-75,065,037	-54,490,730	-28,414,009	-19,280,343
125	-4,261,113	-8,948,338	-75,254,272	-54,679,965	-28,603,244	-19,469,578
150	-4,351,226	-9,137,575	-75,443,509	-54,869,202	-28,792,481	-19,658,815
175	-4,441,338	-9,326,810	-75,632,744	-55,058,437	-28,981,716	-19,848,050
200	-4,531,450	-9,516,045	-75,821,979	-55,247,672	-29,170,951	-20,037,285
225	-4,621,562	-9,705,280	-76,011,213	-55,436,907	-29,360,186	-20,226,520
250	-4,711,675	-9,894,517	-76,200,451	-55,626,144	-29,549,423	-20,415,757
275	-4,801,787	-10,083,752	-76,389,685	-55,815,378	-29,738,658	-20,604,992
300	-4,891,899	-10,272,987	-76,578,920	-56,004,613	-29,927,893	-20,794,227
325	-4,982,011	-10,462,224	-76,768,157	-56,193,850	-30,117,130	-20,983,464
350	-5,072,123	-10,651,459	-76,957,392	-56,383,085	-30,306,365	-21,172,699
375	-5,162,235	-10,840,694	-77,146,627	-56,572,320	-30,495,600	-21,361,933
400	-5,252,348	-11,029,931	-77,335,864	-56,761,557	-30,684,837	-21,551,170
450	-5,432,572	-11,408,401	-77,714,334	-57,140,027	-31,063,306	-21,929,640

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-948,714	-1,992,299	-68,298,233	-47,723,926	-21,647,205	-12,513,539
80	-1,220,755	-2,563,587	-68,869,520	-48,295,213	-22,218,492	-13,084,826
100	-1,292,845	-2,714,974	-69,020,908	-48,446,601	-22,369,880	-13,236,214
125	-1,382,958	-2,904,212	-69,210,145	-48,635,838	-22,559,117	-13,425,451
150	-1,473,070	-3,093,446	-69,399,380	-48,825,073	-22,748,352	-13,614,686
175	-1,563,182	-3,282,681	-69,588,615	-49,014,308	-22,937,587	-13,803,921
200	-1,653,293	-3,471,916	-69,777,850	-49,203,543	-23,126,822	-13,993,156
225	-1,743,406	-3,661,153	-69,967,087	-49,392,780	-23,316,059	-14,182,393
250	-1,833,518	-3,850,388	-70,156,322	-49,582,015	-23,505,294	-14,371,628
275	-1,923,630	-4,039,623	-70,345,557	-49,771,250	-23,694,529	-14,560,863
300	-2,013,743	-4,228,860	-70,534,794	-49,960,487	-23,883,766	-14,750,100
325	-2,103,855	-4,418,095	-70,724,029	-50,149,722	-24,073,001	-14,939,335
350	-2,193,967	-4,607,330	-70,913,263	-50,338,956	-24,262,236	-15,128,570
375	-2,284,079	-4,796,565	-71,102,498	-50,528,191	-24,451,471	-15,317,805
400	-2,374,191	-4,985,802	-71,291,735	-50,717,428	-24,640,708	-15,507,042
450	-2,554,415	-5,364,272	-71,670,205	-51,095,898	-25,019,178	-15,885,511

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,877,237	-8,142,198	-74,448,132	-53,873,825	-27,797,104	-18,663,438
80	-4,098,912	-8,607,715	-74,913,649	-54,339,342	-28,262,621	-19,128,955
100	-4,171,002	-8,759,103	-75,065,037	-54,490,730	-28,414,009	-19,280,343
125	-4,261,113	-8,948,338	-75,254,272	-54,679,965	-28,603,244	-19,469,578
150	-4,351,226	-9,137,575	-75,443,509	-54,869,202	-28,792,481	-19,658,815
175	-4,441,338	-9,326,810	-75,632,744	-55,058,437	-28,981,716	-19,848,050
200	-4,531,450	-9,516,045	-75,821,979	-55,247,672	-29,170,951	-20,037,285
225	-4,621,562	-9,705,280	-76,011,213	-55,436,907	-29,360,186	-20,226,520
250	-4,711,675	-9,894,517	-76,200,451	-55,626,144	-29,549,423	-20,415,757
275	-4,801,787	-10,083,752	-76,389,685	-55,815,378	-29,738,658	-20,604,992
300	-4,891,899	-10,272,987	-76,578,920	-56,004,613	-29,927,893	-20,794,227
325	-4,982,011	-10,462,224	-76,768,157	-56,193,850	-30,117,130	-20,983,464
350	-5,072,123	-10,651,459	-76,957,392	-56,383,085	-30,306,365	-21,172,699
375	-5,162,235	-10,840,694	-77,146,627	-56,572,320	-30,495,600	-21,361,933
400	-5,252,348	-11,029,931	-77,335,864	-56,761,557	-30,684,837	-21,551,170
450	-5,432,572	-11,408,401	-77,714,334	-57,140,027	-31,063,306	-21,929,640

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,220,057	-13,062,119	-79,368,053	-58,793,746	-32,717,025	-23,583,359
80	-6,401,437	-13,443,017	-79,748,950	-59,174,643	-33,097,923	-23,964,256
100	-6,473,527	-13,594,407	-79,900,340	-59,326,033	-33,249,313	-24,115,646
125	-6,563,639	-13,783,642	-80,089,575	-59,515,268	-33,438,548	-24,304,881
150	-6,653,751	-13,972,877	-80,278,810	-59,704,503	-33,627,782	-24,494,116
175	-6,743,863	-14,162,112	-80,468,045	-59,893,738	-33,817,017	-24,683,351
200	-6,833,976	-14,351,349	-80,657,282	-60,082,975	-34,006,254	-24,872,588
225	-6,924,087	-14,540,584	-80,846,517	-60,272,210	-34,195,489	-25,061,823
250	-7,014,199	-14,729,818	-81,035,752	-60,461,445	-34,384,724	-25,251,058
275	-7,104,312	-14,919,055	-81,224,989	-60,650,682	-34,573,961	-25,440,295
300	-7,194,424	-15,108,290	-81,414,224	-60,839,917	-34,763,196	-25,629,530
325	-7,284,536	-15,297,525	-81,603,459	-61,029,152	-34,952,431	-25,818,765
350	-7,374,649	-15,486,762	-81,792,696	-61,218,389	-35,141,668	-26,008,002
375	-7,464,761	-15,675,997	-81,981,931	-61,407,624	-35,330,903	-26,197,237
400	-7,554,872	-15,865,232	-82,171,166	-61,596,859	-35,520,138	-26,386,472
450	-7,735,097	-16,243,704	-82,549,638	-61,975,331	-35,898,610	-26,764,944

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	8
Flats	
No of units	250 units
Density:	280 dph

Affordable %	50%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.89 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,626,077	9,661,206	-56,644,727	-36,070,420	-9,993,699	-860,033
80	7,784,532	8,718,676	-57,587,257	-37,012,950	-10,936,229	-1,802,563
100	7,611,236	8,524,585	-57,781,349	-37,207,042	-11,130,321	-1,996,655
125	7,394,616	8,281,970	-58,023,963	-37,449,656	-11,372,935	-2,239,269
150	7,177,996	8,039,356	-58,266,578	-37,692,271	-11,615,550	-2,481,884
175	6,961,375	7,796,740	-58,509,193	-37,934,886	-11,858,166	-2,724,499
200	6,744,755	7,554,126	-58,751,808	-38,177,501	-12,100,780	-2,967,114
225	6,528,135	7,311,511	-58,994,422	-38,420,115	-12,343,394	-3,209,728
250	6,311,515	7,068,897	-59,237,037	-38,662,730	-12,586,009	-3,452,343
275	6,094,895	6,826,282	-59,479,651	-38,905,344	-12,828,623	-3,694,957
300	5,878,275	6,583,668	-59,722,266	-39,147,959	-13,071,238	-3,937,572
325	5,661,655	6,341,053	-59,964,880	-39,390,573	-13,313,852	-4,180,186
350	5,445,035	6,098,439	-60,207,494	-39,633,187	-13,556,467	-4,422,801
375	5,228,415	5,855,824	-60,450,109	-39,875,802	-13,799,081	-4,665,415
400	5,009,421	5,610,551	-60,695,382	-40,121,075	-14,044,354	-4,910,688
450	4,569,095	5,117,387	-61,188,547	-40,614,240	-14,537,519	-5,403,853

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,758,023	-4,208,985	-70,514,919	-49,940,612	-23,863,891	-14,730,225
80	-4,409,433	-4,938,565	-71,244,499	-50,670,192	-24,593,471	-15,459,805
100	-4,588,444	-5,139,058	-71,444,991	-50,870,684	-24,793,963	-15,660,297
125	-4,812,208	-5,389,673	-71,695,607	-51,121,300	-25,044,579	-15,910,913
150	-5,035,972	-5,640,289	-71,946,222	-51,371,915	-25,295,195	-16,161,528
175	-5,259,735	-5,890,903	-72,196,837	-51,622,530	-25,545,809	-16,412,143
200	-5,483,499	-6,141,519	-72,447,452	-51,873,145	-25,796,425	-16,662,758
225	-5,707,263	-6,392,134	-72,698,068	-52,123,761	-26,047,040	-16,913,374
250	-5,931,027	-6,642,750	-72,948,683	-52,374,376	-26,297,656	-17,163,990
275	-6,154,791	-6,893,366	-73,199,299	-52,624,992	-26,548,271	-17,414,605
300	-6,378,555	-7,143,981	-73,449,915	-52,875,608	-26,798,887	-17,665,221
325	-6,602,319	-7,394,597	-73,700,530	-53,126,223	-27,049,503	-17,915,836
350	-6,826,082	-7,645,212	-73,951,146	-53,376,839	-27,300,118	-18,166,452
375	-7,049,846	-7,895,828	-74,201,761	-53,627,454	-27,550,734	-18,417,068
400	-7,273,609	-8,146,442	-74,452,376	-53,878,069	-27,801,348	-18,667,682
450	-7,721,137	-8,647,674	-74,953,607	-54,379,300	-28,302,579	-19,168,913

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,903,308	9,971,705	-56,334,229	-35,759,922	-9,683,201	-549,535
80	8,056,996	9,023,836	-57,282,098	-36,707,791	-10,631,070	-1,497,404
100	7,883,699	8,829,743	-57,476,190	-36,901,883	-10,825,163	-1,691,497
125	7,667,079	8,587,128	-57,718,805	-37,144,498	-11,067,777	-1,934,111
150	7,450,459	8,344,514	-57,961,419	-37,387,112	-11,310,392	-2,176,726
175	7,233,839	8,101,900	-58,204,034	-37,629,727	-11,553,006	-2,419,340
200	7,017,219	7,859,285	-58,446,648	-37,872,341	-11,795,621	-2,661,955
225	6,800,599	7,616,671	-58,689,263	-38,114,956	-12,038,235	-2,904,569
250	6,583,979	7,374,056	-58,931,877	-38,357,570	-12,280,850	-3,147,183
275	6,367,359	7,131,442	-59,174,492	-38,600,185	-12,523,464	-3,389,798
300	6,150,739	6,888,827	-59,417,106	-38,842,799	-12,766,079	-3,632,412
325	5,934,119	6,646,213	-59,659,721	-39,085,414	-13,008,693	-3,875,027
350	5,717,497	6,403,597	-59,902,336	-39,328,029	-13,251,309	-4,117,642
375	5,500,877	6,160,983	-60,144,951	-39,570,644	-13,493,923	-4,360,257
400	5,284,257	5,918,368	-60,387,565	-39,813,258	-13,736,538	-4,602,871
450	4,845,595	5,427,066	-60,878,868	-40,304,561	-14,227,840	-5,094,174

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,186,144	-3,568,481	-69,874,415	-49,300,108	-23,223,387	-14,089,721
80	-3,847,389	-4,309,076	-70,615,009	-50,040,702	-23,963,982	-14,830,316
100	-4,026,400	-4,509,568	-70,815,502	-50,241,195	-24,164,474	-15,030,808
125	-4,250,164	-4,760,184	-71,066,117	-50,491,810	-24,415,090	-15,281,423
150	-4,473,928	-5,010,799	-71,316,733	-50,742,426	-24,665,705	-15,532,039
175	-4,697,692	-5,261,415	-71,567,348	-50,993,041	-24,916,321	-15,782,655
200	-4,921,456	-5,512,031	-71,817,964	-51,243,657	-25,166,936	-16,033,270
225	-5,145,220	-5,762,646	-72,068,580	-51,494,273	-25,417,552	-16,283,886
250	-5,368,984	-6,013,262	-72,319,195	-51,744,888	-25,668,167	-16,534,501
275	-5,592,747	-6,263,876	-72,569,810	-51,995,503	-25,918,782	-16,785,116
300	-5,816,511	-6,514,492	-72,820,425	-52,246,118	-26,169,398	-17,035,731
325	-6,040,274	-6,765,107	-73,071,041	-52,496,734	-26,420,013	-17,286,347
350	-6,264,038	-7,015,723	-73,321,656	-52,747,349	-26,670,629	-17,536,963
375	-6,487,802	-7,266,339	-73,572,272	-52,997,965	-26,921,244	-17,787,578
400	-6,711,566	-7,516,954	-73,822,888	-53,248,581	-27,171,860	-18,038,194
450	-7,159,094	-8,018,185	-74,324,119	-53,749,812	-27,673,091	-18,539,425

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 8

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,476,817	-10,614,035	-76,919,968	-56,345,661	-30,268,941	-21,135,275
80	-10,029,870	-11,233,454	-77,539,387	-56,965,080	-30,888,360	-21,754,694
100	-10,208,880	-11,433,946	-77,739,880	-57,165,573	-31,088,852	-21,955,186
125	-10,432,644	-11,684,562	-77,990,495	-57,416,188	-31,339,468	-22,205,801
150	-10,656,408	-11,935,177	-78,241,111	-57,666,804	-31,590,083	-22,456,417
175	-10,880,172	-12,185,793	-78,491,726	-57,917,419	-31,840,699	-22,707,033
200	-11,103,936	-12,436,409	-78,742,342	-58,168,035	-32,091,314	-22,957,648
225	-11,327,699	-12,687,023	-78,992,956	-58,418,649	-32,341,929	-23,208,263
250	-11,551,463	-12,937,639	-79,243,572	-58,669,265	-32,592,544	-23,458,878
275	-11,775,227	-13,188,254	-79,494,188	-58,919,881	-32,843,160	-23,709,494
300	-11,998,991	-13,438,870	-79,744,803	-59,170,496	-33,093,776	-23,960,109
325	-12,222,755	-13,689,485	-79,995,419	-59,421,112	-33,344,391	-24,210,725
350	-12,446,519	-13,940,101	-80,246,034	-59,671,727	-33,595,007	-24,461,341
375	-12,670,283	-14,190,717	-80,496,650	-59,922,343	-33,845,622	-24,711,956
400	-12,894,047	-14,441,332	-80,747,266	-60,172,959	-34,096,238	-24,962,572
450	-13,341,573	-14,942,562	-81,248,496	-60,674,189	-34,597,468	-25,463,802

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,328,324	-2,607,723	-68,913,657	-48,339,350	-22,262,629	-13,128,963
80	-3,004,324	-3,364,842	-69,670,776	-49,096,469	-23,019,748	-13,886,082
100	-3,183,335	-3,565,336	-69,871,269	-49,296,962	-23,220,241	-14,086,575
125	-3,407,098	-3,815,950	-70,121,884	-49,547,577	-23,470,856	-14,337,190
150	-3,630,862	-4,066,566	-70,372,499	-49,798,192	-23,721,472	-14,587,805
175	-3,854,626	-4,317,181	-70,623,115	-50,048,808	-23,972,087	-14,838,421
200	-4,078,390	-4,567,797	-70,873,730	-50,299,423	-24,222,703	-15,089,037
225	-4,302,154	-4,818,413	-71,124,346	-50,550,039	-24,473,318	-15,339,652
250	-4,525,918	-5,069,028	-71,374,962	-50,800,655	-24,723,934	-15,590,268
275	-4,749,682	-5,319,644	-71,625,577	-51,051,270	-24,974,550	-15,840,883
300	-4,973,446	-5,570,259	-71,876,193	-51,301,886	-25,225,165	-16,091,499
325	-5,197,209	-5,820,874	-72,126,807	-51,552,500	-25,475,780	-16,342,113
350	-5,420,973	-6,071,489	-72,377,423	-51,803,116	-25,726,395	-16,592,729
375	-5,644,737	-6,322,105	-72,628,038	-52,053,731	-25,977,011	-16,843,345
400	-5,868,501	-6,572,721	-72,878,654	-52,304,347	-26,227,626	-17,093,960
450	-6,316,028	-7,073,952	-73,379,885	-52,805,578	-26,728,858	-17,595,191

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,476,817	-10,614,035	-76,919,968	-56,345,661	-30,268,941	-21,135,275
80	-10,029,870	-11,233,454	-77,539,387	-56,965,080	-30,888,360	-21,754,694
100	-10,208,880	-11,433,946	-77,739,880	-57,165,573	-31,088,852	-21,955,186
125	-10,432,644	-11,684,562	-77,990,495	-57,416,188	-31,339,468	-22,205,801
150	-10,656,408	-11,935,177	-78,241,111	-57,666,804	-31,590,083	-22,456,417
175	-10,880,172	-12,185,793	-78,491,726	-57,917,419	-31,840,699	-22,707,033
200	-11,103,936	-12,436,409	-78,742,342	-58,168,035	-32,091,314	-22,957,648
225	-11,327,699	-12,687,023	-78,992,956	-58,418,649	-32,341,929	-23,208,263
250	-11,551,463	-12,937,639	-79,243,572	-58,669,265	-32,592,544	-23,458,878
275	-11,775,227	-13,188,254	-79,494,188	-58,919,881	-32,843,160	-23,709,494
300	-11,998,991	-13,438,870	-79,744,803	-59,170,496	-33,093,776	-23,960,109
325	-12,222,755	-13,689,485	-79,995,419	-59,421,112	-33,344,391	-24,210,725
350	-12,446,519	-13,940,101	-80,246,034	-59,671,727	-33,595,007	-24,461,341
375	-12,670,283	-14,190,717	-80,496,650	-59,922,343	-33,845,622	-24,711,956
400	-12,894,047	-14,441,332	-80,747,266	-60,172,959	-34,096,238	-24,962,572
450	-13,341,573	-14,942,562	-81,248,496	-60,674,189	-34,597,468	-25,463,802

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,195,611	-17,019,084	-83,325,018	-62,750,711	-36,673,990	-27,540,324
80	-15,650,306	-17,528,342	-83,834,276	-63,259,969	-37,183,248	-28,049,582
100	-15,829,317	-17,728,835	-84,034,768	-63,460,461	-37,383,741	-28,250,074
125	-16,053,081	-17,979,450	-84,285,384	-63,711,077	-37,634,356	-28,500,690
150	-16,276,845	-18,230,066	-84,535,999	-63,961,692	-37,884,972	-28,751,306
175	-16,500,608	-18,480,682	-84,786,615	-64,212,308	-38,135,587	-29,001,921
200	-16,724,372	-18,731,297	-85,037,231	-64,462,924	-38,386,203	-29,252,537
225	-16,948,136	-18,981,913	-85,287,846	-64,713,539	-38,636,818	-29,503,152
250	-17,171,900	-19,232,528	-85,538,462	-64,964,155	-38,887,434	-29,753,768
275	-17,395,663	-19,483,143	-85,789,076	-65,214,769	-39,138,049	-30,004,382
300	-17,619,427	-19,733,758	-86,039,692	-65,465,385	-39,388,664	-30,254,998
325	-17,843,191	-19,984,374	-86,290,307	-65,716,000	-39,639,280	-30,505,614
350	-18,066,955	-20,234,990	-86,540,923	-65,966,616	-39,889,895	-30,756,229
375	-18,290,719	-20,485,605	-86,791,539	-66,217,232	-40,140,511	-31,006,845
400	-18,514,483	-20,736,221	-87,042,154	-66,467,847	-40,391,126	-31,257,460
450	-18,962,011	-21,237,452	-87,543,385	-66,969,078	-40,892,358	-31,758,692

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	9
Flats	
No of units	400 units
Density:	630 dph

Affordable %	50%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.63 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,745,911	-29,524,810	-95,830,743	-75,256,436	-49,179,715	-40,046,049
80	-19,561,457	-30,809,295	-97,115,228	-76,540,921	-50,464,201	-41,330,534
100	-19,845,946	-31,257,365	-97,563,299	-76,988,992	-50,912,271	-41,778,605
125	-20,201,559	-31,817,456	-98,123,389	-77,549,082	-51,472,361	-42,338,695
150	-20,557,171	-32,377,544	-98,683,478	-78,109,171	-52,032,450	-42,898,784
175	-20,912,783	-32,937,633	-99,243,566	-78,669,259	-52,592,538	-43,458,872
200	-21,268,394	-33,497,721	-99,803,655	-79,229,348	-53,152,627	-44,018,961
225	-21,624,006	-34,057,810	-100,363,743	-79,789,436	-53,712,716	-44,579,049
250	-21,979,618	-34,617,898	-100,923,832	-80,349,525	-54,272,804	-45,139,138
275	-22,335,230	-35,177,987	-101,483,920	-80,909,613	-54,832,893	-45,699,227
300	-22,690,842	-35,738,076	-102,044,009	-81,469,702	-55,392,981	-46,259,315
325	-23,046,453	-36,298,164	-102,604,098	-82,029,791	-55,953,070	-46,819,404
350	-23,402,065	-36,858,253	-103,164,186	-82,589,879	-56,513,158	-47,379,492
375	-23,757,677	-37,418,341	-103,724,275	-83,149,968	-57,073,247	-47,939,581
400	-24,113,289	-37,978,430	-104,284,363	-83,710,056	-57,633,336	-48,499,669
450	-24,824,512	-39,098,607	-105,404,540	-84,830,233	-58,753,513	-49,619,847

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-37,248,123	-58,665,794	-124,971,728	-104,397,421	-78,320,700	-69,187,034
80	-37,745,450	-59,449,084	-125,755,017	-105,180,710	-79,103,989	-69,970,323
100	-38,029,939	-59,897,154	-126,203,088	-105,628,781	-79,552,060	-70,418,394
125	-38,385,551	-60,457,243	-126,763,176	-106,188,869	-80,112,149	-70,978,482
150	-38,741,164	-61,017,333	-127,323,266	-106,748,959	-80,672,239	-71,538,573
175	-39,096,776	-61,577,422	-127,883,355	-107,309,048	-81,232,327	-72,098,661
200	-39,452,387	-62,137,510	-128,443,444	-107,869,137	-81,792,416	-72,658,750
225	-39,807,999	-62,697,599	-129,003,532	-108,429,225	-82,352,504	-73,218,838
250	-40,163,611	-63,257,687	-129,563,621	-108,989,314	-82,912,593	-73,778,927
275	-40,519,223	-63,817,776	-130,123,709	-109,549,402	-83,472,682	-74,339,015
300	-40,874,835	-64,377,864	-130,683,798	-110,109,491	-84,032,770	-74,899,104
325	-41,230,446	-64,937,953	-131,243,886	-110,669,579	-84,592,859	-75,459,193
350	-41,586,058	-65,498,042	-131,803,975	-111,229,668	-85,152,947	-76,019,281
375	-41,941,670	-66,058,130	-132,364,064	-111,789,757	-85,713,036	-76,579,370
400	-42,297,282	-66,618,219	-132,924,152	-112,349,845	-86,273,125	-77,139,458
450	-43,008,505	-67,738,396	-134,044,329	-113,470,022	-87,393,302	-78,259,636

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,325,405	-28,862,514	-95,168,447	-74,594,140	-48,517,419	-39,383,753
80	-19,148,185	-30,158,391	-96,464,324	-75,890,017	-49,813,296	-40,679,630
100	-19,432,674	-30,606,461	-96,912,395	-76,338,088	-50,261,367	-41,127,701
125	-19,788,286	-31,166,550	-97,472,483	-76,898,176	-50,821,456	-41,687,789
150	-20,143,898	-31,726,640	-98,032,573	-77,458,266	-51,381,546	-42,247,880
175	-20,499,510	-32,286,728	-98,592,662	-78,018,355	-51,941,634	-42,807,968
200	-20,855,122	-32,846,817	-99,152,751	-78,578,444	-52,501,723	-43,368,057
225	-21,210,734	-33,406,906	-99,712,839	-79,138,532	-53,061,811	-43,928,145
250	-21,566,346	-33,966,994	-100,272,928	-79,698,621	-53,621,900	-44,488,234
275	-21,921,957	-34,527,083	-100,833,016	-80,258,709	-54,181,989	-45,048,322
300	-22,277,569	-35,087,171	-101,393,105	-80,818,798	-54,742,077	-45,608,411
325	-22,633,181	-35,647,260	-101,953,193	-81,378,886	-55,302,166	-46,168,500
350	-22,988,793	-36,207,349	-102,513,282	-81,938,975	-55,862,254	-46,728,588
375	-23,344,405	-36,767,437	-103,073,371	-82,499,064	-56,422,343	-47,288,677
400	-23,700,016	-37,327,526	-103,633,459	-83,059,152	-56,982,431	-47,848,765
450	-24,411,240	-38,447,703	-104,753,636	-84,179,329	-58,102,609	-48,968,942

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-36,407,114	-57,341,204	-123,647,137	-103,072,830	-76,996,110	-67,862,443
80	-36,918,905	-58,147,275	-124,453,209	-103,878,902	-77,802,181	-68,668,515
100	-37,203,394	-58,595,346	-124,901,279	-104,326,972	-78,250,252	-69,116,585
125	-37,559,006	-59,155,434	-125,461,368	-104,887,061	-78,810,340	-69,676,674
150	-37,914,618	-59,715,523	-126,021,456	-105,447,149	-79,370,429	-70,236,763
175	-38,270,230	-60,275,612	-126,581,545	-106,007,238	-79,930,517	-70,796,851
200	-38,625,842	-60,835,702	-127,141,635	-106,567,328	-80,490,608	-71,356,941
225	-38,981,454	-61,395,790	-127,701,724	-107,127,417	-81,050,696	-71,917,030
250	-39,337,066	-61,955,879	-128,261,812	-107,687,505	-81,610,785	-72,477,119
275	-39,692,678	-62,515,967	-128,821,901	-108,247,594	-82,170,873	-73,037,207
300	-40,048,290	-63,076,056	-129,381,989	-108,807,682	-82,730,962	-73,597,296
325	-40,403,901	-63,636,145	-129,942,078	-109,367,771	-83,291,050	-74,157,384
350	-40,759,513	-64,196,233	-130,502,167	-109,927,860	-83,851,139	-74,717,473
375	-41,115,125	-64,756,322	-131,062,255	-110,487,948	-84,411,228	-75,277,561
400	-41,470,737	-65,316,410	-131,622,344	-111,048,037	-84,971,316	-75,837,650
450	-42,181,960	-66,436,588	-132,742,521	-112,168,214	-86,091,493	-76,957,827

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-45,658,220	-71,911,697	-138,217,630	-117,643,323	-91,566,603	-82,432,937
80	-46,010,901	-72,467,169	-138,773,102	-118,198,795	-92,122,075	-82,988,409
100	-46,295,391	-72,915,241	-139,221,174	-118,646,868	-92,570,147	-83,436,481
125	-46,651,003	-73,475,330	-139,781,263	-119,206,956	-93,130,235	-83,996,569
150	-47,006,615	-74,035,418	-140,341,352	-119,767,045	-93,690,324	-84,556,658
175	-47,362,227	-74,595,507	-140,901,440	-120,327,133	-94,250,413	-85,116,746
200	-47,717,838	-75,155,595	-141,461,529	-120,887,222	-94,810,501	-85,676,835
225	-48,073,450	-75,715,684	-142,021,617	-121,447,310	-95,370,590	-86,236,924
250	-48,429,062	-76,275,773	-142,581,706	-122,007,399	-95,930,678	-86,797,012
275	-48,784,674	-76,835,861	-143,141,795	-122,567,488	-96,490,767	-87,357,101
300	-49,140,286	-77,395,950	-143,701,883	-123,127,576	-97,050,855	-87,917,189
325	-49,495,897	-77,956,038	-144,261,972	-123,687,665	-97,610,944	-88,477,278
350	-49,851,509	-78,516,127	-144,822,060	-124,247,753	-98,171,033	-89,037,366
375	-50,207,121	-79,076,215	-145,382,149	-124,807,842	-98,731,121	-89,597,455
400	-50,562,734	-79,636,306	-145,942,239	-125,367,932	-99,291,211	-90,157,545
450	-51,273,957	-80,756,483	-147,062,416	-126,488,109	-100,411,389	-91,277,722

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-35,145,599	-55,354,319	-121,660,252	-101,085,945	-75,009,225	-65,875,558
80	-35,679,087	-56,194,563	-122,500,496	-101,926,189	-75,849,469	-66,715,802
100	-35,963,577	-56,642,633	-122,948,567	-102,374,260	-76,297,539	-67,163,873
125	-36,319,188	-57,202,722	-123,508,655	-102,934,348	-76,857,628	-67,723,961
150	-36,674,800	-57,762,810	-124,068,744	-103,494,437	-77,417,716	-68,284,050
175	-37,030,412	-58,322,899	-124,628,832	-104,054,525	-77,977,805	-68,844,139
200	-37,386,024	-58,882,988	-125,188,921	-104,614,614	-78,537,893	-69,404,227
225	-37,741,636	-59,443,076	-125,749,010	-105,174,703	-79,097,982	-69,964,316
250	-38,097,247	-60,003,165	-126,309,098	-105,734,791	-79,658,071	-70,524,404
275	-38,452,860	-60,563,255	-126,869,188	-106,294,881	-80,218,161	-71,084,495
300	-38,808,472	-61,123,343	-127,429,277	-106,854,970	-80,778,249	-71,644,583
325	-39,164,084	-61,683,432	-127,989,366	-107,415,059	-81,338,338	-72,204,672
350	-39,519,696	-62,243,521	-128,549,454	-107,975,147	-81,898,426	-72,764,760
375	-39,875,307	-62,803,609	-129,109,543	-108,535,236	-82,458,515	-73,324,849
400	-40,230,919	-63,363,698	-129,669,631	-109,095,324	-83,018,604	-73,884,937
450	-40,942,143	-64,483,875	-130,789,808	-110,215,501	-84,138,781	-75,005,115

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-45,658,220	-71,911,697	-138,217,630	-117,643,323	-91,566,603	-82,432,937
80	-46,010,901	-72,467,169	-138,773,102	-118,198,795	-92,122,075	-82,988,409
100	-46,295,391	-72,915,241	-139,221,174	-118,646,868	-92,570,147	-83,436,481
125	-46,651,003	-73,475,330	-139,781,263	-119,206,956	-93,130,235	-83,996,569
150	-47,006,615	-74,035,418	-140,341,352	-119,767,045	-93,690,324	-84,556,658
175	-47,362,227	-74,595,507	-140,901,440	-120,327,133	-94,250,413	-85,116,746
200	-47,717,838	-75,155,595	-141,461,529	-120,887,222	-94,810,501	-85,676,835
225	-48,073,450	-75,715,684	-142,021,617	-121,447,310	-95,370,590	-86,236,924
250	-48,429,062	-76,275,773	-142,581,706	-122,007,399	-95,930,678	-86,797,012
275	-48,784,674	-76,835,861	-143,141,795	-122,567,488	-96,490,767	-87,357,101
300	-49,140,286	-77,395,950	-143,701,883	-123,127,576	-97,050,855	-87,917,189
325	-49,495,897	-77,956,038	-144,261,972	-123,687,665	-97,610,944	-88,477,278
350	-49,851,509	-78,516,127	-144,822,060	-124,247,753	-98,171,033	-89,037,366
375	-50,207,121	-79,076,215	-145,382,149	-124,807,842	-98,731,121	-89,597,455
400	-50,562,734	-79,636,306	-145,942,239	-125,367,932	-99,291,211	-90,157,545
450	-51,273,957	-80,756,483	-147,062,416	-126,488,109	-100,411,389	-91,277,722

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-54,068,316	-85,157,598	-151,463,531	-130,889,224	-104,812,504	-95,678,838
80	-54,276,353	-85,485,256	-151,791,189	-131,216,882	-105,140,162	-96,006,495
100	-54,560,842	-85,933,326	-152,239,260	-131,664,953	-105,588,232	-96,454,566
125	-54,916,454	-86,493,415	-152,799,348	-132,225,041	-106,148,321	-97,014,655
150	-55,272,066	-87,053,503	-153,359,437	-132,785,130	-106,708,409	-97,574,743
175	-55,627,677	-87,613,592	-153,919,526	-133,345,219	-107,268,498	-98,134,832
200	-55,983,289	-88,173,681	-154,479,614	-133,905,307	-107,828,586	-98,694,920
225	-56,338,901	-88,733,769	-155,039,703	-134,465,396	-108,388,675	-99,255,009
250	-56,694,513	-89,293,858	-155,599,791	-135,025,484	-108,948,764	-99,815,097
275	-57,050,126	-89,853,948	-156,159,881	-135,585,574	-109,508,854	-100,375,188
300	-57,405,737	-90,414,037	-156,719,970	-136,145,663	-110,068,942	-100,935,276
325	-57,761,349	-90,974,125	-157,280,059	-136,705,752	-110,629,031	-101,495,365
350	-58,116,961	-91,534,214	-157,840,147	-137,265,840	-111,189,119	-102,055,453
375	-58,472,573	-92,094,302	-158,400,236	-137,825,929	-111,749,208	-102,615,542
400	-58,828,185	-92,654,391	-158,960,324	-138,386,017	-112,309,297	-103,175,630
450	-59,539,408	-93,774,568	-160,080,501	-139,506,194	-113,429,474	-104,295,808

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
LB Tower Hamlets
Results summary

#N/A = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	40%			
Tenure Split	SR	LBTH LR	Lon LR	SO
	35%	35%	15%	15%

Site type	T1 - 3 Houses			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	#N/A	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	0	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	0	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 High (£800 psf)	#N/A	#N/A	175	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	0

Site type	T2 - 6 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	450	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	450	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	250	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	250	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	175

Site type	T3 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	300	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	375	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T4 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	300	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	375	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T5 - 25 Houses and Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	175
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	250
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	350
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T6 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	0	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	#N/A	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	#N/A	350
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	#N/A	400
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	#N/A	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	#N/A	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	#N/A	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T9 - 400 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	#N/A	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 1

Houses
No of units 3 units
Density: 100 dph

Affordable %	40%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.0300 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,356,983	45,232,772	-21,073,162	-498,855	25,577,866	34,711,532
80	1,322,074	44,069,128	-22,236,806	-1,662,499	24,414,222	33,547,888
100	1,319,181	43,972,705	-22,333,228	-1,758,921	24,317,799	33,451,465
125	1,315,566	43,852,185	-22,453,748	-1,879,441	24,197,279	33,330,945
150	1,311,949	43,731,632	-22,574,302	-1,999,995	24,076,726	33,210,392
175	1,308,333	43,611,112	-22,694,822	-2,120,515	23,956,206	33,089,872
200	1,304,718	43,490,592	-22,815,342	-2,241,035	23,835,686	32,969,352
225	1,301,102	43,370,072	-22,935,862	-2,361,555	23,715,166	32,848,832
250	1,297,487	43,249,552	-23,056,382	-2,482,075	23,594,646	32,728,312
275	1,293,870	43,128,998	-23,176,935	-2,602,628	23,474,093	32,607,759
300	1,290,254	43,008,478	-23,297,455	-2,723,148	23,353,573	32,487,239
325	1,286,639	42,887,958	-23,417,975	-2,843,668	23,233,053	32,366,719
350	1,283,023	42,767,438	-23,538,495	-2,964,188	23,112,533	32,246,199
375	1,279,408	42,646,918	-23,659,015	-3,084,708	22,992,013	32,125,679
400	1,275,792	42,526,398	-23,779,535	-3,205,228	22,871,493	32,005,159
450	1,268,560	42,285,325	-24,020,608	-3,446,301	22,630,419	31,764,085

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£886,037	29,534,576	-36,771,358	-16,197,051	9,879,670	19,013,336
80	859,229	28,640,957	-37,664,976	-17,090,669	8,986,052	18,119,718
100	856,336	28,544,535	-37,761,399	-17,187,092	8,889,629	18,023,295
125	852,719	28,423,981	-37,881,952	-17,307,645	8,769,076	17,902,742
150	849,104	28,303,461	-38,002,472	-17,428,165	8,648,556	17,782,222
175	845,488	28,182,941	-38,122,992	-17,548,685	8,528,036	17,661,702
200	841,873	28,062,421	-38,243,512	-17,669,205	8,407,516	17,541,182
225	838,257	27,941,901	-38,364,032	-17,789,725	8,286,996	17,420,662
250	834,640	27,821,348	-38,484,585	-17,910,278	8,166,442	17,300,108
275	831,025	27,700,828	-38,605,105	-18,030,798	8,045,922	17,179,588
300	827,409	27,580,308	-38,725,625	-18,151,318	7,925,402	17,059,068
325	823,794	27,459,788	-38,846,145	-18,271,838	7,804,882	16,938,548
350	820,178	27,339,268	-38,966,665	-18,392,358	7,684,362	16,818,028
375	816,562	27,218,748	-39,087,185	-18,512,878	7,563,842	16,697,508
400	812,946	27,098,195	-39,207,739	-18,633,432	7,443,289	16,576,955
450	805,715	26,857,155	-39,448,779	-18,874,472	7,202,249	16,335,915

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	594,184	19,806,133	-46,499,801	-25,925,494	151,227	9,284,893
80	572,394	19,079,808	-47,226,125	-26,651,818	-575,098	8,558,569
100	569,502	18,983,386	-47,322,548	-26,748,241	-671,520	8,462,146
125	565,886	18,862,866	-47,443,068	-26,868,761	-792,040	8,341,626
150	562,270	18,742,346	-47,563,588	-26,989,281	-912,560	8,221,106
175	558,655	18,621,826	-47,684,108	-27,109,801	-1,033,080	8,100,586
200	555,039	18,501,306	-47,804,628	-27,230,321	-1,153,600	7,980,066
225	551,423	18,380,752	-47,925,181	-27,350,874	-1,274,154	7,859,513
250	547,807	18,260,232	-48,045,701	-27,471,394	-1,394,674	7,738,993
275	544,191	18,139,712	-48,166,221	-27,591,914	-1,515,194	7,618,473
300	540,576	18,019,192	-48,286,741	-27,712,434	-1,635,714	7,497,953
325	536,960	17,898,672	-48,407,261	-27,832,954	-1,756,234	7,377,433
350	533,344	17,778,119	-48,527,815	-27,953,508	-1,876,787	7,256,879
375	529,728	17,657,599	-48,648,335	-28,074,028	-1,997,307	7,136,359
400	526,112	17,537,079	-48,768,855	-28,194,548	-2,117,827	7,015,839
450	518,881	17,296,039	-49,009,895	-28,435,588	-2,358,867	6,774,799

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	892,671	29,755,709	-36,550,225	-15,975,918	10,100,803	19,234,469
80	865,747	28,858,243	-37,447,690	-16,873,383	9,203,338	18,337,004
100	862,855	28,761,821	-37,544,113	-16,969,806	9,106,915	18,240,581
125	859,239	28,641,301	-37,664,633	-17,090,326	8,986,395	18,120,061
150	855,623	28,520,781	-37,785,153	-17,210,846	8,865,875	17,999,541
175	852,007	28,400,227	-37,905,706	-17,331,399	8,745,322	17,878,988
200	848,391	28,279,707	-38,026,226	-17,451,919	8,624,802	17,758,468
225	844,776	28,159,187	-38,146,746	-17,572,439	8,504,282	17,637,948
250	841,160	28,038,667	-38,267,266	-17,692,959	8,383,762	17,517,428
275	837,544	27,918,147	-38,387,786	-17,813,479	8,263,242	17,396,908
300	833,928	27,797,594	-38,508,339	-17,934,032	8,142,688	17,276,354
325	830,312	27,677,074	-38,628,859	-18,054,552	8,022,168	17,155,834
350	826,697	27,556,554	-38,749,379	-18,175,072	7,901,648	17,035,314
375	823,081	27,436,034	-38,869,899	-18,295,592	7,781,128	16,914,794
400	819,465	27,315,514	-38,990,419	-18,416,112	7,660,608	16,794,274
450	812,233	27,074,441	-39,231,493	-18,657,186	7,419,535	16,553,201

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 1

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	607,451	20,248,365	-46,057,569	-25,483,262	593,459	9,727,125
80	585,432	19,514,413	-46,791,520	-26,217,213	-140,492	8,993,174
100	582,540	19,417,991	-46,887,943	-26,313,636	-236,915	8,896,751
125	578,924	19,297,471	-47,008,463	-26,434,156	-357,435	8,776,231
150	575,309	19,176,951	-47,128,983	-26,554,676	-477,955	8,655,711
175	571,693	19,056,431	-47,249,503	-26,675,196	-598,475	8,535,191
200	568,076	18,935,877	-47,370,056	-26,795,749	-719,028	8,414,638
225	564,461	18,815,357	-47,490,576	-26,916,269	-839,548	8,294,118
250	560,845	18,694,837	-47,611,096	-27,036,789	-960,068	8,173,598
275	557,230	18,574,317	-47,731,616	-27,157,309	-1,080,588	8,053,078
300	553,614	18,453,797	-47,852,136	-27,277,829	-1,201,108	7,932,558
325	549,997	18,333,244	-47,972,689	-27,398,382	-1,321,662	7,812,004
350	546,382	18,212,724	-48,093,209	-27,518,902	-1,442,182	7,691,484
375	542,766	18,092,204	-48,213,729	-27,639,422	-1,562,702	7,570,964
400	539,151	17,971,684	-48,334,249	-27,759,942	-1,683,222	7,450,444
450	531,918	17,730,611	-48,575,323	-28,001,016	-1,924,295	7,209,371

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	461,524	15,384,143	-50,921,790	-30,347,483	-4,270,763	4,862,903
80	442,016	14,733,856	-51,572,078	-30,997,771	-4,921,050	4,212,616
100	439,123	14,637,433	-51,668,501	-31,094,194	-5,017,473	4,116,193
125	435,507	14,516,913	-51,789,021	-31,214,714	-5,137,993	3,995,673
150	431,892	14,396,393	-51,909,541	-31,335,234	-5,258,513	3,875,153
175	428,275	14,275,839	-52,030,094	-31,455,787	-5,379,066	3,754,600
200	424,660	14,155,319	-52,150,614	-31,576,307	-5,499,586	3,634,080
225	421,044	14,034,799	-52,271,134	-31,696,827	-5,620,106	3,513,560
250	417,428	13,914,279	-52,391,654	-31,817,347	-5,740,626	3,393,040
275	413,813	13,793,759	-52,512,174	-31,937,867	-5,861,146	3,272,520
300	410,196	13,673,206	-52,632,727	-32,058,420	-5,981,700	3,151,967
325	406,581	13,552,686	-52,753,247	-32,178,940	-6,102,220	3,031,447
350	402,965	13,432,166	-52,873,767	-32,299,460	-6,222,740	2,910,927
375	399,349	13,311,646	-52,994,287	-32,419,980	-6,343,260	2,790,407
400	395,734	13,191,126	-53,114,807	-32,540,500	-6,463,780	2,669,887
450	388,502	12,950,053	-53,355,881	-32,781,574	-6,704,853	2,428,813

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	627,350	20,911,663	-45,394,270	-24,819,963	1,256,757	10,390,424
80	604,989	20,166,305	-46,139,629	-25,565,322	511,399	9,645,065
100	602,096	20,069,882	-46,236,051	-25,661,744	414,976	9,548,642
125	598,481	19,949,362	-46,356,571	-25,782,264	294,456	9,428,122
150	594,865	19,828,842	-46,477,091	-25,902,784	173,936	9,307,602
175	591,250	19,708,322	-46,597,611	-26,023,304	53,416	9,187,082
200	587,633	19,587,769	-46,718,165	-26,143,858	-67,137	9,066,529
225	584,017	19,467,249	-46,838,685	-26,264,378	-187,657	8,946,009
250	580,402	19,346,729	-46,959,205	-26,384,898	-308,177	8,825,489
275	576,786	19,226,209	-47,079,725	-26,505,418	-428,697	8,704,969
300	573,171	19,105,689	-47,200,245	-26,625,938	-549,217	8,584,449
325	569,555	18,985,169	-47,320,765	-26,746,458	-669,737	8,463,929
350	565,938	18,864,615	-47,441,318	-26,867,011	-790,290	8,343,376
375	562,323	18,744,095	-47,561,838	-26,987,531	-910,810	8,222,856
400	558,707	18,623,575	-47,682,358	-27,108,051	-1,031,330	8,102,336
450	551,476	18,382,535	-47,923,398	-27,349,091	-1,272,370	7,861,296

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£175	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	461,524	15,384,143	-50,921,790	-30,347,483	-4,270,763	4,862,903
80	442,016	14,733,856	-51,572,078	-30,997,771	-4,921,050	4,212,616
100	439,123	14,637,433	-51,668,501	-31,094,194	-5,017,473	4,116,193
125	435,507	14,516,913	-51,789,021	-31,214,714	-5,137,993	3,995,673
150	431,892	14,396,393	-51,909,541	-31,335,234	-5,258,513	3,875,153
175	428,275	14,275,839	-52,030,094	-31,455,787	-5,379,066	3,754,600
200	424,660	14,155,319	-52,150,614	-31,576,307	-5,499,586	3,634,080
225	421,044	14,034,799	-52,271,134	-31,696,827	-5,620,106	3,513,560
250	417,428	13,914,279	-52,391,654	-31,817,347	-5,740,626	3,393,040
275	413,813	13,793,759	-52,512,174	-31,937,867	-5,861,146	3,272,520
300	410,196	13,673,206	-52,632,727	-32,058,420	-5,981,700	3,151,967
325	406,581	13,552,686	-52,753,247	-32,178,940	-6,102,220	3,031,447
350	402,965	13,432,166	-52,873,767	-32,299,460	-6,222,740	2,910,927
375	399,349	13,311,646	-52,994,287	-32,419,980	-6,343,260	2,790,407
400	395,734	13,191,126	-53,114,807	-32,540,500	-6,463,780	2,669,887
450	388,502	12,950,053	-53,355,881	-32,781,574	-6,704,853	2,428,813

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	328,864	10,962,120	-55,343,813	-34,769,506	-8,692,785	440,881
80	311,637	10,387,903	-55,918,031	-35,343,724	-9,267,003	-133,337
100	308,744	10,291,480	-56,014,453	-35,440,146	-9,363,426	-229,759
125	305,128	10,170,927	-56,135,007	-35,560,700	-9,483,979	-350,313
150	301,512	10,050,407	-56,255,527	-35,681,220	-9,604,499	-470,833
175	297,897	9,929,887	-56,376,047	-35,801,740	-9,725,019	-591,353
200	294,281	9,809,367	-56,496,567	-35,922,260	-9,845,539	-711,873
225	290,665	9,688,847	-56,617,087	-36,042,780	-9,966,059	-832,393
250	287,049	9,568,293	-56,737,640	-36,163,333	-10,086,612	-952,946
275	283,433	9,447,773	-56,858,160	-36,283,853	-10,207,132	-1,073,466
300	279,818	9,327,253	-56,978,680	-36,404,373	-10,327,652	-1,193,986
325	276,202	9,206,733	-57,099,200	-36,524,893	-10,448,172	-1,314,506
350	272,586	9,086,213	-57,219,720	-36,645,413	-10,568,692	-1,435,026
375	268,971	8,965,693	-57,340,240	-36,765,933	-10,689,212	-1,555,546
400	265,354	8,845,140	-57,460,793	-36,886,486	-10,809,766	-1,676,100
450	258,123	8,604,100	-57,701,833	-37,127,526	-11,050,806	-1,917,140

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	2
	Flats
No of units	6 units
Density:	350 dph

Affordable %	40%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.02 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,621,308	94,576,314	28,270,380	48,844,687	74,921,408	84,055,074
80	1,573,510	91,788,073	25,482,139	46,056,446	72,133,167	81,266,833
100	1,568,531	91,497,646	25,191,713	45,766,020	71,842,740	80,976,406
125	1,562,308	91,134,627	24,828,694	45,403,001	71,479,721	80,613,387
150	1,556,085	90,771,608	24,465,675	45,039,982	71,116,702	80,250,369
175	1,549,862	90,408,589	24,102,656	44,676,963	70,753,683	79,887,350
200	1,543,638	90,045,570	23,739,637	44,313,944	70,390,664	79,524,331
225	1,537,415	89,682,551	23,376,618	43,950,925	70,027,646	79,161,312
250	1,531,192	89,319,532	23,013,599	43,587,906	69,664,627	78,798,293
275	1,524,969	88,956,513	22,650,580	43,224,887	69,301,608	78,435,274
300	1,518,746	88,593,495	22,287,561	42,861,868	68,938,589	78,072,255
325	1,512,522	88,230,476	21,924,542	42,498,849	68,575,570	77,709,236
350	1,506,299	87,867,457	21,561,523	42,135,830	68,212,551	77,346,217
375	1,500,076	87,504,438	21,198,504	41,772,811	67,849,532	76,983,198
400	1,493,853	87,141,419	20,835,485	41,409,792	67,486,513	76,620,179
450	1,481,408	86,415,439	20,109,506	40,683,813	66,760,534	75,894,200

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	983,308	57,359,656	-8,946,278	11,628,029	37,704,750	46,838,416
80	946,482	55,211,424	-11,094,509	9,479,798	35,556,518	44,690,184
100	941,504	54,921,056	-11,384,878	9,189,429	35,266,150	44,399,816
125	935,281	54,558,037	-11,747,897	8,826,410	34,903,131	44,036,797
150	929,057	54,195,018	-12,110,916	8,463,391	34,540,112	43,673,778
175	922,834	53,831,999	-12,473,935	8,100,372	34,177,093	43,310,759
200	916,611	53,468,980	-12,836,954	7,737,353	33,814,074	42,947,740
225	910,388	53,105,961	-13,199,973	7,374,334	33,451,055	42,584,721
250	904,165	52,742,942	-13,562,991	7,011,316	33,088,036	42,221,702
275	897,942	52,379,923	-13,926,010	6,648,297	32,725,017	41,858,683
300	891,718	52,016,904	-14,289,029	6,285,278	32,361,998	41,495,665
325	885,495	51,653,885	-14,652,048	5,922,259	31,998,979	41,132,646
350	879,272	51,290,866	-15,015,067	5,559,240	31,635,960	40,769,627
375	873,049	50,927,847	-15,378,086	5,196,221	31,272,942	40,406,608
400	866,826	50,564,828	-15,741,105	4,833,202	30,909,923	40,043,589
450	854,379	49,838,791	-16,467,143	4,107,164	30,183,885	39,317,551

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	587,927	34,295,760	-32,010,174	-11,435,867	14,640,854	23,774,520
80	557,902	32,544,271	-33,761,663	-13,187,356	12,889,365	22,023,031
100	552,923	32,253,844	-34,052,089	-13,477,782	12,598,938	21,732,604
125	546,700	31,890,825	-34,415,108	-13,840,801	12,235,919	21,369,585
150	540,477	31,527,806	-34,778,127	-14,203,820	11,872,900	21,006,567
175	534,253	31,164,787	-35,141,146	-14,566,839	11,509,881	20,643,548
200	528,030	30,801,768	-35,504,165	-14,929,858	11,146,863	20,280,529
225	521,807	30,438,749	-35,867,184	-15,292,877	10,783,844	19,917,510
250	515,584	30,075,730	-36,230,203	-15,655,896	10,420,825	19,554,491
275	509,361	29,712,712	-36,593,222	-16,018,915	10,057,806	19,191,472
300	503,138	29,349,693	-36,956,241	-16,381,934	9,694,787	18,828,453
325	496,914	28,986,674	-37,319,260	-16,744,953	9,331,768	18,465,434
350	490,691	28,623,655	-37,682,279	-17,107,972	8,968,749	18,102,415
375	484,469	28,260,634	-38,045,239	-17,470,932	8,605,788	17,739,455
400	478,246	27,897,615	-38,408,258	-17,833,951	8,242,769	17,376,436
450	465,799	27,171,637	-39,134,296	-18,559,989	7,516,732	16,650,398

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	992,294	57,883,813	-8,422,121	12,152,186	38,228,907	47,362,573
80	955,313	55,726,608	-10,579,326	9,994,981	36,071,702	45,205,368
100	950,335	55,436,181	-10,869,752	9,704,555	35,781,275	44,914,941
125	944,111	55,073,162	-11,232,771	9,341,536	35,418,256	44,551,922
150	937,888	54,710,143	-11,595,790	8,978,517	35,055,237	44,188,904
175	931,665	54,347,124	-11,958,809	8,615,498	34,692,218	43,825,885
200	925,442	53,984,105	-12,321,828	8,252,479	34,329,200	43,462,866
225	919,220	53,621,145	-12,684,789	7,889,518	33,966,239	43,099,905
250	912,996	53,258,126	-13,047,808	7,526,499	33,603,220	42,736,886
275	906,773	52,895,107	-13,410,827	7,163,480	33,240,201	42,373,867
300	900,550	52,532,088	-13,773,846	6,800,461	32,877,182	42,010,848
325	894,327	52,169,069	-14,136,864	6,437,443	32,514,163	41,647,829
350	888,104	51,806,050	-14,499,883	6,074,424	32,151,144	41,284,810
375	881,881	51,443,031	-14,862,902	5,711,405	31,788,125	40,921,792
400	875,657	51,080,012	-15,225,921	5,348,386	31,425,106	40,558,773
450	863,211	50,353,974	-15,951,959	4,622,348	30,699,069	39,832,735

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

Site type 2

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	605,899	35,344,132	-30,961,802	-10,387,495	15,689,226	24,822,892
80	575,564	33,574,580	-32,731,353	-12,157,046	13,919,674	23,053,340
100	570,585	33,284,153	-33,021,780	-12,447,473	13,629,248	22,762,914
125	564,362	32,921,134	-33,384,799	-12,810,492	13,266,229	22,399,895
150	558,139	32,558,115	-33,747,818	-13,173,511	12,903,210	22,036,876
175	551,916	32,195,096	-34,110,837	-13,536,530	12,540,191	21,673,857
200	545,693	31,832,078	-34,473,856	-13,899,549	12,177,172	21,310,838
225	539,471	31,469,117	-34,836,816	-14,262,509	11,814,211	20,947,877
250	533,247	31,106,098	-35,199,835	-14,625,528	11,451,192	20,584,858
275	527,024	30,743,079	-35,562,854	-14,988,547	11,088,173	20,221,839
300	520,801	30,380,060	-35,925,873	-15,351,566	10,725,154	19,858,821
325	514,578	30,017,041	-36,288,892	-15,714,585	10,362,135	19,495,802
350	508,355	29,654,022	-36,651,911	-16,077,604	9,999,117	19,132,783
375	502,131	29,291,003	-37,014,930	-16,440,623	9,636,098	18,769,764
400	495,908	28,927,984	-37,377,949	-16,803,642	9,273,079	18,406,745
450	483,462	28,201,947	-38,103,987	-17,529,680	8,547,041	17,680,707

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	408,209	23,812,213	-42,493,720	-21,919,413	4,157,307	13,290,973
80	381,274	22,241,003	-44,064,930	-23,490,623	2,586,098	11,719,764
100	376,296	21,950,577	-44,355,357	-23,781,050	2,295,671	11,429,337
125	370,072	21,587,558	-44,718,376	-24,144,069	1,932,652	11,066,318
150	363,849	21,224,539	-45,081,395	-24,507,088	1,569,633	10,703,299
175	357,626	20,861,520	-45,444,414	-24,870,107	1,206,614	10,340,280
200	351,403	20,498,501	-45,807,432	-25,233,125	843,595	9,977,261
225	345,180	20,135,482	-46,170,451	-25,596,144	480,576	9,614,242
250	338,957	19,772,463	-46,533,470	-25,959,163	117,557	9,251,223
275	332,733	19,409,444	-46,896,489	-26,322,182	-245,462	8,888,205
300	326,510	19,046,425	-47,259,508	-26,685,201	-608,481	8,525,186
325	320,287	18,683,406	-47,622,527	-27,048,220	-971,499	8,162,167
350	314,064	18,320,387	-47,985,546	-27,411,239	-1,334,518	7,799,148
375	307,841	17,957,368	-48,348,565	-27,774,258	-1,697,537	7,436,129
400	301,618	17,594,408	-48,711,526	-28,137,219	-2,060,498	7,073,168
450	289,172	16,868,370	-49,437,563	-28,863,256	-2,786,536	6,347,130

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	632,857	36,916,661	-29,389,273	-8,814,966	17,261,755	26,395,421
80	602,058	35,120,073	-31,185,860	-10,611,553	15,465,167	24,598,833
100	597,080	34,829,646	-31,476,287	-10,901,980	15,174,741	24,308,407
125	590,856	34,466,627	-31,839,306	-11,264,999	14,811,722	23,945,388
150	584,633	34,103,608	-32,202,325	-11,628,018	14,448,703	23,582,369
175	578,410	33,740,590	-32,565,344	-11,991,037	14,085,684	23,219,350
200	572,187	33,377,571	-32,928,363	-12,354,056	13,722,665	22,856,331
225	565,964	33,014,552	-33,291,382	-12,717,075	13,359,646	22,493,312
250	559,742	32,651,531	-33,654,342	-13,080,035	12,996,685	22,130,351
275	553,518	32,288,572	-34,017,361	-13,443,054	12,633,666	21,767,332
300	547,295	31,925,553	-34,380,380	-13,806,073	12,270,647	21,404,314
325	541,072	31,562,534	-34,743,399	-14,169,092	11,907,628	21,041,295
350	534,849	31,199,515	-35,106,418	-14,532,111	11,544,610	20,678,276
375	528,626	30,836,496	-35,469,437	-14,895,130	11,181,591	20,315,257
400	522,402	30,473,477	-35,832,456	-15,258,149	10,818,572	19,952,238
450	509,956	29,747,440	-36,558,494	-15,984,187	10,092,534	19,226,200

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	408,209	23,812,213	-42,493,720	-21,919,413	4,157,307	13,290,973
80	381,274	22,241,003	-44,064,930	-23,490,623	2,586,098	11,719,764
100	376,296	21,950,577	-44,355,357	-23,781,050	2,295,671	11,429,337
125	370,072	21,587,558	-44,718,376	-24,144,069	1,932,652	11,066,318
150	363,849	21,224,539	-45,081,395	-24,507,088	1,569,633	10,703,299
175	357,626	20,861,520	-45,444,414	-24,870,107	1,206,614	10,340,280
200	351,403	20,498,501	-45,807,432	-25,233,125	843,595	9,977,261
225	345,180	20,135,482	-46,170,451	-25,596,144	480,576	9,614,242
250	338,957	19,772,463	-46,533,470	-25,959,163	117,557	9,251,223
275	332,733	19,409,444	-46,896,489	-26,322,182	-245,462	8,888,205
300	326,510	19,046,425	-47,259,508	-26,685,201	-608,481	8,525,186
325	320,287	18,683,406	-47,622,527	-27,048,220	-971,499	8,162,167
350	314,064	18,320,387	-47,985,546	-27,411,239	-1,334,518	7,799,148
375	307,841	17,957,368	-48,348,565	-27,774,258	-1,697,537	7,436,129
400	301,618	17,594,408	-48,711,526	-28,137,219	-2,060,498	7,073,168
450	289,172	16,868,370	-49,437,563	-28,863,256	-2,786,536	6,347,130

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	228,490	13,328,608	-52,977,325	-32,403,019	-6,326,298	2,807,368
80	204,647	11,937,736	-54,368,197	-33,793,890	-7,717,170	1,416,497
100	199,668	11,647,309	-54,658,624	-34,084,317	-8,007,596	1,126,070
125	193,445	11,284,290	-55,021,643	-34,447,336	-8,370,615	763,051
150	187,222	10,921,271	-55,384,662	-34,810,355	-8,733,634	400,032
175	180,999	10,558,253	-55,747,681	-35,173,374	-9,096,653	37,013
200	174,775	10,195,234	-56,110,700	-35,536,393	-9,459,672	-326,006
225	168,552	9,832,215	-56,473,719	-35,899,412	-9,822,691	-689,025
250	162,329	9,469,196	-56,836,738	-36,262,431	-10,185,710	-1,052,044
275	156,106	9,106,177	-57,199,757	-36,625,450	-10,548,729	-1,415,063
300	149,883	8,743,158	-57,562,776	-36,988,469	-10,911,748	-1,778,082
325	143,660	8,380,139	-57,925,795	-37,351,488	-11,274,767	-2,141,101
350	137,436	8,017,120	-58,288,813	-37,714,506	-11,637,786	-2,504,120
375	131,213	7,654,101	-58,651,832	-38,077,525	-12,000,805	-2,867,139
400	124,991	7,291,140	-59,014,793	-38,440,486	-12,363,765	-3,230,099
450	112,545	6,565,103	-59,740,831	-39,166,524	-13,089,803	-3,956,137

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£175

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 3

Flats	
No of units	10 units
Density:	235 dph

Affordable %	40%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.04 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,702,180	63,501,239	-2,804,694	17,769,613	43,846,333	52,979,999
80	2,622,516	61,629,127	-4,676,807	15,897,500	41,974,221	51,107,887
100	2,614,218	61,434,126	-4,871,808	15,702,499	41,779,220	50,912,886
125	2,603,846	61,190,392	-5,115,541	15,458,766	41,535,487	50,669,153
150	2,593,475	60,946,659	-5,359,274	15,215,033	41,291,753	50,425,419
175	2,583,102	60,702,902	-5,603,031	14,971,276	41,047,996	50,181,662
200	2,572,731	60,459,169	-5,846,765	14,727,542	40,804,263	49,937,929
225	2,562,359	60,215,435	-6,090,498	14,483,809	40,560,529	49,694,196
250	2,551,987	59,971,702	-6,334,232	14,240,075	40,316,796	49,450,462
275	2,541,615	59,727,945	-6,577,989	13,996,318	40,073,039	49,206,705
300	2,531,243	59,484,211	-6,821,722	13,752,585	39,829,306	48,962,972
325	2,520,871	59,240,478	-7,065,456	13,508,851	39,585,572	48,719,238
350	2,510,500	58,996,744	-7,309,189	13,265,118	39,341,839	48,475,505
375	2,500,127	58,752,987	-7,552,946	13,021,361	39,098,082	48,231,748
400	2,489,755	58,509,254	-7,796,679	12,777,628	38,854,348	47,988,014
450	2,469,012	58,021,787	-8,284,146	12,290,161	38,366,881	47,500,547

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,638,847	38,512,904	-27,793,030	-7,218,723	18,857,998	27,991,664
80	1,577,470	37,070,551	-29,235,382	-8,661,075	17,415,645	26,549,311
100	1,569,172	36,875,550	-29,430,383	-8,856,076	17,220,644	26,354,311
125	1,558,801	36,631,817	-29,674,117	-9,099,810	16,976,911	26,110,577
150	1,548,429	36,388,083	-29,917,850	-9,343,543	16,733,178	25,866,844
175	1,538,056	36,144,326	-30,161,607	-9,587,300	16,489,421	25,623,087
200	1,527,685	35,900,593	-30,405,341	-9,831,034	16,245,687	25,379,353
225	1,517,313	35,656,859	-30,649,074	-10,074,767	16,001,954	25,135,620
250	1,506,942	35,413,126	-30,892,807	-10,318,500	15,758,220	24,891,886
275	1,496,569	35,169,369	-31,136,564	-10,562,257	15,514,463	24,648,129
300	1,486,197	34,925,636	-31,380,298	-10,805,991	15,270,730	24,404,396
325	1,475,826	34,681,902	-31,624,031	-11,049,724	15,026,996	24,160,663
350	1,465,454	34,438,169	-31,867,765	-11,293,458	14,783,263	23,916,929
375	1,455,081	34,194,412	-32,111,522	-11,537,215	14,539,506	23,673,172
400	1,444,710	33,950,678	-32,355,255	-11,780,948	14,295,773	23,429,439
450	1,423,965	33,463,188	-32,842,746	-12,268,439	13,808,282	22,941,948

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	979,879	23,027,161	-43,278,773	-22,704,466	3,372,255	12,505,921
80	929,836	21,851,145	-44,454,788	-23,880,481	2,196,240	11,329,906
100	921,538	21,656,145	-44,649,789	-24,075,482	2,001,239	11,134,905
125	911,166	21,412,411	-44,893,522	-24,319,215	1,757,505	10,891,172
150	900,795	21,168,678	-45,137,256	-24,562,949	1,513,772	10,647,438
175	890,423	20,924,944	-45,380,989	-24,806,682	1,270,038	10,403,705
200	880,051	20,681,187	-45,624,746	-25,050,439	1,026,282	10,159,948
225	869,679	20,437,454	-45,868,480	-25,294,173	782,548	9,916,214
250	859,307	20,193,720	-46,112,213	-25,537,906	538,815	9,672,481
275	848,936	19,949,987	-46,355,946	-25,781,639	295,081	9,428,747
300	838,563	19,706,230	-46,599,703	-26,025,396	51,324	9,184,990
325	828,191	19,462,497	-46,843,437	-26,269,130	-192,409	8,941,257
350	817,820	19,218,763	-47,087,170	-26,512,863	-436,143	8,697,523
375	807,448	18,975,030	-47,330,904	-26,756,597	-679,876	8,453,790
400	797,075	18,731,273	-47,574,661	-27,000,354	-923,633	8,210,033
450	776,332	18,243,806	-48,062,128	-27,487,821	-1,411,100	7,722,566

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,653,823	38,864,846	-27,441,088	-6,866,781	19,209,940	28,343,606
80	1,592,189	37,416,445	-28,889,489	-8,315,182	17,761,539	26,895,205
100	1,583,891	37,221,444	-29,084,490	-8,510,183	17,566,538	26,700,204
125	1,573,520	36,977,710	-29,328,223	-8,753,916	17,322,804	26,456,471
150	1,563,148	36,733,977	-29,571,957	-8,997,650	17,079,071	26,212,737
175	1,552,775	36,490,220	-29,815,714	-9,241,407	16,835,314	25,968,980
200	1,542,404	36,246,486	-30,059,447	-9,485,140	16,591,581	25,725,247
225	1,532,032	36,002,753	-30,303,181	-9,728,874	16,347,847	25,481,513
250	1,521,660	35,759,019	-30,546,914	-9,972,607	16,104,114	25,237,780
275	1,511,288	35,515,263	-30,790,671	-10,216,364	15,860,357	24,994,023
300	1,500,916	35,271,529	-31,034,404	-10,460,097	15,616,623	24,750,289
325	1,490,544	35,027,796	-31,278,138	-10,703,831	15,372,890	24,506,556
350	1,480,173	34,784,062	-31,521,871	-10,947,564	15,129,156	24,262,823
375	1,469,800	34,540,305	-31,765,628	-11,191,321	14,885,399	24,019,066
400	1,459,429	34,296,572	-32,009,362	-11,435,055	14,641,666	23,775,332
450	1,438,685	33,809,105	-32,496,829	-11,922,522	14,154,199	23,287,865

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 3

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,009,832	23,731,044	-42,574,889	-22,000,582	4,076,138	13,209,805
80	959,274	22,542,932	-43,763,001	-23,188,694	2,888,027	12,021,693
100	950,976	22,347,931	-43,958,002	-23,383,695	2,693,026	11,826,692
125	940,604	22,104,198	-44,201,735	-23,627,428	2,449,292	11,582,958
150	930,233	21,860,465	-44,445,469	-23,871,162	2,205,559	11,339,225
175	919,861	21,616,731	-44,689,202	-24,114,895	1,961,825	11,095,492
200	909,488	21,372,974	-44,932,959	-24,358,652	1,718,068	10,851,735
225	899,117	21,129,241	-45,176,693	-24,602,386	1,474,335	10,608,001
250	888,745	20,885,507	-45,420,426	-24,846,119	1,230,602	10,364,268
275	878,373	20,641,774	-45,664,160	-25,089,853	986,868	10,120,534
300	868,001	20,398,017	-45,907,917	-25,333,610	743,111	9,876,777
325	857,629	20,154,283	-46,151,650	-25,577,343	499,378	9,633,044
350	847,257	19,910,550	-46,395,383	-25,821,076	255,644	9,389,310
375	836,886	19,666,817	-46,639,117	-26,064,810	11,911	9,145,577
400	826,513	19,423,060	-46,882,874	-26,308,567	-231,846	8,901,820
450	805,770	18,935,593	-47,370,341	-26,796,034	-719,313	8,414,353

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£375	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	680,348	15,988,184	-50,317,749	-29,743,442	-3,666,721	5,466,945
80	635,457	14,933,230	-51,372,704	-30,798,397	-4,721,676	4,411,990
100	627,160	14,738,252	-51,567,681	-30,993,374	-4,916,654	4,217,013
125	616,787	14,494,495	-51,811,438	-31,237,131	-5,160,411	3,973,256
150	606,415	14,250,762	-52,055,172	-31,480,865	-5,404,144	3,729,522
175	596,044	14,007,028	-52,298,905	-31,724,598	-5,647,877	3,485,789
200	585,672	13,763,295	-52,542,639	-31,968,332	-5,891,611	3,242,055
225	575,299	13,519,538	-52,786,396	-32,212,089	-6,135,368	2,998,298
250	564,928	13,275,804	-53,030,129	-32,455,822	-6,379,101	2,754,565
275	554,556	13,032,071	-53,273,862	-32,699,555	-6,622,835	2,510,831
300	544,185	12,788,338	-53,517,596	-32,943,289	-6,866,568	2,267,098
325	533,812	12,544,581	-53,761,353	-33,187,046	-7,110,325	2,023,341
350	523,440	12,300,847	-54,005,086	-33,430,779	-7,354,059	1,779,608
375	513,069	12,057,114	-54,248,820	-33,674,513	-7,597,792	1,535,874
400	502,697	11,813,380	-54,492,553	-33,918,246	-7,841,525	1,292,141
450	481,953	11,325,890	-54,980,044	-34,405,737	-8,329,016	804,650

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,054,761	24,786,893	-41,519,040	-20,944,733	5,131,987	14,265,653
80	1,003,430	23,580,613	-42,725,321	-22,151,014	3,925,707	13,059,373
100	995,133	23,385,635	-42,920,298	-22,345,991	3,730,730	12,864,396
125	984,761	23,141,878	-43,164,055	-22,589,748	3,486,973	12,620,639
150	974,389	22,898,145	-43,407,789	-22,833,482	3,243,239	12,376,905
175	964,018	22,654,411	-43,651,522	-23,077,215	2,999,506	12,133,172
200	953,646	22,410,678	-43,895,255	-23,320,948	2,755,772	11,889,438
225	943,273	22,166,921	-44,139,012	-23,564,705	2,512,015	11,645,681
250	932,902	21,923,188	-44,382,746	-23,808,439	2,268,262	11,401,948
275	922,530	21,679,454	-44,626,479	-24,052,172	2,024,548	11,158,215
300	912,158	21,435,721	-44,870,213	-24,295,906	1,780,815	10,914,481
325	901,786	21,191,964	-45,113,970	-24,539,663	1,537,058	10,670,724
350	891,414	20,948,230	-45,357,703	-24,783,396	1,293,325	10,426,991
375	881,042	20,704,497	-45,601,437	-25,027,130	1,049,591	10,183,257
400	870,671	20,460,763	-45,845,170	-25,270,863	805,858	9,939,524
450	849,927	19,973,273	-46,332,660	-25,758,353	318,367	9,452,033

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	680,348	15,988,184	-50,317,749	-29,743,442	-3,666,721	5,466,945
80	635,457	14,933,230	-51,372,704	-30,798,397	-4,721,676	4,411,990
100	627,160	14,738,252	-51,567,681	-30,993,374	-4,916,654	4,217,013
125	616,787	14,494,495	-51,811,438	-31,237,131	-5,160,411	3,973,256
150	606,415	14,250,762	-52,055,172	-31,480,865	-5,404,144	3,729,522
175	596,044	14,007,028	-52,298,905	-31,724,598	-5,647,877	3,485,789
200	585,672	13,763,295	-52,542,639	-31,968,332	-5,891,611	3,242,055
225	575,299	13,519,538	-52,786,396	-32,212,089	-6,135,368	2,998,298
250	564,928	13,275,804	-53,030,129	-32,455,822	-6,379,101	2,754,565
275	554,556	13,032,071	-53,273,862	-32,699,555	-6,622,835	2,510,831
300	544,185	12,788,338	-53,517,596	-32,943,289	-6,866,568	2,267,098
325	533,812	12,544,581	-53,761,353	-33,187,046	-7,110,325	2,023,341
350	523,440	12,300,847	-54,005,086	-33,430,779	-7,354,059	1,779,608
375	513,069	12,057,114	-54,248,820	-33,674,513	-7,597,792	1,535,874
400	502,697	11,813,380	-54,492,553	-33,918,246	-7,841,525	1,292,141
450	481,953	11,325,890	-54,980,044	-34,405,737	-8,329,016	804,650

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	380,817	8,949,208	-57,356,725	-36,782,418	-10,705,698	-1,572,031
80	341,078	8,015,337	-58,290,596	-37,716,289	-11,639,569	-2,505,903
100	332,780	7,820,336	-58,485,597	-37,911,290	-11,834,570	-2,700,903
125	322,409	7,576,603	-58,729,331	-38,155,024	-12,078,303	-2,944,637
150	312,036	7,332,846	-58,973,088	-38,398,781	-12,322,060	-3,188,394
175	301,664	7,089,112	-59,216,821	-38,642,514	-12,565,793	-3,432,127
200	291,293	6,845,379	-59,460,554	-38,886,247	-12,809,527	-3,675,861
225	280,921	6,601,646	-59,704,288	-39,129,981	-13,053,260	-3,919,594
250	270,548	6,357,889	-59,948,045	-39,373,738	-13,297,017	-4,163,351
275	260,177	6,114,155	-60,191,778	-39,617,471	-13,540,751	-4,407,085
300	249,805	5,870,422	-60,435,512	-39,861,205	-13,784,484	-4,650,818
325	239,434	5,626,688	-60,679,245	-40,104,938	-14,028,218	-4,894,551
350	229,061	5,382,931	-60,923,002	-40,348,695	-14,271,975	-5,138,308
375	218,689	5,139,198	-61,166,736	-40,592,429	-14,515,708	-5,382,042
400	208,318	4,895,464	-61,410,469	-40,836,162	-14,759,441	-5,625,775
450	187,573	4,407,974	-61,897,959	-41,323,652	-15,246,932	-6,113,266

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2 - Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type	4
Flats	
No of units	11 units
Density:	235 dph

Affordable %	40%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,972,399	63,501,250	-2,804,684	17,769,623	43,846,344	52,980,010
80	2,884,767	61,629,110	-4,676,824	15,897,483	41,974,204	51,107,870
100	2,875,640	61,434,119	-4,871,814	15,702,493	41,779,214	50,912,880
125	2,864,231	61,190,392	-5,115,541	15,458,766	41,535,487	50,669,153
150	2,852,822	60,946,644	-5,359,289	15,215,018	41,291,738	50,425,404
175	2,841,413	60,702,917	-5,603,016	14,971,291	41,048,011	50,181,677
200	2,830,004	60,459,169	-5,846,765	14,727,542	40,804,263	49,937,929
225	2,818,594	60,215,420	-6,090,513	14,483,794	40,560,514	49,694,181
250	2,807,186	59,971,693	-6,334,240	14,240,067	40,316,787	49,450,454
275	2,795,776	59,727,945	-6,577,989	13,996,318	40,073,039	49,206,705
300	2,784,368	59,484,218	-6,821,716	13,752,591	39,829,312	48,962,978
325	2,772,958	59,240,469	-7,065,464	13,508,843	39,585,564	48,719,230
350	2,761,550	58,996,742	-7,309,191	13,265,116	39,341,836	48,475,503
375	2,750,140	58,752,994	-7,552,940	13,021,367	39,098,088	48,231,754
400	2,738,731	58,509,245	-7,796,688	12,777,619	38,854,340	47,988,006
450	2,715,913	58,021,770	-8,284,163	12,290,144	38,366,864	47,500,530

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,802,731	38,512,887	-27,793,047	-7,218,740	18,857,981	27,991,647
80	1,735,217	37,070,538	-29,235,395	-8,661,088	17,415,632	26,549,299
100	1,726,089	36,875,548	-29,430,385	-8,856,078	17,220,642	26,354,308
125	1,714,681	36,631,821	-29,674,112	-9,099,805	16,976,915	26,110,581
150	1,703,271	36,388,073	-29,917,861	-9,343,554	16,733,167	25,866,833
175	1,691,862	36,144,324	-30,161,609	-9,587,302	16,489,418	25,623,085
200	1,680,453	35,900,597	-30,405,336	-9,831,029	16,245,691	25,379,358
225	1,669,044	35,656,849	-30,649,085	-10,074,778	16,001,943	25,135,609
250	1,657,635	35,413,122	-30,892,812	-10,318,505	15,758,216	24,891,882
275	1,646,226	35,169,373	-31,136,560	-10,562,253	15,514,468	24,648,134
300	1,634,817	34,925,646	-31,380,287	-10,805,980	15,270,741	24,404,407
325	1,623,408	34,681,898	-31,624,036	-11,049,729	15,026,992	24,160,658
350	1,611,998	34,438,150	-31,867,784	-11,293,477	14,783,244	23,916,910
375	1,600,590	34,194,422	-32,111,511	-11,537,204	14,539,517	23,673,183
400	1,589,180	33,950,674	-32,355,259	-11,780,952	14,295,768	23,429,434
450	1,566,362	33,463,199	-32,842,735	-12,268,428	13,808,293	22,941,959

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,077,866	23,027,146	-43,278,788	-22,704,481	3,372,240	12,505,906
80	1,022,820	21,851,150	-44,454,784	-23,880,477	2,196,244	11,329,910
100	1,013,693	21,656,160	-44,649,774	-24,075,467	2,001,254	11,134,920
125	1,002,283	21,412,411	-44,893,522	-24,319,215	1,757,505	10,891,172
150	990,874	21,168,663	-45,137,271	-24,562,964	1,513,757	10,647,423
175	979,465	20,924,936	-45,380,998	-24,806,691	1,270,030	10,403,696
200	968,056	20,681,187	-45,624,746	-25,050,439	1,026,282	10,159,948
225	956,647	20,437,460	-45,868,473	-25,294,166	782,554	9,916,221
250	945,238	20,193,712	-46,112,222	-25,537,915	538,806	9,672,472
275	933,829	19,949,985	-46,355,949	-25,781,642	295,079	9,428,745
300	922,420	19,706,236	-46,599,697	-26,025,390	51,331	9,184,997
325	911,010	19,462,488	-46,843,445	-26,269,138	-192,418	8,941,248
350	899,602	19,218,761	-47,087,172	-26,512,865	-436,145	8,697,521
375	888,192	18,975,013	-47,330,921	-26,756,614	-679,893	8,453,773
400	876,784	18,731,286	-47,574,648	-27,000,341	-923,620	8,210,046
450	853,966	18,243,810	-48,062,123	-27,487,816	-1,411,096	7,722,570

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,819,205	38,864,835	-27,441,098	-6,866,792	19,209,929	28,343,595
80	1,751,408	37,416,440	-28,889,493	-8,315,186	17,761,534	26,895,201
100	1,742,281	37,221,450	-29,084,483	-8,510,176	17,566,544	26,700,210
125	1,730,871	36,977,702	-29,328,232	-8,753,925	17,322,796	26,456,462
150	1,719,463	36,733,975	-29,571,959	-8,997,652	17,079,069	26,212,735
175	1,708,053	36,490,226	-29,815,707	-9,241,400	16,835,320	25,968,987
200	1,696,645	36,246,499	-30,059,434	-9,485,127	16,591,593	25,725,260
225	1,685,235	36,002,751	-30,303,183	-9,728,876	16,347,845	25,481,511
250	1,673,826	35,759,002	-30,546,931	-9,972,624	16,104,097	25,237,763
275	1,662,417	35,515,275	-30,790,658	-10,216,351	15,860,370	24,994,036
300	1,651,008	35,271,527	-31,034,406	-10,460,100	15,616,621	24,750,287
325	1,639,599	35,027,800	-31,278,134	-10,703,827	15,372,894	24,506,560
350	1,628,190	34,784,052	-31,521,882	-10,947,575	15,129,146	24,262,812
375	1,616,780	34,540,303	-31,765,630	-11,191,323	14,885,397	24,019,063
400	1,605,372	34,296,576	-32,009,357	-11,435,050	14,641,670	23,775,336
450	1,582,554	33,809,101	-32,496,833	-11,922,526	14,154,195	23,287,861

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 4

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,110,815	23,731,042	-42,574,891	-22,000,584	4,076,136	13,209,803
80	1,055,201	22,542,932	-43,763,001	-23,188,694	2,888,027	12,021,693
100	1,046,074	22,347,942	-43,957,991	-23,383,684	2,693,036	11,826,703
125	1,034,664	22,104,194	-44,201,740	-23,627,433	2,449,288	11,582,954
150	1,023,256	21,860,467	-44,445,467	-23,871,160	2,205,561	11,339,227
175	1,011,846	21,616,718	-44,689,215	-24,114,908	1,961,813	11,095,479
200	1,000,438	21,372,991	-44,932,942	-24,358,635	1,718,086	10,851,752
225	989,028	21,129,243	-45,176,691	-24,602,384	1,474,337	10,608,003
250	977,620	20,885,516	-45,420,418	-24,846,111	1,230,610	10,364,276
275	966,210	20,641,767	-45,664,166	-25,089,859	986,862	10,120,528
300	954,801	20,398,019	-45,907,914	-25,333,607	743,113	9,876,779
325	943,392	20,154,292	-46,151,641	-25,577,334	499,386	9,633,052
350	931,983	19,910,544	-46,395,390	-25,821,083	255,638	9,389,304
375	920,574	19,666,817	-46,639,117	-26,064,810	11,911	9,145,577
400	909,165	19,423,068	-46,882,865	-26,308,558	-231,838	8,901,829
450	886,347	18,935,593	-47,370,341	-26,796,034	-719,313	8,414,353

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£375	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	748,383	15,988,182	-50,317,751	-29,743,444	-3,666,723	5,466,943
80	699,003	14,933,238	-51,372,695	-30,798,388	-4,721,668	4,411,998
100	689,875	14,738,248	-51,567,686	-30,993,379	-4,916,658	4,217,008
125	678,466	14,494,500	-51,811,434	-31,237,127	-5,160,406	3,973,260
150	667,057	14,250,772	-52,055,161	-31,480,854	-5,404,133	3,729,533
175	655,648	14,007,024	-52,298,909	-31,724,602	-5,647,882	3,485,784
200	644,238	13,763,276	-52,542,658	-31,968,351	-5,891,630	3,242,036
225	632,830	13,519,549	-52,786,385	-32,212,078	-6,135,357	2,998,309
250	621,420	13,275,800	-53,030,133	-32,455,826	-6,379,106	2,754,561
275	610,012	13,032,073	-53,273,860	-32,699,553	-6,622,833	2,510,834
300	598,602	12,788,325	-53,517,609	-32,943,302	-6,866,581	2,267,085
325	587,194	12,544,598	-53,761,336	-33,187,029	-7,110,308	2,023,358
350	575,784	12,300,849	-54,005,084	-33,430,777	-7,354,056	1,779,610
375	564,375	12,057,101	-54,248,833	-33,674,526	-7,597,805	1,535,861
400	552,966	11,813,374	-54,492,560	-33,918,253	-7,841,532	1,292,134
450	530,148	11,325,898	-54,980,035	-34,405,728	-8,329,007	804,659

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,160,237	24,786,887	-41,519,047	-20,944,740	5,131,981	14,265,647
80	1,103,774	23,580,617	-42,725,316	-22,151,009	3,925,711	13,059,377
100	1,094,646	23,385,627	-42,920,307	-22,346,000	3,730,721	12,864,387
125	1,083,238	23,141,900	-43,164,034	-22,589,727	3,486,994	12,620,660
150	1,071,828	22,898,151	-43,407,782	-22,833,475	3,243,246	12,376,912
175	1,060,419	22,654,403	-43,651,531	-23,077,224	2,999,497	12,133,163
200	1,049,010	22,410,676	-43,895,258	-23,320,951	2,755,770	11,889,436
225	1,037,601	22,166,927	-44,139,006	-23,564,699	2,512,022	11,645,688
250	1,026,192	21,923,200	-44,382,733	-23,808,426	2,268,295	11,401,961
275	1,014,783	21,679,452	-44,626,481	-24,052,174	2,024,546	11,158,212
300	1,003,373	21,435,704	-44,870,230	-24,295,923	1,780,798	10,914,464
325	991,965	21,191,977	-45,113,957	-24,539,650	1,537,071	10,670,737
350	980,555	20,948,228	-45,357,705	-24,783,398	1,293,322	10,426,989
375	969,147	20,704,501	-45,601,432	-25,027,125	1,049,595	10,183,262
400	957,737	20,460,753	-45,845,181	-25,270,874	805,847	9,939,513
450	934,919	19,973,277	-46,332,656	-25,758,349	318,372	9,452,038

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	748,383	15,988,182	-50,317,751	-29,743,444	-3,666,723	5,466,943
80	699,003	14,933,238	-51,372,695	-30,798,388	-4,721,668	4,411,998
100	689,875	14,738,248	-51,567,686	-30,993,379	-4,916,658	4,217,008
125	678,466	14,494,500	-51,811,434	-31,237,127	-5,160,406	3,973,260
150	667,057	14,250,772	-52,055,161	-31,480,854	-5,404,133	3,729,533
175	655,648	14,007,024	-52,298,909	-31,724,602	-5,647,882	3,485,784
200	644,238	13,763,276	-52,542,658	-31,968,351	-5,891,630	3,242,036
225	632,830	13,519,549	-52,786,385	-32,212,078	-6,135,357	2,998,309
250	621,420	13,275,800	-53,030,133	-32,455,826	-6,379,106	2,754,561
275	610,012	13,032,073	-53,273,860	-32,699,553	-6,622,833	2,510,834
300	598,602	12,788,325	-53,517,609	-32,943,302	-6,866,581	2,267,085
325	587,194	12,544,598	-53,761,336	-33,187,029	-7,110,308	2,023,358
350	575,784	12,300,849	-54,005,084	-33,430,777	-7,354,056	1,779,610
375	564,375	12,057,101	-54,248,833	-33,674,526	-7,597,805	1,535,861
400	552,966	11,813,374	-54,492,560	-33,918,253	-7,841,532	1,292,134
450	530,148	11,325,898	-54,980,035	-34,405,728	-8,329,007	804,659

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	418,900	8,949,219	-57,356,715	-36,782,408	-10,705,687	-1,572,021
80	375,185	8,015,326	-58,290,607	-37,716,300	-11,639,579	-2,505,913
100	366,058	7,820,336	-58,485,597	-37,911,290	-11,834,570	-2,700,903
125	354,649	7,576,588	-58,729,346	-38,155,039	-12,078,318	-2,944,652
150	343,240	7,332,861	-58,973,073	-38,398,766	-12,322,045	-3,188,379
175	331,831	7,089,112	-59,216,821	-38,642,514	-12,565,793	-3,432,127
200	320,422	6,845,385	-59,460,548	-38,886,241	-12,809,520	-3,675,854
225	309,013	6,601,637	-59,704,296	-39,129,989	-13,053,269	-3,919,603
250	297,603	6,357,889	-59,948,045	-39,373,738	-13,297,017	-4,163,351
275	286,195	6,114,162	-60,191,772	-39,617,465	-13,540,744	-4,407,078
300	274,785	5,870,413	-60,435,520	-39,861,213	-13,784,493	-4,650,827
325	263,377	5,626,686	-60,679,247	-40,104,940	-14,028,220	-4,894,554
350	251,967	5,382,938	-60,922,996	-40,348,689	-14,271,968	-5,138,302
375	240,559	5,139,211	-61,166,723	-40,592,416	-14,515,695	-5,382,029
400	229,149	4,895,462	-61,410,471	-40,836,164	-14,759,444	-5,625,777
450	206,331	4,407,987	-61,897,947	-41,323,640	-15,246,919	-6,113,253

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2 - Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type 5

Houses & Flats
No of units 25 units
Density: 375 dph

Affordable %	40%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,191,957	77,879,361	11,573,428	32,147,735	58,224,455	67,358,121
80	5,019,317	75,289,759	8,983,825	29,558,132	55,634,853	64,768,519
100	4,998,481	74,977,217	8,671,284	29,245,591	55,322,311	64,455,978
125	4,972,436	74,586,540	8,280,607	28,854,914	54,931,635	64,065,301
150	4,946,391	74,195,863	7,889,930	28,464,237	54,540,958	63,674,624
175	4,920,347	73,805,202	7,499,268	28,073,575	54,150,296	63,283,962
200	4,894,302	73,414,525	7,108,591	27,682,898	53,759,619	62,893,285
225	4,868,257	73,023,848	6,717,914	27,292,221	53,368,942	62,502,608
250	4,842,212	72,633,186	6,327,253	26,901,560	52,978,280	62,111,946
275	4,816,167	72,242,509	5,936,576	26,510,883	52,587,603	61,721,270
300	4,790,122	71,851,832	5,545,899	26,120,206	52,196,927	61,330,593
325	4,764,077	71,461,155	5,155,222	25,729,529	51,806,250	60,939,916
350	4,738,033	71,070,494	4,764,560	25,338,867	51,415,588	60,549,254
375	4,711,988	70,679,817	4,373,883	24,948,190	51,024,911	60,158,577
400	4,685,943	70,289,140	3,983,206	24,557,513	50,634,234	59,767,900
450	4,633,853	69,507,801	3,201,868	23,776,175	49,852,895	58,986,562

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,553,328	38,299,924	-28,006,010	-7,431,703	18,645,018	27,778,684
80	2,426,070	36,391,051	-29,914,883	-9,340,576	16,736,145	25,869,811
100	2,405,234	36,078,509	-30,227,424	-9,653,117	16,423,603	25,557,270
125	2,379,189	35,687,832	-30,618,101	-10,043,794	16,032,927	25,166,593
150	2,353,144	35,297,155	-31,008,778	-10,434,471	15,642,250	24,775,916
175	2,327,100	34,906,494	-31,399,440	-10,825,133	15,251,588	24,385,254
200	2,301,054	34,515,817	-31,790,117	-11,215,810	14,860,911	23,994,577
225	2,275,009	34,125,140	-32,180,794	-11,606,487	14,470,234	23,603,900
250	2,248,964	33,734,463	-32,571,470	-11,997,163	14,079,557	23,213,223
275	2,222,920	33,343,801	-32,962,132	-12,387,825	13,688,895	22,822,561
300	2,196,875	32,953,124	-33,352,809	-12,778,502	13,298,218	22,431,885
325	2,170,830	32,562,447	-33,743,486	-13,169,179	12,907,542	22,041,208
350	2,144,786	32,171,766	-34,134,148	-13,559,841	12,516,880	21,650,546
375	2,118,741	31,781,109	-34,524,825	-13,950,518	12,126,203	21,259,869
400	2,092,695	31,390,432	-34,915,502	-14,341,195	11,735,526	20,869,192
450	2,040,606	30,609,093	-35,696,840	-15,122,533	10,954,187	20,087,853

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	918,122	13,771,823	-52,534,111	-31,959,804	-5,883,083	3,250,583
80	818,987	12,284,808	-54,021,125	-33,446,818	-7,370,097	1,763,569
100	798,151	11,972,267	-54,333,667	-33,759,360	-7,682,639	1,451,027
125	772,106	11,581,590	-54,724,343	-34,150,036	-8,073,316	1,060,350
150	746,061	11,190,913	-55,115,020	-34,540,713	-8,463,993	669,674
175	720,017	10,800,251	-55,505,682	-34,931,375	-8,854,654	279,012
200	693,972	10,409,574	-55,896,359	-35,322,052	-9,245,331	-111,665
225	667,927	10,018,898	-56,287,036	-35,712,729	-9,636,008	-502,342
250	641,881	9,628,221	-56,677,713	-36,103,406	-10,026,685	-893,019
275	615,837	9,237,559	-57,068,375	-36,494,068	-10,417,347	-1,283,681
300	589,792	8,846,882	-57,459,051	-36,884,744	-10,808,024	-1,674,358
325	563,747	8,456,205	-57,849,728	-37,275,421	-11,198,701	-2,065,034
350	537,702	8,065,528	-58,240,405	-37,666,098	-11,589,378	-2,455,711
375	511,658	7,674,866	-58,631,067	-38,056,760	-11,980,039	-2,846,373
400	485,613	7,284,190	-59,021,744	-38,447,437	-12,370,716	-3,237,050
450	433,523	6,502,851	-59,803,083	-39,228,776	-13,152,055	-4,018,389

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£175

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,590,492	38,857,373	-27,448,560	-6,874,253	19,202,468	28,336,134
80	2,462,595	36,938,918	-29,367,015	-8,792,708	17,284,012	26,417,678
100	2,441,758	36,626,377	-29,679,557	-9,105,250	16,971,471	26,105,137
125	2,415,713	36,235,700	-30,070,234	-9,495,927	16,580,794	25,714,460
150	2,389,668	35,845,023	-30,460,911	-9,886,604	16,190,117	25,323,783
175	2,363,624	35,454,361	-30,851,572	-10,277,265	15,799,455	24,933,121
200	2,337,579	35,063,684	-31,242,249	-10,667,942	15,408,778	24,542,445
225	2,311,534	34,673,007	-31,632,926	-11,058,619	15,018,101	24,151,768
250	2,285,490	34,282,345	-32,023,588	-11,449,281	14,627,440	23,761,106
275	2,259,445	33,891,669	-32,414,265	-11,839,958	14,236,763	23,370,429
300	2,233,399	33,500,992	-32,804,942	-12,230,635	13,846,086	22,979,752
325	2,207,354	33,110,315	-33,195,619	-12,621,312	13,455,409	22,589,075
350	2,181,310	32,719,653	-33,586,280	-13,011,973	13,064,747	22,198,413
375	2,155,265	32,328,976	-33,976,957	-13,402,650	12,674,070	21,807,736
400	2,129,220	31,938,299	-34,367,634	-13,793,327	12,283,393	21,417,060
450	2,077,131	31,156,961	-35,148,973	-14,574,666	11,502,055	20,635,721

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 5

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	992,449	14,886,737	-51,419,196	-30,844,889	-4,768,169	4,365,498
80	892,036	13,380,543	-52,925,390	-32,351,083	-6,274,363	2,859,304
100	871,200	13,068,002	-53,237,932	-32,663,625	-6,586,904	2,546,762
125	845,155	12,677,325	-53,628,609	-33,054,302	-6,977,581	2,156,085
150	819,111	12,286,663	-54,019,270	-33,444,963	-7,368,243	1,765,423
175	793,066	11,895,986	-54,409,947	-33,835,640	-7,758,920	1,374,747
200	767,021	11,505,309	-54,800,624	-34,226,317	-8,149,596	984,070
225	740,975	11,114,632	-55,191,301	-34,616,994	-8,540,273	593,393
250	714,931	10,723,971	-55,581,963	-35,007,656	-8,930,935	202,731
275	688,886	10,333,294	-55,972,640	-35,398,333	-9,321,612	-187,946
300	662,841	9,942,617	-56,363,317	-35,789,010	-9,712,289	-578,623
325	636,796	9,551,940	-56,753,993	-36,179,686	-10,102,966	-969,300
350	610,752	9,161,278	-57,144,655	-36,570,348	-10,493,628	-1,359,961
375	584,707	8,770,601	-57,535,332	-36,961,025	-10,884,304	-1,750,638
400	558,662	8,379,924	-57,926,009	-37,351,702	-11,274,981	-2,141,315
450	506,572	7,598,586	-58,707,348	-38,133,041	-12,056,320	-2,922,654

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£250

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	174,845	2,622,679	-63,683,254	-43,108,947	-17,032,227	-7,898,560
80	88,494	1,327,415	-64,978,519	-44,404,212	-18,327,491	-9,193,825
100	67,659	1,014,888	-65,291,045	-44,716,738	-18,640,018	-9,506,351
125	41,614	624,211	-65,681,722	-45,107,415	-19,030,694	-9,897,028
150	15,569	233,534	-66,072,399	-45,498,092	-19,421,371	-10,287,705
175	-10,647	-159,705	-66,465,638	-45,891,331	-19,814,611	-10,680,945
200	-37,118	-556,773	-66,862,706	-46,288,399	-20,211,678	-11,078,012
225	-63,588	-953,825	-67,259,759	-46,685,452	-20,608,731	-11,475,065
250	-90,060	-1,350,893	-67,656,826	-47,082,519	-21,005,798	-11,872,132
275	-116,531	-1,747,960	-68,053,894	-47,479,587	-21,402,866	-12,269,200
300	-143,001	-2,145,013	-68,450,946	-47,876,639	-21,799,919	-12,666,252
325	-169,472	-2,542,080	-68,848,014	-48,273,707	-22,196,986	-13,063,320
350	-195,943	-2,939,148	-69,245,081	-48,670,774	-22,594,054	-13,460,387
375	-222,413	-3,336,200	-69,642,134	-49,067,827	-22,991,106	-13,857,440
400	-248,885	-3,733,268	-70,039,201	-49,464,894	-23,388,174	-14,254,508
450	-301,826	-4,527,388	-70,833,322	-50,259,015	-24,182,294	-15,048,628

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,103,940	16,559,101	-49,746,832	-29,172,525	-3,095,805	6,037,862
80	1,001,610	15,024,146	-51,281,788	-30,707,481	-4,630,760	4,502,906
100	980,774	14,711,604	-51,594,329	-31,020,022	-4,943,302	4,190,364
125	954,729	14,320,942	-51,984,991	-31,410,684	-5,333,964	3,799,703
150	928,684	13,930,265	-52,375,668	-31,801,361	-5,724,640	3,409,026
175	902,639	13,539,589	-52,766,345	-32,192,038	-6,115,317	3,018,349
200	876,594	13,148,912	-53,157,022	-32,582,715	-6,505,994	2,627,672
225	850,550	12,758,250	-53,547,684	-32,973,377	-6,896,656	2,237,010
250	824,505	12,367,573	-53,938,361	-33,364,054	-7,287,333	1,846,333
275	798,460	11,976,896	-54,329,037	-33,754,730	-7,678,010	1,455,656
300	772,416	11,586,234	-54,719,699	-34,145,392	-8,068,672	1,064,995
325	746,370	11,195,557	-55,110,376	-34,536,069	-8,459,348	674,318
350	720,325	10,804,880	-55,501,053	-34,926,746	-8,850,025	283,641
375	694,280	10,414,204	-55,891,730	-35,317,423	-9,240,702	-107,036
400	668,236	10,023,542	-56,282,392	-35,708,085	-9,631,364	-497,698
450	616,146	9,242,188	-57,063,745	-36,489,438	-10,412,718	-1,279,052

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£350

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	174,845	2,622,679	-63,683,254	-43,108,947	-17,032,227	-7,898,560
80	88,494	1,327,415	-64,978,519	-44,404,212	-18,327,491	-9,193,825
100	67,659	1,014,888	-65,291,045	-44,716,738	-18,640,018	-9,506,351
125	41,614	624,211	-65,681,722	-45,107,415	-19,030,694	-9,897,028
150	15,569	233,534	-66,072,399	-45,498,092	-19,421,371	-10,287,705
175	-10,647	-159,705	-66,465,638	-45,891,331	-19,814,611	-10,680,945
200	-37,118	-556,773	-66,862,706	-46,288,399	-20,211,678	-11,078,012
225	-63,588	-953,825	-67,259,759	-46,685,452	-20,608,731	-11,475,065
250	-90,060	-1,350,893	-67,656,826	-47,082,519	-21,005,798	-11,872,132
275	-116,531	-1,747,960	-68,053,894	-47,479,587	-21,402,866	-12,269,200
300	-143,001	-2,145,013	-68,450,946	-47,876,639	-21,799,919	-12,666,252
325	-169,472	-2,542,080	-68,848,014	-48,273,707	-22,196,986	-13,063,320
350	-195,943	-2,939,148	-69,245,081	-48,670,774	-22,594,054	-13,460,387
375	-222,413	-3,336,200	-69,642,134	-49,067,827	-22,991,106	-13,857,440
400	-248,885	-3,733,268	-70,039,201	-49,464,894	-23,388,174	-14,254,508
450	-301,826	-4,527,388	-70,833,322	-50,259,015	-24,182,294	-15,048,628

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-577,727	-8,665,905	-74,971,839	-54,397,532	-28,320,811	-19,187,145
80	-652,498	-9,787,465	-76,093,398	-55,519,091	-29,442,371	-20,308,705
100	-673,674	-10,105,116	-76,411,049	-55,836,742	-29,760,022	-20,626,356
125	-700,145	-10,502,168	-76,808,102	-56,233,795	-30,157,074	-21,023,408
150	-726,616	-10,899,236	-77,205,169	-56,630,862	-30,554,142	-21,420,476
175	-753,087	-11,296,304	-77,602,237	-57,027,930	-30,951,209	-21,817,543
200	-779,557	-11,693,356	-77,999,290	-57,424,983	-31,348,262	-22,214,596
225	-806,028	-12,090,424	-78,396,357	-57,822,050	-31,745,330	-22,611,663
250	-832,499	-12,487,491	-78,793,425	-58,219,118	-32,142,397	-23,008,731
275	-858,970	-12,884,544	-79,190,477	-58,616,170	-32,539,450	-23,405,783
300	-885,441	-13,281,611	-79,587,545	-59,013,238	-32,936,517	-23,802,851
325	-911,912	-13,678,679	-79,984,612	-59,410,305	-33,333,585	-24,199,919
350	-938,382	-14,075,732	-80,381,665	-59,807,358	-33,730,637	-24,596,971
375	-964,853	-14,472,799	-80,778,733	-60,204,426	-34,127,705	-24,994,039
400	-991,324	-14,869,867	-81,175,800	-60,601,493	-34,524,772	-25,391,106
450	-1,044,266	-15,663,987	-81,969,920	-61,395,613	-35,318,893	-26,185,226

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	6
Flats	
No of units	50 units
Density:	380 dph

Affordable %	40%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,982,386	68,266,131	1,960,197	22,534,504	48,611,225	57,744,891
80	8,656,898	65,792,424	-513,510	20,060,797	46,137,518	55,271,184
100	8,614,148	65,467,524	-838,410	19,735,897	45,812,618	54,946,284
125	8,560,711	65,061,401	-1,244,532	19,329,775	45,406,495	54,540,161
150	8,507,273	64,655,278	-1,650,655	18,923,652	45,000,373	54,134,039
175	8,453,836	64,249,156	-2,056,778	18,517,529	44,594,250	53,727,916
200	8,400,398	63,843,025	-2,462,908	18,111,399	44,188,119	53,321,786
225	8,346,961	63,436,902	-2,869,031	17,705,276	43,781,997	52,915,663
250	8,293,524	63,030,780	-3,275,154	17,299,153	43,375,874	52,509,540
275	8,240,086	62,624,657	-3,681,277	16,893,030	42,969,751	52,103,417
300	8,186,649	62,218,534	-4,087,399	16,486,907	42,563,628	51,697,294
325	8,133,212	61,812,411	-4,493,522	16,080,785	42,157,505	51,291,172
350	8,079,775	61,406,288	-4,899,645	15,674,662	41,751,383	50,885,049
375	8,026,337	61,000,158	-5,305,775	15,268,532	41,345,252	50,478,918
400	7,972,899	60,594,035	-5,711,898	14,862,409	40,939,129	50,072,796
450	7,866,025	59,781,790	-6,524,144	14,050,163	40,126,884	49,260,550

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,805,031	28,918,233	-37,387,700	-16,813,393	9,263,328	18,396,994
80	3,568,588	27,121,271	-39,184,663	-18,610,356	7,466,365	16,600,031
100	3,525,838	26,796,371	-39,509,562	-18,935,255	7,141,465	16,275,131
125	3,472,401	26,390,248	-39,915,685	-19,341,378	6,735,343	15,869,009
150	3,418,964	25,984,125	-40,321,808	-19,747,501	6,329,220	15,462,886
175	3,365,527	25,578,003	-40,727,931	-20,153,624	5,923,097	15,056,763
200	3,312,088	25,171,872	-41,134,061	-20,559,754	5,516,967	14,650,633
225	3,258,651	24,765,750	-41,540,184	-20,965,877	5,110,844	14,244,510
250	3,205,214	24,359,627	-41,946,307	-21,372,000	4,704,721	13,838,387
275	3,151,777	23,953,504	-42,352,430	-21,778,123	4,298,598	13,432,264
300	3,098,340	23,547,381	-42,758,552	-22,184,245	3,892,475	13,026,141
325	3,044,902	23,141,258	-43,164,675	-22,590,368	3,486,353	12,620,019
350	2,991,465	22,735,136	-43,570,798	-22,996,491	3,080,230	12,213,896
375	2,938,027	22,329,005	-43,976,928	-23,402,621	2,674,099	11,807,766
400	2,884,590	21,922,882	-44,383,051	-23,808,744	2,267,977	11,401,643
450	2,777,715	21,110,637	-45,195,297	-24,620,990	1,455,731	10,589,397

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	596,528	4,533,616	-61,772,318	-41,198,011	-15,121,290	-5,987,624
80	415,269	3,156,046	-63,149,887	-42,575,580	-16,498,860	-7,365,193
100	372,519	2,831,146	-63,474,787	-42,900,480	-16,823,759	-7,690,093
125	319,082	2,425,024	-63,880,910	-43,306,603	-17,229,882	-8,096,216
150	265,645	2,018,901	-64,287,033	-43,712,726	-17,636,005	-8,502,339
175	212,208	1,612,778	-64,693,155	-44,118,848	-18,042,128	-8,908,462
200	158,770	1,206,655	-65,099,278	-44,524,971	-18,448,251	-9,314,584
225	105,333	800,532	-65,505,401	-44,931,094	-18,854,373	-9,720,707
250	51,896	394,410	-65,911,524	-45,337,217	-19,260,496	-10,126,830
275	-1,567	-11,911	-66,317,845	-45,743,538	-19,666,817	-10,533,151
300	-55,878	-424,674	-66,730,608	-46,156,301	-20,079,580	-10,945,914
325	-110,189	-837,438	-67,143,371	-46,569,064	-20,492,343	-11,358,677
350	-164,501	-1,250,208	-67,556,142	-46,981,835	-20,905,114	-11,771,448
375	-218,812	-1,662,972	-67,968,905	-47,394,598	-21,317,878	-12,184,211
400	-273,124	-2,075,743	-68,381,676	-47,807,369	-21,730,648	-12,596,982
450	-381,746	-2,901,269	-69,207,202	-48,632,895	-22,556,175	-13,422,509

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,877,951	29,472,424	-36,833,509	-16,259,202	9,817,519	18,951,185
80	3,640,254	27,665,934	-38,639,999	-18,065,692	8,011,028	17,144,694
100	3,597,505	27,341,034	-38,964,899	-18,390,592	7,686,128	16,819,795
125	3,544,067	26,934,911	-39,371,022	-18,796,715	7,280,006	16,413,672
150	3,490,630	26,528,789	-39,777,145	-19,202,838	6,873,883	16,007,549
175	3,437,193	26,122,666	-40,183,268	-19,608,961	6,467,760	15,601,426
200	3,383,756	25,716,543	-40,589,390	-20,015,083	6,061,637	15,195,303
225	3,330,317	25,310,413	-40,995,521	-20,421,214	5,655,507	14,789,173
250	3,276,880	24,904,290	-41,401,644	-20,827,337	5,249,384	14,383,050
275	3,223,443	24,498,167	-41,807,766	-21,233,459	4,843,261	13,976,927
300	3,170,006	24,092,044	-42,213,889	-21,639,582	4,437,138	13,570,805
325	3,116,569	23,685,921	-42,620,012	-22,045,705	4,031,016	13,164,682
350	3,063,131	23,279,799	-43,026,135	-22,451,828	3,624,893	12,758,559
375	3,009,694	22,873,676	-43,432,258	-22,857,951	3,218,770	12,352,436
400	2,956,256	22,467,545	-43,838,388	-23,264,081	2,812,640	11,946,306
450	2,849,382	21,655,300	-44,650,634	-24,076,327	2,000,394	11,134,060

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 6

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	742,370	5,642,013	-60,663,921	-40,089,614	-14,012,893	-4,879,227
80	558,603	4,245,380	-62,060,553	-41,486,246	-15,409,526	-6,275,860
100	515,853	3,920,480	-62,385,453	-41,811,146	-15,734,425	-6,600,759
125	462,415	3,514,358	-62,791,576	-42,217,269	-16,140,548	-7,006,882
150	408,977	3,108,227	-63,197,706	-42,623,399	-16,546,679	-7,413,012
175	355,540	2,702,104	-63,603,829	-43,029,522	-16,952,801	-7,819,135
200	302,103	2,295,982	-64,009,952	-43,435,645	-17,358,924	-8,225,258
225	248,666	1,889,859	-64,416,075	-43,841,768	-17,765,047	-8,631,381
250	195,228	1,483,736	-64,822,198	-44,247,891	-18,171,170	-9,037,504
275	141,791	1,077,613	-65,228,320	-44,654,013	-18,577,293	-9,443,626
300	88,354	671,490	-65,634,443	-45,060,136	-18,983,415	-9,849,749
325	34,916	265,360	-66,040,573	-45,466,266	-19,389,546	-10,255,880
350	-18,824	-143,066	-66,448,999	-45,874,692	-19,797,972	-10,664,305
375	-73,135	-555,829	-66,861,762	-46,287,455	-20,210,735	-11,077,069
400	-127,446	-968,592	-67,274,526	-46,700,219	-20,623,498	-11,489,832
450	-236,069	-1,794,126	-68,100,060	-47,525,753	-21,449,032	-12,315,366

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-875,977	-6,657,423	-72,963,357	-52,389,050	-26,312,329	-17,178,663
80	-1,034,707	-7,863,775	-74,169,708	-53,595,401	-27,518,680	-18,385,014
100	-1,078,156	-8,193,988	-74,499,922	-53,925,615	-27,848,894	-18,715,228
125	-1,132,468	-8,606,759	-74,912,693	-54,338,386	-28,261,665	-19,127,999
150	-1,186,779	-9,019,522	-75,325,456	-54,751,149	-28,674,428	-19,540,762
175	-1,241,090	-9,432,286	-75,738,219	-55,163,912	-29,087,191	-19,953,525
200	-1,295,402	-9,845,056	-76,150,990	-55,576,683	-29,499,962	-20,366,296
225	-1,349,713	-10,257,820	-76,563,753	-55,989,446	-29,912,725	-20,779,059
250	-1,404,024	-10,670,583	-76,976,516	-56,402,209	-30,325,489	-21,191,822
275	-1,458,336	-11,083,354	-77,389,287	-56,814,980	-30,738,259	-21,604,593
300	-1,512,647	-11,496,117	-77,802,050	-57,227,743	-31,151,023	-22,017,357
325	-1,566,959	-11,908,888	-78,214,821	-57,640,514	-31,563,794	-22,430,127
350	-1,621,270	-12,321,651	-78,627,584	-58,053,277	-31,976,557	-22,842,891
375	-1,675,581	-12,734,414	-79,040,348	-58,466,041	-32,389,320	-23,255,654
400	-1,729,893	-13,147,185	-79,453,118	-58,878,811	-32,802,091	-23,668,425
450	-1,838,515	-13,972,711	-80,278,645	-59,704,338	-33,627,617	-24,493,951

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	961,132	7,304,601	-59,001,332	-38,427,025	-12,350,305	-3,216,638
80	773,601	5,879,370	-60,426,564	-39,852,257	-13,775,536	-4,641,870
100	730,851	5,554,470	-60,751,464	-40,177,157	-14,100,436	-4,966,770
125	677,414	5,148,347	-61,157,586	-40,583,279	-14,506,559	-5,372,893
150	623,977	4,742,224	-61,563,709	-40,989,402	-14,912,682	-5,779,015
175	570,540	4,336,101	-61,969,832	-41,395,525	-15,318,804	-6,185,138
200	517,102	3,929,979	-62,375,955	-41,801,648	-15,724,927	-6,591,261
225	463,664	3,523,848	-62,782,085	-42,207,778	-16,131,058	-6,997,391
250	410,227	3,117,725	-63,188,208	-42,613,901	-16,537,180	-7,403,514
275	356,790	2,711,603	-63,594,331	-43,020,024	-16,943,303	-7,809,637
300	303,353	2,305,480	-64,000,454	-43,426,147	-17,349,426	-8,215,760
325	249,915	1,899,357	-64,406,576	-43,832,269	-17,755,549	-8,621,883
350	196,478	1,493,234	-64,812,699	-44,238,392	-18,161,672	-9,028,005
375	143,041	1,087,111	-65,218,822	-44,644,515	-18,567,794	-9,434,128
400	89,603	680,981	-65,624,952	-45,050,645	-18,973,925	-9,840,259
450	-17,554	-133,408	-66,439,342	-45,865,035	-19,788,314	-10,654,648

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-875,977	-6,657,423	-72,963,357	-52,389,050	-26,312,329	-17,178,663
80	-1,034,707	-7,863,775	-74,169,708	-53,595,401	-27,518,680	-18,385,014
100	-1,078,156	-8,193,988	-74,499,922	-53,925,615	-27,848,894	-18,715,228
125	-1,132,468	-8,606,759	-74,912,693	-54,338,386	-28,261,665	-19,127,999
150	-1,186,779	-9,019,522	-75,325,456	-54,751,149	-28,674,428	-19,540,762
175	-1,241,090	-9,432,286	-75,738,219	-55,163,912	-29,087,191	-19,953,525
200	-1,295,402	-9,845,056	-76,150,990	-55,576,683	-29,499,962	-20,366,296
225	-1,349,713	-10,257,820	-76,563,753	-55,989,446	-29,912,725	-20,779,059
250	-1,404,024	-10,670,583	-76,976,516	-56,402,209	-30,325,489	-21,191,822
275	-1,458,336	-11,083,354	-77,389,287	-56,814,980	-30,738,259	-21,604,593
300	-1,512,647	-11,496,117	-77,802,050	-57,227,743	-31,151,023	-22,017,357
325	-1,566,959	-11,908,888	-78,214,821	-57,640,514	-31,563,794	-22,430,127
350	-1,621,270	-12,321,651	-78,627,584	-58,053,277	-31,976,557	-22,842,891
375	-1,675,581	-12,734,414	-79,040,348	-58,466,041	-32,389,320	-23,255,654
400	-1,729,893	-13,147,185	-79,453,118	-58,878,811	-32,802,091	-23,668,425
450	-1,838,515	-13,972,711	-80,278,645	-59,704,338	-33,627,617	-24,493,951

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,358,240	-17,922,624	-84,228,557	-63,654,250	-37,577,529	-28,443,863
80	-2,491,476	-18,935,217	-85,241,151	-64,666,844	-38,590,123	-29,456,457
100	-2,534,925	-19,265,431	-85,571,364	-64,997,057	-38,920,336	-29,786,670
125	-2,589,237	-19,678,202	-85,984,135	-65,409,828	-39,333,107	-30,199,441
150	-2,643,548	-20,090,965	-86,396,898	-65,822,591	-39,745,871	-30,612,204
175	-2,697,859	-20,503,728	-86,809,661	-66,235,354	-40,158,634	-31,024,968
200	-2,752,171	-20,916,499	-87,222,432	-66,648,125	-40,571,405	-31,437,738
225	-2,806,482	-21,329,262	-87,635,195	-67,060,889	-40,984,168	-31,850,502
250	-2,860,794	-21,742,033	-88,047,966	-67,473,659	-41,396,939	-32,263,273
275	-2,915,105	-22,154,796	-88,460,730	-67,886,423	-41,809,702	-32,676,036
300	-2,969,416	-22,567,559	-88,873,493	-68,299,186	-42,222,465	-33,088,799
325	-3,023,728	-22,980,330	-89,286,264	-68,711,957	-42,635,236	-33,501,570
350	-3,078,039	-23,393,093	-89,699,027	-69,124,720	-43,047,999	-33,914,333
375	-3,132,350	-23,805,857	-90,111,790	-69,537,483	-43,460,762	-34,327,096
400	-3,186,662	-24,218,627	-90,524,561	-69,950,254	-43,873,533	-34,739,867
450	-3,295,284	-25,044,162	-91,350,095	-70,775,788	-44,699,067	-35,565,401

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	7
	Flats
No of units	100 units
Density:	210 dph

Affordable %	40%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.48 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,401,295	34,442,719	-31,863,215	-11,288,908	14,787,813	23,921,479
80	15,784,224	33,146,871	-33,159,062	-12,584,755	13,491,966	22,625,632
100	15,700,479	32,971,007	-33,334,927	-12,760,620	13,316,101	22,449,767
125	15,595,796	32,751,172	-33,554,762	-12,980,455	13,096,266	22,229,932
150	15,491,114	32,531,339	-33,774,594	-13,200,287	12,876,434	22,010,100
175	15,386,432	32,311,507	-33,994,427	-13,420,120	12,656,601	21,790,267
200	15,281,750	32,091,674	-34,214,259	-13,639,952	12,436,768	21,570,435
225	15,177,066	31,871,840	-34,434,094	-13,859,787	12,216,934	21,350,600
250	15,072,384	31,652,007	-34,653,926	-14,079,620	11,997,101	21,130,767
275	14,967,702	31,432,174	-34,873,759	-14,299,452	11,777,269	20,910,935
300	14,863,020	31,212,342	-35,093,592	-14,519,285	11,557,436	20,691,102
325	14,758,337	30,992,507	-35,313,426	-14,739,119	11,337,601	20,471,268
350	14,653,655	30,772,675	-35,533,259	-14,958,952	11,117,769	20,251,435
375	14,548,972	30,552,842	-35,753,091	-15,178,784	10,897,936	20,031,602
400	14,444,290	30,333,009	-35,972,924	-15,398,617	10,678,104	19,811,770
450	14,234,925	29,893,342	-36,412,591	-15,838,284	10,238,436	19,372,103

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,699,824	14,069,630	-52,236,304	-31,661,997	-5,585,276	3,548,390
80	6,244,131	13,112,675	-53,193,258	-32,618,951	-6,542,231	2,591,435
100	6,159,015	12,933,932	-53,372,001	-32,797,694	-6,720,974	2,412,692
125	6,052,620	12,710,502	-53,595,431	-33,021,124	-6,944,404	2,189,262
150	5,946,226	12,487,074	-53,818,859	-33,244,552	-7,167,831	1,965,835
175	5,839,832	12,263,647	-54,042,287	-33,467,980	-7,391,259	1,742,407
200	5,733,437	12,040,219	-54,265,715	-33,691,408	-7,614,687	1,518,979
225	5,627,042	11,816,789	-54,489,145	-33,914,838	-7,838,117	1,295,549
250	5,520,648	11,593,361	-54,712,572	-34,138,265	-8,061,545	1,072,121
275	5,414,254	11,369,933	-54,936,000	-34,361,693	-8,284,973	848,694
300	5,307,859	11,146,503	-55,159,430	-34,585,123	-8,508,402	625,264
325	5,201,465	10,923,076	-55,382,858	-34,808,551	-8,731,830	401,836
350	5,095,070	10,699,648	-55,606,286	-35,031,979	-8,955,258	178,408
375	4,988,675	10,476,218	-55,829,716	-35,255,409	-9,178,688	-45,022
400	4,882,281	10,252,790	-56,053,143	-35,478,836	-9,402,116	-268,450
450	4,669,492	9,805,932	-56,500,001	-35,925,694	-9,848,973	-715,307

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£350

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	614,310	1,290,051	-65,015,883	-44,441,576	-18,364,855	-9,231,189
80	263,282	552,893	-65,753,040	-45,178,733	-19,102,013	-9,968,346
100	178,167	374,150	-65,931,783	-45,357,476	-19,280,756	-10,147,090
125	71,772	150,720	-66,155,213	-45,580,906	-19,504,186	-10,370,519
150	-35,189	-73,897	-66,379,831	-45,805,524	-19,728,803	-10,595,137
175	-143,323	-300,979	-66,606,913	-46,032,606	-19,955,885	-10,822,219
200	-251,458	-528,061	-66,833,995	-46,259,688	-20,182,967	-11,049,301
225	-359,593	-755,145	-67,061,079	-46,486,772	-20,410,051	-11,276,385
250	-467,727	-982,227	-67,288,161	-46,713,854	-20,637,133	-11,503,467
275	-575,861	-1,209,309	-67,515,242	-46,940,935	-20,864,215	-11,730,549
300	-683,997	-1,436,393	-67,742,326	-47,168,020	-21,091,299	-11,957,633
325	-792,131	-1,663,475	-67,969,408	-47,395,101	-21,318,381	-12,184,715
350	-900,265	-1,890,557	-68,196,490	-47,622,183	-21,545,463	-12,411,796
375	-1,008,400	-2,117,641	-68,423,574	-47,849,267	-21,772,547	-12,638,881
400	-1,116,535	-2,344,723	-68,650,656	-48,076,349	-21,999,629	-12,865,962
450	-1,332,804	-2,798,889	-69,104,822	-48,530,515	-22,453,795	-13,320,128

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,837,584	14,358,926	-51,947,008	-31,372,701	-5,295,980	3,837,686
80	6,380,059	13,398,124	-52,907,810	-32,333,503	-6,256,782	2,876,884
100	6,294,943	13,219,381	-53,086,553	-32,512,246	-6,435,525	2,698,141
125	6,188,549	12,995,953	-53,309,981	-32,735,674	-6,658,953	2,474,713
150	6,082,155	12,772,525	-53,533,408	-32,959,101	-6,882,381	2,251,285
175	5,975,760	12,549,095	-53,756,838	-33,182,531	-7,105,811	2,027,855
200	5,869,365	12,325,667	-53,980,266	-33,405,959	-7,329,238	1,804,428
225	5,762,971	12,102,240	-54,203,694	-33,629,387	-7,552,666	1,581,000
250	5,656,576	11,878,810	-54,427,124	-33,852,817	-7,776,096	1,357,570
275	5,550,182	11,655,382	-54,650,552	-34,076,245	-7,999,524	1,134,142
300	5,443,788	11,431,954	-54,873,979	-34,299,672	-8,222,952	910,714
325	5,337,392	11,208,524	-55,097,409	-34,523,102	-8,446,382	687,285
350	5,230,998	10,985,096	-55,320,837	-34,746,530	-8,669,809	463,857
375	5,124,604	10,761,669	-55,544,265	-34,969,958	-8,893,237	240,429
400	5,018,210	10,538,241	-55,767,693	-35,193,386	-9,116,665	17,001
450	4,805,421	10,091,383	-56,214,550	-35,640,243	-9,563,523	-429,857

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£400

Site type 7

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	890,924	1,870,941	-64,434,992	-43,860,685	-17,783,965	-8,650,299
80	535,139	1,123,792	-65,182,141	-44,607,834	-18,531,113	-9,397,447
100	450,024	945,049	-65,360,884	-44,786,577	-18,709,856	-9,576,190
125	343,628	721,619	-65,584,314	-45,010,007	-18,933,286	-9,799,620
150	237,234	498,192	-65,807,742	-45,233,435	-19,156,714	-10,023,048
175	130,840	274,764	-66,031,170	-45,456,863	-19,380,142	-10,246,476
200	24,445	51,334	-66,254,599	-45,680,292	-19,603,572	-10,469,906
225	-83,290	-174,908	-66,480,841	-45,906,534	-19,829,814	-10,696,148
250	-191,424	-401,990	-66,707,923	-46,133,616	-20,056,896	-10,923,229
275	-299,559	-629,074	-66,935,007	-46,360,700	-20,283,980	-11,150,314
300	-407,693	-856,156	-67,162,089	-46,587,782	-20,511,062	-11,377,395
325	-515,827	-1,083,238	-67,389,171	-46,814,864	-20,738,143	-11,604,477
350	-623,963	-1,310,322	-67,616,255	-47,041,948	-20,965,227	-11,831,561
375	-732,097	-1,537,404	-67,843,337	-47,269,030	-21,192,309	-12,058,643
400	-840,232	-1,764,488	-68,070,421	-47,496,114	-21,419,393	-12,285,727
450	-1,056,501	-2,218,651	-68,524,585	-47,950,278	-21,873,557	-12,739,891

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,187,026	-4,592,756	-70,898,689	-50,324,382	-24,247,661	-15,113,995
80	-2,495,442	-5,240,428	-71,546,361	-50,972,054	-24,895,334	-15,761,668
100	-2,581,949	-5,422,094	-71,728,027	-51,153,720	-25,076,999	-15,943,333
125	-2,690,085	-5,649,178	-71,955,111	-51,380,804	-25,304,083	-16,170,417
150	-2,798,219	-5,876,259	-72,182,193	-51,607,886	-25,531,165	-16,397,499
175	-2,906,353	-6,103,341	-72,409,275	-51,834,968	-25,758,247	-16,624,581
200	-3,014,488	-6,330,425	-72,636,359	-52,062,052	-25,985,331	-16,851,665
225	-3,122,623	-6,557,507	-72,863,441	-52,289,134	-26,212,413	-17,078,747
250	-3,230,758	-6,784,591	-73,090,525	-52,516,218	-26,439,497	-17,305,831
275	-3,338,892	-7,011,673	-73,317,607	-52,743,300	-26,666,579	-17,532,913
300	-3,447,026	-7,238,755	-73,544,689	-52,970,382	-26,893,661	-17,759,995
325	-3,555,166	-7,465,839	-73,771,773	-53,197,466	-27,120,745	-17,987,079
350	-3,663,296	-7,692,921	-73,998,855	-53,424,548	-27,347,827	-18,214,161
375	-3,771,430	-7,920,003	-74,225,936	-53,651,629	-27,574,909	-18,441,243
400	-3,879,565	-8,147,087	-74,453,020	-53,878,713	-27,801,993	-18,668,327
450	-4,095,834	-8,601,251	-74,907,184	-54,332,877	-28,256,157	-19,122,490

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,305,846	2,742,276	-63,563,657	-42,989,350	-16,912,629	-7,778,963
80	942,924	1,980,140	-64,325,793	-43,751,486	-17,674,765	-8,541,099
100	857,808	1,801,397	-64,504,536	-43,930,229	-17,853,509	-8,719,842
125	751,414	1,577,969	-64,727,964	-44,153,657	-18,076,936	-8,943,270
150	645,020	1,354,542	-64,951,392	-44,377,085	-18,300,364	-9,166,698
175	538,625	1,131,112	-65,174,822	-44,600,515	-18,523,794	-9,390,128
200	432,230	907,684	-65,398,249	-44,823,942	-18,747,222	-9,613,556
225	325,836	684,256	-65,621,677	-45,047,370	-18,970,650	-9,836,983
250	219,441	460,826	-65,845,107	-45,270,800	-19,194,080	-10,060,413
275	113,047	237,398	-66,068,535	-45,494,228	-19,417,507	-10,283,841
300	6,653	13,971	-66,291,963	-45,717,656	-19,640,935	-10,507,269
325	-101,374	-212,885	-66,518,818	-45,944,511	-19,867,791	-10,734,125
350	-209,508	-439,967	-66,745,900	-46,171,593	-20,094,873	-10,961,206
375	-317,642	-667,049	-66,972,982	-46,398,675	-20,321,955	-11,188,288
400	-425,778	-894,133	-67,200,066	-46,625,759	-20,549,039	-11,415,372
450	-642,046	-1,348,297	-67,654,230	-47,079,923	-21,003,202	-11,869,536

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,187,026	-4,592,756	-70,898,689	-50,324,382	-24,247,661	-15,113,995
80	-2,495,442	-5,240,428	-71,546,361	-50,972,054	-24,895,334	-15,761,668
100	-2,581,949	-5,422,094	-71,728,027	-51,153,720	-25,076,999	-15,943,333
125	-2,690,085	-5,649,178	-71,955,111	-51,380,804	-25,304,083	-16,170,417
150	-2,798,219	-5,876,259	-72,182,193	-51,607,886	-25,531,165	-16,397,499
175	-2,906,353	-6,103,341	-72,409,275	-51,834,968	-25,758,247	-16,624,581
200	-3,014,488	-6,330,425	-72,636,359	-52,062,052	-25,985,331	-16,851,665
225	-3,122,623	-6,557,507	-72,863,441	-52,289,134	-26,212,413	-17,078,747
250	-3,230,758	-6,784,591	-73,090,525	-52,516,218	-26,439,497	-17,305,831
275	-3,338,892	-7,011,673	-73,317,607	-52,743,300	-26,666,579	-17,532,913
300	-3,447,026	-7,238,755	-73,544,689	-52,970,382	-26,893,661	-17,759,995
325	-3,555,166	-7,465,839	-73,771,773	-53,197,466	-27,120,745	-17,987,079
350	-3,663,296	-7,692,921	-73,998,855	-53,424,548	-27,347,827	-18,214,161
375	-3,771,430	-7,920,003	-74,225,936	-53,651,629	-27,574,909	-18,441,243
400	-3,879,565	-8,147,087	-74,453,020	-53,878,713	-27,801,993	-18,668,327
450	-4,095,834	-8,601,251	-74,907,184	-54,332,877	-28,256,157	-19,122,490

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,998,409	-10,496,659	-76,802,592	-56,228,285	-30,151,565	-21,017,898
80	-5,258,472	-11,042,792	-77,348,726	-56,774,419	-30,697,698	-21,564,032
100	-5,344,980	-11,224,458	-77,530,391	-56,956,084	-30,879,364	-21,745,697
125	-5,453,114	-11,451,540	-77,757,473	-57,183,166	-31,106,445	-21,972,779
150	-5,561,249	-11,678,624	-77,984,557	-57,410,250	-31,333,529	-22,199,863
175	-5,669,384	-11,905,706	-78,211,639	-57,637,332	-31,560,611	-22,426,945
200	-5,777,518	-12,132,787	-78,438,721	-57,864,414	-31,787,693	-22,654,027
225	-5,885,653	-12,359,872	-78,665,805	-58,091,498	-32,014,777	-22,881,111
250	-5,993,787	-12,586,953	-78,892,887	-58,318,580	-32,241,859	-23,108,193
275	-6,101,922	-12,814,035	-79,119,969	-58,545,662	-32,468,941	-23,335,275
300	-6,210,057	-13,041,119	-79,347,053	-58,772,746	-32,696,025	-23,562,359
325	-6,318,191	-13,268,201	-79,574,135	-58,999,828	-32,923,107	-23,789,441
350	-6,426,325	-13,495,283	-79,801,217	-59,226,910	-33,150,189	-24,016,523
375	-6,534,461	-13,722,367	-80,028,301	-59,453,994	-33,377,273	-24,243,607
400	-6,642,595	-13,949,449	-80,255,383	-59,681,076	-33,604,355	-24,470,689
450	-6,858,864	-14,403,615	-80,709,548	-60,135,241	-34,058,521	-24,924,855

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2 - Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type	8
Flats	
No of units	250 units
Density:	280 dph

Affordable %	40%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.89 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	39,122,757	43,817,488	-22,488,445	-1,914,138	24,162,582	33,296,249
80	37,657,577	42,176,486	-24,129,448	-3,555,141	22,521,580	31,655,246
100	37,459,500	41,954,640	-24,351,294	-3,776,987	22,299,734	31,433,400
125	37,211,904	41,677,332	-24,628,601	-4,054,294	22,022,426	31,156,093
150	36,964,308	41,400,025	-24,905,909	-4,331,602	21,745,119	30,878,785
175	36,716,712	41,122,717	-25,183,216	-4,608,909	21,467,812	30,601,478
200	36,469,116	40,845,410	-25,460,524	-4,886,217	21,190,504	30,324,170
225	36,221,520	40,568,102	-25,737,831	-5,163,524	20,913,197	30,046,863
250	35,973,924	40,290,795	-26,015,139	-5,440,832	20,635,889	29,769,555
275	35,726,328	40,013,487	-26,292,446	-5,718,139	20,358,582	29,492,248
300	35,478,732	39,736,180	-26,569,753	-5,995,446	20,081,274	29,214,940
325	35,231,136	39,458,872	-26,847,061	-6,272,754	19,803,967	28,937,633
350	34,983,540	39,181,565	-27,124,368	-6,550,061	19,526,659	28,660,325
375	34,735,944	38,904,258	-27,401,676	-6,827,369	19,249,352	28,383,018
400	34,488,348	38,626,950	-27,678,983	-7,104,676	18,972,044	28,105,710
450	33,993,156	38,072,335	-28,233,598	-7,659,291	18,417,429	27,551,096

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,117,125	18,051,180	-48,254,753	-27,680,446	-1,603,725	7,529,941
80	15,021,491	16,824,070	-49,481,864	-28,907,557	-2,830,836	6,302,830
100	14,816,882	16,594,908	-49,711,025	-29,136,718	-3,059,998	6,073,669
125	14,561,121	16,308,456	-49,997,477	-29,423,170	-3,346,450	5,787,216
150	14,305,360	16,022,003	-50,283,931	-29,709,624	-3,632,903	5,500,763
175	14,049,599	15,735,551	-50,570,383	-29,996,076	-3,919,355	5,214,311
200	13,793,838	15,449,098	-50,856,835	-30,282,528	-4,205,807	4,927,859
225	13,538,076	15,162,645	-51,143,288	-30,568,981	-4,492,261	4,641,406
250	13,282,315	14,876,193	-51,429,740	-30,855,433	-4,778,713	4,354,953
275	13,026,554	14,589,741	-51,716,193	-31,141,886	-5,065,165	4,068,501
300	12,770,792	14,303,288	-52,002,646	-31,428,339	-5,351,618	3,782,048
325	12,515,032	14,016,835	-52,289,098	-31,714,791	-5,638,070	3,495,596
350	12,257,538	13,728,442	-52,577,491	-32,003,184	-5,926,464	3,207,202
375	11,997,584	13,437,305	-52,868,629	-32,294,322	-6,217,601	2,916,065
400	11,737,649	13,146,167	-53,159,766	-32,585,459	-6,508,738	2,624,928
450	11,217,761	12,563,893	-53,742,041	-33,167,734	-7,091,013	2,042,653

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,481,940	1,659,773	-64,646,160	-44,071,853	-17,995,133	-8,861,466
80	611,026	684,350	-65,621,584	-45,047,277	-18,970,556	-9,836,890
100	399,670	447,630	-65,858,303	-45,283,996	-19,207,275	-10,073,609
125	135,474	151,731	-66,154,202	-45,579,895	-19,503,174	-10,369,508
150	-130,827	-146,526	-66,452,460	-45,878,153	-19,801,432	-10,667,766
175	-399,343	-447,264	-66,753,198	-46,178,891	-20,102,170	-10,968,504
200	-667,860	-748,003	-67,053,937	-46,479,630	-20,402,909	-11,269,243
225	-936,377	-1,048,742	-67,354,676	-46,780,369	-20,703,648	-11,569,982
250	-1,204,893	-1,349,480	-67,655,413	-47,081,106	-21,004,386	-11,870,720
275	-1,473,410	-1,650,219	-67,956,152	-47,381,845	-21,305,125	-12,171,458
300	-1,741,927	-1,950,958	-68,256,891	-47,682,584	-21,605,864	-12,472,197
325	-2,010,442	-2,251,696	-68,557,629	-47,983,322	-21,906,601	-12,772,935
350	-2,278,959	-2,552,435	-68,858,368	-48,284,061	-22,207,340	-13,073,674
375	-2,547,476	-2,853,173	-69,159,107	-48,584,800	-22,508,079	-13,374,413
400	-2,815,992	-3,153,911	-69,459,845	-48,885,538	-22,808,817	-13,675,151
450	-3,353,026	-3,755,389	-70,061,323	-49,487,016	-23,410,295	-14,276,629

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,445,459	18,418,914	-47,887,019	-27,312,712	-1,235,991	7,897,675
80	15,344,178	17,185,479	-49,120,454	-28,546,147	-2,469,427	6,664,239
100	15,139,568	16,956,316	-49,349,617	-28,775,310	-2,698,589	6,435,077
125	14,883,807	16,669,864	-49,636,069	-29,061,762	-2,985,041	6,148,625
150	14,628,047	16,383,412	-49,922,521	-29,348,214	-3,271,494	5,862,173
175	14,372,285	16,096,959	-50,208,975	-29,634,668	-3,557,947	5,575,719
200	14,116,524	15,810,507	-50,495,427	-29,921,120	-3,844,399	5,289,267
225	13,860,763	15,524,055	-50,781,879	-30,207,572	-4,130,851	5,002,815
250	13,605,001	15,237,601	-51,068,332	-30,494,025	-4,417,305	4,716,362
275	13,349,240	14,951,149	-51,354,784	-30,780,477	-4,703,757	4,429,909
300	13,093,479	14,664,697	-51,641,237	-31,066,930	-4,990,209	4,143,457
325	12,837,718	14,378,244	-51,927,690	-31,353,383	-5,276,662	3,857,004
350	12,581,957	14,091,791	-52,214,142	-31,639,835	-5,563,114	3,570,552
375	12,324,550	13,803,496	-52,502,438	-31,928,131	-5,851,410	3,282,256
400	12,064,606	13,512,358	-52,793,575	-32,219,268	-6,142,547	2,991,119
450	11,544,718	12,930,084	-53,375,850	-32,801,543	-6,724,822	2,408,844

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Site type 8

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,157,152	2,416,010	-63,889,923	-43,315,616	-17,238,896	-8,105,230
80	1,274,626	1,427,581	-64,878,353	-44,304,046	-18,227,325	-9,093,659
100	1,063,268	1,190,861	-65,115,073	-44,540,766	-18,464,045	-9,330,379
125	799,074	894,962	-65,410,871	-44,836,664	-18,759,843	-9,626,277
150	534,878	599,063	-65,706,870	-45,132,563	-19,055,842	-9,922,176
175	270,682	303,164	-66,002,769	-45,428,462	-19,351,742	-10,218,076
200	6,487	7,265	-66,298,668	-45,724,362	-19,647,641	-10,513,975
225	-261,925	-293,355	-66,599,289	-46,024,982	-19,948,261	-10,814,595
250	-530,440	-594,093	-66,900,027	-46,325,720	-20,248,999	-11,115,333
275	-798,957	-894,832	-67,200,766	-46,626,459	-20,549,738	-11,416,072
300	-1,067,474	-1,195,571	-67,501,505	-46,927,198	-20,850,477	-11,716,811
325	-1,335,990	-1,496,309	-67,802,242	-47,227,935	-21,151,215	-12,017,549
350	-1,604,507	-1,797,048	-68,102,981	-47,528,674	-21,451,954	-12,318,288
375	-1,873,024	-2,097,787	-68,403,720	-47,829,413	-21,752,693	-12,619,026
400	-2,141,540	-2,398,525	-68,704,458	-48,130,151	-22,053,430	-12,919,764
450	-2,678,574	-3,000,003	-69,305,936	-48,731,629	-22,654,908	-13,521,242

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,356,375	-5,999,140	-72,305,074	-51,730,767	-25,654,046	-16,520,380
80	-6,123,504	-6,858,325	-73,164,258	-52,589,951	-26,513,231	-17,379,565
100	-6,338,318	-7,098,916	-73,404,849	-52,830,542	-26,753,822	-17,620,156
125	-6,606,834	-7,399,654	-73,705,587	-53,131,280	-27,054,560	-17,920,893
150	-6,875,351	-7,700,393	-74,006,326	-53,432,019	-27,355,298	-18,221,632
175	-7,143,868	-8,001,132	-74,307,065	-53,732,758	-27,656,037	-18,522,371
200	-7,412,383	-8,301,869	-74,607,803	-54,033,496	-27,956,775	-18,823,109
225	-7,680,900	-8,602,608	-74,908,542	-54,334,235	-28,257,514	-19,123,848
250	-7,949,417	-8,903,347	-75,209,281	-54,634,974	-28,558,253	-19,424,587
275	-8,217,933	-9,204,085	-75,510,019	-54,935,712	-28,858,991	-19,725,325
300	-8,486,450	-9,504,824	-75,810,758	-55,236,451	-29,159,730	-20,026,064
325	-8,754,967	-9,805,563	-76,111,496	-55,537,189	-29,460,469	-20,326,803
350	-9,023,483	-10,106,301	-76,412,234	-55,837,927	-29,761,207	-20,627,540
375	-9,292,000	-10,407,040	-76,712,973	-56,138,666	-30,061,946	-20,928,279
400	-9,560,517	-10,707,779	-77,013,712	-56,439,405	-30,362,684	-21,229,018
450	-10,097,549	-11,309,255	-77,615,189	-57,040,882	-30,964,161	-21,830,495

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,169,971	3,550,367	-62,755,566	-42,181,259	-16,104,539	-6,970,873
80	2,270,024	2,542,427	-63,763,507	-43,189,200	-17,112,479	-7,978,813
100	2,058,668	2,305,708	-64,000,226	-43,425,919	-17,349,198	-8,215,532
125	1,794,472	2,009,809	-64,296,125	-43,721,818	-17,645,097	-8,511,431
150	1,530,276	1,713,909	-64,592,024	-44,017,717	-17,940,996	-8,807,330
175	1,266,081	1,418,010	-64,887,923	-44,313,616	-18,236,896	-9,103,229
200	1,001,885	1,122,111	-65,183,822	-44,609,515	-18,532,795	-9,399,129
225	737,689	826,212	-65,479,722	-44,905,415	-18,828,694	-9,695,028
250	473,494	530,313	-65,775,621	-45,201,314	-19,124,593	-9,990,927
275	209,298	234,414	-66,071,520	-45,497,213	-19,420,492	-10,286,826
300	-55,795	-62,491	-66,368,424	-45,794,117	-19,717,396	-10,583,730
325	-324,312	-363,230	-66,669,163	-46,094,856	-20,018,135	-10,884,469
350	-592,828	-663,967	-66,969,901	-46,395,594	-20,318,873	-11,185,207
375	-861,345	-964,706	-67,270,640	-46,696,333	-20,619,612	-11,485,946
400	-1,129,862	-1,265,445	-67,571,379	-46,997,072	-20,920,351	-11,786,685
450	-1,666,895	-1,866,922	-68,172,855	-47,598,548	-21,521,828	-12,388,162

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,356,375	-5,999,140	-72,305,074	-51,730,767	-25,654,046	-16,520,380
80	-6,123,504	-6,858,325	-73,164,258	-52,589,951	-26,513,231	-17,379,565
100	-6,338,318	-7,098,916	-73,404,849	-52,830,542	-26,753,822	-17,620,156
125	-6,606,834	-7,399,654	-73,705,587	-53,131,280	-27,054,560	-17,920,893
150	-6,875,351	-7,700,393	-74,006,326	-53,432,019	-27,355,298	-18,221,632
175	-7,143,868	-8,001,132	-74,307,065	-53,732,758	-27,656,037	-18,522,371
200	-7,412,383	-8,301,869	-74,607,803	-54,033,496	-27,956,775	-18,823,109
225	-7,680,900	-8,602,608	-74,908,542	-54,334,235	-28,257,514	-19,123,848
250	-7,949,417	-8,903,347	-75,209,281	-54,634,974	-28,558,253	-19,424,587
275	-8,217,933	-9,204,085	-75,510,019	-54,935,712	-28,858,991	-19,725,325
300	-8,486,450	-9,504,824	-75,810,758	-55,236,451	-29,159,730	-20,026,064
325	-8,754,967	-9,805,563	-76,111,496	-55,537,189	-29,460,469	-20,326,803
350	-9,023,483	-10,106,301	-76,412,234	-55,837,927	-29,761,207	-20,627,540
375	-9,292,000	-10,407,040	-76,712,973	-56,138,666	-30,061,946	-20,928,279
400	-9,560,517	-10,707,779	-77,013,712	-56,439,405	-30,362,684	-21,229,018
450	-10,097,549	-11,309,255	-77,615,189	-57,040,882	-30,964,161	-21,830,495

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,218,928	-13,685,200	-79,991,133	-59,416,826	-33,340,106	-24,206,439
80	-12,868,028	-14,412,191	-80,718,125	-60,143,818	-34,067,097	-24,933,431
100	-13,082,841	-14,652,782	-80,958,716	-60,384,409	-34,307,688	-25,174,022
125	-13,351,358	-14,953,521	-81,259,455	-60,685,148	-34,608,427	-25,474,761
150	-13,619,874	-15,254,259	-81,560,192	-60,985,885	-34,909,165	-25,775,499
175	-13,888,391	-15,554,998	-81,860,931	-61,286,624	-35,209,904	-26,076,238
200	-14,156,908	-15,855,737	-82,161,670	-61,587,363	-35,510,643	-26,376,976
225	-14,425,424	-16,156,475	-82,462,408	-61,888,101	-35,811,380	-26,677,714
250	-14,693,941	-16,457,214	-82,763,147	-62,188,840	-36,112,119	-26,978,453
275	-14,962,458	-16,757,953	-83,063,886	-62,489,579	-36,412,858	-27,279,192
300	-15,230,974	-17,058,690	-83,364,624	-62,790,317	-36,713,596	-27,579,930
325	-15,499,490	-17,359,429	-83,665,363	-63,091,056	-37,014,335	-27,880,669
350	-15,768,007	-17,660,168	-83,966,102	-63,391,795	-37,315,074	-28,181,408
375	-16,036,523	-17,960,906	-84,266,839	-63,692,532	-37,615,812	-28,482,146
400	-16,305,040	-18,261,645	-84,567,578	-63,993,271	-37,916,551	-28,782,885
450	-16,842,073	-18,863,122	-85,169,055	-64,594,748	-38,518,027	-29,384,361

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	9
	Flats
No of units	400 units
Density:	630 dph

Affordable %	40%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.63 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	27,583,840	43,444,547	-22,861,386	-2,287,079	23,789,642	32,923,308
80	25,829,674	40,681,737	-25,624,197	-5,049,890	21,026,831	30,160,497
100	25,509,736	40,177,835	-26,128,099	-5,553,792	20,522,929	29,656,595
125	25,109,814	39,547,957	-26,757,976	-6,183,669	19,893,052	29,026,718
150	24,709,891	38,918,079	-27,387,855	-6,813,548	19,263,173	28,396,839
175	24,309,969	38,288,201	-28,017,732	-7,443,425	18,633,295	27,766,962
200	23,910,047	37,658,324	-28,647,610	-8,073,303	18,003,418	27,137,084
225	23,510,125	37,028,447	-29,277,487	-8,703,180	17,373,541	26,507,207
250	23,110,203	36,398,569	-29,907,364	-9,333,057	16,743,664	25,877,330
275	22,710,281	35,768,692	-30,537,241	-9,962,934	16,113,786	25,247,452
300	22,310,359	35,138,815	-31,167,119	-10,592,812	15,483,909	24,617,575
325	21,909,857	34,508,025	-31,797,909	-11,223,602	14,853,119	23,986,785
350	21,509,394	33,867,845	-32,438,088	-11,863,781	14,212,939	23,346,605
375	21,096,931	33,227,666	-33,078,268	-12,503,961	13,572,760	22,706,426
400	20,690,468	32,587,486	-33,718,447	-13,144,140	12,932,581	22,066,247
450	19,877,541	31,307,128	-34,998,806	-14,424,499	11,652,222	20,785,888

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,152,518	-11,265,216	-77,571,149	-56,996,842	-30,920,121	-21,786,455
80	-8,395,052	-13,222,207	-79,528,140	-58,953,833	-32,877,113	-23,743,447
100	-8,736,439	-13,759,891	-80,065,824	-59,491,517	-33,414,796	-24,281,130
125	-9,163,173	-14,431,997	-80,737,931	-60,163,624	-34,086,903	-24,953,237
150	-9,589,907	-15,104,104	-81,410,037	-60,835,730	-34,759,010	-25,625,344
175	-10,016,642	-15,776,211	-82,082,144	-61,507,837	-35,431,116	-26,297,450
200	-10,443,376	-16,448,317	-82,754,251	-62,179,944	-36,103,223	-26,969,557
225	-10,870,110	-17,120,424	-83,426,357	-62,852,050	-36,775,330	-27,641,663
250	-11,296,845	-17,792,530	-84,098,464	-63,524,157	-37,447,436	-28,313,770
275	-11,723,579	-18,464,637	-84,770,570	-64,196,263	-38,119,543	-28,985,877
300	-12,150,312	-19,136,742	-85,442,675	-64,868,368	-38,791,648	-29,657,982
325	-12,577,047	-19,808,849	-86,114,782	-65,540,475	-39,463,754	-30,330,088
350	-13,003,781	-20,480,955	-86,786,889	-66,212,582	-40,135,861	-31,002,195
375	-13,430,515	-21,153,062	-87,458,995	-66,884,688	-40,807,968	-31,674,301
400	-13,857,250	-21,825,168	-88,131,102	-67,556,795	-41,480,074	-32,346,408
450	-14,710,719	-23,169,382	-89,475,315	-68,901,008	-42,824,287	-33,690,621

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-29,355,173	-46,234,398	-112,540,331	-91,966,024	-65,889,304	-56,755,638
80	-30,215,843	-47,589,953	-113,895,887	-93,321,580	-67,244,859	-58,111,193
100	-30,557,231	-48,127,639	-114,433,572	-93,859,265	-67,782,544	-58,648,878
125	-30,983,964	-48,799,744	-115,105,677	-94,531,370	-68,454,649	-59,320,983
150	-31,410,699	-49,471,850	-115,777,784	-95,203,477	-69,126,756	-59,993,090
175	-31,837,433	-50,143,957	-116,449,890	-95,875,583	-69,798,863	-60,665,196
200	-32,264,167	-50,816,063	-117,121,997	-96,547,690	-70,470,969	-61,337,303
225	-32,690,902	-51,488,170	-117,794,104	-97,219,797	-71,143,076	-62,009,410
250	-33,117,636	-52,160,277	-118,466,210	-97,891,903	-71,815,182	-62,681,516
275	-33,544,370	-52,832,383	-119,138,317	-98,564,010	-72,487,289	-63,353,623
300	-33,971,105	-53,504,490	-119,810,423	-99,236,116	-73,159,396	-64,025,730
325	-34,397,839	-54,176,595	-120,482,528	-99,908,221	-73,831,501	-64,697,835
350	-34,824,572	-54,848,702	-121,154,635	-100,580,328	-74,503,607	-65,369,941
375	-35,251,307	-55,520,808	-121,826,742	-101,252,435	-75,175,714	-66,042,048
400	-35,678,041	-56,192,915	-122,498,848	-101,924,541	-75,847,821	-66,714,154
450	-36,531,510	-57,537,128	-123,843,061	-103,268,754	-77,192,034	-68,058,368

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,647,912	-10,470,462	-76,776,395	-56,202,088	-30,125,368	-20,991,702
80	-7,899,124	-12,441,121	-78,747,054	-58,172,747	-32,096,027	-22,962,361
100	-8,240,512	-12,978,806	-79,284,740	-58,710,433	-32,633,712	-23,500,046
125	-8,667,246	-13,650,913	-79,956,846	-59,382,539	-33,305,819	-24,172,153
150	-9,093,981	-14,323,020	-80,628,953	-60,054,646	-33,977,925	-24,844,259
175	-9,520,715	-14,995,126	-81,301,060	-60,726,753	-34,650,032	-25,516,366
200	-9,947,448	-15,667,231	-81,973,165	-61,398,858	-35,322,137	-26,188,471
225	-10,374,183	-16,339,338	-82,645,271	-62,070,964	-35,994,244	-26,860,577
250	-10,800,917	-17,011,444	-83,317,378	-62,743,071	-36,666,350	-27,532,684
275	-11,227,651	-17,683,551	-83,989,484	-63,415,177	-37,338,457	-28,204,791
300	-11,654,386	-18,355,658	-84,661,591	-64,087,284	-38,010,563	-28,876,897
325	-12,081,120	-19,027,764	-85,333,698	-64,759,391	-38,682,670	-29,549,004
350	-12,507,854	-19,699,871	-86,005,804	-65,431,497	-39,354,777	-30,221,110
375	-12,934,589	-20,371,977	-86,677,911	-66,103,604	-40,026,883	-30,893,217
400	-13,361,323	-21,044,084	-87,350,017	-66,775,711	-40,698,990	-31,565,324
450	-14,214,791	-22,388,296	-88,694,229	-68,119,922	-42,043,201	-32,909,535

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-28,345,962	-44,644,891	-110,950,824	-90,376,517	-64,299,796	-55,166,130
80	-29,223,989	-46,027,783	-112,333,716	-91,759,409	-65,682,689	-56,549,023
100	-29,565,377	-46,565,468	-112,871,402	-92,297,095	-66,220,374	-57,086,708
125	-29,992,110	-47,237,573	-113,543,507	-92,969,200	-66,892,479	-57,758,813
150	-30,418,844	-47,909,680	-114,215,613	-93,641,306	-67,564,586	-58,430,920
175	-30,845,579	-48,581,786	-114,887,720	-94,313,413	-68,236,692	-59,103,026
200	-31,272,313	-49,253,893	-115,559,827	-94,985,520	-68,908,799	-59,775,133
225	-31,699,047	-49,926,000	-116,231,933	-95,657,626	-69,580,905	-60,447,239
250	-32,125,782	-50,598,106	-116,904,040	-96,329,733	-70,253,012	-61,119,346
275	-32,552,516	-51,270,213	-117,576,146	-97,001,839	-70,925,119	-61,791,453
300	-32,979,250	-51,942,320	-118,248,253	-97,673,946	-71,597,225	-62,463,559
325	-33,405,985	-52,614,426	-118,920,360	-98,346,053	-72,269,332	-63,135,666
350	-33,832,718	-53,286,531	-119,592,465	-99,018,158	-72,941,437	-63,807,771
375	-34,259,453	-53,958,638	-120,264,571	-99,690,264	-73,613,544	-64,479,877
400	-34,686,187	-54,630,744	-120,936,678	-100,362,371	-74,285,650	-65,151,984
450	-35,539,656	-55,974,958	-122,280,891	-101,706,584	-75,629,863	-66,496,197

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-39,447,290	-62,129,482	-128,435,415	-107,861,108	-81,784,388	-72,650,721
80	-40,134,384	-63,211,655	-129,517,589	-108,943,282	-82,866,561	-73,732,895
100	-40,475,772	-63,749,341	-130,055,274	-109,480,967	-83,404,246	-74,270,580
125	-40,902,506	-64,421,447	-130,727,381	-110,153,074	-84,076,353	-74,942,687
150	-41,329,241	-65,093,554	-131,399,487	-110,825,180	-84,748,460	-75,614,793
175	-41,755,975	-65,765,660	-132,071,594	-111,497,287	-85,420,566	-76,286,900
200	-42,182,709	-66,437,767	-132,743,700	-112,169,393	-86,092,673	-76,959,007
225	-42,609,444	-67,109,874	-133,415,807	-112,841,500	-86,764,779	-77,631,113
250	-43,036,177	-67,781,979	-134,087,912	-113,513,605	-87,436,884	-78,303,218
275	-43,462,911	-68,454,085	-134,760,019	-114,185,712	-88,108,991	-78,975,325
300	-43,889,646	-69,126,192	-135,432,125	-114,857,818	-88,781,098	-79,647,432
325	-44,316,380	-69,798,299	-136,104,232	-115,529,925	-89,453,204	-80,319,538
350	-44,743,114	-70,470,405	-136,776,339	-116,202,032	-90,125,311	-80,991,645
375	-45,169,849	-71,142,512	-137,448,445	-116,874,138	-90,797,418	-81,663,751
400	-45,596,583	-71,814,618	-138,120,552	-117,546,245	-91,469,524	-82,335,858
450	-46,450,051	-73,158,830	-139,464,763	-118,890,456	-92,813,736	-83,680,070

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-26,832,145	-42,260,628	-108,566,561	-87,992,254	-61,915,534	-52,781,867
80	-27,736,207	-43,684,527	-109,990,460	-89,416,153	-63,339,432	-54,205,766
100	-28,077,595	-44,222,212	-110,528,145	-89,953,838	-63,877,118	-54,743,452
125	-28,504,329	-44,894,319	-111,200,252	-90,625,945	-64,549,224	-55,415,558
150	-28,931,064	-45,566,425	-111,872,359	-91,298,052	-65,221,331	-56,087,665
175	-29,357,798	-46,238,532	-112,544,465	-91,970,158	-65,893,438	-56,759,771
200	-29,784,532	-46,910,638	-113,216,572	-92,642,265	-66,565,544	-57,431,878
225	-30,211,267	-47,582,745	-113,888,678	-93,314,371	-67,237,651	-58,103,985
250	-30,638,000	-48,254,850	-114,560,783	-93,986,476	-67,909,756	-58,776,090
275	-31,064,734	-48,926,957	-115,232,890	-94,658,583	-68,581,862	-59,448,196
300	-31,491,469	-49,599,063	-115,904,997	-95,330,690	-69,253,969	-60,120,303
325	-31,918,203	-50,271,170	-116,577,103	-96,002,796	-69,926,076	-60,792,409
350	-32,344,937	-50,943,276	-117,249,210	-96,674,903	-70,598,182	-61,464,516
375	-32,771,672	-51,615,383	-117,921,316	-97,347,009	-71,270,289	-62,136,623
400	-33,198,406	-52,287,490	-118,593,423	-98,019,116	-71,942,395	-62,808,729
450	-34,051,874	-53,631,701	-119,937,635	-99,363,328	-73,286,607	-64,152,941

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-39,447,290	-62,129,482	-128,435,415	-107,861,108	-81,784,388	-72,650,721
80	-40,134,384	-63,211,655	-129,517,589	-108,943,282	-82,866,561	-73,732,895
100	-40,475,772	-63,749,341	-130,055,274	-109,480,967	-83,404,246	-74,270,580
125	-40,902,506	-64,421,447	-130,727,381	-110,153,074	-84,076,353	-74,942,687
150	-41,329,241	-65,093,554	-131,399,487	-110,825,180	-84,748,460	-75,614,793
175	-41,755,975	-65,765,660	-132,071,594	-111,497,287	-85,420,566	-76,286,900
200	-42,182,709	-66,437,767	-132,743,700	-112,169,393	-86,092,673	-76,959,007
225	-42,609,444	-67,109,874	-133,415,807	-112,841,500	-86,764,779	-77,631,113
250	-43,036,177	-67,781,979	-134,087,912	-113,513,605	-87,436,884	-78,303,218
275	-43,462,911	-68,454,085	-134,760,019	-114,185,712	-88,108,991	-78,975,325
300	-43,889,646	-69,126,192	-135,432,125	-114,857,818	-88,781,098	-79,647,432
325	-44,316,380	-69,798,299	-136,104,232	-115,529,925	-89,453,204	-80,319,538
350	-44,743,114	-70,470,405	-136,776,339	-116,202,032	-90,125,311	-80,991,645
375	-45,169,849	-71,142,512	-137,448,445	-116,874,138	-90,797,418	-81,663,751
400	-45,596,583	-71,814,618	-138,120,552	-117,546,245	-91,469,524	-82,335,858
450	-46,450,051	-73,158,830	-139,464,763	-118,890,456	-92,813,736	-83,680,070

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-49,539,406	-78,024,564	-144,330,497	-123,756,190	-97,679,470	-88,545,804
80	-50,052,926	-78,833,359	-145,139,292	-124,564,985	-98,488,265	-89,354,599
100	-50,394,314	-79,371,044	-145,676,978	-125,102,671	-99,025,950	-89,892,284
125	-50,821,048	-80,043,151	-146,349,084	-125,774,777	-99,698,057	-90,564,390
150	-51,247,781	-80,715,256	-147,021,189	-126,446,882	-100,370,162	-91,236,495
175	-51,674,516	-81,387,362	-147,693,296	-127,118,989	-101,042,268	-91,908,602
200	-52,101,250	-82,059,469	-148,365,402	-127,791,096	-101,714,375	-92,580,709
225	-52,527,985	-82,731,576	-149,037,509	-128,463,202	-102,386,481	-93,252,815
250	-52,954,719	-83,403,682	-149,709,616	-129,135,309	-103,058,588	-93,924,922
275	-53,381,453	-84,075,789	-150,381,722	-129,807,415	-103,730,695	-94,597,029
300	-53,808,188	-84,747,895	-151,053,829	-130,479,522	-104,402,801	-95,269,135
325	-54,234,922	-85,420,002	-151,725,936	-131,151,629	-105,074,908	-95,941,242
350	-54,661,656	-86,092,109	-152,398,042	-131,823,735	-105,747,014	-96,613,348
375	-55,088,390	-86,764,214	-153,070,147	-132,495,840	-106,419,120	-97,285,453
400	-55,515,124	-87,436,320	-153,742,254	-133,167,947	-107,091,226	-97,957,560
450	-56,368,593	-88,780,534	-155,086,467	-134,512,160	-108,435,439	-99,301,773

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
LB Tower Hamlets
Results summary

#N/A = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	30%			
Tenure Split	SR	LBTH LR	Lon LR	SO
	35%	35%	15%	15%

Site type	T1 - 3 Houses			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	350

Site type	T2 - 6 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	80	450	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	100	450	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	450	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	450	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	400

Site type	T3 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	0	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	0	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	0	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	0	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	80

Site type	T4 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	0	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	0	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	0	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	0	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	80

Site type	T5 - 25 Houses and Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	225	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	125	450
CIL Z2 High (£1,000 psf)	#N/A	275	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	200	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	300	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T6 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	100
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	175
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	275
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	#N/A	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	0	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	80	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T9 - 400 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	0	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	1
	Houses
No of units	3 units
Density:	100 dph

Affordable %	30%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.0300 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,582,002	52,733,389	-13,572,544	7,001,763	33,078,484	42,212,150
80	1,541,294	51,376,459	-14,929,474	5,644,833	31,721,553	40,855,219
100	1,537,919	51,263,960	-15,041,973	5,532,334	31,609,055	40,742,721
125	1,533,701	51,123,354	-15,182,580	5,391,727	31,468,448	40,602,114
150	1,529,482	50,982,747	-15,323,186	5,251,120	31,327,841	40,461,507
175	1,525,264	50,842,140	-15,463,793	5,110,514	31,187,234	40,320,901
200	1,521,045	50,701,500	-15,604,433	4,969,874	31,046,594	40,180,261
225	1,516,827	50,560,894	-15,745,040	4,829,267	30,905,988	40,039,654
250	1,512,609	50,420,287	-15,885,647	4,688,660	30,765,381	39,899,047
275	1,508,390	50,279,680	-16,026,253	4,548,054	30,624,774	39,758,441
300	1,504,172	50,139,074	-16,166,860	4,407,447	30,484,168	39,617,834
325	1,499,953	49,998,434	-16,307,500	4,266,807	30,343,528	39,477,194
350	1,495,735	49,857,827	-16,448,107	4,126,200	30,202,921	39,336,587
375	1,491,517	49,717,220	-16,588,713	3,985,594	30,062,314	39,195,981
400	1,487,298	49,576,614	-16,729,320	3,844,987	29,921,708	39,055,374
450	1,478,861	49,295,367	-17,010,567	3,563,740	29,640,461	38,774,127

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,032,566	34,418,872	-31,887,061	-11,312,754	14,763,966	23,897,632
80	1,001,307	33,376,916	-32,929,018	-12,354,711	13,722,010	22,855,676
100	997,933	33,264,417	-33,041,516	-12,467,209	13,609,511	22,743,177
125	993,714	33,123,810	-33,182,123	-12,607,816	13,468,905	22,602,571
150	989,496	32,983,204	-33,322,730	-12,748,423	13,328,298	22,461,964
175	985,278	32,842,597	-33,463,336	-12,889,029	13,187,691	22,321,357
200	981,060	32,701,990	-33,603,943	-13,029,636	13,047,085	22,180,751
225	976,841	32,561,350	-33,744,583	-13,170,276	12,906,445	22,040,111
250	972,622	32,420,744	-33,885,190	-13,310,883	12,765,838	21,899,504
275	968,404	32,280,137	-34,025,796	-13,451,489	12,625,231	21,758,897
300	964,186	32,139,530	-34,166,403	-13,592,096	12,484,625	21,618,291
325	959,967	31,998,890	-34,307,043	-13,732,736	12,343,985	21,477,651
350	955,749	31,858,284	-34,447,650	-13,873,343	12,203,378	21,337,044
375	951,530	31,717,677	-34,588,256	-14,013,949	12,062,771	21,196,437
400	947,312	31,577,070	-34,728,863	-14,154,556	11,922,165	21,055,831
450	938,875	31,295,824	-35,010,110	-14,435,803	11,640,918	20,774,584

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	692,071	23,069,021	-43,236,912	-22,662,605	3,414,116	12,547,782
80	666,668	22,222,281	-44,083,653	-23,509,346	2,567,375	11,701,041
100	663,293	22,109,782	-44,196,152	-23,621,845	2,454,876	11,588,542
125	659,075	21,969,175	-44,336,758	-23,762,451	2,314,269	11,447,936
150	654,857	21,828,569	-44,477,365	-23,903,058	2,173,663	11,307,329
175	650,639	21,687,962	-44,617,972	-24,043,665	2,033,056	11,166,722
200	646,420	21,547,322	-44,758,612	-24,184,305	1,892,416	11,026,082
225	642,201	21,406,715	-44,899,218	-24,324,911	1,751,809	10,885,476
250	637,983	21,266,109	-45,039,825	-24,465,518	1,611,203	10,744,869
275	633,765	21,125,502	-45,180,432	-24,606,125	1,470,596	10,604,262
300	629,546	20,984,862	-45,321,072	-24,746,765	1,329,956	10,463,622
325	625,328	20,844,255	-45,461,678	-24,887,371	1,189,349	10,323,016
350	621,109	20,703,649	-45,602,285	-25,027,978	1,048,743	10,182,409
375	616,891	20,563,042	-45,742,892	-25,168,585	908,136	10,041,802
400	612,673	20,422,435	-45,883,498	-25,309,191	767,529	9,901,196
450	604,236	20,141,188	-46,164,745	-25,590,438	486,283	9,619,949

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,040,304	34,676,810	-31,629,123	-11,054,816	15,021,904	24,155,571
80	1,008,913	33,630,427	-32,675,506	-12,101,199	13,975,521	23,109,188
100	1,005,539	33,517,962	-32,787,972	-12,213,665	13,863,056	22,996,722
125	1,001,320	33,377,322	-32,928,612	-12,354,305	13,722,416	22,856,082
150	997,101	33,236,715	-33,069,218	-12,494,911	13,581,809	22,715,476
175	992,883	33,096,108	-33,209,825	-12,635,518	13,441,203	22,574,869
200	988,665	32,955,502	-33,350,432	-12,776,125	13,300,596	22,434,262
225	984,446	32,814,862	-33,491,072	-12,916,765	13,159,956	22,293,622
250	980,228	32,674,255	-33,631,678	-13,057,371	13,019,349	22,153,016
275	976,009	32,533,648	-33,772,285	-13,197,978	12,878,743	22,012,409
300	971,791	32,393,042	-33,912,892	-13,338,585	12,738,136	21,871,802
325	967,573	32,252,435	-34,053,498	-13,479,191	12,597,529	21,731,196
350	963,354	32,111,795	-34,194,138	-13,619,831	12,456,889	21,590,556
375	959,136	31,971,188	-34,334,745	-13,760,438	12,316,283	21,449,949
400	954,917	31,830,582	-34,475,352	-13,901,045	12,175,676	21,309,342
450	946,480	31,549,335	-34,756,598	-14,182,291	11,894,429	21,028,095

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 1

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	707,547	23,584,898	-42,721,036	-22,146,729	3,929,992	13,063,658
80	681,879	22,729,303	-43,576,630	-23,002,323	3,074,398	12,208,064
100	678,504	22,616,805	-43,689,129	-23,114,822	2,961,899	12,095,565
125	674,286	22,476,198	-43,829,735	-23,255,428	2,821,292	11,954,958
150	670,068	22,335,591	-43,970,342	-23,396,035	2,680,686	11,814,352
175	665,850	22,194,985	-44,110,949	-23,536,642	2,540,079	11,673,745
200	661,631	22,054,378	-44,251,555	-23,677,248	2,399,472	11,533,138
225	657,412	21,913,738	-44,392,195	-23,817,888	2,258,832	11,392,498
250	653,194	21,773,131	-44,532,802	-23,958,495	2,118,226	11,251,892
275	648,976	21,632,525	-44,673,409	-24,099,102	1,977,619	11,111,285
300	644,758	21,491,918	-44,814,015	-24,239,708	1,837,012	10,970,678
325	640,538	21,351,278	-44,954,655	-24,380,348	1,696,372	10,830,038
350	636,320	21,210,671	-45,095,262	-24,520,955	1,555,766	10,689,432
375	632,102	21,070,065	-45,235,869	-24,661,562	1,415,159	10,548,825
400	627,884	20,929,458	-45,376,475	-24,802,168	1,274,552	10,408,218
450	619,446	20,648,211	-45,657,722	-25,083,415	993,306	10,126,972

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	537,300	17,909,989	-48,395,944	-27,821,637	-1,744,917	7,388,750
80	514,560	17,151,986	-49,153,948	-28,579,641	-2,502,920	6,630,746
100	511,185	17,039,487	-49,266,446	-28,692,139	-2,615,419	6,518,247
125	506,966	16,898,880	-49,407,053	-28,832,746	-2,756,025	6,377,641
150	502,748	16,758,274	-49,547,660	-28,973,353	-2,896,632	6,237,034
175	498,530	16,617,667	-49,688,266	-29,113,959	-3,037,239	6,096,427
200	494,311	16,477,027	-49,828,906	-29,254,599	-3,177,879	5,955,787
225	490,093	16,336,420	-49,969,513	-29,395,206	-3,318,485	5,815,181
250	485,874	16,195,814	-50,110,120	-29,535,813	-3,459,092	5,674,574
275	481,656	16,055,207	-50,250,726	-29,676,419	-3,599,699	5,533,967
300	477,438	15,914,600	-50,391,333	-29,817,026	-3,740,305	5,393,361
325	473,219	15,773,960	-50,531,973	-29,957,666	-3,880,945	5,252,721
350	469,001	15,633,354	-50,672,580	-30,098,273	-4,021,552	5,112,114
375	464,782	15,492,747	-50,813,186	-30,238,879	-4,162,159	4,971,507
400	460,564	15,352,140	-50,953,793	-30,379,486	-4,302,765	4,830,901
450	452,127	15,070,894	-51,235,040	-30,660,733	-4,584,012	4,549,654

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	730,763	24,358,779	-41,947,154	-21,372,847	4,703,874	13,837,540
80	704,695	23,489,838	-42,816,096	-22,241,789	3,834,932	12,968,598
100	701,321	23,377,372	-42,928,561	-22,354,254	3,722,466	12,856,133
125	697,102	23,236,732	-43,069,201	-22,494,894	3,581,826	12,715,493
150	692,884	23,096,126	-43,209,808	-22,635,501	3,441,220	12,574,886
175	688,666	22,955,519	-43,350,415	-22,776,108	3,300,613	12,434,279
200	684,447	22,814,912	-43,491,021	-22,916,714	3,160,006	12,293,673
225	680,229	22,674,306	-43,631,628	-23,057,321	3,019,400	12,153,066
250	676,010	22,533,666	-43,772,268	-23,197,961	2,878,760	12,012,426
275	671,792	22,393,059	-43,912,875	-23,338,568	2,738,153	11,871,819
300	667,574	22,252,452	-44,053,481	-23,479,174	2,597,546	11,731,213
325	663,355	22,111,846	-44,194,088	-23,619,781	2,456,940	11,590,606
350	659,136	21,971,206	-44,334,728	-23,760,421	2,316,300	11,449,966
375	654,918	21,830,599	-44,475,335	-23,901,028	2,175,693	11,309,359
400	650,700	21,689,992	-44,615,941	-24,041,634	2,035,086	11,168,753
450	642,263	21,408,779	-44,897,155	-24,322,848	1,753,873	10,887,539

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	537,300	17,909,989	-48,395,944	-27,821,637	-1,744,917	7,388,750
80	514,560	17,151,986	-49,153,948	-28,579,641	-2,502,920	6,630,746
100	511,185	17,039,487	-49,266,446	-28,692,139	-2,615,419	6,518,247
125	506,966	16,898,880	-49,407,053	-28,832,746	-2,756,025	6,377,641
150	502,748	16,758,274	-49,547,660	-28,973,353	-2,896,632	6,237,034
175	498,530	16,617,667	-49,688,266	-29,113,959	-3,037,239	6,096,427
200	494,311	16,477,027	-49,828,906	-29,254,599	-3,177,879	5,955,787
225	490,093	16,336,420	-49,969,513	-29,395,206	-3,318,485	5,815,181
250	485,874	16,195,814	-50,110,120	-29,535,813	-3,459,092	5,674,574
275	481,656	16,055,207	-50,250,726	-29,676,419	-3,599,699	5,533,967
300	477,438	15,914,600	-50,391,333	-29,817,026	-3,740,305	5,393,361
325	473,219	15,773,960	-50,531,973	-29,957,666	-3,880,945	5,252,721
350	469,001	15,633,354	-50,672,580	-30,098,273	-4,021,552	5,112,114
375	464,782	15,492,747	-50,813,186	-30,238,879	-4,162,159	4,971,507
400	460,564	15,352,140	-50,953,793	-30,379,486	-4,302,765	4,830,901
450	452,127	15,070,894	-51,235,040	-30,660,733	-4,584,012	4,549,654

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	382,529	12,750,957	-53,554,976	-32,980,669	-6,903,949	2,229,717
80	362,451	12,081,691	-54,224,242	-33,649,936	-7,573,215	1,560,451
100	359,076	11,969,192	-54,336,741	-33,762,434	-7,685,713	1,447,953
125	354,858	11,828,586	-54,477,348	-33,903,041	-7,826,320	1,307,346
150	350,639	11,687,979	-54,617,954	-34,043,648	-7,966,927	1,166,739
175	346,421	11,547,372	-54,758,561	-34,184,254	-8,107,534	1,026,133
200	342,202	11,406,732	-54,899,201	-34,324,894	-8,248,174	885,493
225	337,984	11,266,126	-55,039,808	-34,465,501	-8,388,780	744,886
250	333,766	11,125,519	-55,180,415	-34,606,108	-8,529,387	604,279
275	329,547	10,984,912	-55,321,021	-34,746,714	-8,669,994	463,673
300	325,329	10,844,306	-55,461,628	-34,887,321	-8,810,600	323,066
325	321,110	10,703,666	-55,602,268	-35,027,961	-8,951,240	182,426
350	316,892	10,563,059	-55,742,875	-35,168,568	-9,091,847	41,819
375	312,674	10,422,452	-55,883,481	-35,309,174	-9,232,454	-98,787
400	308,455	10,281,846	-56,024,088	-35,449,781	-9,373,060	-239,394
450	300,018	10,000,599	-56,305,335	-35,731,028	-9,654,307	-520,641

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£350

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	2
Flats	
No of units	6 units
Density:	350 dph

Affordable %	30%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.02 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,927,218	112,421,077	46,115,144	66,689,451	92,766,171	101,899,837
80	1,870,840	109,132,313	42,826,380	63,400,687	89,477,407	98,611,073
100	1,865,032	108,793,511	42,487,577	63,061,884	89,138,605	98,272,271
125	1,857,771	108,369,950	42,064,016	62,638,323	88,715,044	97,848,710
150	1,850,511	107,946,447	41,640,514	62,214,821	88,291,541	97,425,208
175	1,843,250	107,522,945	41,217,011	61,791,318	87,868,039	97,001,705
200	1,835,990	107,099,442	40,793,508	61,367,815	87,444,536	96,578,202
225	1,828,729	106,675,881	40,369,948	60,944,255	87,020,975	96,154,641
250	1,821,469	106,252,378	39,946,445	60,520,752	86,597,473	95,731,139
275	1,814,209	105,828,876	39,522,942	60,097,249	86,173,970	95,307,636
300	1,806,949	105,405,373	39,099,440	59,673,747	85,750,467	94,884,133
325	1,799,688	104,981,812	38,675,879	59,250,186	85,326,906	94,460,572
350	1,792,428	104,558,309	38,252,376	58,826,683	84,903,404	94,037,070
375	1,785,168	104,134,807	37,828,873	58,403,180	84,479,901	93,613,567
400	1,777,907	103,711,246	37,405,312	57,979,619	84,056,340	93,190,006
450	1,763,387	102,864,241	36,558,307	57,132,614	83,209,335	92,343,001

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,182,885	69,001,624	2,695,690	23,269,997	49,346,718	58,480,384
80	1,139,308	66,549,634	153,700	20,728,007	46,804,728	55,938,394
100	1,133,499	66,120,773	-185,160	20,389,147	46,465,868	55,599,534
125	1,126,239	65,697,271	-608,663	19,965,644	46,042,365	55,176,031
150	1,118,979	65,273,768	-1,032,165	19,542,142	45,618,862	54,752,529
175	1,111,719	64,850,266	-1,455,668	19,118,639	45,195,360	54,329,026
200	1,104,458	64,426,705	-1,879,229	18,695,078	44,771,799	53,905,465
225	1,097,198	64,003,202	-2,302,732	18,271,575	44,348,296	53,481,962
250	1,089,938	63,579,699	-2,726,234	17,848,073	43,924,793	53,058,460
275	1,082,677	63,156,138	-3,149,795	17,424,512	43,501,232	52,634,899
300	1,075,417	62,732,636	-3,573,298	17,001,009	43,077,730	52,211,396
325	1,068,157	62,309,133	-3,996,800	16,577,507	42,654,227	51,787,893
350	1,060,897	61,885,630	-4,420,303	16,154,004	42,230,725	51,364,391
375	1,053,635	61,462,069	-4,843,864	15,730,443	41,807,164	50,940,830
400	1,046,375	61,038,567	-5,267,367	15,306,940	41,383,661	50,517,327
450	1,031,854	60,191,503	-6,114,430	14,459,877	40,536,597	49,670,263

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	£450	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	721,608	42,093,813	-24,212,121	-3,637,814	22,438,907	31,572,573
80	685,964	40,014,544	-26,291,389	-5,717,082	20,359,638	29,493,304
100	680,156	39,675,742	-26,630,192	-6,055,885	20,020,836	29,154,502
125	672,896	39,252,239	-27,053,694	-6,479,387	19,597,333	28,731,000
150	665,634	38,828,678	-27,477,255	-6,902,948	19,173,773	28,307,439
175	658,374	38,405,176	-27,900,758	-7,326,451	18,750,270	27,883,936
200	651,114	37,981,673	-28,324,260	-7,749,953	18,326,767	27,460,433
225	643,854	37,558,170	-28,747,763	-8,173,456	17,903,265	27,036,931
250	636,593	37,134,609	-29,171,324	-8,597,017	17,479,704	26,613,370
275	629,333	36,711,107	-29,594,827	-9,020,520	17,056,201	26,189,867
300	622,073	36,287,604	-30,018,329	-9,444,022	16,632,698	25,766,364
325	614,812	35,864,043	-30,441,890	-9,867,583	16,209,137	25,342,804
350	607,552	35,440,540	-30,865,393	-10,291,086	15,785,635	24,919,301
375	600,292	35,017,038	-31,288,896	-10,714,589	15,362,132	24,495,798
400	593,032	34,593,535	-31,712,398	-11,138,091	14,938,629	24,072,296
450	578,511	33,746,472	-32,559,462	-11,985,155	14,091,566	23,225,232

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,193,368	69,613,159	3,307,226	23,881,533	49,958,254	59,091,920
80	1,149,611	67,060,643	754,709	21,329,016	47,405,737	56,539,403
100	1,143,803	66,721,841	415,907	20,990,214	47,066,935	56,200,601
125	1,136,542	66,298,280	-7,654	20,566,653	46,643,374	55,777,040
150	1,129,282	65,874,777	-431,156	20,143,151	46,219,871	55,353,537
175	1,122,022	65,451,274	-854,659	19,719,648	45,796,369	54,930,035
200	1,114,761	65,027,713	-1,278,220	19,296,087	45,372,808	54,506,474
225	1,107,501	64,604,211	-1,701,723	18,872,584	44,949,305	54,082,971
250	1,100,241	64,180,708	-2,125,225	18,449,082	44,525,802	53,659,468
275	1,092,981	63,757,205	-2,548,728	18,025,579	44,102,300	53,235,966
300	1,085,720	63,333,644	-2,972,289	17,602,018	43,678,739	52,812,405
325	1,078,460	62,910,142	-3,395,792	17,178,515	43,255,236	52,388,902
350	1,071,200	62,486,639	-3,819,294	16,755,013	42,831,733	51,965,400
375	1,063,939	62,063,137	-4,242,797	16,331,510	42,408,231	51,541,897
400	1,056,678	61,639,576	-4,666,358	15,907,949	41,984,670	51,118,336
450	1,042,158	60,792,570	-5,513,363	15,060,944	41,137,665	50,271,331

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£450	£450	£450

Site type 2

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	742,575	43,316,885	-22,989,049	-2,414,742	23,661,979	32,795,645
80	706,571	41,216,620	-25,089,313	-4,515,006	21,561,714	30,695,380
100	700,762	40,877,760	-25,428,174	-4,853,867	21,222,854	30,356,520
125	693,502	40,454,257	-25,851,676	-5,277,369	20,799,351	29,933,017
150	686,242	40,030,754	-26,275,179	-5,700,872	20,375,849	29,509,515
175	678,981	39,607,252	-26,698,682	-6,124,375	19,952,346	29,086,012
200	671,720	39,183,691	-27,122,243	-6,547,936	19,528,785	28,662,451
225	664,460	38,760,188	-27,545,745	-6,971,438	19,105,282	28,238,948
250	657,200	38,336,685	-27,969,248	-7,394,941	18,681,780	27,815,446
275	649,940	37,913,183	-28,392,751	-7,818,444	18,258,277	27,391,943
300	642,679	37,489,622	-28,816,312	-8,242,005	17,834,716	26,968,382
325	635,419	37,066,119	-29,239,814	-8,665,507	17,411,213	26,544,880
350	628,159	36,642,617	-29,663,317	-9,089,010	16,987,711	26,121,377
375	620,898	36,219,056	-30,086,878	-9,512,571	16,564,150	25,697,816
400	613,638	35,795,553	-30,510,381	-9,936,074	16,140,647	25,274,313
450	599,118	34,948,548	-31,357,386	-10,783,079	15,293,642	24,427,308

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	511,936	29,862,921	-36,443,013	-15,868,706	10,208,015	19,341,681
80	478,898	27,994,075	-38,311,858	-17,737,551	8,339,169	17,472,836
100	474,090	27,655,273	-38,650,660	-18,076,353	8,000,367	17,134,033
125	466,829	27,231,712	-39,074,221	-18,499,914	7,576,806	16,710,472
150	459,569	26,808,209	-39,497,724	-18,923,417	7,153,304	16,286,970
175	452,309	26,384,707	-39,921,227	-19,346,920	6,729,801	15,863,467
200	445,049	25,961,204	-40,344,729	-19,770,422	6,306,298	15,439,965
225	437,788	25,537,643	-40,768,290	-20,193,983	5,882,737	15,016,404
250	430,528	25,114,141	-41,191,793	-20,617,486	5,459,235	14,592,901
275	423,268	24,690,638	-41,615,296	-21,040,989	5,035,732	14,169,398
300	416,008	24,267,135	-42,038,798	-21,464,491	4,612,229	13,745,896
325	408,747	23,843,574	-42,462,359	-21,888,052	4,188,668	13,322,335
350	401,487	23,420,072	-42,885,862	-22,311,555	3,765,166	12,898,832
375	394,227	22,996,569	-43,309,364	-22,735,057	3,341,663	12,475,329
400	386,966	22,573,008	-43,732,925	-23,158,618	2,918,102	12,051,768
450	372,446	21,726,003	-44,579,931	-24,005,624	2,071,097	11,204,763

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	774,026	45,151,492	-21,154,441	-580,134	25,496,586	34,630,252
80	737,480	43,019,647	-23,286,287	-2,711,980	23,364,741	32,498,407
100	731,672	42,680,845	-23,625,089	-3,050,782	23,025,939	32,159,605
125	724,412	42,257,342	-24,048,592	-3,474,285	22,602,436	31,736,102
150	717,152	41,833,839	-24,472,094	-3,897,787	22,178,933	31,312,600
175	709,890	41,410,278	-24,895,655	-4,321,348	21,755,373	30,889,039
200	702,630	40,986,776	-25,319,158	-4,744,851	21,331,870	30,465,536
225	695,370	40,563,273	-25,742,660	-5,168,353	20,908,367	30,042,033
250	688,110	40,139,770	-26,166,163	-5,591,856	20,484,865	29,618,531
275	680,849	39,716,209	-26,589,724	-6,015,417	20,061,304	29,194,970
300	673,589	39,292,707	-27,013,227	-6,438,920	19,637,801	28,771,467
325	666,329	38,869,204	-27,436,729	-6,862,422	19,214,298	28,347,964
350	659,068	38,445,643	-27,860,290	-7,285,983	18,790,737	27,924,403
375	651,808	38,022,140	-28,283,793	-7,709,486	18,367,235	27,500,901
400	644,548	37,598,638	-28,707,296	-8,132,989	17,943,732	27,077,398
450	630,027	36,751,574	-29,554,359	-8,980,052	17,096,668	26,230,335

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	511,936	29,862,921	-36,443,013	-15,868,706	10,208,015	19,341,681
80	478,898	27,994,075	-38,311,858	-17,737,551	8,339,169	17,472,836
100	474,090	27,655,273	-38,650,660	-18,076,353	8,000,367	17,134,033
125	466,829	27,231,712	-39,074,221	-18,499,914	7,576,806	16,710,472
150	459,569	26,808,209	-39,497,724	-18,923,417	7,153,304	16,286,970
175	452,309	26,384,707	-39,921,227	-19,346,920	6,729,801	15,863,467
200	445,049	25,961,204	-40,344,729	-19,770,422	6,306,298	15,439,965
225	437,788	25,537,643	-40,768,290	-20,193,983	5,882,737	15,016,404
250	430,528	25,114,141	-41,191,793	-20,617,486	5,459,235	14,592,901
275	423,268	24,690,638	-41,615,296	-21,040,989	5,035,732	14,169,398
300	416,008	24,267,135	-42,038,798	-21,464,491	4,612,229	13,745,896
325	408,747	23,843,574	-42,462,359	-21,888,052	4,188,668	13,322,335
350	401,487	23,420,072	-42,885,862	-22,311,555	3,765,166	12,898,832
375	394,227	22,996,569	-43,309,364	-22,735,057	3,341,663	12,475,329
400	386,966	22,573,008	-43,732,925	-23,158,618	2,918,102	12,051,768
450	372,446	21,726,003	-44,579,931	-24,005,624	2,071,097	11,204,763

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	302,264	17,632,087	-48,673,846	-28,099,539	-2,022,819	7,110,848
80	273,833	15,973,606	-50,332,327	-29,758,020	-3,681,300	5,452,367
100	268,025	15,634,804	-50,671,129	-30,096,822	-4,020,102	5,113,565
125	260,764	15,211,243	-51,094,690	-30,520,383	-4,443,663	4,690,004
150	253,504	14,787,741	-51,518,193	-30,943,886	-4,867,165	4,266,501
175	246,244	14,364,238	-51,941,696	-31,367,389	-5,290,668	3,842,998
200	238,983	13,940,677	-52,365,257	-31,790,950	-5,714,229	3,419,437
225	231,723	13,517,174	-52,788,759	-32,214,452	-6,137,731	2,995,935
250	224,463	13,093,672	-53,212,262	-32,637,955	-6,561,234	2,572,432
275	217,203	12,670,169	-53,635,764	-33,061,457	-6,984,737	2,148,929
300	209,942	12,246,608	-54,059,325	-33,485,018	-7,408,298	1,725,368
325	202,682	11,823,105	-54,482,828	-33,908,521	-7,831,800	1,301,866
350	195,422	11,399,603	-54,906,331	-34,332,024	-8,255,303	878,363
375	188,161	10,976,042	-55,329,892	-34,755,585	-8,678,864	454,802
400	180,901	10,552,539	-55,753,394	-35,179,087	-9,102,367	31,300
450	166,381	9,705,534	-56,600,400	-36,026,093	-9,949,372	-815,706

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£400

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 3

Flats
No of units 10 units
Density: 235 dph

Affordable %	30%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.04 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,212,032	75,482,747	9,176,813	29,751,120	55,827,841	64,961,507
80	3,118,066	73,274,561	6,968,627	27,542,934	53,619,655	62,753,321
100	3,108,386	73,047,064	6,741,130	27,315,437	53,392,158	62,525,824
125	3,096,285	72,762,704	6,456,771	27,031,078	53,107,798	62,241,465
150	3,084,185	72,478,345	6,172,411	26,746,718	52,823,439	61,957,105
175	3,072,084	72,193,985	5,888,051	26,462,358	52,539,079	61,672,745
200	3,059,983	71,909,602	5,603,668	26,177,975	52,254,696	61,388,362
225	3,047,883	71,625,242	5,319,309	25,893,616	51,970,336	61,104,003
250	3,035,782	71,340,883	5,034,949	25,609,256	51,685,977	60,819,643
275	3,023,682	71,056,523	4,750,590	25,324,897	51,401,617	60,535,283
300	3,011,581	70,772,163	4,466,230	25,040,537	51,117,258	60,250,924
325	2,999,481	70,487,804	4,181,870	24,756,177	50,832,898	59,966,564
350	2,987,381	70,203,444	3,897,511	24,471,818	50,548,538	59,682,205
375	2,975,280	69,919,085	3,613,151	24,187,458	50,264,179	59,397,845
400	2,963,179	69,634,701	3,328,768	23,903,075	49,979,796	59,113,462
450	2,938,978	69,065,982	2,760,049	23,334,356	49,411,076	58,544,743

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,971,475	46,329,654	-19,976,280	598,027	26,674,748	35,808,414
80	1,898,846	44,622,889	-21,683,044	-1,108,737	24,967,983	34,101,650
100	1,889,166	44,395,392	-21,910,541	-1,336,234	24,740,486	33,874,152
125	1,877,065	44,111,033	-22,194,901	-1,620,594	24,456,127	33,589,793
150	1,864,965	43,826,673	-22,479,261	-1,904,954	24,171,767	33,305,433
175	1,852,864	43,542,313	-22,763,620	-2,189,313	23,887,408	33,021,074
200	1,840,763	43,257,930	-23,048,003	-2,473,696	23,603,024	32,736,691
225	1,828,663	42,973,571	-23,332,363	-2,758,056	23,318,665	32,452,331
250	1,816,562	42,689,211	-23,616,722	-3,042,415	23,034,305	32,167,971
275	1,804,462	42,404,851	-23,901,082	-3,326,775	22,749,946	31,883,612
300	1,792,361	42,120,492	-24,185,442	-3,611,135	22,465,586	31,599,252
325	1,780,261	41,836,132	-24,469,801	-3,895,494	22,181,226	31,314,893
350	1,768,161	41,551,773	-24,754,161	-4,179,854	21,896,867	31,030,533
375	1,756,059	41,267,389	-25,038,544	-4,464,237	21,612,484	30,746,150
400	1,743,959	40,983,030	-25,322,904	-4,748,597	21,328,124	30,461,790
450	1,719,758	40,414,311	-25,891,623	-5,317,316	20,759,405	29,893,071

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,202,680	28,262,973	-38,042,960	-17,468,654	8,608,067	17,741,733
80	1,143,273	26,866,908	-39,439,025	-18,864,718	7,212,002	16,345,669
100	1,133,593	26,639,435	-39,666,499	-19,092,192	6,984,529	16,118,195
125	1,121,492	26,355,051	-39,950,882	-19,376,575	6,700,146	15,833,812
150	1,109,391	26,070,692	-40,235,242	-19,660,935	6,415,786	15,549,452
175	1,097,291	25,786,332	-40,519,601	-19,945,294	6,131,426	15,265,093
200	1,085,190	25,501,973	-40,803,961	-20,229,654	5,847,067	14,980,733
225	1,073,090	25,217,613	-41,088,320	-20,514,013	5,562,707	14,696,373
250	1,060,990	24,933,253	-41,372,680	-20,798,373	5,278,348	14,412,014
275	1,048,889	24,648,894	-41,657,040	-21,082,733	4,993,988	14,127,654
300	1,036,789	24,364,534	-41,941,399	-21,367,092	4,709,628	13,843,295
325	1,024,687	24,080,151	-42,225,782	-21,651,475	4,425,245	13,558,911
350	1,012,587	23,795,791	-42,510,142	-21,935,835	4,140,886	13,274,552
375	1,000,486	23,511,432	-42,794,502	-22,220,195	3,856,526	12,990,192
400	988,386	23,227,072	-43,078,861	-22,504,554	3,572,166	12,705,833
450	964,185	22,658,353	-43,647,580	-23,073,273	3,003,447	12,137,113

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,988,948	46,740,280	-19,565,654	1,008,653	27,085,374	36,219,040
80	1,916,018	45,026,432	-21,279,502	-705,195	25,371,526	34,505,192
100	1,906,338	44,798,934	-21,506,999	-932,692	25,144,029	34,277,695
125	1,894,237	44,514,575	-21,791,359	-1,217,052	24,859,669	33,993,335
150	1,882,137	44,230,215	-22,075,718	-1,501,411	24,575,309	33,708,976
175	1,870,036	43,945,856	-22,360,078	-1,785,771	24,290,950	33,424,616
200	1,857,935	43,661,473	-22,644,461	-2,070,154	24,006,567	33,140,233
225	1,845,835	43,377,113	-22,928,821	-2,354,514	23,722,207	32,855,873
250	1,833,734	43,092,753	-23,213,180	-2,638,873	23,437,848	32,571,514
275	1,821,634	42,808,394	-23,497,540	-2,923,233	23,153,488	32,287,154
300	1,809,533	42,524,034	-23,781,899	-3,207,592	22,869,128	32,002,794
325	1,797,433	42,239,674	-24,066,259	-3,491,952	22,584,769	31,718,435
350	1,785,333	41,955,315	-24,350,619	-3,776,312	22,300,409	31,434,075
375	1,773,232	41,670,955	-24,634,978	-4,060,671	22,016,050	31,149,716
400	1,761,131	41,386,572	-24,919,361	-4,345,054	21,731,666	30,865,333
450	1,736,930	40,817,853	-25,488,080	-4,913,773	21,162,947	30,296,613

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£450	£450

Site type 3

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,237,625	29,084,178	-37,221,755	-16,647,448	9,429,272	18,562,939
80	1,177,617	27,673,993	-38,631,941	-18,057,634	8,019,087	17,152,753
100	1,167,937	27,446,519	-38,859,414	-18,285,107	7,791,613	16,925,280
125	1,155,837	27,162,160	-39,143,774	-18,569,467	7,507,254	16,640,920
150	1,143,735	26,877,777	-39,428,157	-18,853,850	7,222,871	16,356,537
175	1,131,635	26,593,417	-39,712,517	-19,138,210	6,938,511	16,072,177
200	1,119,534	26,309,057	-39,996,876	-19,422,569	6,654,152	15,787,818
225	1,107,434	26,024,698	-40,281,236	-19,706,929	6,369,792	15,503,458
250	1,095,334	25,740,338	-40,565,595	-19,991,288	6,085,432	15,219,098
275	1,083,233	25,455,979	-40,849,955	-20,275,648	5,801,073	14,934,739
300	1,071,133	25,171,619	-41,134,315	-20,560,008	5,516,713	14,650,379
325	1,059,032	24,887,259	-41,418,674	-20,844,367	5,232,354	14,366,020
350	1,046,931	24,602,876	-41,703,057	-21,128,750	4,947,970	14,081,637
375	1,034,830	24,318,517	-41,987,417	-21,413,110	4,663,611	13,797,277
400	1,022,730	24,034,157	-42,271,776	-21,697,469	4,379,251	13,512,917
450	998,529	23,465,438	-42,840,496	-22,266,189	3,810,532	12,944,198

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	853,227	20,050,826	-46,255,107	-25,680,800	395,920	9,529,587
80	799,830	18,796,014	-47,509,919	-26,935,612	-858,892	8,274,774
100	790,151	18,568,540	-47,737,393	-27,163,086	-1,086,365	8,047,301
125	778,049	18,284,157	-48,021,776	-27,447,469	-1,370,748	7,762,918
150	765,949	17,999,798	-48,306,136	-27,731,829	-1,655,108	7,478,558
175	753,848	17,715,438	-48,590,495	-28,016,188	-1,939,468	7,194,199
200	741,748	17,431,079	-48,874,855	-28,300,548	-2,223,827	6,909,839
225	729,648	17,146,719	-49,159,215	-28,584,908	-2,508,187	6,625,479
250	717,547	16,862,359	-49,443,574	-28,869,267	-2,792,546	6,341,120
275	705,447	16,578,000	-49,727,934	-29,153,627	-3,076,906	6,056,760
300	693,346	16,293,640	-50,012,293	-29,437,986	-3,361,266	5,772,400
325	681,245	16,009,257	-50,296,676	-29,722,369	-3,645,649	5,488,017
350	669,145	15,724,897	-50,581,036	-30,006,729	-3,930,008	5,203,658
375	657,044	15,440,538	-50,865,396	-30,291,089	-4,214,368	4,919,298
400	644,944	15,156,178	-51,149,755	-30,575,448	-4,498,728	4,634,939
450	620,743	14,587,459	-51,718,474	-31,144,167	-5,067,447	4,066,219

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,290,043	30,316,010	-35,989,924	-15,415,617	10,661,104	19,794,770
80	1,229,134	28,884,643	-37,421,290	-16,846,983	9,229,738	18,363,404
100	1,219,453	28,657,146	-37,648,787	-17,074,480	9,002,241	18,135,907
125	1,207,353	28,372,787	-37,933,147	-17,358,840	8,717,881	17,851,547
150	1,195,252	28,088,427	-38,217,506	-17,643,199	8,433,521	17,567,187
175	1,183,152	27,804,067	-38,501,866	-17,927,559	8,149,162	17,282,828
200	1,171,051	27,519,708	-38,786,226	-18,211,919	7,864,802	16,998,468
225	1,158,950	27,235,325	-39,070,609	-18,496,302	7,580,419	16,714,085
250	1,146,850	26,950,965	-39,354,968	-18,780,661	7,296,059	16,429,726
275	1,134,749	26,666,606	-39,639,328	-19,065,021	7,011,700	16,145,366
300	1,122,649	26,382,246	-39,923,687	-19,349,381	6,727,340	15,861,006
325	1,110,548	26,097,886	-40,208,047	-19,633,740	6,442,981	15,576,647
350	1,098,448	25,813,527	-40,492,407	-19,918,100	6,158,621	15,292,287
375	1,086,348	25,529,167	-40,776,766	-20,202,459	5,874,261	15,007,928
400	1,074,246	25,244,784	-41,061,149	-20,486,842	5,589,878	14,723,544
450	1,050,045	24,676,065	-41,629,869	-21,055,562	5,021,159	14,154,825

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	853,227	20,050,826	-46,255,107	-25,680,800	395,920	9,529,587
80	799,830	18,796,014	-47,509,919	-26,935,612	-858,892	8,274,774
100	790,151	18,568,540	-47,737,393	-27,163,086	-1,086,365	8,047,301
125	778,049	18,284,157	-48,021,776	-27,447,469	-1,370,748	7,762,918
150	765,949	17,999,798	-48,306,136	-27,731,829	-1,655,108	7,478,558
175	753,848	17,715,438	-48,590,495	-28,016,188	-1,939,468	7,194,199
200	741,748	17,431,079	-48,874,855	-28,300,548	-2,223,827	6,909,839
225	729,648	17,146,719	-49,159,215	-28,584,908	-2,508,187	6,625,479
250	717,547	16,862,359	-49,443,574	-28,869,267	-2,792,546	6,341,120
275	705,447	16,578,000	-49,727,934	-29,153,627	-3,076,906	6,056,760
300	693,346	16,293,640	-50,012,293	-29,437,986	-3,361,266	5,772,400
325	681,245	16,009,257	-50,296,676	-29,722,369	-3,645,649	5,488,017
350	669,145	15,724,897	-50,581,036	-30,006,729	-3,930,008	5,203,658
375	657,044	15,440,538	-50,865,396	-30,291,089	-4,214,368	4,919,298
400	644,944	15,156,178	-51,149,755	-30,575,448	-4,498,728	4,634,939
450	620,743	14,587,459	-51,718,474	-31,144,167	-5,067,447	4,066,219

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	503,775	11,838,703	-54,467,231	-33,892,924	-7,816,203	1,317,463
80	456,388	10,725,120	-55,580,813	-35,006,506	-8,929,786	203,880
100	446,708	10,497,646	-55,808,287	-35,233,980	-9,157,259	-23,593
125	434,607	10,213,263	-56,092,670	-35,518,363	-9,441,642	-307,976
150	422,507	9,928,904	-56,377,030	-35,802,723	-9,726,002	-592,336
175	410,406	9,644,544	-56,661,389	-36,087,082	-10,010,362	-876,696
200	398,306	9,360,184	-56,945,749	-36,371,442	-10,294,721	-1,161,055
225	386,205	9,075,825	-57,230,109	-36,655,802	-10,579,081	-1,445,415
250	374,105	8,791,465	-57,514,468	-36,940,161	-10,863,441	-1,729,774
275	362,004	8,507,106	-57,798,828	-37,224,521	-11,147,800	-2,014,134
300	349,904	8,222,746	-58,083,187	-37,508,880	-11,432,160	-2,298,494
325	337,803	7,938,383	-58,367,571	-37,793,264	-11,716,543	-2,582,877
350	325,702	7,654,003	-58,651,930	-38,077,623	-12,000,902	-2,867,236
375	313,601	7,369,644	-58,936,290	-38,361,983	-12,285,262	-3,151,596
400	301,501	7,085,284	-59,220,649	-38,646,342	-12,569,622	-3,435,956
450	277,301	6,516,565	-59,789,369	-39,215,062	-13,138,341	-4,004,675

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£80

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	4
	Flats
No of units	11 units
Density:	235 dph

Affordable %	30%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,533,234	75,482,734	9,176,800	29,751,107	55,827,828	64,961,494
80	3,429,873	73,274,557	6,968,623	27,542,930	53,619,651	62,753,317
100	3,419,224	73,047,068	6,741,135	27,315,442	53,392,162	62,525,828
125	3,405,914	72,762,702	6,456,769	27,031,076	53,107,796	62,241,462
150	3,392,603	72,478,336	6,172,403	26,746,710	52,823,430	61,957,096
175	3,379,292	72,193,970	5,888,037	26,462,344	52,539,064	61,672,730
200	3,365,981	71,909,604	5,603,670	26,177,977	52,254,698	61,388,364
225	3,352,672	71,625,259	5,319,326	25,893,633	51,970,354	61,104,020
250	3,339,361	71,340,893	5,034,960	25,609,267	51,685,987	60,819,654
275	3,326,050	71,056,527	4,750,594	25,324,901	51,401,621	60,535,288
300	3,312,739	70,772,161	4,466,228	25,040,535	51,117,255	60,250,922
325	3,299,429	70,487,795	4,181,862	24,756,169	50,832,889	59,966,556
350	3,286,118	70,203,429	3,897,496	24,471,803	50,548,523	59,682,190
375	3,272,807	69,919,063	3,613,130	24,187,437	50,264,157	59,397,824
400	3,259,497	69,634,719	3,328,785	23,903,092	49,979,813	59,113,479
450	3,232,876	69,065,987	2,760,053	23,334,360	49,411,081	58,544,747

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,168,622	46,329,658	-19,976,276	598,031	26,674,752	35,808,418
80	2,088,730	44,622,872	-21,683,061	-1,108,754	24,967,966	34,101,632
100	2,078,082	44,395,384	-21,910,550	-1,336,243	24,740,478	33,874,144
125	2,064,771	44,111,018	-22,194,916	-1,620,609	24,456,112	33,589,778
150	2,051,461	43,826,673	-22,479,261	-1,904,954	24,171,767	33,305,433
175	2,038,151	43,542,307	-22,763,627	-2,189,320	23,887,401	33,021,067
200	2,024,840	43,257,941	-23,047,993	-2,473,686	23,603,035	32,736,701
225	2,011,529	42,973,575	-23,332,359	-2,758,052	23,318,669	32,452,335
250	1,998,218	42,689,209	-23,616,725	-3,042,418	23,034,303	32,167,969
275	1,984,908	42,404,843	-23,901,091	-3,326,784	22,749,937	31,883,603
300	1,971,598	42,120,498	-24,185,435	-3,611,128	22,465,592	31,599,259
325	1,958,287	41,836,132	-24,469,801	-3,895,494	22,181,226	31,314,893
350	1,944,976	41,551,766	-24,754,167	-4,179,860	21,896,860	31,030,527
375	1,931,666	41,267,400	-25,038,533	-4,464,226	21,612,494	30,746,160
400	1,918,355	40,983,034	-25,322,899	-4,748,592	21,328,128	30,461,794
450	1,891,734	40,414,323	-25,891,610	-5,317,303	20,759,418	29,893,084

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,322,948	28,262,971	-38,042,963	-17,468,656	8,608,065	17,741,731
80	1,257,600	26,866,919	-39,439,015	-18,864,708	7,212,013	16,345,679
100	1,246,952	26,639,430	-39,666,503	-19,092,196	6,984,524	16,118,191
125	1,233,641	26,355,064	-39,950,869	-19,376,562	6,700,158	15,833,825
150	1,220,331	26,070,698	-40,235,235	-19,660,928	6,415,792	15,549,459
175	1,207,020	25,786,332	-40,519,601	-19,945,294	6,131,426	15,265,093
200	1,193,709	25,501,966	-40,803,967	-20,229,660	5,847,060	14,980,727
225	1,180,398	25,217,600	-41,088,333	-20,514,026	5,562,694	14,696,361
250	1,167,089	24,933,256	-41,372,678	-20,798,371	5,278,350	14,412,016
275	1,153,778	24,648,890	-41,657,044	-21,082,737	4,993,984	14,127,650
300	1,140,467	24,364,524	-41,941,410	-21,367,103	4,709,618	13,843,284
325	1,127,156	24,080,157	-42,225,776	-21,651,469	4,425,252	13,558,918
350	1,113,846	23,795,791	-42,510,142	-21,935,835	4,140,886	13,274,552
375	1,100,535	23,511,425	-42,794,508	-22,220,201	3,856,520	12,990,186
400	1,087,225	23,227,081	-43,078,853	-22,504,546	3,572,175	12,705,841
450	1,060,604	22,658,349	-43,647,585	-23,073,278	3,003,443	12,137,109

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,187,842	46,740,271	-19,565,662	1,008,645	27,085,365	36,219,032
80	2,107,620	45,026,421	-21,279,513	-705,206	25,371,515	34,505,181
100	2,096,971	44,798,932	-21,507,001	-932,694	25,144,027	34,277,693
125	2,083,661	44,514,566	-21,791,367	-1,217,060	24,859,661	33,993,327
150	2,070,350	44,230,200	-22,075,733	-1,501,426	24,575,295	33,708,961
175	2,057,040	43,945,856	-22,360,078	-1,785,771	24,290,950	33,424,616
200	2,043,729	43,661,490	-22,644,444	-2,070,137	24,006,584	33,140,250
225	2,030,419	43,377,124	-22,928,810	-2,354,503	23,722,218	32,855,884
250	2,017,108	43,092,758	-23,213,176	-2,638,869	23,437,852	32,571,518
275	2,003,797	42,808,392	-23,497,542	-2,923,235	23,153,486	32,287,152
300	1,990,486	42,524,026	-23,781,908	-3,207,601	22,869,120	32,002,786
325	1,977,177	42,239,681	-24,066,253	-3,491,946	22,584,775	31,718,441
350	1,963,866	41,955,315	-24,350,619	-3,776,312	22,300,409	31,434,075
375	1,950,555	41,670,949	-24,634,985	-4,060,678	22,016,043	31,149,709
400	1,937,244	41,386,583	-24,919,351	-4,345,044	21,731,677	30,865,343
450	1,910,623	40,817,851	-25,488,083	-4,913,776	21,162,945	30,296,611

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£450	£450

Site type 4

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,361,387	29,084,176	-37,221,757	-16,647,450	9,429,270	18,562,936
80	1,295,378	27,673,995	-38,631,938	-18,057,631	8,019,089	17,152,755
100	1,284,730	27,446,506	-38,859,427	-18,285,120	7,791,601	16,925,267
125	1,271,419	27,162,140	-39,143,793	-18,569,486	7,507,235	16,640,901
150	1,258,110	26,877,796	-39,428,138	-18,853,831	7,222,890	16,356,556
175	1,244,799	26,593,430	-39,712,504	-19,138,197	6,938,524	16,072,190
200	1,231,488	26,309,064	-39,996,870	-19,422,563	6,654,158	15,787,824
225	1,218,177	26,024,698	-40,281,236	-19,706,929	6,369,792	15,503,458
250	1,204,867	25,740,332	-40,565,602	-19,991,295	6,085,426	15,219,092
275	1,191,556	25,455,966	-40,849,968	-20,275,661	5,801,060	14,934,726
300	1,178,246	25,171,621	-41,134,312	-20,560,005	5,516,715	14,650,381
325	1,164,935	24,887,255	-41,418,678	-20,844,371	5,232,349	14,366,015
350	1,151,625	24,602,889	-41,703,044	-21,128,737	4,947,983	14,081,649
375	1,138,314	24,318,523	-41,987,410	-21,413,103	4,663,617	13,797,283
400	1,125,003	24,034,157	-42,271,776	-21,697,469	4,379,251	13,512,917
450	1,098,383	23,465,446	-42,840,487	-22,266,180	3,810,541	12,944,207

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	938,560	20,050,833	-46,255,101	-25,680,794	395,927	9,529,593
80	879,814	18,796,029	-47,509,904	-26,935,597	-858,877	8,274,789
100	869,166	18,568,540	-47,737,393	-27,163,086	-1,086,365	8,047,301
125	855,855	18,284,174	-48,021,759	-27,447,452	-1,370,731	7,762,935
150	842,544	17,999,808	-48,306,125	-27,731,818	-1,655,097	7,478,569
175	829,233	17,715,442	-48,590,491	-28,016,184	-1,939,463	7,194,203
200	815,923	17,431,076	-48,874,857	-28,300,550	-2,223,829	6,909,837
225	802,612	17,146,710	-49,159,223	-28,584,916	-2,508,195	6,625,471
250	789,301	16,862,344	-49,443,589	-28,869,282	-2,792,561	6,341,105
275	775,991	16,578,000	-49,727,934	-29,153,627	-3,076,906	6,056,760
300	762,681	16,293,634	-50,012,300	-29,437,993	-3,361,272	5,772,394
325	749,370	16,009,268	-50,296,666	-29,722,359	-3,645,638	5,488,028
350	736,059	15,724,902	-50,581,032	-30,006,725	-3,930,004	5,203,662
375	722,748	15,440,536	-50,865,398	-30,291,091	-4,214,370	4,919,296
400	709,438	15,156,170	-51,149,764	-30,575,457	-4,498,736	4,634,930
450	682,817	14,587,459	-51,718,474	-31,144,167	-5,067,447	4,066,219

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,419,047	30,315,995	-35,989,939	-15,415,632	10,661,089	19,794,755
80	1,352,047	28,884,641	-37,421,292	-16,846,985	9,229,735	18,363,402
100	1,341,399	28,657,153	-37,648,781	-17,074,474	9,002,247	18,135,913
125	1,328,088	28,372,787	-37,933,147	-17,358,840	8,717,881	17,851,547
150	1,314,777	28,088,421	-38,217,513	-17,643,206	8,433,515	17,567,181
175	1,301,466	27,804,055	-38,501,879	-17,927,572	8,149,149	17,282,815
200	1,288,156	27,519,689	-38,786,245	-18,211,938	7,864,783	16,998,449
225	1,274,846	27,235,344	-39,070,589	-18,496,282	7,580,438	16,714,104
250	1,261,535	26,950,978	-39,354,955	-18,780,648	7,296,072	16,429,738
275	1,248,224	26,666,612	-39,639,321	-19,065,014	7,011,706	16,145,372
300	1,234,914	26,382,246	-39,923,687	-19,349,381	6,727,340	15,861,006
325	1,221,603	26,097,880	-40,208,054	-19,633,747	6,442,974	15,576,640
350	1,208,292	25,813,514	-40,492,420	-19,918,113	6,158,608	15,292,274
375	1,194,981	25,529,148	-40,776,786	-20,202,479	5,874,242	15,007,908
400	1,181,672	25,244,803	-41,061,130	-20,486,823	5,589,897	14,723,564
450	1,155,050	24,676,071	-41,629,862	-21,055,555	5,021,165	14,154,832

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	938,560	20,050,833	-46,255,101	-25,680,794	395,927	9,529,593
80	879,814	18,796,029	-47,509,904	-26,935,597	-858,877	8,274,789
100	869,166	18,568,540	-47,737,393	-27,163,086	-1,086,365	8,047,301
125	855,855	18,284,174	-48,021,759	-27,447,452	-1,370,731	7,762,935
150	842,544	17,999,808	-48,306,125	-27,731,818	-1,655,097	7,478,569
175	829,233	17,715,442	-48,590,491	-28,016,184	-1,939,463	7,194,203
200	815,923	17,431,076	-48,874,857	-28,300,550	-2,223,829	6,909,837
225	802,612	17,146,710	-49,159,223	-28,584,916	-2,508,195	6,625,471
250	789,301	16,862,344	-49,443,589	-28,869,282	-2,792,561	6,341,105
275	775,991	16,578,000	-49,727,934	-29,153,627	-3,076,906	6,056,760
300	762,681	16,293,634	-50,012,300	-29,437,993	-3,361,272	5,772,394
325	749,370	16,009,268	-50,296,666	-29,722,359	-3,645,638	5,488,028
350	736,059	15,724,902	-50,581,032	-30,006,725	-3,930,004	5,203,662
375	722,748	15,440,536	-50,865,398	-30,291,091	-4,214,370	4,919,296
400	709,438	15,156,170	-51,149,764	-30,575,457	-4,498,736	4,634,930
450	682,817	14,587,459	-51,718,474	-31,144,167	-5,067,447	4,066,219

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	554,152	11,838,694	-54,467,239	-33,892,932	-7,816,212	1,317,455
80	502,027	10,725,118	-55,580,816	-35,006,509	-8,929,788	203,878
100	491,378	10,497,629	-55,808,304	-35,233,997	-9,157,276	-23,610
125	478,068	10,213,263	-56,092,670	-35,518,363	-9,441,642	-307,976
150	464,758	9,928,919	-56,377,015	-35,802,708	-9,725,987	-592,321
175	451,447	9,644,553	-56,661,381	-36,087,074	-10,010,353	-876,687
200	438,136	9,360,187	-56,945,747	-36,371,440	-10,294,719	-1,161,053
225	424,826	9,075,821	-57,230,113	-36,655,806	-10,579,085	-1,445,419
250	411,515	8,791,455	-57,514,479	-36,940,172	-10,863,451	-1,729,785
275	398,204	8,507,089	-57,798,845	-37,224,538	-11,147,817	-2,014,151
300	384,894	8,222,744	-58,083,190	-37,508,883	-11,432,162	-2,298,496
325	371,584	7,938,378	-58,367,556	-37,793,249	-11,716,528	-2,582,862
350	358,273	7,654,012	-58,651,922	-38,077,615	-12,000,894	-2,867,228
375	344,962	7,369,646	-58,936,288	-38,361,981	-12,285,260	-3,151,594
400	331,651	7,085,280	-59,220,654	-38,646,347	-12,569,626	-3,435,960
450	305,031	6,516,569	-59,789,364	-39,215,057	-13,138,337	-4,004,670

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£80

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 5

Houses & Flats
No of units 25 units
Density: 375 dph

Affordable %	30%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,480,683	97,210,239	30,904,306	51,478,613	77,555,334	86,689,000
80	6,271,987	94,079,811	27,773,878	48,348,185	74,424,905	83,558,571
100	6,247,679	93,715,189	27,409,256	47,983,563	74,060,283	83,193,950
125	6,217,294	93,259,405	26,953,471	47,527,778	73,604,499	82,738,165
150	6,186,908	92,803,620	26,497,686	47,071,993	73,148,714	82,282,380
175	6,156,522	92,347,835	26,041,902	46,616,209	72,692,929	81,826,596
200	6,126,137	91,892,051	25,586,117	46,160,424	72,237,145	81,370,811
225	6,095,751	91,436,266	25,130,332	45,704,639	71,781,360	80,915,026
250	6,065,365	90,980,481	24,674,548	45,248,855	71,325,575	80,459,242
275	6,034,980	90,524,697	24,218,763	44,793,070	70,869,791	80,003,457
300	6,004,594	90,068,912	23,762,978	44,337,285	70,414,006	79,547,672
325	5,974,208	89,613,127	23,307,194	43,881,501	69,958,221	79,091,888
350	5,943,823	89,157,343	22,851,409	43,425,716	69,502,437	78,636,103
375	5,913,437	88,701,558	22,395,624	42,969,931	69,046,652	78,180,318
400	5,883,052	88,245,773	21,939,840	42,514,147	68,590,867	77,724,534
450	5,822,279	87,334,189	21,028,255	41,602,562	67,679,283	76,812,949

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,402,283	51,034,239	-15,271,694	5,302,613	31,379,333	40,513,000
80	3,246,533	48,697,992	-17,607,941	2,966,366	29,043,087	38,176,753
100	3,222,224	48,333,356	-17,972,578	2,601,729	28,678,450	37,812,116
125	3,191,838	47,877,571	-18,428,362	2,145,945	28,222,665	37,356,331
150	3,161,452	47,421,786	-18,884,147	1,690,160	27,766,881	36,900,547
175	3,131,067	46,966,002	-19,339,932	1,234,375	27,311,096	36,444,762
200	3,100,681	46,510,217	-19,795,716	778,591	26,855,311	35,988,977
225	3,070,295	46,054,432	-20,251,501	322,806	26,399,527	35,533,193
250	3,039,910	45,598,648	-20,707,286	-132,979	25,943,742	35,077,408
275	3,009,524	45,142,863	-21,163,070	-588,763	25,487,957	34,621,623
300	2,979,139	44,687,078	-21,618,855	-1,044,548	25,032,173	34,165,839
325	2,948,753	44,231,294	-22,074,640	-1,500,333	24,576,388	33,710,054
350	2,918,367	43,775,509	-22,530,424	-1,956,117	24,120,603	33,254,269
375	2,887,982	43,319,724	-22,986,209	-2,411,902	23,664,819	32,798,485
400	2,857,596	42,863,940	-23,441,994	-2,867,687	23,209,034	32,342,700
450	2,796,825	41,952,370	-24,353,563	-3,779,256	22,297,465	31,431,131

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,494,541	22,418,114	-43,887,820	-23,313,513	2,763,208	11,896,874
80	1,371,602	20,574,036	-45,731,898	-25,157,591	919,130	10,052,796
100	1,347,294	20,209,414	-46,096,520	-25,522,213	554,508	9,688,174
125	1,316,909	19,753,629	-46,552,304	-25,977,997	98,723	9,232,390
150	1,286,523	19,297,845	-47,008,089	-26,433,782	-357,061	8,776,605
175	1,256,137	18,842,060	-47,463,874	-26,889,567	-812,846	8,320,820
200	1,225,752	18,386,275	-47,919,658	-27,345,351	-1,268,631	7,865,036
225	1,195,365	17,930,476	-48,375,458	-27,801,151	-1,724,430	7,409,236
250	1,164,979	17,474,691	-48,831,243	-28,256,936	-2,180,215	6,953,451
275	1,134,594	17,018,906	-49,287,027	-28,712,720	-2,636,000	6,497,667
300	1,104,208	16,563,122	-49,742,812	-29,168,505	-3,091,784	6,041,882
325	1,073,822	16,107,337	-50,198,597	-29,624,290	-3,547,569	5,586,097
350	1,043,437	15,651,552	-50,654,381	-30,080,074	-4,003,354	5,130,313
375	1,013,051	15,195,768	-51,110,166	-30,535,859	-4,459,138	4,674,528
400	982,666	14,739,983	-51,565,951	-30,991,644	-4,914,923	4,218,743
450	921,894	13,828,414	-52,477,520	-31,903,213	-5,826,492	3,307,174

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£125	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,445,640	51,684,597	-14,621,336	5,952,971	32,029,691	41,163,357
80	3,289,145	49,337,174	-16,968,760	3,605,547	29,682,268	38,815,934
100	3,264,836	48,972,537	-17,333,397	3,240,910	29,317,631	38,451,297
125	3,234,450	48,516,752	-17,789,181	2,785,126	28,861,846	37,995,513
150	3,204,065	48,060,968	-18,244,966	2,329,341	28,406,062	37,539,728
175	3,173,679	47,605,183	-18,700,751	1,873,556	27,950,277	37,083,943
200	3,143,293	47,149,398	-19,156,535	1,417,772	27,494,492	36,628,159
225	3,112,908	46,693,614	-19,612,320	961,987	27,038,708	36,172,374
250	3,082,522	46,237,829	-20,068,105	506,202	26,582,923	35,716,589
275	3,052,136	45,782,044	-20,523,889	50,418	26,127,138	35,260,805
300	3,021,751	45,326,260	-20,979,674	-405,367	25,671,354	34,805,020
325	2,991,365	44,870,475	-21,435,459	-861,152	25,215,569	34,349,235
350	2,960,979	44,414,690	-21,891,243	-1,316,936	24,759,784	33,893,451
375	2,930,594	43,958,905	-22,347,028	-1,772,721	24,304,000	33,437,666
400	2,900,208	43,503,121	-22,802,813	-2,228,506	23,848,215	32,981,881
450	2,839,437	42,591,551	-23,714,382	-3,140,075	22,936,646	32,070,312

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£450	£450

Site type 5

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,581,256	23,718,845	-42,587,089	-22,012,782	4,063,939	13,197,605
80	1,456,827	21,852,398	-44,453,535	-23,879,228	2,197,492	11,331,158
100	1,432,518	21,487,776	-44,818,157	-24,243,850	1,832,871	10,966,537
125	1,402,133	21,031,992	-45,273,942	-24,699,635	1,377,086	10,510,752
150	1,371,746	20,576,192	-45,729,742	-25,155,435	921,286	10,054,952
175	1,341,360	20,120,407	-46,185,526	-25,611,219	465,501	9,599,168
200	1,310,975	19,664,623	-46,641,311	-26,067,004	9,717	9,143,383
225	1,280,589	19,208,838	-47,097,096	-26,522,789	-446,068	8,687,598
250	1,250,204	18,753,053	-47,552,880	-26,978,573	-901,853	8,231,814
275	1,219,818	18,297,269	-48,008,665	-27,434,358	-1,357,637	7,776,029
300	1,189,432	17,841,484	-48,464,450	-27,890,143	-1,813,422	7,320,244
325	1,159,047	17,385,699	-48,920,234	-28,345,927	-2,269,207	6,864,460
350	1,128,661	16,929,915	-49,376,019	-28,801,712	-2,724,991	6,408,675
375	1,098,275	16,474,130	-49,831,804	-29,257,497	-3,180,776	5,952,890
400	1,067,890	16,018,345	-50,287,588	-29,713,281	-3,636,561	5,497,106
450	1,007,118	15,106,776	-51,199,158	-30,624,851	-4,548,130	4,585,536

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	627,386	9,410,790	-56,895,144	-36,320,837	-10,244,116	-1,110,450
80	519,362	7,790,427	-58,515,506	-37,941,199	-11,864,479	-2,730,812
100	495,053	7,425,790	-58,880,143	-38,305,836	-12,229,115	-3,095,449
125	464,667	6,970,006	-59,335,928	-38,761,621	-12,684,900	-3,551,234
150	434,281	6,514,221	-59,791,712	-39,217,405	-13,140,685	-4,007,019
175	403,896	6,058,436	-60,247,497	-39,673,190	-13,596,469	-4,462,803
200	373,510	5,602,652	-60,703,282	-40,128,975	-14,052,254	-4,918,588
225	343,124	5,146,867	-61,159,066	-40,584,759	-14,508,039	-5,374,373
250	312,739	4,691,082	-61,614,851	-41,040,544	-14,963,823	-5,830,157
275	282,353	4,235,298	-62,070,636	-41,496,329	-15,419,608	-6,285,942
300	251,968	3,779,513	-62,526,420	-41,952,113	-15,875,393	-6,741,727
325	221,582	3,323,728	-62,982,205	-42,407,898	-16,331,177	-7,197,511
350	191,196	2,867,944	-63,437,990	-42,863,683	-16,786,962	-7,653,296
375	160,811	2,412,159	-63,893,774	-43,319,467	-17,242,747	-8,109,081
400	130,425	1,956,374	-64,349,559	-43,775,252	-17,698,531	-8,564,865
450	69,654	1,044,805	-65,261,128	-44,686,821	-18,610,101	-9,476,435

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,711,330	25,669,949	-40,635,985	-20,061,678	6,015,043	15,148,709
80	1,584,663	23,769,942	-42,535,992	-21,961,685	4,115,036	13,248,702
100	1,560,354	23,405,305	-42,900,629	-22,326,322	3,750,399	12,884,065
125	1,529,968	22,949,520	-43,356,413	-22,782,106	3,294,614	12,428,281
150	1,499,582	22,493,735	-43,812,198	-23,237,891	2,838,830	11,972,496
175	1,469,197	22,037,951	-44,267,983	-23,693,676	2,383,045	11,516,711
200	1,438,811	21,582,166	-44,723,767	-24,149,460	1,927,260	11,060,927
225	1,408,425	21,126,381	-45,179,552	-24,605,245	1,471,476	10,605,142
250	1,378,040	20,670,597	-45,635,337	-25,061,030	1,015,691	10,149,357
275	1,347,654	20,214,812	-46,091,121	-25,516,814	559,906	9,693,572
300	1,317,268	19,759,027	-46,546,906	-25,972,599	104,122	9,237,788
325	1,286,883	19,303,243	-47,002,691	-26,428,384	-351,663	8,782,003
350	1,256,497	18,847,458	-47,458,475	-26,884,168	-807,448	8,326,218
375	1,226,112	18,391,673	-47,914,260	-27,339,953	-1,263,232	7,870,434
400	1,195,726	17,935,889	-48,370,045	-27,795,738	-1,719,017	7,414,649
450	1,134,955	17,024,319	-49,281,614	-28,707,307	-2,630,586	6,503,080

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	627,386	9,410,790	-56,895,144	-36,320,837	-10,244,116	-1,110,450
80	519,362	7,790,427	-58,515,506	-37,941,199	-11,864,479	-2,730,812
100	495,053	7,425,790	-58,880,143	-38,305,836	-12,229,115	-3,095,449
125	464,667	6,970,006	-59,335,928	-38,761,621	-12,684,900	-3,551,234
150	434,281	6,514,221	-59,791,712	-39,217,405	-13,140,685	-4,007,019
175	403,896	6,058,436	-60,247,497	-39,673,190	-13,596,469	-4,462,803
200	373,510	5,602,652	-60,703,282	-40,128,975	-14,052,254	-4,918,588
225	343,124	5,146,867	-61,159,066	-40,584,759	-14,508,039	-5,374,373
250	312,739	4,691,082	-61,614,851	-41,040,544	-14,963,823	-5,830,157
275	282,353	4,235,298	-62,070,636	-41,496,329	-15,419,608	-6,285,942
300	251,968	3,779,513	-62,526,420	-41,952,113	-15,875,393	-6,741,727
325	221,582	3,323,728	-62,982,205	-42,407,898	-16,331,177	-7,197,511
350	191,196	2,867,944	-63,437,990	-42,863,683	-16,786,962	-7,653,296
375	160,811	2,412,159	-63,893,774	-43,319,467	-17,242,747	-8,109,081
400	130,425	1,956,374	-64,349,559	-43,775,252	-17,698,531	-8,564,865
450	69,654	1,044,805	-65,261,128	-44,686,821	-18,610,101	-9,476,435

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-243,691	-3,655,358	-69,961,292	-49,386,985	-23,310,264	-14,176,598
80	-338,323	-5,074,849	-71,380,783	-50,806,476	-24,729,755	-15,596,089
100	-363,030	-5,445,449	-71,751,383	-51,177,076	-25,100,355	-15,966,689
125	-393,913	-5,908,692	-72,214,626	-51,640,319	-25,563,598	-16,429,932
150	-424,795	-6,371,920	-72,677,854	-52,103,547	-26,026,826	-16,893,160
175	-455,678	-6,835,163	-73,141,097	-52,566,790	-26,490,069	-17,356,403
200	-486,560	-7,298,406	-73,604,340	-53,030,033	-26,953,312	-17,819,646
225	-517,443	-7,761,649	-74,067,583	-53,493,276	-27,416,555	-18,282,889
250	-548,325	-8,224,877	-74,530,811	-53,956,504	-27,879,783	-18,746,117
275	-579,208	-8,688,120	-74,994,054	-54,419,747	-28,343,026	-19,209,360
300	-610,091	-9,151,363	-75,457,297	-54,882,990	-28,806,269	-19,672,603
325	-640,974	-9,614,606	-75,920,540	-55,346,233	-29,269,512	-20,135,846
350	-671,856	-10,077,834	-76,383,768	-55,809,461	-29,732,740	-20,599,074
375	-702,738	-10,541,077	-76,847,011	-56,272,704	-30,195,983	-21,062,317
400	-733,621	-11,004,320	-77,310,254	-56,735,947	-30,659,226	-21,525,560
450	-795,387	-11,930,806	-78,236,740	-57,662,433	-31,585,712	-22,452,046

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	6
	Flats
No of units	50 units
Density:	380 dph

Affordable %	30%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,505,169	87,439,284	21,133,350	41,707,657	67,784,378	76,918,044
80	11,108,556	84,425,025	18,119,091	38,693,398	64,770,119	73,903,785
100	11,058,681	84,045,976	17,740,043	38,314,350	64,391,070	73,524,737
125	10,996,338	83,572,168	17,266,234	37,840,541	63,917,262	73,050,928
150	10,933,995	83,098,359	16,792,425	37,366,732	63,443,453	72,577,119
175	10,871,650	82,624,543	16,318,609	36,892,916	62,969,637	72,103,303
200	10,809,307	82,150,734	15,844,800	36,419,107	62,495,828	71,629,494
225	10,746,964	81,676,925	15,370,992	35,945,299	62,022,019	71,155,686
250	10,684,620	81,203,109	14,897,176	35,471,483	61,548,203	70,681,869
275	10,622,276	80,729,300	14,423,367	34,997,674	61,074,395	70,208,061
300	10,559,933	80,255,492	13,949,558	34,523,865	60,600,586	69,734,252
325	10,497,589	79,781,675	13,475,742	34,050,049	60,126,770	69,260,436
350	10,435,246	79,307,867	13,001,933	33,576,240	59,652,961	68,786,627
375	10,372,902	78,834,058	12,528,125	33,102,432	59,179,152	68,312,818
400	10,310,558	78,360,242	12,054,308	32,628,615	58,705,336	67,839,002
450	10,185,872	77,412,625	11,106,691	31,680,998	57,757,719	66,891,385

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,465,699	41,539,314	-24,766,619	-4,192,312	21,884,408	31,018,075
80	5,172,196	39,308,687	-26,997,246	-6,422,939	19,653,781	28,787,448
100	5,122,320	38,929,631	-27,376,302	-6,801,995	19,274,725	28,408,392
125	5,059,977	38,455,823	-27,850,111	-7,275,804	18,800,917	27,934,583
150	4,997,633	37,982,014	-28,323,920	-7,749,613	18,327,108	27,460,774
175	4,935,289	37,508,198	-28,797,736	-8,223,429	17,853,292	26,986,958
200	4,872,946	37,034,389	-29,271,544	-8,697,237	17,379,483	26,513,149
225	4,810,603	36,560,580	-29,745,353	-9,171,046	16,905,675	26,039,341
250	4,748,259	36,086,772	-30,219,162	-9,644,855	16,431,866	25,565,532
275	4,685,915	35,612,955	-30,692,978	-10,118,671	15,958,050	25,091,716
300	4,623,572	35,139,147	-31,166,787	-10,592,480	15,484,241	24,617,907
325	4,561,229	34,665,338	-31,640,595	-11,066,288	15,010,432	24,144,098
350	4,498,884	34,191,522	-32,114,412	-11,540,105	14,536,616	23,670,282
375	4,436,541	33,717,713	-32,588,220	-12,013,913	14,062,807	23,196,474
400	4,374,198	33,243,904	-33,062,029	-12,487,722	13,588,999	22,722,665
450	4,249,510	32,296,280	-34,009,654	-13,435,347	12,641,374	21,775,040

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,722,448	13,090,601	-53,215,332	-32,641,025	-6,564,305	2,569,361
80	1,493,323	11,349,258	-54,956,675	-34,382,368	-8,305,647	828,019
100	1,443,449	10,970,210	-55,335,723	-34,761,416	-8,684,696	448,970
125	1,381,105	10,496,401	-55,809,532	-35,235,225	-9,158,504	-24,838
150	1,318,761	10,022,585	-56,283,348	-35,709,041	-9,632,321	-498,655
175	1,256,418	9,548,776	-56,757,157	-36,182,850	-10,106,129	-972,463
200	1,194,075	9,074,968	-57,230,966	-36,656,659	-10,579,938	-1,446,272
225	1,131,730	8,601,151	-57,704,782	-37,130,475	-11,053,754	-1,920,088
250	1,069,387	8,127,343	-58,178,591	-37,604,284	-11,527,563	-2,393,897
275	1,007,044	7,653,534	-58,652,399	-38,078,092	-12,001,372	-2,867,705
300	944,700	7,179,718	-59,126,216	-38,551,909	-12,475,188	-3,341,522
325	882,356	6,705,909	-59,600,024	-39,025,717	-12,948,997	-3,815,330
350	820,013	6,232,101	-60,073,833	-39,499,526	-13,422,805	-4,289,139
375	757,669	5,758,284	-60,547,649	-39,973,342	-13,896,621	-4,762,955
400	695,326	5,284,476	-61,021,458	-40,447,151	-14,370,430	-5,236,764
450	570,638	4,336,851	-61,969,083	-41,394,776	-15,318,055	-6,184,389

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£100

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,550,773	42,185,877	-24,120,057	-3,545,750	22,530,971	31,664,637
80	5,255,806	39,944,124	-26,361,810	-5,787,503	20,289,218	29,422,884
100	5,205,931	39,565,075	-26,740,858	-6,166,551	19,910,170	29,043,836
125	5,143,588	39,091,267	-27,214,667	-6,640,360	19,436,361	28,570,027
150	5,081,243	38,617,450	-27,688,483	-7,114,176	18,962,545	28,096,211
175	5,018,900	38,143,642	-28,162,292	-7,587,985	18,488,736	27,622,402
200	4,956,557	37,669,833	-28,636,100	-8,061,793	18,014,927	27,148,593
225	4,894,213	37,196,017	-29,109,917	-8,535,610	17,541,111	26,674,777
250	4,831,869	36,722,208	-29,583,725	-9,009,418	17,067,302	26,200,969
275	4,769,526	36,248,400	-30,057,534	-9,483,227	16,593,494	25,727,160
300	4,707,182	35,774,583	-30,531,350	-9,957,043	16,119,677	25,253,344
325	4,644,839	35,300,775	-31,005,159	-10,430,852	15,645,869	24,779,535
350	4,582,496	34,826,966	-31,478,967	-10,904,661	15,172,060	24,305,726
375	4,520,152	34,353,157	-31,952,776	-11,378,469	14,698,252	23,831,918
400	4,457,808	33,879,341	-32,426,592	-11,852,285	14,224,435	23,358,101
450	4,333,122	32,931,724	-33,374,210	-12,799,903	13,276,818	22,410,484

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 6

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,892,596	14,383,726	-51,922,207	-31,347,900	-5,271,180	3,862,486
80	1,660,545	12,620,139	-53,685,794	-33,111,487	-7,034,767	2,098,900
100	1,610,670	12,241,091	-54,064,843	-33,490,536	-7,413,815	1,719,851
125	1,548,327	11,767,282	-54,538,651	-33,964,344	-7,887,624	1,246,042
150	1,485,983	11,293,473	-55,012,460	-34,438,153	-8,361,432	772,234
175	1,423,639	10,819,657	-55,486,276	-34,911,969	-8,835,249	298,418
200	1,361,296	10,345,848	-55,960,085	-35,385,778	-9,309,057	-175,391
225	1,299,953	9,872,040	-56,433,894	-35,859,587	-9,782,866	-649,200
250	1,236,608	9,398,224	-56,907,710	-36,333,403	-10,256,682	-1,123,016
275	1,174,265	8,924,415	-57,381,519	-36,807,212	-10,730,491	-1,596,825
300	1,111,922	8,450,606	-57,855,327	-37,281,020	-11,204,300	-2,070,633
325	1,049,578	7,976,790	-58,329,143	-37,754,836	-11,678,116	-2,544,450
350	987,234	7,502,981	-58,802,952	-38,228,645	-12,151,924	-3,018,258
375	924,891	7,029,173	-59,276,761	-38,702,454	-12,625,733	-3,492,067
400	862,547	6,555,356	-59,750,577	-39,176,270	-13,099,549	-3,965,883
450	737,860	5,607,739	-60,698,194	-40,123,887	-14,047,167	-4,913,501

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£175

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,969	159,366	-66,146,568	-45,572,261	-19,495,540	-10,361,874
80	-181,816	-1,381,803	-67,687,737	-47,113,430	-21,036,709	-11,903,043
100	-232,507	-1,767,055	-68,072,989	-47,498,682	-21,421,961	-12,288,295
125	-295,871	-2,248,616	-68,554,549	-47,980,242	-21,903,522	-12,769,856
150	-359,234	-2,730,177	-69,036,110	-48,461,803	-22,385,083	-13,251,417
175	-422,597	-3,211,738	-69,517,671	-48,943,364	-22,866,644	-13,732,977
200	-485,960	-3,693,299	-69,999,232	-49,424,925	-23,348,205	-14,214,538
225	-549,324	-4,174,860	-70,480,793	-49,906,486	-23,829,765	-14,696,099
250	-612,687	-4,656,421	-70,962,354	-50,388,047	-24,311,326	-15,177,660
275	-676,049	-5,137,974	-71,443,907	-50,869,600	-24,792,880	-15,659,213
300	-739,412	-5,619,535	-71,925,468	-51,351,161	-25,274,441	-16,140,774
325	-802,776	-6,101,096	-72,407,029	-51,832,722	-25,756,001	-16,622,335
350	-866,139	-6,582,657	-72,888,590	-52,314,283	-26,237,562	-17,103,896
375	-929,502	-7,064,217	-73,370,151	-52,795,844	-26,719,123	-17,585,457
400	-992,866	-7,545,778	-73,851,712	-53,277,405	-27,200,684	-18,067,018
450	-1,119,592	-8,508,900	-74,814,834	-54,240,527	-28,163,806	-19,030,140

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,147,817	16,323,406	-49,982,527	-29,408,220	-3,331,500	5,802,166
80	1,911,377	14,526,464	-51,779,469	-31,205,162	-5,128,442	4,005,224
100	1,861,502	14,147,416	-52,158,518	-31,584,211	-5,507,490	3,626,176
125	1,799,159	13,673,607	-52,632,327	-32,058,020	-5,981,299	3,152,367
150	1,736,816	13,199,798	-53,106,135	-32,531,828	-6,455,108	2,678,559
175	1,674,471	12,725,982	-53,579,951	-33,005,644	-6,928,924	2,204,742
200	1,612,128	12,252,173	-54,053,760	-33,479,453	-7,402,732	1,730,934
225	1,549,785	11,778,365	-54,527,569	-33,953,262	-7,876,541	1,257,125
250	1,487,441	11,304,548	-55,001,385	-34,427,078	-8,350,357	783,309
275	1,425,097	10,830,740	-55,475,194	-34,900,887	-8,824,166	309,500
300	1,362,754	10,356,931	-55,949,002	-35,374,695	-9,297,975	-164,309
325	1,300,410	9,883,115	-56,422,819	-35,848,512	-9,771,791	-638,125
350	1,238,067	9,409,306	-56,896,627	-36,322,320	-10,245,600	-1,111,933
375	1,175,723	8,935,498	-57,370,436	-36,796,129	-10,719,408	-1,585,742
400	1,113,379	8,461,681	-57,844,252	-37,269,945	-11,193,225	-2,059,558
450	988,693	7,514,064	-58,791,870	-38,217,563	-12,140,842	-3,007,176

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£275

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,969	159,366	-66,146,568	-45,572,261	-19,495,540	-10,361,874
80	-181,816	-1,381,803	-67,687,737	-47,113,430	-21,036,709	-11,903,043
100	-232,507	-1,767,055	-68,072,989	-47,498,682	-21,421,961	-12,288,295
125	-295,871	-2,248,616	-68,554,549	-47,980,242	-21,903,522	-12,769,856
150	-359,234	-2,730,177	-69,036,110	-48,461,803	-22,385,083	-13,251,417
175	-422,597	-3,211,738	-69,517,671	-48,943,364	-22,866,644	-13,732,977
200	-485,960	-3,693,299	-69,999,232	-49,424,925	-23,348,205	-14,214,538
225	-549,324	-4,174,860	-70,480,793	-49,906,486	-23,829,765	-14,696,099
250	-612,687	-4,656,421	-70,962,354	-50,388,047	-24,311,326	-15,177,660
275	-676,049	-5,137,974	-71,443,907	-50,869,600	-24,792,880	-15,659,213
300	-739,412	-5,619,535	-71,925,468	-51,351,161	-25,274,441	-16,140,774
325	-802,776	-6,101,096	-72,407,029	-51,832,722	-25,756,001	-16,622,335
350	-866,139	-6,582,657	-72,888,590	-52,314,283	-26,237,562	-17,103,896
375	-929,502	-7,064,217	-73,370,151	-52,795,844	-26,719,123	-17,585,457
400	-992,866	-7,545,778	-73,851,712	-53,277,405	-27,200,684	-18,067,018
450	-1,119,592	-8,508,900	-74,814,834	-54,240,527	-28,163,806	-19,030,140

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,707,993	-12,980,750	-79,286,684	-58,712,377	-32,635,656	-23,501,990
80	-1,881,380	-14,298,491	-80,604,425	-60,030,118	-33,953,397	-24,819,731
100	-1,932,070	-14,683,735	-80,989,669	-60,415,362	-34,338,641	-25,204,975
125	-1,995,434	-15,165,296	-81,471,230	-60,896,923	-34,820,202	-25,686,536
150	-2,058,797	-15,646,857	-81,952,791	-61,378,484	-35,301,763	-26,168,097
175	-2,122,160	-16,128,418	-82,434,352	-61,860,045	-35,783,324	-26,649,658
200	-2,185,524	-16,609,979	-82,915,913	-62,341,606	-36,264,885	-27,131,219
225	-2,248,887	-17,091,540	-83,397,473	-62,823,166	-36,746,446	-27,612,780
250	-2,312,250	-17,573,101	-83,879,034	-63,304,727	-37,228,007	-28,094,341
275	-2,375,613	-18,054,662	-84,360,595	-63,786,288	-37,709,568	-28,575,901
300	-2,438,977	-18,536,223	-84,842,156	-64,267,849	-38,191,128	-29,057,462
325	-2,502,340	-19,017,784	-85,323,717	-64,749,410	-38,672,689	-29,539,023
350	-2,565,703	-19,499,345	-85,805,278	-65,230,971	-39,154,250	-30,020,584
375	-2,629,067	-19,980,905	-86,286,839	-65,712,532	-39,635,811	-30,502,145
400	-2,692,430	-20,462,466	-86,768,400	-66,194,093	-40,117,372	-30,983,706
450	-2,819,156	-21,425,588	-87,731,522	-67,157,215	-41,080,494	-31,946,828

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2 - Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type	7
	Flats
No of units	100 units
Density:	210 dph

Affordable %	30%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.48 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,099,419	44,308,780	-21,997,153	-1,422,846	24,653,875	33,787,541
80	20,345,716	42,726,005	-23,579,929	-3,005,622	23,071,099	32,204,765
100	20,248,012	42,520,826	-23,785,108	-3,210,801	22,865,920	31,999,586
125	20,125,883	42,264,354	-24,041,579	-3,467,272	22,609,449	31,743,115
150	20,003,754	42,007,883	-24,298,050	-3,723,743	22,352,977	31,486,643
175	19,881,624	41,751,410	-24,554,524	-3,980,217	22,096,504	31,230,170
200	19,759,494	41,494,938	-24,810,995	-4,236,688	21,840,033	30,973,699
225	19,637,365	41,238,467	-25,067,466	-4,493,159	21,583,561	30,717,227
250	19,515,236	40,981,996	-25,323,938	-4,749,631	21,327,090	30,460,756
275	19,393,106	40,725,522	-25,580,411	-5,006,104	21,070,616	30,204,283
300	19,270,977	40,469,051	-25,836,882	-5,262,576	20,814,145	29,947,811
325	19,148,847	40,212,580	-26,093,354	-5,519,047	20,557,674	29,691,340
350	19,026,718	39,956,108	-26,349,825	-5,775,518	20,301,203	29,434,869
375	18,904,588	39,699,635	-26,606,299	-6,031,992	20,044,729	29,178,395
400	18,782,459	39,443,164	-26,862,770	-6,288,463	19,788,258	28,921,924
450	18,538,199	38,930,219	-27,375,715	-6,801,408	19,275,313	28,408,979

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,782,362	20,542,960	-45,762,973	-25,188,666	888,054	10,021,720
80	9,223,301	19,368,932	-46,937,002	-26,362,695	-285,974	8,847,692
100	9,125,598	19,163,755	-47,142,179	-26,567,872	-491,151	8,642,515
125	9,003,468	18,907,284	-47,398,650	-26,824,343	-747,622	8,386,044
150	8,881,338	18,650,810	-47,655,123	-27,080,816	-1,004,096	8,129,570
175	8,759,209	18,394,339	-47,911,595	-27,337,288	-1,260,567	7,873,099
200	8,637,080	18,137,867	-48,168,066	-27,593,759	-1,517,038	7,616,628
225	8,514,951	17,881,396	-48,424,537	-27,850,230	-1,773,510	7,360,157
250	8,392,820	17,624,923	-48,681,011	-28,106,704	-2,029,983	7,103,683
275	8,270,691	17,368,451	-48,937,482	-28,363,175	-2,286,454	6,847,212
300	8,148,562	17,111,980	-49,193,953	-28,619,646	-2,542,926	6,590,740
325	8,026,432	16,855,507	-49,450,427	-28,876,120	-2,799,399	6,334,267
350	7,904,303	16,599,035	-49,706,898	-29,132,591	-3,055,870	6,077,796
375	7,782,173	16,342,564	-49,963,369	-29,389,062	-3,312,342	5,821,324
400	7,658,427	16,082,697	-50,223,236	-29,648,929	-3,572,208	5,561,458
450	7,410,174	15,561,364	-50,744,569	-30,170,262	-4,093,541	5,040,125

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,713,470	5,698,288	-60,607,646	-40,033,339	-13,956,618	-4,822,952
80	2,269,595	4,766,148	-61,539,785	-40,965,478	-14,888,757	-5,755,091
100	2,170,293	4,557,615	-61,748,319	-41,174,012	-15,097,291	-5,963,625
125	2,046,166	4,296,949	-62,008,984	-41,434,677	-15,357,956	-6,224,290
150	1,922,039	4,036,282	-62,269,651	-41,695,344	-15,618,624	-6,484,958
175	1,797,913	3,775,617	-62,530,317	-41,956,010	-15,879,289	-6,745,623
200	1,673,785	3,514,949	-62,790,984	-42,216,677	-16,139,957	-7,006,291
225	1,549,659	3,254,284	-63,051,650	-42,477,343	-16,400,622	-7,266,956
250	1,425,532	2,993,616	-63,312,317	-42,738,010	-16,661,290	-7,527,623
275	1,301,405	2,732,951	-63,572,983	-42,998,676	-16,921,955	-7,788,289
300	1,177,278	2,472,283	-63,833,650	-43,259,343	-17,182,623	-8,048,956
325	1,053,151	2,211,618	-64,094,316	-43,520,009	-17,443,288	-8,309,622
350	929,024	1,950,950	-64,354,983	-43,780,676	-17,703,955	-8,570,289
375	804,898	1,690,285	-64,615,649	-44,041,342	-17,964,621	-8,830,955
400	680,770	1,429,617	-64,876,316	-44,302,009	-18,225,288	-9,091,622
450	432,516	908,284	-65,397,649	-44,823,342	-18,746,621	-9,612,955

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,941,758	20,877,691	-45,428,242	-24,853,935	1,222,786	10,356,452
80	9,379,955	19,697,906	-46,608,028	-26,033,721	43,000	9,176,666
100	9,282,251	19,492,727	-46,813,206	-26,238,899	-162,179	8,971,487
125	9,160,122	19,236,256	-47,069,678	-26,495,371	-418,650	8,715,016
150	9,037,993	18,979,784	-47,326,149	-26,751,842	-675,121	8,458,545
175	8,915,862	18,723,311	-47,582,623	-27,008,316	-931,595	8,202,071
200	8,793,733	18,466,840	-47,839,094	-27,264,787	-1,188,066	7,945,600
225	8,671,604	18,210,368	-48,095,565	-27,521,258	-1,444,538	7,689,129
250	8,549,475	17,953,897	-48,352,036	-27,777,730	-1,701,009	7,432,657
275	8,427,345	17,697,424	-48,608,510	-28,034,203	-1,957,482	7,176,184
300	8,305,215	17,440,952	-48,864,981	-28,290,674	-2,213,954	6,919,713
325	8,183,086	17,184,481	-49,121,453	-28,547,146	-2,470,425	6,663,241
350	8,060,957	16,928,010	-49,377,924	-28,803,617	-2,726,896	6,406,770
375	7,938,827	16,671,536	-49,634,397	-29,060,090	-2,983,370	6,150,296
400	7,816,698	16,415,065	-49,890,869	-29,316,562	-3,239,841	5,893,825
450	7,568,756	15,894,388	-50,411,546	-29,837,239	-3,760,518	5,373,148

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£450

Site type 7

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,036,187	6,375,992	-59,929,941	-39,355,634	-13,278,913	-4,145,247
80	2,586,761	5,432,197	-60,873,736	-40,299,429	-14,222,708	-5,089,042
100	2,487,460	5,223,666	-61,082,268	-40,507,961	-14,431,240	-5,297,574
125	2,363,333	4,962,998	-61,342,935	-40,768,628	-14,691,907	-5,558,241
150	2,239,205	4,702,331	-61,603,603	-41,029,296	-14,952,575	-5,818,909
175	2,115,079	4,441,665	-61,864,268	-41,289,961	-15,213,240	-6,079,574
200	1,990,951	4,180,998	-62,124,936	-41,550,629	-15,473,908	-6,340,242
225	1,866,825	3,920,332	-62,385,601	-41,811,294	-15,734,573	-6,600,907
250	1,742,698	3,659,665	-62,646,268	-42,071,961	-15,995,241	-6,861,575
275	1,618,571	3,399,000	-62,906,934	-42,332,627	-16,255,906	-7,122,240
300	1,494,444	3,138,332	-63,167,601	-42,593,294	-16,516,574	-7,382,908
325	1,370,317	2,877,667	-63,428,267	-42,853,960	-16,777,239	-7,643,573
350	1,246,190	2,616,999	-63,688,934	-43,114,627	-17,037,907	-7,904,240
375	1,122,064	2,356,334	-63,949,600	-43,375,293	-17,298,572	-8,164,906
400	997,936	2,095,666	-64,210,267	-43,635,960	-17,559,240	-8,425,573
450	749,683	1,574,333	-64,731,600	-44,157,293	-18,080,572	-8,946,906

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-522,098	-1,096,406	-67,402,339	-46,828,032	-20,751,311	-11,617,645
80	-916,820	-1,925,323	-68,231,256	-47,656,949	-21,580,228	-12,446,562
100	-1,017,747	-2,137,268	-68,443,201	-47,868,894	-21,792,174	-12,658,507
125	-1,143,903	-2,402,197	-68,708,130	-48,133,823	-22,057,103	-12,923,436
150	-1,270,061	-2,667,128	-68,973,061	-48,398,754	-22,322,034	-13,188,367
175	-1,396,217	-2,932,057	-69,237,990	-48,663,683	-22,586,962	-13,453,296
200	-1,522,374	-3,196,986	-69,502,919	-48,928,612	-22,851,891	-13,718,225
225	-1,648,532	-3,461,917	-69,767,850	-49,193,543	-23,116,822	-13,983,156
250	-1,774,688	-3,726,845	-70,032,779	-49,458,472	-23,381,751	-14,248,085
275	-1,900,846	-3,991,776	-70,297,710	-49,723,403	-23,646,682	-14,513,016
300	-2,027,003	-4,256,705	-70,562,639	-49,988,332	-23,911,611	-14,777,945
325	-2,153,160	-4,521,636	-70,827,570	-50,253,263	-24,176,542	-15,042,876
350	-2,279,317	-4,786,565	-71,092,499	-50,518,192	-24,441,471	-15,307,805
375	-2,405,473	-5,051,494	-71,357,428	-50,783,121	-24,706,400	-15,572,734
400	-2,531,631	-5,316,425	-71,622,359	-51,048,052	-24,971,331	-15,837,665
450	-2,783,945	-5,846,285	-72,152,218	-51,577,911	-25,501,191	-16,367,525

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,520,262	7,392,549	-58,913,384	-38,339,077	-12,262,356	-3,128,690
80	3,062,510	6,431,272	-59,874,662	-39,300,355	-13,223,634	-4,089,968
100	2,963,209	6,222,738	-60,083,195	-39,508,888	-13,432,168	-4,298,502
125	2,839,082	5,962,073	-60,343,861	-39,769,554	-13,692,833	-4,559,167
150	2,714,955	5,701,405	-60,604,528	-40,030,221	-13,953,501	-4,819,835
175	2,590,828	5,440,740	-60,865,194	-40,290,887	-14,214,166	-5,080,500
200	2,466,701	5,180,072	-61,125,861	-40,551,554	-14,474,834	-5,341,167
225	2,342,575	4,919,407	-61,386,527	-40,812,220	-14,735,499	-5,601,833
250	2,218,447	4,658,739	-61,647,194	-41,072,887	-14,996,167	-5,862,500
275	2,094,321	4,398,074	-61,907,860	-41,333,553	-15,256,832	-6,123,166
300	1,970,193	4,137,406	-62,168,527	-41,594,220	-15,517,499	-6,383,833
325	1,846,066	3,876,739	-62,429,195	-41,854,888	-15,778,167	-6,644,501
350	1,721,940	3,616,073	-62,689,860	-42,115,553	-16,038,832	-6,905,166
375	1,597,812	3,355,406	-62,950,528	-42,376,221	-16,299,500	-7,165,834
400	1,473,686	3,094,740	-63,211,193	-42,636,886	-16,560,165	-7,426,499
450	1,225,432	2,573,408	-63,732,526	-43,158,219	-17,081,498	-7,947,832

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-522,098	-1,096,406	-67,402,339	-46,828,032	-20,751,311	-11,617,645
80	-916,820	-1,925,323	-68,231,256	-47,656,949	-21,580,228	-12,446,562
100	-1,017,747	-2,137,268	-68,443,201	-47,868,894	-21,792,174	-12,658,507
125	-1,143,903	-2,402,197	-68,708,130	-48,133,823	-22,057,103	-12,923,436
150	-1,270,061	-2,667,128	-68,973,061	-48,398,754	-22,322,034	-13,188,367
175	-1,396,217	-2,932,057	-69,237,990	-48,663,683	-22,586,962	-13,453,296
200	-1,522,374	-3,196,986	-69,502,919	-48,928,612	-22,851,891	-13,718,225
225	-1,648,532	-3,461,917	-69,767,850	-49,193,543	-23,116,822	-13,983,156
250	-1,774,688	-3,726,845	-70,032,779	-49,458,472	-23,381,751	-14,248,085
275	-1,900,846	-3,991,776	-70,297,710	-49,723,403	-23,646,682	-14,513,016
300	-2,027,003	-4,256,705	-70,562,639	-49,988,332	-23,911,611	-14,777,945
325	-2,153,160	-4,521,636	-70,827,570	-50,253,263	-24,176,542	-15,042,876
350	-2,279,317	-4,786,565	-71,092,499	-50,518,192	-24,441,471	-15,307,805
375	-2,405,473	-5,051,494	-71,357,428	-50,783,121	-24,706,400	-15,572,734
400	-2,531,631	-5,316,425	-71,622,359	-51,048,052	-24,971,331	-15,837,665
450	-2,783,945	-5,846,285	-72,152,218	-51,577,911	-25,501,191	-16,367,525

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,802,045	-7,984,295	-74,290,229	-53,715,922	-27,639,201	-18,505,535
80	-4,140,356	-8,694,748	-75,000,681	-54,426,374	-28,349,653	-19,215,987
100	-4,241,281	-8,906,691	-75,212,624	-54,638,317	-28,561,596	-19,427,930
125	-4,367,439	-9,171,622	-75,477,555	-54,903,248	-28,826,527	-19,692,861
150	-4,493,596	-9,436,551	-75,742,484	-55,168,177	-29,091,456	-19,957,790
175	-4,619,753	-9,701,482	-76,007,415	-55,433,108	-29,356,387	-20,222,721
200	-4,745,910	-9,966,410	-76,272,344	-55,698,037	-29,621,316	-20,487,650
225	-4,872,066	-10,231,339	-76,537,273	-55,962,966	-29,886,245	-20,752,579
250	-4,998,224	-10,496,270	-76,802,204	-56,227,897	-30,151,176	-21,017,510
275	-5,124,381	-10,761,199	-77,067,133	-56,492,826	-30,416,105	-21,282,439
300	-5,250,538	-11,026,130	-77,332,064	-56,757,757	-30,681,036	-21,547,370
325	-5,376,695	-11,291,059	-77,596,993	-57,022,686	-30,945,965	-21,812,299
350	-5,502,851	-11,555,988	-77,861,921	-57,287,614	-31,210,894	-22,077,228
375	-5,629,009	-11,820,919	-78,126,852	-57,552,545	-31,475,825	-22,342,159
400	-5,755,166	-12,085,848	-78,391,781	-57,817,474	-31,740,754	-22,607,088
450	-6,007,480	-12,615,708	-78,921,641	-58,347,334	-32,270,614	-23,136,947

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	8
	Flats
No of units	250 units
Density:	280 dph

Affordable %	30%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.89 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	50,199,443	56,223,376	-10,082,557	10,491,750	36,568,470	45,702,137
80	48,420,357	54,230,800	-12,075,133	8,499,174	34,575,894	43,709,561
100	48,189,268	53,971,980	-12,333,953	8,240,354	34,317,075	43,450,741
125	47,900,406	53,648,455	-12,657,478	7,916,829	33,993,549	43,127,215
150	47,611,544	53,324,929	-12,981,005	7,593,302	33,670,023	42,803,689
175	47,322,682	53,001,404	-13,304,530	7,269,777	33,346,498	42,480,164
200	47,033,820	52,677,878	-13,628,055	6,946,252	33,022,973	42,156,639
225	46,744,958	52,354,353	-13,951,580	6,622,727	32,699,447	41,833,114
250	46,456,095	52,030,827	-14,275,107	6,299,200	32,375,921	41,509,587
275	46,167,234	51,707,302	-14,598,632	5,975,675	32,052,396	41,186,062
300	45,878,372	51,383,776	-14,922,157	5,652,150	31,728,871	40,862,537
325	45,589,510	51,060,251	-15,245,682	5,328,625	31,405,345	40,539,012
350	45,300,648	50,736,726	-15,569,207	5,005,100	31,081,820	40,215,486
375	45,011,785	50,413,200	-15,892,734	4,681,573	30,758,294	39,891,960
400	44,722,924	50,089,675	-16,216,259	4,358,048	30,434,769	39,568,435
450	44,145,200	49,442,624	-16,863,309	3,710,998	29,787,718	38,921,385

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,494,987	26,314,385	-39,991,548	-19,417,241	6,659,479	15,793,146
80	22,151,420	24,809,591	-41,496,343	-20,922,036	5,154,685	14,288,351
100	21,916,551	24,546,537	-41,759,397	-21,185,090	4,891,631	14,025,297
125	21,622,886	24,217,633	-42,088,301	-21,513,994	4,562,727	13,696,393
150	21,324,498	23,883,438	-42,422,495	-21,848,188	4,228,533	13,362,199
175	21,026,111	23,549,244	-42,756,690	-22,182,383	3,894,338	13,028,004
200	20,727,723	23,215,050	-43,090,884	-22,516,577	3,560,144	12,693,810
225	20,429,335	22,880,855	-43,425,078	-22,850,771	3,225,949	12,359,616
250	20,130,946	22,546,660	-43,759,274	-23,184,967	2,891,754	12,025,420
275	19,832,558	22,212,465	-44,093,468	-23,519,161	2,557,559	11,691,226
300	19,534,170	21,878,271	-44,427,663	-23,853,356	2,223,365	11,357,031
325	19,235,783	21,544,077	-44,761,857	-24,187,550	1,889,171	11,022,837
350	18,937,395	21,209,882	-45,096,051	-24,521,744	1,554,976	10,688,643
375	18,639,006	20,875,687	-45,430,247	-24,855,940	1,220,781	10,354,447
400	18,340,618	20,541,492	-45,764,441	-25,190,134	886,586	10,020,253
450	17,743,842	19,873,103	-46,432,830	-25,858,523	218,198	9,351,864

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,586,596	7,376,987	-58,928,946	-38,354,639	-12,277,919	-3,144,252
80	5,500,814	6,160,911	-60,145,022	-39,570,715	-13,493,995	-4,360,328
100	5,254,231	5,884,739	-60,421,195	-39,846,888	-13,770,167	-4,636,501
125	4,946,003	5,539,523	-60,766,410	-40,192,103	-14,115,382	-4,981,716
150	4,637,775	5,194,308	-61,111,625	-40,537,318	-14,460,598	-5,326,932
175	4,329,546	4,849,092	-61,456,842	-40,882,535	-14,805,814	-5,672,148
200	4,021,318	4,503,876	-61,802,057	-41,227,750	-15,151,030	-6,017,363
225	3,713,090	4,158,661	-62,147,273	-41,572,966	-15,496,245	-6,362,579
250	3,404,862	3,813,446	-62,492,488	-41,918,181	-15,841,460	-6,707,794
275	3,096,633	3,468,229	-62,837,704	-42,263,397	-16,186,677	-7,053,010
300	2,788,405	3,123,014	-63,182,920	-42,608,613	-16,531,892	-7,398,226
325	2,480,177	2,777,798	-63,528,135	-42,953,828	-16,877,107	-7,743,441
350	2,171,949	2,432,583	-63,873,350	-43,299,043	-17,222,323	-8,088,656
375	1,863,720	2,087,367	-64,218,567	-43,644,260	-17,567,539	-8,433,873
400	1,555,492	1,742,151	-64,563,782	-43,989,475	-17,912,754	-8,779,088
450	939,036	1,051,721	-65,254,213	-44,678,906	-18,603,185	-9,469,519

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,873,644	26,738,482	-39,567,452	-18,993,145	7,083,576	16,217,242
80	22,523,565	25,226,393	-41,079,541	-20,505,234	5,571,487	14,705,153
100	22,288,695	24,963,339	-41,342,595	-20,768,288	5,308,433	14,442,099
125	21,995,110	24,634,523	-41,671,411	-21,097,104	4,979,617	14,113,283
150	21,700,966	24,305,082	-42,000,851	-21,426,544	4,650,177	13,783,843
175	21,402,579	23,970,888	-42,335,045	-21,760,738	4,315,982	13,449,648
200	21,104,190	23,636,692	-42,669,241	-22,094,934	3,981,787	13,115,453
225	20,805,802	23,302,498	-43,003,435	-22,429,128	3,647,592	12,781,258
250	20,507,414	22,968,304	-43,337,630	-22,763,323	3,313,398	12,447,064
275	20,209,026	22,634,109	-43,671,824	-23,097,517	2,979,204	12,112,870
300	19,910,638	22,299,915	-44,006,018	-23,431,711	2,645,009	11,778,675
325	19,612,250	21,965,719	-44,340,214	-23,765,907	2,310,814	11,444,480
350	19,313,862	21,631,525	-44,674,408	-24,100,101	1,976,619	11,110,285
375	19,015,474	21,297,331	-45,008,603	-24,434,296	1,642,425	10,776,091
400	18,717,086	20,963,136	-45,342,797	-24,768,490	1,308,231	10,441,897
450	18,120,309	20,294,746	-46,011,187	-25,436,880	639,841	9,773,507

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 8

CIL Z2 Med (£785 psm)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,362,844	8,246,385	-58,059,548	-37,485,241	-11,408,521	-2,274,854
80	6,265,752	7,017,642	-59,288,292	-38,713,985	-12,637,264	-3,503,598
100	6,023,138	6,745,914	-59,560,019	-38,985,712	-12,908,992	-3,775,326
125	5,719,870	6,406,254	-59,899,680	-39,325,373	-13,248,652	-4,114,986
150	5,411,974	6,061,410	-60,244,523	-39,670,216	-13,593,495	-4,459,829
175	5,103,746	5,716,195	-60,589,738	-40,015,431	-13,938,711	-4,805,045
200	4,795,517	5,370,979	-60,934,955	-40,360,648	-14,283,927	-5,150,261
225	4,487,289	5,025,763	-61,280,170	-40,705,863	-14,629,142	-5,495,476
250	4,179,061	4,680,548	-61,625,385	-41,051,078	-14,974,358	-5,840,692
275	3,870,833	4,335,333	-61,970,601	-41,396,294	-15,319,573	-6,185,907
300	3,562,604	3,990,116	-62,315,817	-41,741,510	-15,664,790	-6,531,123
325	3,254,376	3,644,901	-62,661,033	-42,086,726	-16,010,005	-6,876,339
350	2,946,148	3,299,686	-63,006,248	-42,431,941	-16,355,220	-7,221,554
375	2,637,920	2,954,470	-63,351,463	-42,777,156	-16,700,436	-7,566,769
400	2,329,692	2,609,255	-63,696,678	-43,122,372	-17,045,651	-7,911,985
450	1,713,235	1,918,823	-64,387,110	-43,812,803	-17,736,083	-8,602,416

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psm)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,297,688	-1,453,411	-67,759,344	-47,185,037	-21,108,316	-11,974,650
80	-2,277,831	-2,551,170	-68,857,104	-48,282,797	-22,206,076	-13,072,410
100	-2,528,446	-2,831,860	-69,137,793	-48,563,486	-22,486,766	-13,353,099
125	-2,841,716	-3,182,722	-69,488,656	-48,914,349	-22,837,628	-13,703,962
150	-3,154,985	-3,533,583	-69,839,517	-49,265,210	-23,188,489	-14,054,823
175	-3,468,254	-3,884,444	-70,190,378	-49,616,071	-23,539,350	-14,405,684
200	-3,781,524	-4,235,307	-70,541,240	-49,966,933	-23,890,212	-14,756,546
225	-4,094,793	-4,586,168	-70,892,101	-50,317,794	-24,241,074	-15,107,407
250	-4,408,063	-4,937,030	-71,242,964	-50,668,657	-24,591,936	-15,458,270
275	-4,721,331	-5,287,891	-71,593,825	-51,019,518	-24,942,797	-15,809,131
300	-5,034,601	-5,638,754	-71,944,687	-51,370,380	-25,293,659	-16,159,993
325	-5,347,870	-5,989,615	-72,295,548	-51,721,241	-25,644,520	-16,510,854
350	-5,661,139	-6,340,476	-72,646,409	-52,072,102	-25,995,382	-16,861,715
375	-5,974,409	-6,691,338	-72,997,272	-52,422,965	-26,346,244	-17,212,578
400	-6,287,678	-7,042,199	-73,348,133	-52,773,826	-26,697,105	-17,563,439
450	-6,914,217	-7,743,923	-74,049,856	-53,475,549	-27,398,828	-18,265,162

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psm)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,527,216	9,550,482	-56,755,451	-36,181,144	-10,104,423	-970,757
80	7,410,098	8,299,310	-58,006,624	-37,432,317	-11,355,596	-2,221,930
100	7,167,484	8,027,582	-58,278,352	-37,704,045	-11,627,324	-2,493,658
125	6,864,215	7,687,921	-58,618,013	-38,043,706	-11,966,985	-2,833,319
150	6,560,947	7,348,260	-58,957,673	-38,383,366	-12,306,645	-3,172,979
175	6,257,679	7,008,600	-59,297,333	-38,723,026	-12,646,306	-3,512,640
200	5,954,411	6,668,940	-59,636,994	-39,062,687	-12,985,966	-3,852,300
225	5,648,587	6,326,418	-59,979,516	-39,405,209	-13,328,488	-4,194,822
250	5,340,359	5,981,202	-60,324,731	-39,750,424	-13,673,704	-4,540,037
275	5,032,131	5,635,987	-60,669,947	-40,095,640	-14,018,919	-4,885,253
300	4,723,903	5,290,772	-61,015,162	-40,440,855	-14,364,134	-5,230,468
325	4,415,674	4,945,555	-61,360,378	-40,786,071	-14,709,351	-5,575,685
350	4,107,446	4,600,340	-61,705,594	-41,131,287	-15,054,566	-5,920,900
375	3,799,218	4,255,124	-62,050,809	-41,476,502	-15,399,781	-6,266,115
400	3,490,990	3,909,909	-62,396,024	-41,821,717	-15,744,997	-6,611,330
450	2,874,533	3,219,477	-63,086,456	-42,512,149	-16,435,428	-7,301,762

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psm)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,297,688	-1,453,411	-67,759,344	-47,185,037	-21,108,316	-11,974,650
80	-2,277,831	-2,551,170	-68,857,104	-48,282,797	-22,206,076	-13,072,410
100	-2,528,446	-2,831,860	-69,137,793	-48,563,486	-22,486,766	-13,353,099
125	-2,841,716	-3,182,722	-69,488,656	-48,914,349	-22,837,628	-13,703,962
150	-3,154,985	-3,533,583	-69,839,517	-49,265,210	-23,188,489	-14,054,823
175	-3,468,254	-3,884,444	-70,190,378	-49,616,071	-23,539,350	-14,405,684
200	-3,781,524	-4,235,307	-70,541,240	-49,966,933	-23,890,212	-14,756,546
225	-4,094,793	-4,586,168	-70,892,101	-50,317,794	-24,241,074	-15,107,407
250	-4,408,063	-4,937,030	-71,242,964	-50,668,657	-24,591,936	-15,458,270
275	-4,721,331	-5,287,891	-71,593,825	-51,019,518	-24,942,797	-15,809,131
300	-5,034,601	-5,638,754	-71,944,687	-51,370,380	-25,293,659	-16,159,993
325	-5,347,870	-5,989,615	-72,295,548	-51,721,241	-25,644,520	-16,510,854
350	-5,661,139	-6,340,476	-72,646,409	-52,072,102	-25,995,382	-16,861,715
375	-5,974,409	-6,691,338	-72,997,272	-52,422,965	-26,346,244	-17,212,578
400	-6,287,678	-7,042,199	-73,348,133	-52,773,826	-26,697,105	-17,563,439
450	-6,914,217	-7,743,923	-74,049,856	-53,475,549	-27,398,828	-18,265,162

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psm)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,303,999	-10,420,479	-76,726,413	-56,152,106	-30,075,385	-20,941,719
80	-10,146,442	-11,364,015	-77,669,949	-57,095,642	-31,018,921	-21,885,255
100	-10,397,057	-11,644,704	-77,950,637	-57,376,330	-31,299,610	-22,165,943
125	-10,710,327	-11,995,566	-78,301,500	-57,727,193	-31,650,472	-22,516,806
150	-11,023,596	-12,346,427	-78,652,361	-58,078,054	-32,001,333	-22,867,667
175	-11,336,866	-12,697,290	-79,003,223	-58,428,916	-32,352,195	-23,218,529
200	-11,650,135	-13,048,151	-79,354,084	-58,779,777	-32,703,056	-23,569,390
225	-11,963,404	-13,399,013	-79,704,946	-59,130,639	-33,053,919	-23,920,253
250	-12,276,673	-13,749,874	-80,055,808	-59,481,501	-33,404,780	-24,271,114
275	-12,589,942	-14,100,735	-80,406,669	-59,832,362	-33,755,641	-24,621,975
300	-12,903,212	-14,451,598	-80,757,531	-60,183,224	-34,106,503	-24,972,837
325	-13,216,481	-14,802,459	-81,108,392	-60,534,085	-34,457,364	-25,323,698
350	-13,529,751	-15,153,321	-81,459,254	-60,884,947	-34,808,227	-25,674,561
375	-13,843,020	-15,504,182	-81,810,116	-61,235,809	-35,159,088	-26,025,422
400	-14,156,290	-15,855,044	-82,160,978	-61,586,671	-35,509,950	-26,376,284
450	-14,782,828	-16,556,768	-82,862,701	-62,288,394	-36,211,674	-27,078,007

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	9
	Flats
No of units	400 units
Density:	630 dph

Affordable %	30%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.63 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	43,888,362	69,124,170	2,818,237	23,392,544	49,469,265	58,602,931
80	41,672,320	65,633,903	-672,030	19,902,277	45,978,998	55,112,664
100	41,305,066	65,055,479	-1,250,454	19,323,853	45,400,573	54,534,239
125	40,845,998	64,332,447	-1,973,487	18,600,820	44,677,541	53,811,207
150	40,386,930	63,609,415	-2,696,519	17,877,788	43,954,509	53,088,175
175	39,927,862	62,886,383	-3,419,551	17,154,756	43,231,477	52,365,143
200	39,468,795	62,163,352	-4,142,581	16,431,726	42,508,446	51,642,112
225	39,009,727	61,440,320	-4,865,614	15,708,693	41,785,414	50,919,080
250	38,550,659	60,717,288	-5,588,646	14,985,661	41,062,382	50,196,048
275	38,091,591	59,994,256	-6,311,678	14,262,629	40,339,350	49,473,016
300	37,632,523	59,271,223	-7,034,710	13,539,597	39,616,318	48,749,984
325	37,173,456	58,548,193	-7,757,741	12,816,566	38,893,287	48,026,953
350	36,714,388	57,825,161	-8,480,773	12,093,534	38,170,255	47,303,921
375	36,255,320	57,102,129	-9,203,805	11,370,502	37,447,223	46,580,889
400	35,796,252	56,379,096	-9,926,837	10,647,470	36,724,191	45,857,857
450	34,878,117	54,933,034	-11,372,900	9,201,407	35,278,128	44,411,794

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,246,973	6,688,982	-59,616,951	-39,042,644	-12,965,923	-3,832,257
80	2,606,425	4,105,120	-62,200,814	-41,626,507	-15,549,786	-6,416,120
100	2,214,548	3,487,913	-62,818,020	-42,243,713	-16,166,992	-7,033,326
125	1,724,703	2,716,408	-63,589,526	-43,015,219	-16,938,498	-7,804,832
150	1,234,858	1,944,902	-64,361,031	-43,786,724	-17,710,004	-8,576,338
175	745,014	1,173,396	-65,132,537	-44,558,230	-18,481,509	-9,347,843
200	255,169	401,891	-65,904,043	-45,329,736	-19,253,015	-10,119,349
225	-238,515	-375,662	-66,681,595	-46,107,288	-20,030,568	-10,896,901
250	-736,371	-1,159,785	-67,465,718	-46,891,411	-20,814,691	-11,681,025
275	-1,234,228	-1,943,910	-68,249,843	-47,675,536	-21,598,815	-12,465,149
300	-1,732,085	-2,728,034	-69,033,968	-48,459,661	-22,382,940	-13,249,274
325	-2,229,941	-3,512,157	-69,818,091	-49,243,784	-23,167,063	-14,033,397
350	-2,727,798	-4,296,282	-70,602,215	-50,027,908	-23,951,188	-14,817,522
375	-3,225,655	-5,080,407	-71,386,340	-50,812,033	-24,735,312	-15,601,646
400	-3,723,511	-5,864,530	-72,170,463	-51,596,156	-25,519,435	-16,385,769
450	-4,719,225	-7,432,779	-73,738,712	-53,164,405	-27,087,685	-17,954,018

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-21,586,665	-33,998,997	-100,304,930	-79,730,623	-53,653,903	-44,520,236
80	-22,808,537	-35,923,446	-102,229,379	-81,655,072	-55,578,351	-46,444,685
100	-23,206,822	-36,550,744	-102,856,677	-82,282,370	-56,205,650	-47,071,984
125	-23,704,678	-37,334,869	-103,640,802	-83,066,495	-56,989,774	-47,856,108
150	-24,202,535	-38,118,993	-104,424,927	-83,850,620	-57,773,899	-48,640,233
175	-24,700,391	-38,903,116	-105,209,050	-84,634,743	-58,558,022	-49,424,356
200	-25,198,248	-39,687,241	-105,993,174	-85,418,867	-59,342,147	-50,208,481
225	-25,696,105	-40,471,366	-106,777,299	-86,202,992	-60,126,271	-50,992,605
250	-26,193,962	-41,255,490	-107,561,424	-86,987,117	-60,910,396	-51,776,730
275	-26,691,818	-42,039,613	-108,345,547	-87,771,240	-61,694,519	-52,560,853
300	-27,189,675	-42,823,738	-109,129,671	-88,555,364	-62,478,644	-53,344,978
325	-27,687,532	-43,607,863	-109,913,796	-89,339,489	-63,262,768	-54,129,102
350	-28,185,388	-44,391,986	-110,697,919	-90,123,612	-64,046,891	-54,913,225
375	-28,683,245	-45,176,110	-111,482,044	-90,907,737	-64,831,016	-55,697,350
400	-29,181,102	-45,960,235	-112,266,168	-91,691,861	-65,615,141	-56,481,475
450	-30,176,814	-47,528,483	-113,834,416	-93,260,109	-67,183,388	-58,049,722

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,826,206	7,601,274	-58,704,659	-38,130,352	-12,053,631	-2,919,965
80	3,175,696	5,001,721	-61,304,212	-40,729,905	-14,653,185	-5,519,518
100	2,783,820	4,384,517	-61,921,417	-41,347,110	-15,270,389	-6,136,723
125	2,293,974	3,613,009	-62,692,924	-42,118,617	-16,041,896	-6,908,230
150	1,804,129	2,841,504	-63,464,430	-42,890,123	-16,813,402	-7,679,736
175	1,314,284	2,069,998	-64,235,935	-43,661,628	-17,584,908	-8,451,242
200	824,440	1,298,492	-65,007,441	-44,433,134	-18,356,414	-9,222,747
225	334,595	526,987	-65,778,947	-45,204,640	-19,127,919	-9,994,253
250	-157,790	-248,519	-66,554,452	-45,980,145	-19,903,425	-10,769,758
275	-655,647	-1,032,643	-67,338,577	-46,764,270	-20,687,549	-11,553,883
300	-1,153,504	-1,816,768	-68,122,701	-47,548,394	-21,471,674	-12,338,008
325	-1,651,360	-2,600,893	-68,906,826	-48,332,519	-22,255,798	-13,122,132
350	-2,149,216	-3,385,016	-69,690,949	-49,116,642	-23,039,922	-13,906,255
375	-2,647,073	-4,169,140	-70,475,074	-49,900,767	-23,824,046	-14,690,380
400	-3,144,930	-4,953,265	-71,259,198	-50,684,891	-24,608,171	-15,474,505
450	-4,140,643	-6,521,513	-72,827,446	-52,253,139	-26,176,418	-17,042,752

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-20,409,251	-32,144,571	-98,450,504	-77,876,197	-51,799,477	-42,665,811
80	-21,651,373	-34,100,913	-100,406,847	-79,832,540	-53,755,819	-44,622,153
100	-22,049,659	-34,728,213	-101,034,147	-80,459,840	-54,383,119	-45,249,453
125	-22,547,515	-35,512,336	-101,818,270	-81,243,963	-55,167,242	-46,033,576
150	-23,045,372	-36,296,461	-102,602,394	-82,028,087	-55,951,367	-46,817,701
175	-23,543,229	-37,080,586	-103,386,519	-82,812,212	-56,735,491	-47,601,825
200	-24,041,085	-37,864,709	-104,170,642	-83,596,335	-57,519,614	-48,385,948
225	-24,538,942	-38,648,833	-104,954,767	-84,380,460	-58,303,739	-49,170,073
250	-25,036,799	-39,432,958	-105,738,891	-85,164,584	-59,087,864	-49,954,198
275	-25,534,655	-40,217,081	-106,523,014	-85,948,707	-59,871,987	-50,738,321
300	-26,032,511	-41,001,206	-107,307,139	-86,732,832	-60,656,111	-51,522,445
325	-26,530,368	-41,785,330	-108,091,264	-87,516,957	-61,440,236	-52,306,570
350	-27,028,225	-42,569,455	-108,875,388	-88,301,081	-62,224,361	-53,090,695
375	-27,526,081	-43,353,578	-109,659,511	-89,085,204	-63,008,484	-53,874,818
400	-28,023,938	-44,137,703	-110,443,636	-89,869,329	-63,792,608	-54,658,942
450	-29,019,651	-45,705,950	-112,011,884	-91,437,577	-65,360,856	-56,227,190

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-33,360,800	-52,543,260	-118,849,194	-98,274,887	-72,198,166	-63,064,500
80	-34,380,169	-54,148,766	-120,454,699	-99,880,392	-73,803,672	-64,670,005
100	-34,778,454	-54,776,064	-121,081,998	-100,507,691	-74,430,970	-65,297,304
125	-35,276,310	-55,560,189	-121,866,122	-101,291,815	-75,215,095	-66,081,429
150	-35,774,167	-56,344,314	-122,650,247	-102,075,940	-75,999,219	-66,865,553
175	-36,272,023	-57,128,437	-123,434,370	-102,860,063	-76,783,342	-67,649,676
200	-36,769,880	-57,912,561	-124,218,495	-103,644,188	-77,567,467	-68,433,801
225	-37,267,737	-58,696,686	-125,002,619	-104,428,312	-78,351,592	-69,217,926
250	-37,765,593	-59,480,809	-125,786,742	-105,212,435	-79,135,715	-70,002,049
275	-38,263,450	-60,264,934	-126,570,867	-105,996,560	-79,919,839	-70,786,173
300	-38,761,307	-61,049,058	-127,354,992	-106,780,685	-80,703,964	-71,570,298
325	-39,259,164	-61,833,183	-128,139,116	-107,564,809	-81,488,089	-72,354,423
350	-39,757,020	-62,617,306	-128,923,239	-108,348,932	-82,272,212	-73,138,546
375	-40,254,877	-63,401,431	-129,707,364	-109,133,057	-83,056,336	-73,922,670
400	-40,752,733	-64,185,555	-130,491,489	-109,917,182	-83,840,461	-74,706,795
450	-41,748,446	-65,753,803	-132,059,736	-111,485,429	-85,408,709	-76,275,043

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,643,132	-29,362,932	-95,668,866	-75,094,559	-49,017,838	-39,884,172
80	-19,915,628	-31,367,115	-97,673,048	-77,098,741	-51,022,020	-41,888,354
100	-20,313,914	-31,994,415	-98,300,348	-77,726,041	-51,649,320	-42,515,654
125	-20,811,771	-32,778,539	-99,084,473	-78,510,166	-52,433,445	-43,299,779
150	-21,309,627	-33,562,662	-99,868,596	-79,294,289	-53,217,568	-44,083,902
175	-21,807,484	-34,346,787	-100,652,720	-80,078,413	-54,001,693	-44,868,027
200	-22,305,341	-35,130,912	-101,436,845	-80,862,538	-54,785,817	-45,652,151
225	-22,803,197	-35,915,035	-102,220,968	-81,646,661	-55,569,941	-46,436,274
250	-23,301,054	-36,699,159	-103,005,093	-82,430,786	-56,354,065	-47,220,399
275	-23,798,910	-37,483,284	-103,789,217	-83,214,910	-57,138,190	-48,004,524
300	-24,296,767	-38,267,409	-104,573,342	-83,999,035	-57,922,314	-48,788,648
325	-24,794,623	-39,051,532	-105,357,465	-84,783,158	-58,706,438	-49,572,771
350	-25,292,480	-39,835,656	-106,141,590	-85,567,283	-59,490,562	-50,356,896
375	-25,790,337	-40,619,781	-106,925,714	-86,351,407	-60,274,687	-51,141,021
400	-26,288,193	-41,403,904	-107,709,838	-87,135,531	-61,058,810	-51,925,144
450	-27,283,907	-42,972,153	-109,278,087	-88,703,780	-62,627,059	-53,493,393

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-33,360,800	-52,543,260	-118,849,194	-98,274,887	-72,198,166	-63,064,500
80	-34,380,169	-54,148,766	-120,454,699	-99,880,392	-73,803,672	-64,670,005
100	-34,778,454	-54,776,064	-121,081,998	-100,507,691	-74,430,970	-65,297,304
125	-35,276,310	-55,560,189	-121,866,122	-101,291,815	-75,215,095	-66,081,429
150	-35,774,167	-56,344,314	-122,650,247	-102,075,940	-75,999,219	-66,865,553
175	-36,272,023	-57,128,437	-123,434,370	-102,860,063	-76,783,342	-67,649,676
200	-36,769,880	-57,912,561	-124,218,495	-103,644,188	-77,567,467	-68,433,801
225	-37,267,737	-58,696,686	-125,002,619	-104,428,312	-78,351,592	-69,217,926
250	-37,765,593	-59,480,809	-125,786,742	-105,212,435	-79,135,715	-70,002,049
275	-38,263,450	-60,264,934	-126,570,867	-105,996,560	-79,919,839	-70,786,173
300	-38,761,307	-61,049,058	-127,354,992	-106,780,685	-80,703,964	-71,570,298
325	-39,259,164	-61,833,183	-128,139,116	-107,564,809	-81,488,089	-72,354,423
350	-39,757,020	-62,617,306	-128,923,239	-108,348,932	-82,272,212	-73,138,546
375	-40,254,877	-63,401,431	-129,707,364	-109,133,057	-83,056,336	-73,922,670
400	-40,752,733	-64,185,555	-130,491,489	-109,917,182	-83,840,461	-74,706,795
450	-41,748,446	-65,753,803	-132,059,736	-111,485,429	-85,408,709	-76,275,043

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-45,134,936	-71,087,524	-137,393,457	-116,819,150	-90,742,429	-81,608,763
80	-45,951,801	-72,374,086	-138,680,020	-118,105,713	-92,028,992	-82,895,326
100	-46,350,085	-73,001,385	-139,307,318	-118,733,011	-92,656,290	-83,522,624
125	-46,847,942	-73,785,509	-140,091,443	-119,517,136	-93,440,415	-84,306,749
150	-47,345,798	-74,569,632	-140,875,566	-120,301,259	-94,224,538	-85,090,872
175	-47,843,655	-75,353,757	-141,659,690	-121,085,383	-95,008,663	-85,874,997
200	-48,341,512	-76,137,882	-142,443,815	-121,869,508	-95,792,787	-86,659,121
225	-48,839,369	-76,922,006	-143,227,940	-122,653,633	-96,576,912	-87,443,246
250	-49,337,225	-77,706,129	-144,012,063	-123,437,756	-97,361,035	-88,227,369
275	-49,835,082	-78,490,254	-144,796,187	-124,221,880	-98,145,160	-89,011,494
300	-50,332,939	-79,274,379	-145,580,312	-125,006,005	-98,929,284	-89,795,618
325	-50,830,795	-80,058,502	-146,364,435	-125,790,128	-99,713,407	-90,579,741
350	-51,328,652	-80,842,626	-147,148,560	-126,574,253	-100,497,532	-91,363,866
375	-51,826,509	-81,626,751	-147,932,684	-127,358,377	-101,281,657	-92,147,991
400	-52,324,364	-82,410,874	-148,716,807	-128,142,500	-102,065,780	-92,932,114
450	-53,320,078	-83,979,123	-150,285,057	-129,710,750	-103,634,029	-94,500,363

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
LB Tower Hamlets
Results summary

#N/A = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	25%			
Tenure Split	SR	LBTH LR	Lon LR	SO
	35%	35%	15%	15%

Site type	T1 - 3 Houses			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	450

Site type	T2 - 6 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	375	450	450	450
CIL Z1 Low (£775 psf)	#N/A	0	450	450
CIL Z2 High (£1,000 psf)	400	450	450	450
CIL Z2 Med (£785 psf)	#N/A	0	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	450	450
CIL Z3 High (£800 psf)	#N/A	125	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	450	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	0	450

Site type	T3 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	275	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	325	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	150	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	150	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	200

Site type	T4 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	275	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	325	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	150	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	150	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	200

Site type	T5 - 25 Houses and Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	450	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	325	450
CIL Z2 High (£1,000 psf)	#N/A	450	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	400	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	100
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	100
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T6 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	0	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	300
CIL Z2 High (£1,000 psf)	#N/A	80	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	375
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	0	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	225	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	325	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	350	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	0
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	100
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T9 - 400 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	#N/A	125
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	#N/A	150
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	1
	Houses
No of units	3 units
Density:	100 dph

Affordable %	25%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.0300 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,694,511	56,483,698	-9,822,235	10,752,072	36,828,792	45,962,458
80	1,650,904	55,030,141	-11,275,792	9,298,515	35,375,235	44,508,902
100	1,647,289	54,909,621	-11,396,312	9,177,995	35,254,715	44,388,382
125	1,642,768	54,758,938	-11,546,996	9,027,311	35,104,032	44,237,698
150	1,638,249	54,608,288	-11,697,646	8,876,661	34,953,382	44,087,048
175	1,633,729	54,457,638	-11,848,296	8,726,011	34,802,732	43,936,398
200	1,629,210	54,306,988	-11,998,946	8,575,361	34,652,082	43,785,748
225	1,624,689	54,156,305	-12,149,629	8,424,678	34,501,399	43,635,065
250	1,620,170	54,005,655	-12,300,279	8,274,028	34,350,749	43,484,415
275	1,615,650	53,855,005	-12,450,929	8,123,378	34,200,099	43,333,765
300	1,611,131	53,704,355	-12,601,579	7,972,728	34,049,449	43,183,115
325	1,606,610	53,553,671	-12,752,262	7,822,045	33,898,765	43,032,432
350	1,602,091	53,403,021	-12,902,912	7,671,395	33,748,115	42,881,782
375	1,597,571	53,252,371	-13,053,562	7,520,745	33,597,465	42,731,132
400	1,593,052	53,101,721	-13,204,212	7,370,095	33,446,815	42,580,482
450	1,584,012	52,800,388	-13,505,546	7,068,761	33,145,482	42,279,148

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,105,830	36,860,987	-29,444,947	-8,870,640	17,206,081	26,339,747
80	1,072,347	35,744,912	-30,561,022	-9,986,715	16,090,006	25,223,672
100	1,068,732	35,624,392	-30,681,542	-10,107,235	15,969,486	25,103,152
125	1,064,212	35,473,742	-30,832,192	-10,257,885	15,818,836	24,952,502
150	1,059,692	35,323,058	-30,982,875	-10,408,568	15,668,152	24,801,819
175	1,055,172	35,172,408	-31,133,525	-10,559,218	15,517,502	24,651,169
200	1,050,653	35,021,758	-31,284,175	-10,709,868	15,366,852	24,500,519
225	1,046,133	34,871,108	-31,434,825	-10,860,518	15,216,202	24,349,869
250	1,041,613	34,720,425	-31,585,509	-11,011,202	15,065,519	24,199,185
275	1,037,093	34,569,775	-31,736,159	-11,161,852	14,914,869	24,048,535
300	1,032,574	34,419,125	-31,886,809	-11,312,502	14,764,219	23,897,885
325	1,028,054	34,268,475	-32,037,459	-11,463,152	14,613,569	23,747,235
350	1,023,535	34,117,825	-32,188,109	-11,613,802	14,462,919	23,596,585
375	1,019,014	33,967,142	-32,338,792	-11,764,485	14,312,236	23,445,902
400	1,014,495	33,816,492	-32,489,442	-11,915,135	14,161,586	23,295,252
450	1,005,456	33,515,192	-32,790,742	-12,216,435	13,860,286	22,993,952

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	741,013	24,700,449	-41,605,484	-21,031,177	5,045,543	14,179,209
80	713,806	23,793,517	-42,512,417	-21,938,110	4,138,611	13,272,277
100	710,190	23,672,997	-42,632,937	-22,058,630	4,018,091	13,151,757
125	705,669	23,522,313	-42,783,620	-22,209,313	3,867,408	13,001,074
150	701,150	23,371,663	-42,934,270	-22,359,963	3,716,758	12,850,424
175	696,630	23,221,013	-43,084,920	-22,510,613	3,566,108	12,699,774
200	692,111	23,070,363	-43,235,570	-22,661,263	3,415,458	12,549,124
225	687,590	22,919,680	-43,386,253	-22,811,946	3,264,774	12,398,440
250	683,071	22,769,030	-43,536,903	-22,962,596	3,114,124	12,247,790
275	678,551	22,618,380	-43,687,553	-23,113,246	2,963,474	12,097,140
300	674,032	22,467,730	-43,838,203	-23,263,896	2,812,824	11,946,490
325	669,511	22,317,047	-43,988,887	-23,414,580	2,662,141	11,795,807
350	664,992	22,166,397	-44,139,537	-23,565,230	2,511,491	11,645,157
375	660,472	22,015,747	-44,290,187	-23,715,880	2,360,841	11,494,507
400	655,953	21,865,097	-44,440,837	-23,866,530	2,210,191	11,343,857
450	646,913	21,563,763	-44,742,170	-24,167,863	1,908,858	11,042,524

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,114,121	37,137,361	-29,168,572	-8,594,265	17,482,455	26,616,121
80	1,080,497	36,016,552	-30,289,381	-9,715,074	16,361,647	25,495,313
100	1,076,880	35,895,999	-30,409,934	-9,835,627	16,241,093	25,374,759
125	1,072,360	35,745,349	-30,560,584	-9,986,277	16,090,443	25,224,109
150	1,067,841	35,594,699	-30,711,234	-10,136,927	15,939,793	25,073,459
175	1,063,321	35,444,049	-30,861,884	-10,287,577	15,789,143	24,922,809
200	1,058,801	35,293,366	-31,012,568	-10,438,261	15,638,460	24,772,126
225	1,054,281	35,142,716	-31,163,218	-10,588,911	15,487,810	24,621,476
250	1,049,762	34,992,066	-31,313,868	-10,739,561	15,337,160	24,470,826
275	1,045,242	34,841,416	-31,464,518	-10,890,211	15,186,510	24,320,176
300	1,040,722	34,690,732	-31,615,201	-11,040,894	15,035,827	24,169,493
325	1,036,202	34,540,082	-31,765,851	-11,191,544	14,885,177	24,018,843
350	1,031,683	34,389,432	-31,916,501	-11,342,194	14,734,527	23,868,193
375	1,027,163	34,238,782	-32,067,151	-11,492,844	14,583,877	23,717,543
400	1,022,644	34,088,132	-32,217,801	-11,643,494	14,433,227	23,566,893
450	1,013,604	33,786,799	-32,519,134	-11,944,827	14,131,893	23,265,559

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 1

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	757,596	25,253,198	-41,052,736	-20,478,429	5,598,292	14,731,958
80	730,103	24,336,765	-41,969,168	-21,394,861	4,681,859	13,815,525
100	726,487	24,216,245	-42,089,688	-21,515,381	4,561,339	13,695,005
125	721,967	24,065,562	-42,240,372	-21,666,065	4,410,656	13,544,322
150	717,447	23,914,912	-42,391,022	-21,816,715	4,260,006	13,393,672
175	712,928	23,764,262	-42,541,672	-21,967,365	4,109,356	13,243,022
200	708,408	23,613,612	-42,692,322	-22,118,015	3,958,706	13,092,372
225	703,888	23,462,928	-42,843,005	-22,268,698	3,808,023	12,941,689
250	699,368	23,312,278	-42,993,655	-22,419,348	3,657,373	12,791,039
275	694,849	23,161,628	-43,144,305	-22,569,998	3,506,722	12,640,389
300	690,329	23,010,978	-43,294,955	-22,720,648	3,356,072	12,489,739
325	685,809	22,860,295	-43,445,639	-22,871,332	3,205,389	12,339,055
350	681,289	22,709,645	-43,596,289	-23,021,982	3,054,739	12,188,405
375	676,770	22,558,995	-43,746,939	-23,172,632	2,904,089	12,037,755
400	672,250	22,408,345	-43,897,589	-23,323,282	2,753,439	11,887,105
450	663,210	22,107,012	-44,198,922	-23,624,615	2,452,106	11,585,772

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	575,188	19,172,929	-47,133,005	-26,558,698	-481,977	8,651,689
80	550,832	18,361,068	-47,944,866	-27,370,559	-1,293,838	7,839,828
100	547,215	18,240,514	-48,065,419	-27,491,112	-1,414,392	7,719,275
125	542,696	18,089,864	-48,216,069	-27,641,762	-1,565,042	7,568,625
150	538,176	17,939,214	-48,366,719	-27,792,412	-1,715,692	7,417,975
175	533,657	17,788,564	-48,517,369	-27,943,062	-1,866,342	7,267,325
200	529,136	17,637,881	-48,668,053	-28,093,746	-2,017,025	7,116,641
225	524,617	17,487,231	-48,818,703	-28,244,396	-2,167,675	6,965,991
250	520,097	17,336,581	-48,969,353	-28,395,046	-2,318,325	6,815,341
275	515,578	17,185,931	-49,120,003	-28,545,696	-2,468,975	6,664,691
300	511,058	17,035,281	-49,270,653	-28,696,346	-2,619,625	6,514,041
325	506,538	16,884,597	-49,421,336	-28,847,029	-2,770,308	6,363,358
350	502,018	16,733,947	-49,571,986	-28,997,679	-2,920,958	6,212,708
375	497,499	16,583,297	-49,722,636	-29,148,329	-3,071,608	6,062,058
400	492,979	16,432,647	-49,873,286	-29,298,979	-3,222,258	5,911,408
450	483,939	16,131,314	-50,174,619	-29,600,312	-3,523,592	5,610,075

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	782,470	26,082,321	-40,223,613	-19,649,306	6,427,415	15,561,081
80	754,549	25,151,621	-41,154,313	-20,580,006	5,496,715	14,630,381
100	750,933	25,031,101	-41,274,833	-20,700,526	5,376,195	14,509,861
125	746,414	24,880,451	-41,425,483	-20,851,176	5,225,545	14,359,211
150	741,893	24,729,767	-41,576,166	-21,001,859	5,074,862	14,208,528
175	737,374	24,579,117	-41,726,816	-21,152,509	4,924,212	14,057,878
200	732,854	24,428,467	-41,877,466	-21,303,159	4,773,562	13,907,228
225	728,335	24,277,817	-42,028,116	-21,453,809	4,622,912	13,756,578
250	723,814	24,127,134	-42,178,799	-21,604,492	4,472,228	13,605,894
275	719,295	23,976,484	-42,329,449	-21,755,142	4,321,578	13,455,244
300	714,775	23,825,834	-42,480,099	-21,905,792	4,170,928	13,304,594
325	710,256	23,675,184	-42,630,749	-22,056,442	4,020,278	13,153,944
350	705,736	23,524,534	-42,781,399	-22,207,092	3,869,628	13,003,294
375	701,216	23,373,851	-42,932,083	-22,357,776	3,718,945	12,852,611
400	696,696	23,223,201	-43,082,733	-22,508,426	3,568,295	12,701,961
450	687,657	22,921,901	-43,384,033	-22,809,726	3,266,995	12,400,661

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	575,188	19,172,929	-47,133,005	-26,558,698	-481,977	8,651,689
80	550,832	18,361,068	-47,944,866	-27,370,559	-1,293,838	7,839,828
100	547,215	18,240,514	-48,065,419	-27,491,112	-1,414,392	7,719,275
125	542,696	18,089,864	-48,216,069	-27,641,762	-1,565,042	7,568,625
150	538,176	17,939,214	-48,366,719	-27,792,412	-1,715,692	7,417,975
175	533,657	17,788,564	-48,517,369	-27,943,062	-1,866,342	7,267,325
200	529,136	17,637,881	-48,668,053	-28,093,746	-2,017,025	7,116,641
225	524,617	17,487,231	-48,818,703	-28,244,396	-2,167,675	6,965,991
250	520,097	17,336,581	-48,969,353	-28,395,046	-2,318,325	6,815,341
275	515,578	17,185,931	-49,120,003	-28,545,696	-2,468,975	6,664,691
300	511,058	17,035,281	-49,270,653	-28,696,346	-2,619,625	6,514,041
325	506,538	16,884,597	-49,421,336	-28,847,029	-2,770,308	6,363,358
350	502,018	16,733,947	-49,571,986	-28,997,679	-2,920,958	6,212,708
375	497,499	16,583,297	-49,722,636	-29,148,329	-3,071,608	6,062,058
400	492,979	16,432,647	-49,873,286	-29,298,979	-3,222,258	5,911,408
450	483,939	16,131,314	-50,174,619	-29,600,312	-3,523,592	5,610,075

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	409,361	13,645,375	-52,660,558	-32,086,251	-6,009,530	3,124,136
80	387,858	12,928,585	-53,377,348	-32,803,041	-6,726,321	2,407,345
100	384,242	12,808,065	-53,497,868	-32,923,561	-6,846,841	2,286,825
125	379,722	12,657,415	-53,648,518	-33,074,211	-6,997,491	2,136,175
150	375,203	12,506,765	-53,799,168	-33,224,861	-7,148,141	1,985,525
175	370,682	12,356,082	-53,949,852	-33,375,545	-7,298,824	1,834,842
200	366,163	12,205,432	-54,100,502	-33,526,195	-7,449,474	1,684,192
225	361,643	12,054,782	-54,251,152	-33,676,845	-7,600,124	1,533,542
250	357,124	11,904,132	-54,401,802	-33,827,495	-7,750,774	1,382,892
275	352,604	11,753,482	-54,552,452	-33,978,145	-7,901,424	1,232,242
300	348,084	11,602,798	-54,703,135	-34,128,828	-8,052,107	1,081,559
325	343,564	11,452,148	-54,853,785	-34,279,478	-8,202,757	930,909
350	339,045	11,301,498	-55,004,435	-34,430,128	-8,353,407	780,259
375	334,525	11,150,848	-55,155,085	-34,580,778	-8,504,057	629,609
400	330,005	11,000,165	-55,305,768	-34,731,461	-8,654,741	478,925
450	320,966	10,698,865	-55,607,068	-35,032,761	-8,956,041	177,625

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	2
	Flats
No of units	6 units
Density:	350 dph

Affordable %	25%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.02 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values	£14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,079,786	121,320,853	55,014,919	75,589,226	101,665,947	110,799,613
80	2,019,123	117,782,186	51,476,253	72,050,560	98,127,281	107,260,947
100	2,012,900	117,419,168	51,113,234	71,687,541	97,764,262	106,897,928
125	2,005,122	116,965,423	50,659,490	71,233,797	97,310,517	106,444,183
150	1,997,342	116,511,620	50,205,687	70,779,994	96,856,714	105,990,381
175	1,989,564	116,057,876	49,751,942	70,326,249	96,402,970	105,536,636
200	1,981,784	115,604,073	49,298,139	69,872,446	95,949,167	105,082,833
225	1,974,006	115,150,328	48,844,395	69,418,702	95,495,423	104,629,089
250	1,966,226	114,696,526	48,390,592	68,964,899	95,041,620	104,175,286
275	1,958,448	114,242,781	47,936,848	68,511,155	94,587,875	103,721,541
300	1,950,669	113,789,037	47,483,103	68,057,410	94,134,131	103,267,797
325	1,942,890	113,335,234	47,029,300	67,603,607	93,680,328	102,813,994
350	1,935,111	112,881,489	46,575,556	67,149,863	93,226,583	102,360,250
375	1,927,332	112,427,686	46,121,753	66,696,060	92,772,781	101,906,447
400	1,919,553	111,973,942	45,668,008	66,242,315	92,319,036	101,452,702
450	1,903,995	111,066,395	44,760,461	65,334,768	91,411,489	100,545,155

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values	£10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,282,286	74,800,001	8,494,068	29,068,375	55,145,095	64,278,762
80	1,235,339	72,061,434	5,755,500	26,329,807	52,406,528	61,540,194
100	1,229,116	71,698,415	5,392,481	25,966,788	52,043,509	61,177,175
125	1,221,337	71,244,670	4,938,737	25,513,044	51,589,765	60,723,431
150	1,213,558	70,790,868	4,484,934	25,059,241	51,135,962	60,269,628
175	1,205,779	70,337,123	4,031,190	24,605,497	50,682,217	59,815,883
200	1,198,000	69,883,320	3,577,387	24,151,694	50,228,415	59,362,081
225	1,190,221	69,429,576	3,123,642	23,697,949	49,774,670	58,908,336
250	1,182,442	68,975,773	2,669,840	23,244,146	49,320,867	58,454,533
275	1,174,663	68,522,028	2,216,095	22,790,402	48,867,123	58,000,789
300	1,166,885	68,068,284	1,762,351	22,336,658	48,413,378	57,547,044
325	1,159,105	67,614,481	1,308,548	21,882,855	47,959,575	57,093,242
350	1,151,327	67,160,737	854,803	21,429,110	47,505,831	56,639,497
375	1,143,547	66,706,934	401,000	20,975,307	47,052,028	56,185,694
400	1,135,769	66,253,189	-52,744	20,521,563	46,598,284	55,731,950
450	1,120,211	65,345,642	-960,291	19,614,016	45,690,736	54,824,402

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£375	£450	£450	£450

CIL Z1 Low (£775 psf)

Private values	£8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	788,060	45,970,146	-20,335,788	238,519	26,315,240	35,448,906
80	749,613	43,727,434	-22,578,499	-2,004,192	24,072,528	33,206,194
100	743,390	43,364,415	-22,941,518	-2,367,211	23,709,509	32,843,175
125	735,611	42,910,671	-23,395,263	-2,820,956	23,255,765	32,389,431
150	727,832	42,456,868	-23,849,066	-3,274,759	22,801,962	31,935,628
175	720,054	42,003,123	-24,302,810	-3,728,503	22,348,217	31,481,884
200	712,274	41,549,320	-24,756,613	-4,182,306	21,894,415	31,028,081
225	704,496	41,095,576	-25,210,357	-4,636,051	21,440,670	30,574,336
250	696,717	40,641,831	-25,664,102	-5,089,795	20,986,926	30,120,592
275	688,938	40,188,029	-26,117,905	-5,543,598	20,533,123	29,666,789
300	681,159	39,734,284	-26,571,649	-5,997,342	20,079,378	29,213,044
325	673,380	39,280,481	-27,025,452	-6,451,145	19,625,576	28,759,242
350	665,601	38,826,737	-27,479,197	-6,904,890	19,171,831	28,305,497
375	657,822	38,372,934	-27,932,999	-7,358,692	18,718,028	27,851,694
400	650,043	37,919,189	-28,386,744	-7,812,437	18,264,284	27,397,950
450	634,485	37,011,642	-29,294,291	-8,719,984	17,356,736	26,490,403

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£450	£450

CIL Z2 High (£1,000 psf)

Private values	£10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,293,518	75,455,197	9,149,264	29,723,571	55,800,292	64,933,958
80	1,246,379	72,705,414	6,399,480	26,973,787	53,050,508	62,184,174
100	1,240,155	72,342,395	6,036,461	26,610,768	52,687,489	61,821,155
125	1,232,376	71,888,592	5,582,658	26,156,965	52,233,686	61,367,352
150	1,224,597	71,434,847	5,128,914	25,703,221	51,779,942	60,913,608
175	1,216,818	70,981,045	4,675,111	25,249,418	51,326,139	60,459,805
200	1,209,039	70,527,300	4,221,367	24,795,674	50,872,394	60,006,060
225	1,201,260	70,073,497	3,767,564	24,341,871	50,418,591	59,552,258
250	1,193,481	69,619,753	3,313,819	23,888,126	49,964,847	59,098,513
275	1,185,703	69,166,008	2,860,075	23,434,382	49,511,102	58,644,769
300	1,177,924	68,712,205	2,406,272	22,980,579	49,057,300	58,190,966
325	1,170,145	68,258,461	1,952,527	22,526,834	48,603,555	57,737,221
350	1,162,366	67,804,658	1,498,725	22,073,032	48,149,752	57,283,418
375	1,154,587	67,350,914	1,044,980	21,619,287	47,696,008	56,829,674
400	1,146,808	66,897,111	591,177	21,165,484	47,242,205	56,375,871
450	1,131,250	65,989,563	-316,370	20,257,937	46,334,658	55,468,324

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£400	£450	£450	£450

Site type 2

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	810,525	47,280,596	-19,025,337	1,548,970	27,625,691	36,759,357
80	771,691	45,015,335	-21,290,598	-716,291	25,360,429	34,494,096
100	765,468	44,652,316	-21,653,617	-1,079,310	24,997,410	34,131,077
125	757,690	44,198,572	-22,107,362	-1,533,055	24,543,666	33,677,332
150	749,910	43,744,769	-22,561,165	-1,996,858	24,089,863	33,223,529
175	742,132	43,291,024	-23,014,909	-2,440,602	23,636,119	32,769,785
200	734,353	42,837,280	-23,468,654	-2,894,347	23,182,374	32,316,040
225	726,574	42,383,477	-23,922,456	-3,348,149	22,728,571	31,862,237
250	718,795	41,929,733	-24,376,201	-3,801,894	22,274,827	31,408,493
275	711,016	41,475,930	-24,830,004	-4,255,697	21,821,024	30,954,690
300	703,237	41,022,185	-25,283,748	-4,709,441	21,367,279	30,500,946
325	695,458	40,568,382	-25,737,551	-5,163,244	20,913,477	30,047,143
350	687,680	40,114,638	-26,191,296	-5,616,989	20,459,732	29,593,398
375	679,901	39,660,893	-26,645,040	-6,070,733	20,005,988	29,139,654
400	672,122	39,207,091	-27,098,843	-6,524,536	19,552,185	28,685,851
450	656,564	38,299,543	-28,006,390	-7,432,083	18,644,637	27,778,304

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	563,412	32,865,698	-33,440,236	-12,865,929	13,210,792	22,344,458
80	528,829	30,848,364	-35,457,569	-14,883,262	11,193,459	20,327,125
100	522,606	30,485,345	-35,820,588	-15,246,281	10,830,440	19,964,106
125	514,827	30,031,601	-36,274,332	-15,700,025	10,376,695	19,510,361
150	507,048	29,577,798	-36,728,135	-16,153,828	9,922,892	19,056,559
175	499,269	29,124,054	-37,181,880	-16,607,573	9,469,148	18,602,814
200	491,490	28,670,251	-37,635,683	-17,061,376	9,015,345	18,149,011
225	483,712	28,216,506	-38,089,427	-17,515,120	8,561,601	17,695,267
250	475,932	27,762,703	-38,543,230	-17,968,923	8,107,798	17,241,464
275	468,154	27,308,959	-38,996,974	-18,422,667	7,654,053	16,787,719
300	460,374	26,855,156	-39,450,777	-18,876,470	7,200,250	16,333,917
325	452,596	26,401,412	-39,904,522	-19,330,215	6,746,506	15,880,172
350	444,817	25,947,667	-40,358,266	-19,783,959	6,292,761	15,426,428
375	437,038	25,493,864	-40,812,069	-20,237,762	5,838,959	14,972,625
400	429,259	25,040,120	-41,265,814	-20,691,507	5,385,214	14,518,880
450	413,701	24,132,573	-42,173,361	-21,599,054	4,477,667	13,611,333

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	844,221	49,246,243	-17,059,690	3,514,617	29,591,337	38,725,004
80	804,809	46,947,216	-19,358,717	1,215,590	27,292,310	36,425,976
100	798,586	46,584,197	-19,721,736	852,571	26,929,291	36,062,957
125	790,808	46,130,453	-20,175,481	398,826	26,475,547	35,609,213
150	783,028	45,676,650	-20,629,284	-54,977	26,021,744	35,155,410
175	775,250	45,222,905	-21,083,028	-508,721	25,567,999	34,701,666
200	767,470	44,769,102	-21,536,831	-962,524	25,114,197	34,247,863
225	759,692	44,315,358	-21,990,576	-1,416,269	24,660,452	33,794,118
250	751,912	43,861,555	-22,444,378	-1,870,071	24,206,649	33,340,315
275	744,134	43,407,811	-22,898,123	-2,323,816	23,752,905	32,886,571
300	736,355	42,954,066	-23,351,867	-2,777,560	23,299,160	32,432,826
325	728,576	42,500,263	-23,805,670	-3,231,363	22,845,357	31,979,024
350	720,797	42,046,519	-24,259,415	-3,685,108	22,391,613	31,525,279
375	713,018	41,592,716	-24,713,217	-4,138,911	21,937,810	31,071,476
400	705,240	41,138,971	-25,166,962	-4,592,655	21,484,066	30,617,732
450	689,682	40,231,424	-26,074,509	-5,500,202	20,576,518	29,710,184

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	563,412	32,865,698	-33,440,236	-12,865,929	13,210,792	22,344,458
80	528,829	30,848,364	-35,457,569	-14,883,262	11,193,459	20,327,125
100	522,606	30,485,345	-35,820,588	-15,246,281	10,830,440	19,964,106
125	514,827	30,031,601	-36,274,332	-15,700,025	10,376,695	19,510,361
150	507,048	29,577,798	-36,728,135	-16,153,828	9,922,892	19,056,559
175	499,269	29,124,054	-37,181,880	-16,607,573	9,469,148	18,602,814
200	491,490	28,670,251	-37,635,683	-17,061,376	9,015,345	18,149,011
225	483,712	28,216,506	-38,089,427	-17,515,120	8,561,601	17,695,267
250	475,932	27,762,703	-38,543,230	-17,968,923	8,107,798	17,241,464
275	468,154	27,308,959	-38,996,974	-18,422,667	7,654,053	16,787,719
300	460,374	26,855,156	-39,450,777	-18,876,470	7,200,250	16,333,917
325	452,596	26,401,412	-39,904,522	-19,330,215	6,746,506	15,880,172
350	444,817	25,947,667	-40,358,266	-19,783,959	6,292,761	15,426,428
375	437,038	25,493,864	-40,812,069	-20,237,762	5,838,959	14,972,625
400	429,259	25,040,120	-41,265,814	-20,691,507	5,385,214	14,518,880
450	413,701	24,132,573	-42,173,361	-21,599,054	4,477,667	13,611,333

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	338,763	19,761,192	-46,544,742	-25,970,435	106,286	9,239,952
80	308,045	17,969,295	-48,336,639	-27,762,332	-1,685,611	7,448,055
100	301,822	17,606,276	-48,699,658	-28,125,351	-2,048,630	7,085,036
125	294,042	17,152,473	-49,153,460	-28,579,153	-2,502,433	6,631,233
150	286,264	16,698,729	-49,607,205	-29,032,898	-2,956,177	6,177,489
175	278,484	16,244,926	-50,061,008	-29,486,701	-3,409,980	5,723,686
200	270,706	15,791,181	-50,514,752	-29,940,445	-3,863,725	5,269,942
225	262,926	15,337,378	-50,968,555	-30,394,248	-4,317,527	4,816,139
250	255,148	14,883,634	-51,422,300	-30,847,993	-4,771,272	4,362,394
275	247,370	14,429,889	-51,876,044	-31,301,737	-5,225,016	3,908,650
300	239,590	13,976,087	-52,329,847	-31,755,540	-5,678,819	3,454,847
325	231,812	13,522,342	-52,783,591	-32,209,284	-6,132,564	3,001,102
350	224,032	13,068,539	-53,237,394	-32,663,087	-6,586,367	2,547,300
375	216,254	12,614,795	-53,691,139	-33,116,832	-7,040,111	2,093,555
400	208,474	12,160,992	-54,144,942	-33,570,635	-7,493,914	1,639,752
450	192,917	11,253,503	-55,052,431	-34,478,124	-8,401,403	732,263

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	3
Flats	
No of units	10 units
Density:	235 dph

Affordable %	25%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.04 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,466,310	81,458,279	15,152,346	35,726,653	61,803,373	70,937,039
80	3,365,205	79,082,325	12,776,392	33,350,699	59,427,419	68,561,086
100	3,354,834	78,838,592	12,532,658	33,106,965	59,183,686	68,317,352
125	3,341,869	78,533,919	12,227,986	32,802,293	58,879,013	68,012,679
150	3,328,904	78,229,246	11,923,313	32,497,620	58,574,341	67,708,007
175	3,315,939	77,924,574	11,618,640	32,192,947	58,269,668	67,403,334
200	3,302,974	77,619,877	11,313,944	31,888,251	57,964,972	67,098,638
225	3,290,009	77,315,205	11,009,271	31,583,578	57,660,299	66,793,965
250	3,277,044	77,010,532	10,704,599	31,278,906	57,355,626	66,489,293
275	3,264,079	76,705,859	10,399,926	30,974,233	57,050,954	66,184,620
300	3,251,114	76,401,187	10,095,253	30,669,560	56,746,281	65,879,947
325	3,238,150	76,096,514	9,790,581	30,364,888	56,441,608	65,575,274
350	3,225,185	75,791,841	9,485,908	30,060,215	56,136,936	65,270,602
375	3,212,220	75,487,169	9,181,235	29,755,542	55,832,263	64,965,929
400	3,199,255	75,182,496	8,876,563	29,450,870	55,527,590	64,661,256
450	3,173,326	74,573,151	8,267,217	28,841,524	54,918,245	64,051,911

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,137,142	50,222,842	-16,083,091	4,491,216	30,567,937	39,701,603
80	2,058,898	48,384,106	-17,921,828	2,652,479	28,729,200	37,862,866
100	2,048,526	48,140,372	-18,165,561	2,408,746	28,485,466	37,619,133
125	2,035,562	47,835,699	-18,470,234	2,104,073	28,180,794	37,314,460
150	2,022,597	47,531,027	-18,774,907	1,799,400	27,876,121	37,009,787
175	2,009,632	47,226,354	-19,079,579	1,494,728	27,571,448	36,705,114
200	1,996,666	46,921,658	-19,384,276	1,190,031	27,266,752	36,400,418
225	1,983,701	46,616,985	-19,688,948	885,359	26,962,079	36,095,746
250	1,970,737	46,312,313	-19,993,621	580,686	26,657,407	35,791,073
275	1,957,772	46,007,640	-20,298,294	276,013	26,352,734	35,486,400
300	1,944,807	45,702,967	-20,602,966	-28,659	26,048,061	35,181,728
325	1,931,842	45,398,294	-20,907,639	-333,332	25,743,389	34,877,055
350	1,918,878	45,093,622	-21,212,312	-638,005	25,438,716	34,572,382
375	1,905,913	44,788,949	-21,516,984	-942,677	25,134,043	34,267,709
400	1,892,948	44,484,276	-21,821,657	-1,247,350	24,829,371	33,963,037
450	1,867,018	43,874,931	-22,431,002	-1,856,695	24,220,025	33,353,691

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,313,433	30,865,669	-35,440,264	-14,865,957	11,210,764	20,344,430
80	1,249,355	29,359,849	-36,946,085	-16,371,778	9,704,943	18,838,609
100	1,238,994	29,116,115	-37,189,818	-16,615,511	9,461,209	18,594,875
125	1,226,019	28,811,442	-37,494,491	-16,920,184	9,156,537	18,290,203
150	1,213,054	28,506,770	-37,799,164	-17,224,857	8,851,864	17,985,530
175	1,200,089	28,202,097	-38,103,836	-17,529,529	8,547,191	17,680,857
200	1,187,124	27,897,424	-38,408,509	-17,834,202	8,242,519	17,376,185
225	1,174,160	27,592,752	-38,713,182	-18,138,875	7,937,846	17,071,512
250	1,161,195	27,288,079	-39,017,854	-18,443,547	7,633,173	16,766,839
275	1,148,230	26,983,406	-39,322,527	-18,748,220	7,328,501	16,462,167
300	1,135,265	26,678,734	-39,627,200	-19,052,893	7,023,828	16,157,494
325	1,122,299	26,374,037	-39,931,896	-19,357,589	6,719,132	15,852,798
350	1,109,335	26,069,365	-40,236,569	-19,662,262	6,414,459	15,548,125
375	1,096,370	25,764,692	-40,541,241	-19,966,934	6,109,786	15,243,452
400	1,083,405	25,460,019	-40,845,914	-20,271,607	5,805,114	14,938,780
450	1,057,475	24,850,674	-41,455,259	-20,880,952	5,195,768	14,329,434

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,155,863	50,662,775	-15,643,158	4,931,149	31,007,870	40,141,536
80	2,077,297	48,816,484	-17,489,449	3,084,858	29,161,578	38,295,245
100	2,066,925	48,572,727	-17,733,206	2,841,101	28,917,821	38,051,488
125	2,053,960	48,268,055	-18,037,879	2,536,428	28,613,149	37,746,815
150	2,040,995	47,963,382	-18,342,552	2,231,755	28,308,476	37,442,142
175	2,028,030	47,658,709	-18,647,224	1,927,083	28,003,803	37,137,470
200	2,015,065	47,354,036	-18,951,897	1,622,410	27,699,131	36,832,797
225	2,002,101	47,049,364	-19,256,570	1,317,737	27,394,458	36,528,124
250	1,989,136	46,744,691	-19,561,242	1,013,065	27,089,785	36,223,451
275	1,976,171	46,440,018	-19,865,915	708,392	26,785,113	35,918,779
300	1,963,206	46,135,346	-20,170,588	403,719	26,480,440	35,614,106
325	1,950,241	45,830,673	-20,475,260	99,047	26,175,767	35,309,433
350	1,937,277	45,526,000	-20,779,933	-205,626	25,871,095	35,004,761
375	1,924,312	45,221,328	-21,084,606	-510,299	25,566,422	34,700,088
400	1,911,347	44,916,655	-21,389,278	-814,971	25,261,749	34,395,415
450	1,885,416	44,307,286	-21,998,647	-1,424,340	24,652,380	33,786,046

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£450	£450

Site type 3

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,350,874	31,745,535	-34,560,398	-13,986,091	12,090,630	21,224,296
80	1,286,153	30,224,606	-36,081,328	-15,507,021	10,569,700	19,703,366
100	1,275,781	29,980,849	-36,325,085	-15,750,778	10,325,943	19,459,609
125	1,262,816	29,676,176	-36,629,757	-16,055,450	10,021,270	19,154,936
150	1,249,851	29,371,503	-36,934,430	-16,360,123	9,716,598	18,850,264
175	1,236,886	29,066,831	-37,239,103	-16,664,796	9,411,925	18,545,591
200	1,223,922	28,762,158	-37,543,775	-16,969,468	9,107,252	18,240,918
225	1,210,957	28,457,485	-37,848,448	-17,274,141	8,802,580	17,936,246
250	1,197,992	28,152,813	-38,153,121	-17,578,814	8,497,907	17,631,573
275	1,185,027	27,848,140	-38,457,794	-17,883,487	8,193,234	17,326,900
300	1,172,062	27,543,467	-38,762,466	-18,188,159	7,888,561	17,022,228
325	1,159,098	27,238,795	-39,067,139	-18,492,832	7,583,889	16,717,555
350	1,146,133	26,934,122	-39,371,812	-18,797,505	7,279,216	16,412,882
375	1,133,168	26,629,449	-39,676,484	-19,102,177	6,974,543	16,108,210
400	1,120,202	26,324,753	-39,981,180	-19,406,873	6,669,847	15,803,513
450	1,094,273	25,715,408	-40,590,526	-20,016,219	6,060,502	15,194,168

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	939,020	22,066,961	-44,238,973	-23,664,666	2,412,055	11,545,721
80	881,382	20,712,465	-45,593,468	-25,019,161	1,057,560	10,191,226
100	871,010	20,468,732	-45,837,201	-25,262,894	813,826	9,947,492
125	858,045	20,164,059	-46,141,874	-25,567,567	509,153	9,642,820
150	845,080	19,859,387	-46,446,547	-25,872,240	204,481	9,338,147
175	832,115	19,554,714	-46,751,220	-26,176,913	-100,192	9,033,474
200	819,151	19,250,041	-47,055,892	-26,481,585	-404,865	8,728,802
225	806,186	18,945,369	-47,360,565	-26,786,258	-709,537	8,424,129
250	793,221	18,640,696	-47,665,238	-27,090,931	-1,014,210	8,119,456
275	780,255	18,336,000	-47,969,934	-27,395,627	-1,318,906	7,814,760
300	767,291	18,031,327	-48,274,606	-27,700,299	-1,623,579	7,510,087
325	754,326	17,726,654	-48,579,279	-28,004,972	-1,928,252	7,205,415
350	741,361	17,421,982	-48,883,952	-28,309,645	-2,232,924	6,900,742
375	728,396	17,117,309	-49,188,625	-28,614,318	-2,537,597	6,596,069
400	715,431	16,812,636	-49,493,297	-28,918,990	-2,842,270	6,291,397
450	689,502	16,203,291	-50,102,643	-29,528,336	-3,451,615	5,682,051

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£450

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,407,037	33,065,358	-33,240,575	-12,666,268	13,410,452	22,544,119
80	1,341,349	31,521,694	-34,784,239	-14,209,932	11,866,789	21,000,455
100	1,330,977	31,277,961	-35,027,973	-14,453,666	11,623,055	20,756,721
125	1,318,012	30,973,288	-35,332,645	-14,758,338	11,318,382	20,452,049
150	1,305,047	30,668,616	-35,637,318	-15,063,011	11,013,710	20,147,376
175	1,292,083	30,363,943	-35,941,991	-15,367,684	10,709,037	19,842,703
200	1,279,118	30,059,270	-36,246,663	-15,672,356	10,404,364	19,538,031
225	1,266,153	29,754,597	-36,551,336	-15,977,029	10,099,692	19,233,358
250	1,253,188	29,449,925	-36,856,009	-16,281,702	9,795,019	18,928,685
275	1,240,223	29,145,252	-37,160,681	-16,586,374	9,490,346	18,624,012
300	1,227,259	28,840,579	-37,465,354	-16,891,047	9,185,674	18,319,340
325	1,214,293	28,535,883	-37,770,050	-17,195,743	8,880,977	18,014,644
350	1,201,328	28,231,211	-38,074,723	-17,500,416	8,576,305	17,709,971
375	1,188,363	27,926,538	-38,379,396	-17,805,089	8,271,632	17,405,298
400	1,175,399	27,621,865	-38,684,068	-18,109,761	7,966,959	17,100,626
450	1,149,469	27,012,520	-39,293,414	-18,719,107	7,357,614	16,491,280

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	939,020	22,066,961	-44,238,973	-23,664,666	2,412,055	11,545,721
80	881,382	20,712,465	-45,593,468	-25,019,161	1,057,560	10,191,226
100	871,010	20,468,732	-45,837,201	-25,262,894	813,826	9,947,492
125	858,045	20,164,059	-46,141,874	-25,567,567	509,153	9,642,820
150	845,080	19,859,387	-46,446,547	-25,872,240	204,481	9,338,147
175	832,115	19,554,714	-46,751,220	-26,176,913	-100,192	9,033,474
200	819,151	19,250,041	-47,055,892	-26,481,585	-404,865	8,728,802
225	806,186	18,945,369	-47,360,565	-26,786,258	-709,537	8,424,129
250	793,221	18,640,696	-47,665,238	-27,090,931	-1,014,210	8,119,456
275	780,255	18,336,000	-47,969,934	-27,395,627	-1,318,906	7,814,760
300	767,291	18,031,327	-48,274,606	-27,700,299	-1,623,579	7,510,087
325	754,326	17,726,654	-48,579,279	-28,004,972	-1,928,252	7,205,415
350	741,361	17,421,982	-48,883,952	-28,309,645	-2,232,924	6,900,742
375	728,396	17,117,309	-49,188,625	-28,614,318	-2,537,597	6,596,069
400	715,431	16,812,636	-49,493,297	-28,918,990	-2,842,270	6,291,397
450	689,502	16,203,291	-50,102,643	-29,528,336	-3,451,615	5,682,051

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£450

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	564,606	13,268,252	-53,037,681	-32,463,374	-6,386,654	2,747,012
80	513,408	12,065,082	-54,240,851	-33,666,544	-7,589,824	1,543,843
100	503,036	11,821,349	-54,484,585	-33,910,278	-7,833,557	1,300,109
125	490,071	11,516,676	-54,789,257	-34,214,950	-8,138,230	995,436
150	477,107	11,212,003	-55,093,930	-34,519,623	-8,442,902	690,764
175	464,142	10,907,331	-55,398,603	-34,824,296	-8,747,575	386,091
200	451,177	10,602,658	-55,703,275	-35,128,968	-9,052,248	81,418
225	438,211	10,297,962	-56,007,972	-35,433,665	-9,356,944	-223,278
250	425,246	9,993,289	-56,312,644	-35,738,337	-9,661,617	-527,950
275	412,282	9,688,617	-56,617,317	-36,043,010	-9,966,289	-832,623
300	399,317	9,383,944	-56,921,990	-36,347,683	-10,270,962	-1,137,296
325	386,352	9,079,271	-57,226,662	-36,652,355	-10,575,635	-1,441,968
350	373,387	8,774,598	-57,531,335	-36,957,028	-10,880,307	-1,746,641
375	360,422	8,469,926	-57,836,008	-37,261,701	-11,184,980	-2,051,314
400	347,458	8,165,253	-58,140,680	-37,566,373	-11,489,653	-2,355,987
450	321,528	7,555,908	-58,750,026	-38,175,719	-12,098,998	-2,965,332

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£200

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	4
	Flats
No of units	11 units
Density:	235 dph

Affordable %	25%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,812,941	81,458,294	15,152,361	35,726,668	61,803,388	70,937,054
80	3,701,726	79,082,325	12,776,392	33,350,699	59,427,419	68,561,086
100	3,690,316	78,838,577	12,532,643	33,106,950	59,183,671	68,317,337
125	3,676,055	78,533,913	12,227,979	32,802,286	58,879,007	68,012,673
150	3,661,794	78,229,227	11,923,294	32,497,601	58,574,321	67,707,988
175	3,647,533	77,924,563	11,618,630	32,192,937	58,269,657	67,403,323
200	3,633,272	77,619,899	11,313,965	31,888,272	57,964,993	67,098,659
225	3,619,010	77,315,213	11,009,280	31,583,587	57,660,308	66,793,974
250	3,604,749	77,010,549	10,704,616	31,278,923	57,355,643	66,489,310
275	3,590,487	76,705,864	10,399,930	30,974,237	57,050,958	66,184,624
300	3,576,226	76,401,200	10,095,266	30,669,573	56,746,294	65,879,960
325	3,561,964	76,096,514	9,790,581	30,364,888	56,441,608	65,575,274
350	3,547,704	75,791,850	9,485,916	30,060,223	56,136,944	65,270,610
375	3,533,442	75,487,164	9,181,231	29,755,538	55,832,259	64,965,925
400	3,519,181	75,182,500	8,876,567	29,450,874	55,527,594	64,661,261
450	3,490,658	74,573,151	8,267,217	28,841,524	54,918,245	64,051,911

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,350,856	50,222,840	-16,083,093	4,491,214	30,567,934	39,701,601
80	2,264,788	48,384,106	-17,921,828	2,652,479	28,729,200	37,862,866
100	2,253,378	48,140,357	-18,165,576	2,408,731	28,485,451	37,619,118
125	2,239,118	47,835,693	-18,470,240	2,104,067	28,180,787	37,314,453
150	2,224,856	47,531,008	-18,774,926	1,799,381	27,876,102	37,009,768
175	2,210,595	47,226,343	-19,079,590	1,494,717	27,571,438	36,705,104
200	2,196,333	46,921,658	-19,384,276	1,190,031	27,266,752	36,400,418
225	2,182,072	46,616,994	-19,688,940	885,367	26,962,088	36,095,754
250	2,167,811	46,312,330	-19,993,604	580,703	26,657,424	35,791,090
275	2,153,549	46,007,644	-20,298,289	276,018	26,352,738	35,486,404
300	2,139,288	45,702,980	-20,602,953	-28,646	26,048,074	35,181,740
325	2,125,027	45,398,294	-20,907,639	-333,332	25,743,389	34,877,055
350	2,110,766	45,093,630	-21,212,303	-637,996	25,438,725	34,572,391
375	2,096,504	44,788,945	-21,516,989	-942,682	25,134,039	34,267,705
400	2,082,243	44,484,281	-21,821,653	-1,247,346	24,829,375	33,963,041
450	2,053,720	43,874,931	-22,431,002	-1,856,695	24,220,025	33,353,691

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,444,776	30,865,669	-35,440,264	-14,865,957	11,210,764	20,344,430
80	1,374,291	29,359,859	-36,946,074	-16,371,767	9,704,953	18,838,620
100	1,362,882	29,116,111	-37,189,823	-16,615,516	9,461,205	18,594,871
125	1,348,621	28,811,447	-37,494,487	-16,920,180	9,156,541	18,290,207
150	1,334,359	28,506,761	-37,799,172	-17,224,865	8,851,855	17,985,522
175	1,320,098	28,202,097	-38,103,836	-17,529,529	8,547,191	17,680,857
200	1,305,836	27,897,412	-38,408,522	-17,834,215	8,242,506	17,376,172
225	1,291,575	27,592,747	-38,713,186	-18,138,879	7,937,842	17,071,508
250	1,277,314	27,288,062	-39,017,872	-18,443,565	7,633,156	16,766,822
275	1,263,053	26,983,398	-39,322,536	-18,748,229	7,328,492	16,462,158
300	1,248,791	26,678,712	-39,627,221	-19,052,914	7,023,806	16,157,473
325	1,234,530	26,374,048	-39,931,885	-19,357,578	6,719,142	15,852,808
350	1,220,269	26,069,384	-40,236,549	-19,662,242	6,414,478	15,548,144
375	1,206,007	25,764,698	-40,541,235	-19,966,928	6,109,793	15,243,459
400	1,191,746	25,460,034	-40,845,899	-20,271,592	5,805,129	14,938,795
450	1,163,224	24,850,685	-41,455,249	-20,880,942	5,195,779	14,329,445

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,371,450	50,662,786	-15,643,147	4,931,160	31,007,880	40,141,546
80	2,285,026	48,816,467	-17,489,466	3,084,841	29,161,561	38,295,227
100	2,273,618	48,572,740	-17,733,193	2,841,114	28,917,834	38,051,500
125	2,259,356	48,268,055	-18,037,879	2,536,428	28,613,149	37,746,815
150	2,245,095	47,963,390	-18,342,543	2,231,764	28,308,485	37,442,151
175	2,230,833	47,658,705	-18,647,229	1,927,078	28,003,799	37,137,465
200	2,216,572	47,354,041	-18,951,893	1,622,414	27,699,135	36,832,801
225	2,202,310	47,049,355	-19,256,578	1,317,729	27,394,449	36,528,116
250	2,188,049	46,744,691	-19,561,242	1,013,065	27,089,785	36,223,451
275	2,173,787	46,440,006	-19,865,928	708,379	26,785,100	35,918,766
300	2,159,527	46,135,341	-20,170,592	403,715	26,480,436	35,614,102
325	2,145,266	45,830,677	-20,475,256	99,051	26,175,772	35,309,438
350	2,131,004	45,525,992	-20,779,942	-205,635	25,871,086	35,004,752
375	2,116,743	45,221,328	-21,084,606	-510,299	25,566,422	34,700,088
400	2,102,481	44,916,642	-21,389,291	-814,984	25,261,736	34,395,403
450	2,073,958	44,307,293	-21,998,641	-1,424,334	24,652,387	33,786,053

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£450	£450

Site type 4

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,485,961	31,745,540	-34,560,394	-13,986,087	12,090,634	21,224,300
80	1,414,769	30,224,604	-36,081,330	-15,507,023	10,569,698	19,703,364
100	1,403,359	29,980,855	-36,325,078	-15,750,771	10,325,949	19,459,616
125	1,389,098	29,676,191	-36,629,742	-16,055,435	10,021,285	19,154,951
150	1,374,836	29,371,505	-36,934,428	-16,360,121	9,716,600	18,850,266
175	1,360,576	29,066,841	-37,239,092	-16,664,785	9,411,936	18,545,602
200	1,346,314	28,762,156	-37,543,778	-16,969,471	9,107,250	18,240,916
225	1,332,053	28,457,492	-37,848,442	-17,274,135	8,802,586	17,936,252
250	1,317,791	28,152,806	-38,153,127	-17,578,820	8,497,900	17,631,567
275	1,303,530	27,848,142	-38,457,791	-17,883,484	8,193,236	17,326,902
300	1,289,268	27,543,457	-38,762,477	-18,188,170	7,888,551	17,022,217
325	1,275,007	27,238,792	-39,067,141	-18,492,834	7,583,887	16,717,553
350	1,260,745	26,934,107	-39,371,827	-18,797,520	7,279,201	16,412,867
375	1,246,485	26,629,443	-39,676,491	-19,102,184	6,974,537	16,108,203
400	1,232,223	26,324,757	-39,981,176	-19,406,869	6,669,851	15,803,518
450	1,203,700	25,715,408	-40,590,526	-20,016,219	6,060,502	15,194,168

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,032,922	22,066,965	-44,238,968	-23,664,661	2,412,059	11,545,725
80	969,519	20,712,459	-45,593,474	-25,019,167	1,057,553	10,191,219
100	958,111	20,468,732	-45,837,201	-25,262,894	813,826	9,947,492
125	943,849	20,164,046	-46,141,887	-25,567,580	509,141	9,642,807
150	929,588	19,859,382	-46,446,551	-25,872,244	204,477	9,338,143
175	915,327	19,554,718	-46,751,215	-26,176,908	-100,188	9,033,479
200	901,065	19,250,033	-47,055,901	-26,481,594	-404,873	8,728,793
225	886,804	18,945,369	-47,360,565	-26,786,258	-709,537	8,424,129
250	872,543	18,640,683	-47,665,250	-27,090,943	-1,014,223	8,119,443
275	858,282	18,336,019	-47,969,915	-27,395,608	-1,318,887	7,814,779
300	844,020	18,031,333	-48,274,600	-27,700,293	-1,623,572	7,510,094
325	829,759	17,726,669	-48,579,264	-28,004,957	-1,928,237	7,205,430
350	815,497	17,421,984	-48,883,950	-28,309,643	-2,232,922	6,900,744
375	801,236	17,117,320	-49,188,614	-28,614,307	-2,537,586	6,596,080
400	786,974	16,812,634	-49,493,299	-28,918,992	-2,842,272	6,291,394
450	758,452	16,203,284	-50,102,649	-29,528,342	-3,451,621	5,682,045

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£450

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,547,740	33,065,356	-33,240,577	-12,666,270	13,410,450	22,544,116
80	1,475,484	31,521,709	-34,784,224	-14,209,917	11,866,804	21,000,470
100	1,464,075	31,277,961	-35,027,973	-14,453,666	11,623,055	20,756,721
125	1,449,814	30,973,297	-35,332,637	-14,758,330	11,318,391	20,452,057
150	1,435,552	30,668,611	-35,637,322	-15,063,015	11,013,705	20,147,372
175	1,421,291	30,363,947	-35,941,986	-15,367,679	10,709,041	19,842,707
200	1,407,029	30,059,262	-36,246,672	-15,672,365	10,404,356	19,538,022
225	1,392,768	29,754,597	-36,551,336	-15,977,029	10,099,692	19,233,358
250	1,378,507	29,449,912	-36,856,021	-16,281,714	9,795,006	18,928,672
275	1,364,246	29,145,248	-37,160,686	-16,586,379	9,490,342	18,624,008
300	1,349,984	28,840,562	-37,465,371	-16,891,064	9,185,657	18,319,323
325	1,335,723	28,535,898	-37,770,035	-17,195,728	8,880,992	18,014,659
350	1,321,461	28,231,213	-38,074,721	-17,500,414	8,576,307	17,709,973
375	1,307,200	27,926,549	-38,379,385	-17,805,078	8,271,643	17,405,309
400	1,292,938	27,621,863	-38,684,070	-18,109,763	7,966,957	17,100,623
450	1,264,416	27,012,513	-39,293,420	-18,719,113	7,357,608	16,491,274

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,032,922	22,066,965	-44,238,968	-23,664,661	2,412,059	11,545,725
80	969,519	20,712,459	-45,593,474	-25,019,167	1,057,553	10,191,219
100	958,111	20,468,732	-45,837,201	-25,262,894	813,826	9,947,492
125	943,849	20,164,046	-46,141,887	-25,567,580	509,141	9,642,807
150	929,588	19,859,382	-46,446,551	-25,872,244	204,477	9,338,143
175	915,327	19,554,718	-46,751,215	-26,176,908	-100,188	9,033,479
200	901,065	19,250,033	-47,055,901	-26,481,594	-404,873	8,728,793
225	886,804	18,945,369	-47,360,565	-26,786,258	-709,537	8,424,129
250	872,543	18,640,683	-47,665,250	-27,090,943	-1,014,223	8,119,443
275	858,282	18,336,019	-47,969,915	-27,395,608	-1,318,887	7,814,779
300	844,020	18,031,333	-48,274,600	-27,700,293	-1,623,572	7,510,094
325	829,759	17,726,669	-48,579,264	-28,004,957	-1,928,237	7,205,430
350	815,497	17,421,984	-48,883,950	-28,309,643	-2,232,922	6,900,744
375	801,236	17,117,320	-49,188,614	-28,614,307	-2,537,586	6,596,080
400	786,974	16,812,634	-49,493,299	-28,918,992	-2,842,272	6,291,394
450	758,452	16,203,284	-50,102,649	-29,528,342	-3,451,621	5,682,045

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£450

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	621,067	13,268,239	-53,037,694	-32,463,387	-6,386,666	2,747,000
80	564,748	12,065,080	-54,240,853	-33,666,546	-7,589,826	1,543,840
100	553,340	11,821,353	-54,484,580	-33,910,273	-7,833,553	1,300,113
125	539,078	11,516,668	-54,789,266	-34,214,959	-8,138,238	995,428
150	524,817	11,212,003	-55,093,930	-34,519,623	-8,442,902	690,764
175	510,555	10,907,318	-55,398,616	-34,824,309	-8,747,588	386,078
200	496,294	10,602,654	-55,703,280	-35,128,973	-9,052,252	81,414
225	482,033	10,297,968	-56,007,965	-35,433,658	-9,356,937	-223,271
250	467,772	9,993,304	-56,312,629	-35,738,322	-9,661,602	-527,935
275	453,510	9,688,619	-56,617,315	-36,043,008	-9,966,287	-832,621
300	439,249	9,383,954	-56,921,979	-36,347,672	-10,270,951	-1,137,285
325	424,987	9,079,269	-57,226,664	-36,652,357	-10,575,637	-1,441,971
350	410,726	8,774,605	-57,531,329	-36,957,022	-10,880,301	-1,746,635
375	396,464	8,469,919	-57,836,014	-37,261,707	-11,184,986	-2,051,320
400	382,203	8,165,255	-58,140,678	-37,566,371	-11,489,651	-2,355,984
450	353,681	7,555,906	-58,750,028	-38,175,721	-12,099,000	-2,965,334

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£200

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 5

Houses & Flats
No of units 25 units
Density: 375 dph

Affordable %	25%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,122,714	106,840,704	40,534,770	61,109,077	87,185,798	96,319,464
80	6,896,030	103,440,456	37,134,522	57,708,829	83,785,550	92,919,216
100	6,869,985	103,049,779	36,743,845	57,318,152	83,394,873	92,528,539
125	6,837,430	102,561,448	36,255,514	56,829,821	82,906,542	92,040,208
150	6,804,873	102,073,102	35,767,168	56,341,475	82,418,196	91,551,862
175	6,772,317	101,584,756	35,278,822	55,853,129	81,929,850	91,063,516
200	6,739,762	101,096,424	34,790,491	55,364,798	81,441,519	90,575,185
225	6,707,205	100,608,078	34,302,145	54,876,452	80,953,173	90,086,839
250	6,674,649	100,119,732	33,813,799	54,388,106	80,464,827	89,598,493
275	6,642,093	99,631,401	33,325,468	53,899,775	79,976,495	89,110,162
300	6,609,537	99,143,055	32,837,122	53,411,429	79,488,149	88,621,816
325	6,576,981	98,654,709	32,348,776	52,923,083	78,999,803	88,133,469
350	6,544,425	98,166,378	31,860,445	52,434,752	78,511,472	87,645,138
375	6,511,869	97,678,032	31,372,098	51,946,405	78,023,126	87,156,792
400	6,479,312	97,189,686	30,883,752	51,458,059	77,534,780	86,668,446
450	6,414,201	96,213,009	29,907,075	50,481,382	76,558,103	85,691,769

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,824,428	57,366,415	-8,939,519	11,634,788	37,711,509	46,845,175
80	3,654,472	54,817,074	-11,488,859	9,085,448	35,162,169	44,295,835
100	3,628,426	54,426,397	-11,879,536	8,694,771	34,771,492	43,905,158
125	3,595,870	53,938,051	-12,367,882	8,206,425	34,283,146	43,416,812
150	3,563,315	53,449,720	-12,856,213	7,718,094	33,794,815	42,928,481
175	3,530,758	52,961,374	-13,344,559	7,229,748	33,306,468	42,440,135
200	3,498,202	52,473,028	-13,832,905	6,741,402	32,818,122	41,951,789
225	3,465,646	51,984,697	-14,321,236	6,253,071	32,329,791	41,463,457
250	3,433,090	51,496,351	-14,809,582	5,764,725	31,841,445	40,975,111
275	3,400,534	51,008,005	-15,297,929	5,276,378	31,353,099	40,486,765
300	3,367,978	50,519,674	-15,786,260	4,788,047	30,864,768	39,998,434
325	3,335,422	50,031,328	-16,274,606	4,299,701	30,376,422	39,510,088
350	3,302,865	49,542,982	-16,762,952	3,811,355	29,888,076	39,021,742
375	3,270,310	49,054,651	-17,251,283	3,323,024	29,399,745	38,533,411
400	3,237,754	48,566,305	-17,739,629	2,834,678	28,911,399	38,045,065
450	3,172,642	47,589,627	-18,716,306	1,858,001	27,934,722	37,068,388

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,780,418	26,706,277	-39,599,656	-19,025,349	7,051,371	16,185,038
80	1,645,617	24,684,260	-41,621,673	-21,047,366	5,029,355	14,163,021
100	1,619,573	24,293,598	-42,012,335	-21,438,028	4,638,693	13,772,359
125	1,587,017	23,805,252	-42,500,681	-21,926,374	4,150,347	13,284,013
150	1,554,460	23,316,906	-42,989,027	-22,414,720	3,662,000	12,795,667
175	1,521,905	22,828,575	-43,477,358	-22,903,051	3,173,669	12,307,336
200	1,489,349	22,340,229	-43,965,704	-23,391,397	2,685,323	11,818,989
225	1,456,792	21,851,883	-44,454,050	-23,879,743	2,196,977	11,330,643
250	1,424,237	21,363,552	-44,942,381	-24,368,074	1,708,646	10,842,312
275	1,391,680	20,875,206	-45,430,728	-24,856,421	1,220,300	10,353,966
300	1,359,124	20,386,860	-45,919,074	-25,344,767	731,954	9,865,620
325	1,326,569	19,898,529	-46,407,405	-25,833,098	243,623	9,377,289
350	1,294,012	19,410,183	-46,895,751	-26,321,444	-244,723	8,888,943
375	1,261,456	18,921,837	-47,384,097	-26,809,790	-733,069	8,400,597
400	1,228,900	18,433,505	-47,872,428	-27,298,121	-1,221,400	7,912,266
450	1,163,788	17,456,813	-48,849,120	-28,274,813	-2,198,092	6,935,574

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£325	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,870,882	58,063,227	-8,242,707	12,331,600	38,408,321	47,541,987
80	3,700,127	55,501,912	-10,804,021	9,770,286	35,847,007	44,980,673
100	3,674,082	55,111,236	-11,194,698	9,379,609	35,456,330	44,589,996
125	3,641,526	54,622,889	-11,683,044	8,891,263	34,967,984	44,101,650
150	3,608,971	54,134,558	-12,171,375	8,402,932	34,479,653	43,613,319
175	3,576,414	53,646,212	-12,659,721	7,914,586	33,991,307	43,124,973
200	3,543,858	53,157,866	-13,148,067	7,426,240	33,502,960	42,636,627
225	3,511,302	52,669,535	-13,636,398	6,937,909	33,014,629	42,148,296
250	3,478,746	52,181,189	-14,124,744	6,449,563	32,526,283	41,659,949
275	3,446,190	51,692,843	-14,613,090	5,961,217	32,037,937	41,171,603
300	3,413,634	51,204,512	-15,101,422	5,472,885	31,549,606	40,683,272
325	3,381,078	50,716,166	-15,589,768	4,984,539	31,061,260	40,194,926
350	3,348,521	50,227,820	-16,078,114	4,496,193	30,572,914	39,706,580
375	3,315,966	49,739,489	-16,566,445	4,007,862	30,084,583	39,218,249
400	3,283,410	49,251,143	-17,054,791	3,519,516	29,596,237	38,729,903
450	3,218,298	48,274,465	-18,031,468	2,542,839	28,619,560	37,753,226

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

Site type 5

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,873,328	28,099,916	-38,206,017	-17,631,710	8,445,011	17,578,677
80	1,736,929	26,053,936	-40,251,997	-19,677,690	6,399,031	15,532,697
100	1,710,885	25,663,275	-40,642,659	-20,068,352	6,008,369	15,142,035
125	1,678,329	25,174,928	-41,131,005	-20,556,698	5,520,023	14,653,689
150	1,645,772	24,686,582	-41,619,351	-21,045,044	5,031,677	14,165,343
175	1,613,217	24,198,251	-42,107,682	-21,533,375	4,543,345	13,677,012
200	1,580,660	23,709,905	-42,596,028	-22,021,721	4,054,999	13,188,666
225	1,548,104	23,221,559	-43,084,374	-22,510,067	3,566,653	12,700,320
250	1,515,549	22,733,228	-43,572,705	-22,998,398	3,078,322	12,211,988
275	1,482,992	22,244,882	-44,061,051	-23,486,744	2,589,976	11,723,642
300	1,450,436	21,756,536	-44,549,398	-23,975,091	2,101,630	11,235,296
325	1,417,880	21,268,205	-45,037,729	-24,463,422	1,613,299	10,746,965
350	1,385,324	20,779,859	-45,526,075	-24,951,768	1,124,953	10,258,619
375	1,352,768	20,291,513	-46,014,421	-25,440,114	636,607	9,770,273
400	1,320,212	19,803,182	-46,502,752	-25,928,445	148,276	9,281,942
450	1,255,099	18,826,489	-47,479,444	-26,905,137	-828,416	8,305,250

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£400	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	851,324	12,769,855	-53,536,078	-32,961,771	-6,885,051	2,248,616
80	732,503	10,987,544	-55,318,389	-34,744,082	-8,667,361	466,305
100	706,458	10,596,867	-55,709,066	-35,134,759	-9,058,038	75,628
125	673,901	10,108,521	-56,197,412	-35,623,105	-9,546,384	-412,718
150	641,346	9,620,190	-56,685,743	-36,111,436	-10,034,715	-901,049
175	608,790	9,131,844	-57,174,089	-36,599,782	-10,523,062	-1,389,395
200	576,233	8,643,498	-57,662,435	-37,088,128	-11,011,408	-1,877,741
225	543,678	8,155,167	-58,150,766	-37,576,459	-11,499,739	-2,366,073
250	511,121	7,666,821	-58,639,112	-38,064,805	-11,988,085	-2,854,419
275	478,565	7,178,475	-59,127,458	-38,553,152	-12,476,431	-3,342,765
300	446,010	6,690,144	-59,615,790	-39,041,483	-12,964,762	-3,831,096
325	413,453	6,201,798	-60,104,136	-39,529,829	-13,453,108	-4,319,442
350	380,897	5,713,452	-60,592,482	-40,018,175	-13,941,454	-4,807,788
375	348,341	5,225,121	-61,080,813	-40,506,506	-14,429,785	-5,296,119
400	315,785	4,736,775	-61,569,159	-40,994,852	-14,918,131	-5,784,465
450	250,673	3,760,097	-62,545,836	-41,971,529	-15,894,808	-6,761,142

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£100

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,012,692	30,190,383	-36,115,551	-15,541,244	10,535,477	19,669,143
80	1,873,897	28,108,451	-38,197,483	-17,623,176	8,453,545	17,587,211
100	1,847,852	27,717,774	-38,588,160	-18,013,853	8,062,868	17,196,534
125	1,815,296	27,229,443	-39,076,491	-18,502,184	7,574,537	16,708,203
150	1,782,740	26,741,097	-39,564,837	-18,990,530	7,086,191	16,219,857
175	1,750,183	26,252,750	-40,053,183	-19,478,876	6,597,845	15,731,511
200	1,717,628	25,764,419	-40,541,514	-19,967,207	6,109,514	15,243,180
225	1,685,072	25,276,073	-41,029,860	-20,455,553	5,621,167	14,754,834
250	1,652,515	24,787,727	-41,518,206	-20,943,899	5,132,821	14,266,488
275	1,619,960	24,299,396	-42,006,537	-21,432,230	4,644,490	13,778,156
300	1,587,403	23,811,050	-42,494,883	-21,920,576	4,156,144	13,289,810
325	1,554,847	23,322,704	-42,983,229	-22,408,922	3,667,798	12,801,464
350	1,522,292	22,834,373	-43,471,561	-22,897,254	3,179,467	12,313,133
375	1,489,735	22,346,027	-43,959,907	-23,385,600	2,691,121	11,824,787
400	1,457,179	21,857,681	-44,448,253	-23,873,946	2,202,775	11,336,441
450	1,392,067	20,881,004	-45,424,930	-24,850,623	1,226,098	10,359,764

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	851,324	12,769,855	-53,536,078	-32,961,771	-6,885,051	2,248,616
80	732,503	10,987,544	-55,318,389	-34,744,082	-8,667,361	466,305
100	706,458	10,596,867	-55,709,066	-35,134,759	-9,058,038	75,628
125	673,901	10,108,521	-56,197,412	-35,623,105	-9,546,384	-412,718
150	641,346	9,620,190	-56,685,743	-36,111,436	-10,034,715	-901,049
175	608,790	9,131,844	-57,174,089	-36,599,782	-10,523,062	-1,389,395
200	576,233	8,643,498	-57,662,435	-37,088,128	-11,011,408	-1,877,741
225	543,678	8,155,167	-58,150,766	-37,576,459	-11,499,739	-2,366,073
250	511,121	7,666,821	-58,639,112	-38,064,805	-11,988,085	-2,854,419
275	478,565	7,178,475	-59,127,458	-38,553,152	-12,476,431	-3,342,765
300	446,010	6,690,144	-59,615,790	-39,041,483	-12,964,762	-3,831,096
325	413,453	6,201,798	-60,104,136	-39,529,829	-13,453,108	-4,319,442
350	380,897	5,713,452	-60,592,482	-40,018,175	-13,941,454	-4,807,788
375	348,341	5,225,121	-61,080,813	-40,506,506	-14,429,785	-5,296,119
400	315,785	4,736,775	-61,569,159	-40,994,852	-14,918,131	-5,784,465
450	250,673	3,760,097	-62,545,836	-41,971,529	-15,894,808	-6,761,142

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£100

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-79,043	-1,185,643	-67,491,577	-46,917,270	-20,840,549	-11,706,883
80	-183,567	-2,753,504	-69,059,437	-48,485,130	-22,408,409	-13,274,743
100	-210,037	-3,150,556	-69,456,490	-48,882,183	-22,805,462	-13,671,796
125	-243,126	-3,646,887	-69,952,820	-49,378,513	-23,301,793	-14,168,127
150	-276,215	-4,143,218	-70,449,151	-49,874,844	-23,798,123	-14,664,457
175	-309,303	-4,639,548	-70,945,482	-50,371,175	-24,294,454	-15,160,788
200	-342,392	-5,135,879	-71,441,812	-50,867,505	-24,790,785	-15,657,119
225	-375,480	-5,632,195	-71,938,128	-51,363,821	-25,287,100	-16,153,434
250	-408,568	-6,128,525	-72,434,459	-51,860,152	-25,783,431	-16,649,765
275	-441,657	-6,624,856	-72,930,790	-52,356,483	-26,279,762	-17,146,096
300	-474,746	-7,121,187	-73,427,120	-52,852,813	-26,776,093	-17,642,426
325	-507,834	-7,617,517	-73,923,451	-53,349,144	-27,272,423	-18,138,757
350	-540,923	-8,113,848	-74,419,782	-53,845,475	-27,768,754	-18,635,088
375	-574,011	-8,610,164	-74,916,097	-54,341,790	-28,265,070	-19,131,403
400	-607,100	-9,106,495	-75,412,428	-54,838,121	-28,761,400	-19,627,734
450	-673,277	-10,099,156	-76,405,089	-55,830,782	-29,754,062	-20,620,396

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	6
Flats	
No of units	50 units
Density:	380 dph

Affordable %	25%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,755,090	96,938,682	30,632,749	51,207,056	77,283,776	86,417,442
80	12,325,406	93,673,083	27,367,149	47,941,456	74,018,177	83,151,843
100	12,272,828	93,273,493	26,967,560	47,541,867	73,618,587	82,752,254
125	12,207,106	92,774,006	26,468,073	47,042,380	73,119,101	82,252,767
150	12,141,384	92,274,520	25,968,586	46,542,893	72,619,614	81,753,280
175	12,075,662	91,775,033	25,469,099	46,043,406	72,120,127	81,253,793
200	12,009,066	91,268,901	24,962,968	45,537,275	71,613,995	80,747,661
225	11,942,270	90,761,249	24,455,316	45,029,623	71,106,344	80,240,010
250	11,875,272	90,253,590	23,947,657	44,521,964	70,598,684	79,732,351
275	11,808,676	89,745,939	23,440,005	44,014,312	70,091,033	79,224,699
300	11,741,879	89,238,279	22,932,346	43,506,653	69,583,374	78,717,040
325	11,675,083	88,730,628	22,424,694	42,999,001	69,075,722	78,209,388
350	11,608,286	88,222,976	21,917,043	42,491,350	68,568,070	77,701,737
375	11,541,489	87,715,317	21,409,384	41,983,691	68,060,411	77,194,077
400	11,474,693	87,207,665	20,901,732	41,476,039	67,552,760	76,686,426
450	11,341,099	86,192,355	19,886,421	40,460,728	66,537,449	75,671,115

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,291,256	47,813,543	-18,492,391	2,081,916	28,158,637	37,292,303
80	5,969,303	45,366,701	-20,939,233	-364,926	25,711,795	34,845,461
100	5,915,865	44,960,578	-21,345,356	-771,049	25,305,672	34,439,338
125	5,849,069	44,452,926	-21,853,007	-1,278,700	24,798,020	33,931,687
150	5,782,272	43,945,267	-22,360,666	-1,786,359	24,290,361	33,424,027
175	5,715,476	43,437,615	-22,868,318	-2,294,011	23,782,710	32,916,376
200	5,648,679	42,929,964	-23,375,970	-2,801,663	23,275,058	32,408,724
225	5,581,882	42,422,305	-23,883,629	-3,309,322	22,767,399	31,901,065
250	5,515,086	41,914,653	-24,391,280	-3,816,973	22,259,747	31,393,413
275	5,448,289	41,406,994	-24,898,940	-4,324,633	21,752,088	30,885,754
300	5,381,492	40,899,342	-25,406,591	-4,832,284	21,244,436	30,378,103
325	5,314,696	40,391,691	-25,914,243	-5,339,936	20,736,785	29,870,451
350	5,247,899	39,884,031	-26,421,902	-5,847,595	20,229,126	29,362,792
375	5,181,103	39,376,380	-26,929,554	-6,355,247	19,721,474	28,855,140
400	5,114,305	38,868,721	-27,437,213	-6,862,906	19,213,815	28,347,481
450	4,980,712	37,853,410	-28,452,524	-7,878,217	18,198,504	27,332,170

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,280,629	17,332,778	-48,973,155	-28,398,848	-2,322,128	6,811,539
80	2,027,655	15,410,181	-50,895,752	-30,321,445	-4,244,725	4,888,941
100	1,974,217	15,004,051	-51,301,883	-30,727,576	-4,650,855	4,482,811
125	1,907,421	14,496,399	-51,809,534	-31,235,227	-5,158,507	3,975,159
150	1,840,625	13,988,748	-52,317,186	-31,742,879	-5,666,158	3,467,508
175	1,773,827	13,481,088	-52,824,845	-32,250,538	-6,173,817	2,959,849
200	1,707,031	12,973,437	-53,332,497	-32,758,190	-6,681,469	2,452,197
225	1,640,234	12,465,778	-53,840,156	-33,265,849	-7,189,128	1,944,538
250	1,573,438	11,958,126	-54,347,808	-33,773,501	-7,696,780	1,436,886
275	1,506,640	11,450,467	-54,855,467	-34,281,160	-8,204,439	929,227
300	1,439,844	10,942,815	-55,363,118	-34,788,811	-8,712,091	421,576
325	1,373,048	10,435,164	-55,870,770	-35,296,463	-9,219,742	-86,076
350	1,306,251	9,927,504	-56,378,429	-35,804,122	-9,727,401	-593,735
375	1,239,454	9,419,853	-56,886,081	-36,311,774	-10,235,053	-1,101,387
400	1,172,657	8,912,194	-57,393,740	-36,819,433	-10,742,712	-1,609,046
450	1,039,064	7,896,883	-58,409,051	-37,834,744	-11,758,023	-2,624,357

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£300

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,382,407	48,506,291	-17,799,642	2,774,665	28,851,385	37,985,051
80	6,058,886	46,047,531	-20,258,402	315,905	26,382,626	35,526,292
100	6,005,449	45,641,409	-20,664,525	-90,218	25,986,503	35,120,169
125	5,938,652	45,133,757	-21,172,176	-597,869	25,478,851	34,612,517
150	5,871,855	44,626,098	-21,679,836	-1,105,529	24,971,192	34,104,858
175	5,805,059	44,118,446	-22,187,487	-1,613,180	24,463,540	33,597,207
200	5,738,262	43,610,795	-22,695,139	-2,120,832	23,955,889	33,089,555
225	5,671,465	43,103,135	-23,202,798	-2,628,491	23,448,230	32,581,896
250	5,604,669	42,595,484	-23,710,450	-3,136,143	22,940,578	32,074,244
275	5,537,872	42,087,825	-24,218,109	-3,643,802	22,432,919	31,566,585
300	5,471,075	41,580,173	-24,725,760	-4,151,453	21,925,267	31,058,933
325	5,404,278	41,072,514	-25,233,420	-4,659,113	21,417,608	30,551,274
350	5,337,481	40,564,862	-25,741,071	-5,166,764	20,909,956	30,043,623
375	5,270,686	40,057,211	-26,248,723	-5,674,416	20,402,305	29,535,971
400	5,203,889	39,549,551	-26,756,382	-6,182,075	19,894,646	29,028,312
450	5,070,295	38,534,241	-27,771,693	-7,197,386	18,879,335	28,013,001

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£450	£450

Site type 6

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,462,930	18,718,267	-47,587,666	-27,013,359	-936,639	8,197,027
80	2,206,820	16,771,835	-49,534,098	-28,959,791	-2,883,071	6,250,596
100	2,153,383	16,365,712	-49,940,221	-29,365,914	-3,289,193	5,844,473
125	2,086,587	15,858,061	-50,447,873	-29,873,566	-3,796,845	5,336,821
150	2,019,790	15,350,402	-50,955,532	-30,381,225	-4,304,504	4,829,162
175	1,952,993	14,842,750	-51,463,183	-30,888,876	-4,812,156	4,321,510
200	1,886,197	14,335,098	-51,970,835	-31,396,528	-5,319,807	3,813,859
225	1,819,400	13,827,439	-52,478,494	-31,904,187	-5,827,467	3,306,200
250	1,752,604	13,319,788	-52,986,146	-32,411,839	-6,335,118	2,798,548
275	1,685,806	12,812,128	-53,493,805	-32,919,498	-6,842,777	2,290,889
300	1,619,010	12,304,477	-54,001,457	-33,427,150	-7,350,429	1,783,237
325	1,552,213	11,796,818	-54,509,116	-33,934,809	-7,858,088	1,275,578
350	1,485,417	11,289,166	-55,016,767	-34,442,460	-8,365,740	767,926
375	1,418,620	10,781,514	-55,524,419	-34,950,112	-8,873,391	260,275
400	1,351,823	10,273,855	-56,032,078	-35,457,771	-9,381,051	-247,384
450	1,218,230	9,258,544	-57,047,389	-36,473,082	-10,396,361	-1,262,695

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£375

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	457,617	3,477,889	-62,828,045	-42,253,738	-16,177,017	-7,043,351
80	235,996	1,793,572	-64,512,362	-43,938,055	-17,861,334	-8,727,668
100	182,559	1,387,449	-64,918,485	-44,344,178	-18,267,457	-9,133,791
125	115,763	879,797	-65,426,136	-44,851,829	-18,775,108	-9,641,442
150	48,966	372,138	-65,933,795	-45,359,488	-19,282,768	-10,149,102
175	-18,123	-137,732	-66,443,665	-45,869,358	-19,792,638	-10,658,972
200	-86,011	-653,684	-66,959,618	-46,385,311	-20,308,590	-11,174,924
225	-153,901	-1,169,644	-67,475,577	-46,901,270	-20,824,550	-11,690,883
250	-221,790	-1,685,604	-67,991,537	-47,417,230	-21,340,509	-12,206,843
275	-289,679	-2,201,563	-68,507,497	-47,933,190	-21,856,469	-12,722,803
300	-357,568	-2,717,515	-69,023,449	-48,449,142	-22,372,421	-13,238,755
325	-425,457	-3,233,475	-69,539,409	-48,965,102	-22,888,381	-13,754,715
350	-493,347	-3,749,435	-70,055,368	-49,481,061	-23,404,341	-14,270,675
375	-561,235	-4,265,387	-70,571,321	-49,997,014	-23,920,293	-14,786,627
400	-629,125	-4,781,347	-71,087,280	-50,512,973	-24,436,253	-15,302,586
450	-764,903	-5,813,266	-72,119,200	-51,544,893	-25,468,172	-16,334,506

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,736,382	20,796,504	-45,509,429	-24,935,122	1,141,599	10,275,265
80	2,475,569	18,814,328	-47,491,606	-26,917,299	-840,578	8,293,088
100	2,422,132	18,408,205	-47,897,728	-27,323,421	-1,246,701	7,886,965
125	2,355,335	17,900,546	-48,405,388	-27,831,081	-1,754,360	7,379,306
150	2,288,539	17,392,894	-48,913,039	-28,338,732	-2,262,012	6,871,655
175	2,221,742	16,885,243	-49,420,691	-28,846,384	-2,769,663	6,364,003
200	2,154,945	16,377,583	-49,928,350	-29,354,043	-3,277,322	5,856,344
225	2,088,149	15,869,932	-50,436,002	-29,861,695	-3,784,974	5,348,692
250	2,021,352	15,362,273	-50,943,661	-30,369,354	-4,292,633	4,841,033
275	1,954,555	14,854,621	-51,451,312	-30,877,005	-4,800,285	4,333,381
300	1,887,759	14,346,969	-51,958,964	-31,384,657	-5,307,936	3,825,730
325	1,820,962	13,839,310	-52,466,623	-31,892,316	-5,815,596	3,318,071
350	1,754,166	13,331,659	-52,974,275	-32,399,968	-6,323,247	2,810,419
375	1,687,368	12,823,999	-53,481,934	-32,907,627	-6,830,906	2,302,760
400	1,620,572	12,316,348	-53,989,586	-33,415,279	-7,338,558	1,795,108
450	1,486,979	11,301,037	-55,004,896	-34,430,589	-8,353,869	779,797

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	457,617	3,477,889	-62,828,045	-42,253,738	-16,177,017	-7,043,351
80	235,996	1,793,572	-64,512,362	-43,938,055	-17,861,334	-8,727,668
100	182,559	1,387,449	-64,918,485	-44,344,178	-18,267,457	-9,133,791
125	115,763	879,797	-65,426,136	-44,851,829	-18,775,108	-9,641,442
150	48,966	372,138	-65,933,795	-45,359,488	-19,282,768	-10,149,102
175	-18,123	-137,732	-66,443,665	-45,869,358	-19,792,638	-10,658,972
200	-86,011	-653,684	-66,959,618	-46,385,311	-20,308,590	-11,174,924
225	-153,901	-1,169,644	-67,475,577	-46,901,270	-20,824,550	-11,690,883
250	-221,790	-1,685,604	-67,991,537	-47,417,230	-21,340,509	-12,206,843
275	-289,679	-2,201,563	-68,507,497	-47,933,190	-21,856,469	-12,722,803
300	-357,568	-2,717,515	-69,023,449	-48,449,142	-22,372,421	-13,238,755
325	-425,457	-3,233,475	-69,539,409	-48,965,102	-22,888,381	-13,754,715
350	-493,347	-3,749,435	-70,055,368	-49,481,061	-23,404,341	-14,270,675
375	-561,235	-4,265,387	-70,571,321	-49,997,014	-23,920,293	-14,786,627
400	-629,125	-4,781,347	-71,087,280	-50,512,973	-24,436,253	-15,302,586
450	-764,903	-5,813,266	-72,119,200	-51,544,893	-25,468,172	-16,334,506

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,387,727	-10,546,728	-76,852,662	-56,278,355	-30,201,634	-21,067,968
80	-1,581,104	-12,016,393	-78,322,326	-57,748,019	-31,671,298	-22,537,632
100	-1,635,416	-12,429,163	-78,735,097	-58,160,790	-32,084,069	-22,950,403
125	-1,703,306	-12,945,123	-79,251,057	-58,676,750	-32,600,029	-23,466,363
150	-1,771,194	-13,461,075	-79,767,009	-59,192,702	-33,115,981	-23,982,315
175	-1,839,084	-13,977,035	-80,282,968	-59,708,661	-33,631,941	-24,498,275
200	-1,906,973	-14,492,995	-80,798,928	-60,224,621	-34,147,901	-25,014,234
225	-1,974,861	-15,008,947	-81,314,880	-60,740,573	-34,663,853	-25,530,187
250	-2,042,751	-15,524,907	-81,830,840	-61,256,533	-35,179,812	-26,046,146
275	-2,110,640	-16,040,866	-82,346,800	-61,772,493	-35,695,772	-26,562,106
300	-2,178,530	-16,556,826	-82,862,760	-62,288,453	-36,211,732	-27,078,066
325	-2,246,418	-17,072,778	-83,378,712	-62,804,405	-36,727,684	-27,594,018
350	-2,314,308	-17,588,738	-83,894,671	-63,320,364	-37,243,644	-28,109,978
375	-2,382,197	-18,104,698	-84,410,631	-63,836,324	-37,759,604	-28,625,937
400	-2,450,086	-18,620,650	-84,926,583	-64,352,276	-38,275,556	-29,141,890
450	-2,585,864	-19,652,569	-85,958,503	-65,384,196	-39,307,475	-30,173,809

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	7
	Flats
No of units	100 units
Density:	210 dph

Affordable %	25%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.48 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,430,683	49,204,435	-17,101,499	3,472,808	29,549,529	38,683,195
80	22,615,707	47,492,985	-18,812,948	1,761,359	27,838,080	36,971,746
100	22,512,710	47,276,690	-19,029,243	1,545,064	27,621,784	36,755,450
125	22,381,912	47,002,015	-19,303,919	1,270,388	27,347,109	36,480,775
150	22,251,059	46,727,223	-19,578,711	995,596	27,072,317	36,205,983
175	22,120,205	46,452,431	-19,853,502	720,805	26,797,525	35,931,192
200	21,989,353	46,177,642	-20,128,292	446,015	26,522,736	35,656,402
225	21,858,500	45,902,850	-20,403,084	171,223	26,247,944	35,381,610
250	21,727,647	45,628,058	-20,677,875	-103,568	25,973,152	35,106,818
275	21,596,793	45,353,266	-20,952,667	-378,360	25,698,360	34,832,027
300	21,465,940	45,078,474	-21,227,459	-653,152	25,423,569	34,557,235
325	21,335,088	44,803,685	-21,502,249	-927,942	25,148,779	34,282,445
350	21,204,235	44,528,893	-21,777,040	-1,202,733	24,873,987	34,007,653
375	21,073,382	44,254,101	-22,051,832	-1,477,525	24,599,196	33,732,862
400	20,942,528	43,979,310	-22,326,624	-1,752,317	24,324,404	33,458,070
450	20,680,823	43,429,728	-22,876,205	-2,301,898	23,774,822	32,908,489

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,313,891	23,759,172	-42,546,762	-21,972,455	4,104,266	13,237,932
80	10,700,573	22,471,204	-43,834,729	-23,260,422	2,816,298	11,949,965
100	10,595,891	22,251,372	-44,054,562	-23,480,255	2,596,466	11,730,132
125	10,465,038	21,976,580	-44,329,354	-23,755,047	2,321,674	11,455,340
150	10,334,186	21,701,790	-44,604,143	-24,029,836	2,046,884	11,180,551
175	10,203,333	21,426,999	-44,878,935	-24,304,628	1,772,093	10,905,759
200	10,072,479	21,152,207	-45,153,727	-24,579,420	1,497,301	10,630,967
225	9,941,626	20,877,415	-45,428,518	-24,854,211	1,222,509	10,356,175
250	9,810,773	20,602,623	-45,703,310	-25,129,003	947,717	10,081,384
275	9,679,921	20,327,834	-45,978,100	-25,403,793	672,928	9,806,594
300	9,549,068	20,053,042	-46,252,892	-25,678,585	398,136	9,531,802
325	9,418,214	19,778,250	-46,527,683	-25,953,376	123,344	9,257,010
350	9,287,361	19,503,458	-46,802,475	-26,228,168	-151,447	8,982,219
375	9,156,509	19,228,669	-47,077,265	-26,502,958	-426,237	8,707,429
400	9,025,656	18,953,877	-47,352,057	-26,777,750	-701,029	8,432,637
450	8,763,949	18,404,293	-47,901,640	-27,327,333	-1,250,612	7,883,054

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£325	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,753,721	7,882,814	-58,423,120	-37,848,813	-11,772,092	-2,638,426
80	3,263,583	6,853,525	-59,452,408	-38,878,101	-12,801,381	-3,667,715
100	3,157,188	6,630,095	-59,675,838	-39,101,531	-13,024,811	-3,891,144
125	3,024,196	6,350,811	-59,955,123	-39,380,816	-13,304,095	-4,170,429
150	2,891,202	6,071,525	-60,234,409	-39,660,102	-13,583,381	-4,449,715
175	2,758,209	5,792,238	-60,513,695	-39,939,388	-13,862,667	-4,729,001
200	2,625,216	5,512,954	-60,792,979	-40,218,672	-14,141,952	-5,008,286
225	2,492,223	5,233,668	-61,072,266	-40,497,959	-14,421,238	-5,287,572
250	2,359,229	4,954,381	-61,351,552	-40,777,245	-14,700,524	-5,566,858
275	2,226,237	4,675,097	-61,630,836	-41,056,529	-14,979,809	-5,846,142
300	2,093,243	4,395,811	-61,910,123	-41,335,816	-15,259,095	-6,125,429
325	1,960,250	4,116,525	-62,189,409	-41,615,102	-15,538,381	-6,404,715
350	1,827,257	3,837,240	-62,468,693	-41,894,386	-15,817,665	-6,683,999
375	1,694,264	3,557,954	-62,747,979	-42,173,672	-16,096,952	-6,963,286
400	1,561,271	3,278,670	-63,027,264	-42,452,957	-16,376,236	-7,242,570
450	1,295,284	2,720,097	-63,585,836	-43,011,529	-16,934,809	-7,801,142

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,484,672	24,117,812	-42,188,122	-21,613,815	4,462,906	13,596,572
80	10,868,417	22,823,675	-43,482,258	-22,907,951	3,168,770	12,302,436
100	10,763,735	22,603,843	-43,702,091	-23,127,784	2,948,937	12,082,603
125	10,632,881	22,329,051	-43,976,882	-23,402,575	2,674,145	11,807,811
150	10,502,029	22,054,261	-44,251,672	-23,677,365	2,399,356	11,533,022
175	10,371,176	21,779,470	-44,526,464	-23,952,157	2,124,564	11,258,230
200	10,240,323	21,504,678	-44,801,256	-24,226,949	1,849,772	10,983,438
225	10,109,470	21,229,886	-45,076,047	-24,501,740	1,574,980	10,708,646
250	9,978,616	20,955,094	-45,350,839	-24,776,532	1,300,189	10,433,855
275	9,847,764	20,680,305	-45,625,629	-25,051,322	1,025,399	10,159,065
300	9,716,911	20,405,513	-45,900,421	-25,326,114	750,607	9,884,273
325	9,586,058	20,130,721	-46,175,212	-25,600,905	475,815	9,609,482
350	9,455,204	19,855,929	-46,450,004	-25,875,697	201,024	9,334,690
375	9,324,351	19,581,138	-46,724,796	-26,150,489	-73,768	9,059,898
400	9,193,499	19,306,348	-46,999,585	-26,425,279	-348,558	8,785,108
450	8,931,793	18,756,764	-47,549,169	-26,974,862	-898,141	8,235,525

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£350	£450

Site type 7

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,099,489	8,608,928	-57,697,006	-37,122,699	-11,045,978	-1,912,312
80	3,603,404	7,567,149	-58,738,785	-38,164,478	-12,087,757	-2,954,091
100	3,497,009	7,343,719	-58,962,215	-38,387,908	-12,311,187	-3,177,521
125	3,364,016	7,064,434	-59,241,499	-38,667,192	-12,590,471	-3,456,805
150	3,231,023	6,785,148	-59,520,785	-38,946,478	-12,869,758	-3,736,091
175	3,098,029	6,505,862	-59,800,072	-39,225,765	-13,149,044	-4,015,378
200	2,965,037	6,226,578	-60,079,356	-39,505,049	-13,428,328	-4,294,662
225	2,832,043	5,947,291	-60,358,642	-39,784,335	-13,707,614	-4,573,948
250	2,699,051	5,668,007	-60,637,926	-40,063,619	-13,986,899	-4,853,233
275	2,566,058	5,388,721	-60,917,213	-40,342,906	-14,266,185	-5,132,519
300	2,433,064	5,109,434	-61,196,499	-40,622,192	-14,545,471	-5,411,805
325	2,300,072	4,830,150	-61,475,783	-40,901,476	-14,824,756	-5,691,089
350	2,167,078	4,550,864	-61,755,069	-41,180,763	-15,104,042	-5,970,376
375	2,034,085	4,271,578	-62,034,356	-41,460,049	-15,383,328	-6,249,662
400	1,901,092	3,992,293	-62,313,640	-41,739,333	-15,662,612	-6,528,946
450	1,635,105	3,433,721	-62,872,213	-42,297,906	-16,221,185	-7,087,519

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	296,043	621,690	-65,684,244	-45,109,937	-19,033,216	-9,899,550
80	-136,829	-287,340	-66,593,273	-46,018,967	-19,942,246	-10,808,580
100	-244,963	-514,422	-66,820,355	-46,246,048	-20,169,328	-11,035,662
125	-380,131	-798,275	-67,104,209	-46,529,902	-20,453,181	-11,319,515
150	-515,299	-1,082,129	-67,388,062	-46,813,755	-20,737,035	-11,603,368
175	-650,468	-1,365,982	-67,671,916	-47,097,609	-21,020,888	-11,887,222
200	-785,636	-1,649,836	-67,955,769	-47,381,462	-21,304,742	-12,171,075
225	-920,804	-1,933,689	-68,239,623	-47,665,316	-21,588,595	-12,454,929
250	-1,055,973	-2,217,543	-68,523,476	-47,949,169	-21,872,448	-12,738,782
275	-1,191,141	-2,501,396	-68,807,329	-48,233,022	-22,156,302	-13,022,636
300	-1,326,309	-2,785,249	-69,091,183	-48,516,876	-22,440,155	-13,306,489
325	-1,461,478	-3,069,103	-69,375,036	-48,800,729	-22,724,009	-13,590,343
350	-1,596,646	-3,352,956	-69,658,890	-49,084,583	-23,007,862	-13,874,196
375	-1,731,813	-3,636,808	-69,942,741	-49,368,434	-23,291,713	-14,158,047
400	-1,866,981	-3,920,661	-70,226,595	-49,652,288	-23,575,567	-14,441,901
450	-2,137,318	-4,488,368	-70,794,301	-50,219,994	-24,143,274	-15,009,608

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,618,141	9,698,095	-56,607,838	-36,033,531	-9,956,811	-823,144
80	4,113,135	8,637,584	-57,668,349	-37,094,043	-11,017,322	-1,883,656
100	4,006,741	8,414,156	-57,891,777	-37,317,470	-11,240,750	-2,107,083
125	3,873,748	8,134,870	-58,171,064	-37,596,757	-11,520,036	-2,386,370
150	3,740,754	7,855,584	-58,450,350	-37,876,043	-11,799,322	-2,665,656
175	3,607,762	7,576,299	-58,729,634	-38,155,327	-12,078,606	-2,944,940
200	3,474,768	7,297,013	-59,008,920	-38,434,613	-12,357,893	-3,224,227
225	3,341,775	7,017,727	-59,288,207	-38,713,900	-12,637,179	-3,503,513
250	3,208,782	6,738,442	-59,567,491	-38,993,184	-12,916,463	-3,782,797
275	3,075,789	6,459,156	-59,846,777	-39,272,470	-13,195,750	-4,062,083
300	2,942,796	6,179,872	-60,126,062	-39,551,755	-13,475,034	-4,341,368
325	2,809,803	5,900,586	-60,405,348	-39,831,041	-13,754,320	-4,620,654
350	2,676,809	5,621,299	-60,684,634	-40,110,327	-14,033,606	-4,899,940
375	2,543,817	5,342,015	-60,963,918	-40,389,611	-14,312,891	-5,179,225
400	2,410,823	5,062,729	-61,243,205	-40,668,898	-14,592,177	-5,458,511
450	2,144,837	4,504,158	-61,801,775	-41,227,468	-15,150,748	-6,017,081

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	296,043	621,690	-65,684,244	-45,109,937	-19,033,216	-9,899,550
80	-136,829	-287,340	-66,593,273	-46,018,967	-19,942,246	-10,808,580
100	-244,963	-514,422	-66,820,355	-46,246,048	-20,169,328	-11,035,662
125	-380,131	-798,275	-67,104,209	-46,529,902	-20,453,181	-11,319,515
150	-515,299	-1,082,129	-67,388,062	-46,813,755	-20,737,035	-11,603,368
175	-650,468	-1,365,982	-67,671,916	-47,097,609	-21,020,888	-11,887,222
200	-785,636	-1,649,836	-67,955,769	-47,381,462	-21,304,742	-12,171,075
225	-920,804	-1,933,689	-68,239,623	-47,665,316	-21,588,595	-12,454,929
250	-1,055,973	-2,217,543	-68,523,476	-47,949,169	-21,872,448	-12,738,782
275	-1,191,141	-2,501,396	-68,807,329	-48,233,022	-22,156,302	-13,022,636
300	-1,326,309	-2,785,249	-69,091,183	-48,516,876	-22,440,155	-13,306,489
325	-1,461,478	-3,069,103	-69,375,036	-48,800,729	-22,724,009	-13,590,343
350	-1,596,646	-3,352,956	-69,658,890	-49,084,583	-23,007,862	-13,874,196
375	-1,731,813	-3,636,808	-69,942,741	-49,368,434	-23,291,713	-14,158,047
400	-1,866,981	-3,920,661	-70,226,595	-49,652,288	-23,575,567	-14,441,901
450	-2,137,318	-4,488,368	-70,794,301	-50,219,994	-24,143,274	-15,009,608

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,213,344	-6,748,022	-73,053,956	-52,479,649	-26,402,928	-17,269,262
80	-3,590,616	-7,540,294	-73,846,228	-53,271,921	-27,195,200	-18,061,534
100	-3,698,751	-7,767,376	-74,073,310	-53,499,003	-27,422,282	-18,288,616
125	-3,833,919	-8,051,230	-74,357,163	-53,782,856	-27,706,135	-18,572,469
150	-3,969,087	-8,335,083	-74,641,016	-54,066,709	-27,989,989	-18,856,323
175	-4,104,255	-8,618,936	-74,924,870	-54,350,563	-28,273,842	-19,140,176
200	-4,239,424	-8,902,790	-75,208,723	-54,634,416	-28,557,696	-19,424,030
225	-4,374,592	-9,186,643	-75,492,577	-54,918,270	-28,841,549	-19,707,883
250	-4,509,760	-9,470,497	-75,776,430	-55,202,123	-29,125,403	-19,991,736
275	-4,644,929	-9,754,350	-76,060,284	-55,485,977	-29,409,256	-20,275,590
300	-4,780,097	-10,038,204	-76,344,137	-55,769,830	-29,693,109	-20,559,443
325	-4,915,265	-10,322,057	-76,627,991	-56,053,684	-29,976,963	-20,843,297
350	-5,050,433	-10,605,908	-76,911,842	-56,337,535	-30,260,814	-21,127,148
375	-5,185,601	-10,889,762	-77,195,695	-56,621,388	-30,544,668	-21,411,002
400	-5,320,769	-11,173,615	-77,479,549	-56,905,242	-30,828,521	-21,694,855
450	-5,591,106	-11,741,322	-78,047,256	-57,472,949	-31,396,228	-22,262,562

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2- Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type	8
Flats	
No of units	250 units
Density:	280 dph

Affordable %	25%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.89 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	55,689,019	62,371,702	-3,934,232	16,640,075	42,716,796	51,850,462
80	53,756,776	60,207,589	-6,098,344	14,475,963	40,552,683	49,686,349
100	53,513,164	59,934,744	-6,371,190	14,203,117	40,279,838	49,413,504
125	53,208,649	59,593,687	-6,712,246	13,862,061	39,938,782	49,072,448
150	52,904,135	59,252,631	-7,053,302	13,521,005	39,597,725	48,731,392
175	52,599,620	58,911,574	-7,394,360	13,179,947	39,256,668	48,390,334
200	52,295,105	58,570,518	-7,735,416	12,838,891	38,915,612	48,049,278
225	51,985,747	58,224,037	-8,081,896	12,492,411	38,569,131	47,702,797
250	51,676,252	57,877,402	-8,428,531	12,145,776	38,222,497	47,356,163
275	51,366,757	57,530,768	-8,775,166	11,799,141	37,875,862	47,009,528
300	51,057,262	57,184,133	-9,121,800	11,452,507	37,529,227	46,662,894
325	50,747,767	56,837,499	-9,468,435	11,105,872	37,182,593	46,316,259
350	50,438,271	56,490,864	-9,815,069	10,759,238	36,835,958	45,969,624
375	50,128,777	56,144,230	-10,161,703	10,412,604	36,489,325	45,622,991
400	49,819,282	55,797,596	-10,508,338	10,065,969	36,142,690	45,276,356
450	49,200,292	55,104,327	-11,201,607	9,372,700	35,449,421	44,583,087

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	27,140,081	30,396,890	-35,909,043	-15,334,736	10,741,984	19,875,651
80	25,666,716	28,746,722	-37,559,211	-16,984,904	9,091,816	18,225,483
100	25,415,071	28,464,880	-37,841,054	-17,266,747	8,809,974	17,943,640
125	25,100,514	28,112,576	-38,193,358	-17,619,051	8,457,670	17,591,336
150	24,785,958	27,760,273	-38,545,661	-17,971,354	8,105,367	17,239,033
175	24,471,400	27,407,968	-38,897,965	-18,323,658	7,753,063	16,886,729
200	24,156,844	27,055,665	-39,250,268	-18,675,961	7,400,759	16,534,426
225	23,842,287	26,703,361	-39,602,572	-19,028,265	7,048,455	16,182,121
250	23,527,730	26,351,058	-39,954,876	-19,380,569	6,696,152	15,829,818
275	23,213,173	25,998,754	-40,307,180	-19,732,873	6,343,848	15,477,514
300	22,894,198	25,641,502	-40,664,431	-20,090,124	5,986,596	15,120,262
325	22,574,497	25,283,437	-41,022,497	-20,448,190	5,628,531	14,762,197
350	22,254,796	24,925,371	-41,380,562	-20,806,255	5,270,465	14,404,131
375	21,935,093	24,567,304	-41,738,629	-21,164,322	4,912,399	14,046,065
400	21,615,392	24,209,239	-42,096,694	-21,522,387	4,554,333	13,687,999
450	20,975,989	23,493,108	-42,812,825	-22,238,518	3,838,202	12,971,868

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,088,917	10,179,587	-56,126,346	-35,552,039	-9,475,319	-341,652
80	7,892,820	8,839,959	-57,465,975	-36,891,668	-10,814,947	-1,681,281
100	7,632,876	8,548,821	-57,757,112	-37,182,805	-11,106,085	-1,972,418
125	7,307,945	8,184,899	-58,121,035	-37,546,728	-11,470,007	-2,336,341
150	6,983,016	7,820,978	-58,484,956	-37,910,649	-11,833,928	-2,700,262
175	6,658,085	7,457,056	-58,848,878	-38,274,571	-12,197,850	-3,064,184
200	6,333,155	7,093,133	-59,212,800	-38,638,493	-12,561,773	-3,428,106
225	6,007,896	6,728,844	-59,577,090	-39,002,783	-12,926,062	-3,792,396
250	5,677,652	6,358,970	-59,946,964	-39,372,657	-13,295,936	-4,162,270
275	5,347,407	5,989,096	-60,316,838	-39,742,531	-13,665,810	-4,532,144
300	5,017,162	5,619,222	-60,686,712	-40,112,405	-14,035,684	-4,902,018
325	4,686,918	5,249,348	-61,056,585	-40,482,279	-14,405,558	-5,271,892
350	4,356,673	4,879,474	-61,426,459	-40,852,152	-14,775,432	-5,641,766
375	4,026,429	4,509,600	-61,796,333	-41,222,026	-15,145,306	-6,011,640
400	3,696,184	4,139,726	-62,166,207	-41,591,900	-15,515,180	-6,381,514
450	3,035,696	3,399,979	-62,905,954	-42,331,647	-16,254,927	-7,121,260

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	27,545,785	30,851,280	-35,454,654	-14,880,347	11,196,374	20,330,040
80	26,065,443	29,193,296	-37,112,637	-16,538,330	9,538,391	18,672,057
100	25,813,797	28,911,453	-37,394,480	-16,820,173	9,256,547	18,390,213
125	25,499,240	28,559,149	-37,746,785	-17,172,478	8,904,243	18,037,909
150	25,184,684	28,206,846	-38,099,088	-17,524,781	8,551,940	17,685,606
175	24,870,126	27,854,541	-38,451,392	-17,877,085	8,199,636	17,333,302
200	24,555,570	27,502,238	-38,803,695	-18,229,388	7,847,333	16,980,999
225	24,241,013	27,149,934	-39,155,999	-18,581,692	7,495,028	16,628,694
250	23,926,456	26,797,631	-39,508,303	-18,933,996	7,142,725	16,276,391
275	23,611,899	26,445,327	-39,860,607	-19,286,300	6,790,421	15,924,087
300	23,297,342	26,093,024	-40,212,910	-19,638,603	6,438,118	15,571,784
325	22,977,854	25,735,197	-40,570,737	-19,996,430	6,080,291	15,213,957
350	22,658,153	25,377,131	-40,928,802	-20,354,495	5,722,226	14,855,892
375	22,338,452	25,019,066	-41,286,868	-20,712,561	5,364,160	14,497,826
400	22,018,750	24,661,000	-41,644,933	-21,070,626	5,006,095	14,139,761
450	21,379,347	23,944,868	-42,361,065	-21,786,758	4,289,963	13,423,629

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 8

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,920,612	11,111,086	-55,194,848	-34,620,541	-8,543,820	589,846
80	8,710,210	9,755,435	-56,550,498	-35,976,191	-9,899,470	-765,804
100	8,450,266	9,464,298	-56,841,635	-36,267,328	-10,190,608	-1,056,942
125	8,125,336	9,100,376	-57,205,558	-36,631,251	-10,554,530	-1,420,864
150	7,800,406	8,736,455	-57,569,479	-36,995,172	-10,918,451	-1,784,785
175	7,475,475	8,372,532	-57,933,401	-37,359,094	-11,282,373	-2,148,707
200	7,150,545	8,008,610	-58,297,323	-37,723,016	-11,646,296	-2,512,630
225	6,825,615	7,644,689	-58,661,244	-38,086,937	-12,010,217	-2,876,551
250	6,500,685	7,280,767	-59,025,167	-38,450,860	-12,374,139	-3,240,473
275	6,175,754	6,916,844	-59,389,089	-38,814,782	-12,738,061	-3,604,395
300	5,846,662	6,548,261	-59,757,672	-39,183,365	-13,106,645	-3,972,979
325	5,516,417	6,178,387	-60,127,546	-39,553,239	-13,476,519	-4,342,852
350	5,186,172	5,808,513	-60,497,420	-39,923,113	-13,846,393	-4,712,726
375	4,855,928	5,438,639	-60,867,294	-40,292,987	-14,216,267	-5,082,600
400	4,525,683	5,068,765	-61,237,168	-40,662,861	-14,586,141	-5,452,474
450	3,865,194	4,329,017	-61,976,916	-41,402,609	-15,325,888	-6,192,222

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	697,097	780,749	-65,525,185	-44,950,878	-18,874,157	-9,740,491
80	-377,754	-423,085	-66,729,018	-46,154,711	-20,077,990	-10,944,324
100	-646,270	-723,822	-67,029,756	-46,455,449	-20,378,728	-11,245,062
125	-981,916	-1,099,746	-67,405,679	-46,831,372	-20,754,652	-11,620,985
150	-1,317,562	-1,475,669	-67,781,603	-47,207,296	-21,130,575	-11,996,909
175	-1,653,208	-1,851,593	-68,157,526	-47,583,219	-21,506,498	-12,372,832
200	-1,988,854	-2,227,516	-68,533,449	-47,959,142	-21,882,422	-12,748,756
225	-2,324,498	-2,603,438	-68,909,372	-48,335,065	-22,258,344	-13,124,678
250	-2,660,144	-2,979,362	-69,285,295	-48,710,988	-22,634,267	-13,500,601
275	-2,995,790	-3,355,285	-69,661,218	-49,086,911	-23,010,191	-13,876,525
300	-3,331,436	-3,731,208	-70,037,142	-49,462,835	-23,386,114	-14,252,448
325	-3,667,082	-4,107,132	-70,413,065	-49,838,758	-23,762,038	-14,628,371
350	-4,002,728	-4,483,055	-70,788,989	-50,214,682	-24,137,961	-15,004,295
375	-4,338,373	-4,858,977	-71,164,911	-50,590,604	-24,513,883	-15,380,217
400	-4,674,019	-5,234,901	-71,540,834	-50,966,527	-24,889,807	-15,756,140
450	-5,345,310	-5,986,748	-72,292,681	-51,718,374	-25,641,653	-16,507,987

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,168,153	12,508,332	-53,797,602	-33,223,295	-7,146,574	1,987,092
80	9,936,295	11,128,651	-55,177,283	-34,602,976	-8,526,255	607,411
100	9,676,351	10,837,513	-55,468,420	-34,894,113	-8,817,392	316,274
125	9,351,421	10,473,591	-55,832,342	-35,258,035	-9,181,315	-47,649
150	9,026,491	10,109,670	-56,196,264	-35,621,957	-9,545,236	-411,570
175	8,701,560	9,745,748	-56,560,186	-35,985,879	-9,909,158	-775,492
200	8,376,631	9,381,827	-56,924,107	-36,349,800	-10,273,079	-1,139,413
225	8,051,700	9,017,904	-57,288,029	-36,713,722	-10,637,002	-1,503,335
250	7,726,770	8,653,982	-57,651,951	-37,077,644	-11,000,924	-1,867,258
275	7,401,840	8,290,061	-58,015,873	-37,441,566	-11,364,845	-2,231,179
300	7,076,909	7,926,139	-58,379,795	-37,805,488	-11,728,767	-2,595,101
325	6,751,979	7,562,216	-58,743,717	-38,169,410	-12,092,689	-2,959,023
350	6,427,049	7,198,295	-59,107,638	-38,533,331	-12,456,611	-3,322,944
375	6,100,176	6,832,197	-59,473,736	-38,899,429	-12,822,708	-3,689,042
400	5,769,932	6,462,323	-59,843,610	-39,269,303	-13,192,582	-4,058,916
450	5,109,442	5,722,576	-60,583,358	-40,009,051	-13,932,330	-4,798,664

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£100

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	697,097	780,749	-65,525,185	-44,950,878	-18,874,157	-9,740,491
80	-377,754	-423,085	-66,729,018	-46,154,711	-20,077,990	-10,944,324
100	-646,270	-723,822	-67,029,756	-46,455,449	-20,378,728	-11,245,062
125	-981,916	-1,099,746	-67,405,679	-46,831,372	-20,754,652	-11,620,985
150	-1,317,562	-1,475,669	-67,781,603	-47,207,296	-21,130,575	-11,996,909
175	-1,653,208	-1,851,593	-68,157,526	-47,583,219	-21,506,498	-12,372,832
200	-1,988,854	-2,227,516	-68,533,449	-47,959,142	-21,882,422	-12,748,756
225	-2,324,498	-2,603,438	-68,909,372	-48,335,065	-22,258,344	-13,124,678
250	-2,660,144	-2,979,362	-69,285,295	-48,710,988	-22,634,267	-13,500,601
275	-2,995,790	-3,355,285	-69,661,218	-49,086,911	-23,010,191	-13,876,525
300	-3,331,436	-3,731,208	-70,037,142	-49,462,835	-23,386,114	-14,252,448
325	-3,667,082	-4,107,132	-70,413,065	-49,838,758	-23,762,038	-14,628,371
350	-4,002,728	-4,483,055	-70,788,989	-50,214,682	-24,137,961	-15,004,295
375	-4,338,373	-4,858,977	-71,164,911	-50,590,604	-24,513,883	-15,380,217
400	-4,674,019	-5,234,901	-71,540,834	-50,966,527	-24,889,807	-15,756,140
450	-5,345,310	-5,986,748	-72,292,681	-51,718,374	-25,641,653	-16,507,987

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,869,693	-8,814,056	-75,119,989	-54,545,682	-28,468,962	-19,335,295
80	-8,808,408	-9,865,417	-76,171,350	-55,597,043	-29,520,323	-20,386,657
100	-9,076,925	-10,166,156	-76,472,089	-55,897,782	-29,821,062	-20,687,395
125	-9,412,571	-10,542,079	-76,848,013	-56,273,706	-30,196,985	-21,063,319
150	-9,748,217	-10,918,003	-77,223,936	-56,649,629	-30,572,908	-21,439,242
175	-10,083,863	-11,293,926	-77,599,859	-57,025,552	-30,948,832	-21,815,166
200	-10,419,507	-11,669,848	-77,975,782	-57,401,475	-31,324,754	-22,191,088
225	-10,755,153	-12,045,772	-78,351,705	-57,777,398	-31,700,677	-22,567,011
250	-11,090,799	-12,421,695	-78,727,629	-58,153,322	-32,076,601	-22,942,935
275	-11,426,445	-12,797,618	-79,103,552	-58,529,245	-32,452,524	-23,318,858
300	-11,762,091	-13,173,542	-79,479,475	-58,905,168	-32,828,448	-23,694,781
325	-12,097,737	-13,549,465	-79,855,399	-59,281,092	-33,204,371	-24,070,705
350	-12,433,382	-13,925,387	-80,231,321	-59,657,014	-33,580,293	-24,446,627
375	-12,769,028	-14,301,311	-80,607,244	-60,032,937	-33,956,217	-24,822,550
400	-13,104,673	-14,677,234	-80,983,168	-60,408,861	-34,332,140	-25,198,474
450	-13,775,965	-15,429,081	-81,735,014	-61,160,707	-35,083,987	-25,950,321

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 9

Flats
No of units 400 units
Density: 630 dph

Affordable %	25%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.63 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	51,903,525	81,748,051	15,442,118	36,016,425	62,093,145	71,226,812
80	49,462,216	77,902,990	11,597,057	32,171,364	58,248,084	67,381,750
100	49,075,061	77,293,221	10,987,287	31,561,594	57,638,315	66,771,981
125	48,591,117	76,531,010	10,225,076	30,799,383	56,876,104	66,009,770
150	48,107,175	75,768,800	9,462,867	30,037,174	56,113,894	65,247,560
175	47,623,231	75,006,589	8,700,656	29,274,962	55,351,683	64,485,349
200	47,139,287	74,244,378	7,938,444	28,512,751	54,589,472	63,723,138
225	46,655,344	73,482,167	7,176,233	27,750,540	53,827,261	62,960,927
250	46,171,400	72,719,956	6,414,022	26,988,329	53,065,050	62,198,716
275	45,687,298	71,957,494	5,651,561	26,225,868	52,302,589	61,436,255
300	45,195,440	71,182,818	4,876,885	25,451,192	51,527,912	60,661,578
325	44,703,581	70,408,140	4,102,207	24,676,514	50,753,234	59,886,900
350	44,211,723	69,633,464	3,327,530	23,901,837	49,978,558	59,112,224
375	43,719,865	68,858,787	2,552,854	23,127,161	49,203,881	58,337,548
400	43,228,006	68,084,109	1,778,176	22,352,483	48,429,204	57,562,870
450	42,244,290	66,534,757	228,823	20,803,130	46,879,851	56,013,517

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,795,373	15,427,713	-50,878,221	-30,303,914	-4,227,193	4,906,473
80	7,974,459	12,559,773	-53,746,161	-33,171,854	-7,095,133	2,038,533
100	7,561,349	11,909,125	-54,396,809	-33,822,502	-7,745,781	1,387,885
125	7,044,960	11,095,812	-55,210,121	-34,635,814	-8,559,094	574,573
150	6,524,956	10,276,806	-56,029,127	-35,454,820	-9,378,100	-244,433
175	6,000,123	9,450,193	-56,855,740	-36,281,433	-10,204,713	-1,071,047
200	5,475,288	8,623,578	-57,682,355	-37,108,048	-11,031,327	-1,897,661
225	4,950,454	7,796,965	-58,508,968	-37,934,661	-11,857,840	-2,724,274
250	4,425,621	6,970,352	-59,335,581	-38,761,274	-12,684,553	-3,550,887
275	3,900,786	6,143,738	-60,162,196	-39,587,889	-13,511,168	-4,377,502
300	3,375,952	5,317,125	-60,988,809	-40,414,502	-14,337,781	-5,204,115
325	2,851,119	4,490,512	-61,815,422	-41,241,115	-15,164,394	-6,030,728
350	2,326,284	3,663,897	-62,642,036	-42,067,729	-15,991,009	-6,857,343
375	1,801,450	2,837,284	-63,468,649	-42,894,342	-16,817,622	-7,683,956
400	1,276,615	2,010,669	-64,295,264	-43,720,957	-17,644,236	-8,510,570
450	226,948	357,443	-65,948,490	-45,374,183	-19,297,462	-10,163,796

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£125

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-17,749,076	-27,954,795	-94,260,728	-73,686,421	-47,609,701	-38,476,034
80	-19,150,746	-30,162,425	-96,468,359	-75,894,052	-49,817,331	-40,683,665
100	-19,577,480	-30,834,532	-97,140,465	-76,566,158	-50,489,438	-41,355,771
125	-20,110,898	-31,674,665	-97,980,598	-77,406,291	-51,329,570	-42,195,904
150	-20,644,316	-32,514,797	-98,820,731	-78,246,424	-52,169,703	-43,036,037
175	-21,177,734	-33,354,930	-99,660,864	-79,086,557	-53,009,836	-43,876,170
200	-21,711,152	-34,195,065	-100,500,998	-79,926,691	-53,849,971	-44,716,304
225	-22,244,570	-35,035,198	-101,341,131	-80,766,824	-54,690,103	-45,556,437
250	-22,777,988	-35,875,331	-102,181,264	-81,606,957	-55,530,236	-46,396,570
275	-23,311,405	-36,715,463	-103,021,397	-82,447,090	-56,370,369	-47,236,703
300	-23,844,823	-37,555,596	-103,861,530	-83,287,223	-57,210,502	-48,076,836
325	-24,378,241	-38,395,729	-104,701,663	-84,127,356	-58,050,635	-48,916,969
350	-24,911,658	-39,235,862	-105,541,795	-84,967,488	-58,890,768	-49,757,102
375	-25,445,076	-40,075,995	-106,381,928	-85,807,621	-59,730,901	-50,597,234
400	-25,978,494	-40,916,128	-107,222,061	-86,647,754	-60,571,033	-51,437,367
450	-27,045,330	-42,596,395	-108,902,328	-88,328,021	-62,251,301	-53,117,635

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,406,544	16,390,308	-49,915,626	-29,341,319	-3,264,598	5,869,068
80	8,575,120	13,505,814	-52,800,120	-32,225,813	-6,149,092	2,984,574
100	8,162,009	12,855,164	-53,450,769	-32,876,463	-6,799,742	2,333,924
125	7,645,620	12,041,851	-54,264,082	-33,689,775	-7,613,054	1,520,612
150	7,129,231	11,228,539	-55,077,394	-34,503,087	-8,426,367	707,299
175	6,610,055	10,410,837	-55,895,096	-35,320,789	-9,244,068	-110,402
200	6,085,222	9,584,224	-56,721,709	-36,147,402	-10,070,681	-937,015
225	5,560,387	8,757,610	-57,548,324	-36,974,017	-10,897,296	-1,763,630
250	5,035,553	7,930,997	-58,374,937	-37,800,630	-11,723,909	-2,590,243
275	4,510,720	7,104,384	-59,201,550	-38,627,243	-12,550,522	-3,416,856
300	3,985,885	6,277,769	-60,028,164	-39,453,857	-13,377,137	-4,243,471
325	3,461,051	5,451,156	-60,854,777	-40,280,470	-14,203,750	-5,070,084
350	2,936,218	4,624,543	-61,681,391	-41,107,084	-15,030,363	-5,896,697
375	2,411,383	3,797,928	-62,508,005	-41,933,698	-15,856,977	-6,723,311
400	1,886,549	2,971,315	-63,334,618	-42,760,311	-16,683,591	-7,549,924
450	836,881	1,318,088	-64,987,846	-44,413,539	-18,336,818	-9,203,152

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£150

Site type 9

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-16,487,562	-25,967,910	-92,273,843	-71,699,536	-45,622,815	-36,489,149
80	-17,910,929	-28,209,713	-94,515,646	-73,941,339	-47,864,618	-38,730,952
100	-18,337,663	-28,881,819	-95,187,753	-74,613,446	-48,536,725	-39,403,059
125	-18,871,081	-29,721,952	-96,027,885	-75,453,578	-49,376,858	-40,243,192
150	-19,404,498	-30,562,085	-96,868,018	-76,293,711	-50,216,991	-41,083,325
175	-19,937,916	-31,402,218	-97,708,151	-77,133,844	-51,057,124	-41,923,457
200	-20,471,334	-32,242,351	-98,548,284	-77,973,977	-51,897,256	-42,763,590
225	-21,004,751	-33,082,484	-99,388,417	-78,814,110	-52,737,389	-43,603,723
250	-21,538,170	-33,922,618	-100,228,551	-79,654,244	-53,577,524	-44,443,858
275	-22,071,588	-34,762,751	-101,068,684	-80,494,377	-54,417,657	-45,283,990
300	-22,605,006	-35,602,884	-101,908,817	-81,334,510	-55,257,789	-46,124,123
325	-23,138,423	-36,443,017	-102,748,950	-82,174,643	-56,097,922	-46,964,256
350	-23,671,841	-37,283,149	-103,589,083	-83,014,776	-56,938,055	-47,804,389
375	-24,205,259	-38,123,282	-104,429,216	-83,854,909	-57,778,188	-48,644,522
400	-24,738,676	-38,963,415	-105,269,349	-84,695,042	-58,618,321	-49,484,655
450	-25,805,512	-40,643,681	-106,949,614	-86,375,307	-60,298,587	-51,164,921

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-30,364,221	-47,823,649	-114,129,582	-93,555,275	-67,478,554	-58,344,888
80	-31,548,923	-49,689,554	-115,995,487	-95,421,180	-69,344,460	-60,210,793
100	-31,975,657	-50,361,660	-116,667,594	-96,093,287	-70,016,566	-60,882,900
125	-32,509,075	-51,201,793	-117,507,727	-96,933,420	-70,856,699	-61,723,033
150	-33,042,493	-52,041,926	-118,347,860	-97,773,553	-71,696,832	-62,563,166
175	-33,575,910	-52,882,059	-119,187,992	-98,613,685	-72,536,965	-63,403,299
200	-34,109,329	-53,722,193	-120,028,127	-99,453,820	-73,377,099	-64,243,433
225	-34,642,747	-54,562,326	-120,868,260	-100,293,953	-74,217,232	-65,083,566
250	-35,176,165	-55,402,459	-121,708,393	-101,134,086	-75,057,365	-65,923,699
275	-35,709,582	-56,242,592	-122,548,526	-101,974,219	-75,897,498	-66,763,832
300	-36,243,000	-57,082,725	-123,388,658	-102,814,351	-76,737,631	-67,603,965
325	-36,776,418	-57,922,858	-124,228,791	-103,654,484	-77,577,764	-68,444,097
350	-37,309,835	-58,762,991	-125,068,924	-104,494,617	-78,417,896	-69,284,230
375	-37,843,253	-59,603,124	-125,909,057	-105,334,750	-79,258,029	-70,124,363
400	-38,376,671	-60,443,256	-126,749,190	-106,174,883	-80,098,162	-70,964,496
450	-39,443,507	-62,123,524	-128,429,457	-107,855,150	-81,778,429	-72,644,763

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,595,290	-22,987,582	-89,293,515	-68,719,209	-42,642,488	-33,508,822
80	-16,051,202	-25,280,643	-91,586,576	-71,012,269	-44,935,549	-35,801,883
100	-16,477,936	-25,952,750	-92,258,683	-71,684,376	-45,607,655	-36,473,989
125	-17,011,354	-26,792,882	-93,098,816	-72,524,509	-46,447,788	-37,314,122
150	-17,544,772	-27,633,015	-93,938,949	-73,364,642	-47,287,921	-38,154,255
175	-18,078,189	-28,473,148	-94,779,082	-74,204,775	-48,128,054	-38,994,388
200	-18,611,608	-29,313,283	-95,619,216	-75,044,909	-48,968,188	-39,834,522
225	-19,145,026	-30,153,415	-96,459,349	-75,885,042	-49,808,321	-40,674,655
250	-19,678,443	-30,993,548	-97,299,482	-76,725,175	-50,648,454	-41,514,788
275	-20,211,861	-31,833,681	-98,139,615	-77,565,308	-51,488,587	-42,354,921
300	-20,745,279	-32,673,814	-98,979,748	-78,405,441	-52,328,720	-43,195,054
325	-21,278,696	-33,513,947	-99,819,880	-79,245,573	-53,168,853	-44,035,187
350	-21,812,114	-34,354,080	-100,660,013	-80,085,706	-54,008,986	-44,875,319
375	-22,345,532	-35,194,213	-101,500,146	-80,925,839	-54,849,118	-45,715,452
400	-22,878,950	-36,034,346	-102,340,279	-81,765,972	-55,689,251	-46,555,585
450	-23,945,786	-37,714,613	-104,020,546	-83,446,239	-57,369,519	-48,235,852

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-30,364,221	-47,823,649	-114,129,582	-93,555,275	-67,478,554	-58,344,888
80	-31,548,923	-49,689,554	-115,995,487	-95,421,180	-69,344,460	-60,210,793
100	-31,975,657	-50,361,660	-116,667,594	-96,093,287	-70,016,566	-60,882,900
125	-32,509,075	-51,201,793	-117,507,727	-96,933,420	-70,856,699	-61,723,033
150	-33,042,493	-52,041,926	-118,347,860	-97,773,553	-71,696,832	-62,563,166
175	-33,575,910	-52,882,059	-119,187,992	-98,613,685	-72,536,965	-63,403,299
200	-34,109,329	-53,722,193	-120,028,127	-99,453,820	-73,377,099	-64,243,433
225	-34,642,747	-54,562,326	-120,868,260	-100,293,953	-74,217,232	-65,083,566
250	-35,176,165	-55,402,459	-121,708,393	-101,134,086	-75,057,365	-65,923,699
275	-35,709,582	-56,242,592	-122,548,526	-101,974,219	-75,897,498	-66,763,832
300	-36,243,000	-57,082,725	-123,388,658	-102,814,351	-76,737,631	-67,603,965
325	-36,776,418	-57,922,858	-124,228,791	-103,654,484	-77,577,764	-68,444,097
350	-37,309,835	-58,762,991	-125,068,924	-104,494,617	-78,417,896	-69,284,230
375	-37,843,253	-59,603,124	-125,909,057	-105,334,750	-79,258,029	-70,124,363
400	-38,376,671	-60,443,256	-126,749,190	-106,174,883	-80,098,162	-70,964,496
450	-39,443,507	-62,123,524	-128,429,457	-107,855,150	-81,778,429	-72,644,763

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-42,979,366	-67,692,501	-133,998,434	-113,424,127	-87,347,407	-78,213,741
80	-43,947,100	-69,216,682	-135,522,616	-114,948,309	-88,871,588	-79,737,922
100	-44,373,834	-69,888,789	-136,194,723	-115,620,416	-89,543,695	-80,410,029
125	-44,907,252	-70,728,922	-137,034,855	-116,460,548	-90,383,828	-81,250,162
150	-45,440,670	-71,569,055	-137,874,988	-117,300,681	-91,223,961	-82,090,294
175	-45,974,087	-72,409,188	-138,715,121	-118,140,814	-92,064,093	-82,930,427
200	-46,507,506	-73,249,322	-139,555,256	-118,980,949	-92,904,228	-83,770,562
225	-47,040,924	-74,089,455	-140,395,388	-119,821,081	-93,744,361	-84,610,695
250	-47,574,342	-74,929,588	-141,235,521	-120,661,214	-94,584,494	-85,450,828
275	-48,107,759	-75,769,721	-142,075,654	-121,501,347	-95,424,627	-86,290,960
300	-48,641,177	-76,609,854	-142,915,787	-122,341,480	-96,264,759	-87,131,093
325	-49,174,595	-77,449,986	-143,755,920	-123,181,613	-97,104,892	-87,971,226
350	-49,708,012	-78,290,119	-144,596,053	-124,021,746	-97,945,025	-88,811,359
375	-50,241,430	-79,130,252	-145,436,186	-124,861,879	-98,785,158	-89,651,492
400	-50,774,848	-79,970,385	-146,276,319	-125,702,012	-99,625,291	-90,491,625
450	-51,841,684	-81,650,652	-147,956,586	-127,382,279	-101,305,558	-92,171,892

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
LB Tower Hamlets
Results summary

#N/A = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	20%			
Tenure Split	SR	LBTH LR	Lon LR	SO
	35%	35%	15%	15%

Site type	T1 - 3 Houses			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	0	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	0	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	450

Site type	T2 - 6 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	450	450	450	450
CIL Z1 Low (£775 psf)	#N/A	150	450	450
CIL Z2 High (£1,000 psf)	450	450	450	450
CIL Z2 Med (£785 psf)	#N/A	225	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	450	450
CIL Z3 High (£800 psf)	#N/A	325	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	450	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	80	450

Site type	T3 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	450	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	450	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	300	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	300	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	300

Site type	T4 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	450	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	450	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	300	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	300	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	300

Site type	T5 - 25 Houses and Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	450	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	450	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	250
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	250
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T6 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	325	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	0	450
CIL Z2 High (£1,000 psf)	#N/A	375	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	125	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	225	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	0
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	100
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	0	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	125
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	200
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	300
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T9 - 400 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	100	375
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	125	400
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2 - Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type	1
	Houses
No of units	3 units
Density:	100 dph

Affordable %	20%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.0300 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,807,020	60,234,007	-6,071,927	14,502,380	40,579,101	49,712,767
80	1,760,514	58,683,790	-7,622,143	12,952,164	39,028,884	48,162,551
100	1,756,657	58,555,249	-7,750,685	12,823,622	38,900,343	48,034,009
125	1,751,837	58,394,555	-7,911,378	12,662,929	38,739,650	47,873,316
150	1,747,015	58,233,829	-8,072,105	12,502,202	38,578,923	47,712,589
175	1,742,194	58,073,135	-8,232,798	12,341,509	38,418,230	47,551,896
200	1,737,373	57,912,442	-8,393,491	12,180,816	38,257,536	47,391,202
225	1,732,552	57,751,749	-8,554,185	12,020,122	38,096,843	47,230,509
250	1,727,731	57,591,022	-8,714,911	11,859,396	37,936,116	47,069,782
275	1,722,910	57,430,329	-8,875,605	11,698,702	37,775,423	46,909,089
300	1,718,089	57,269,635	-9,036,298	11,538,009	37,614,730	46,748,396
325	1,713,268	57,108,942	-9,196,991	11,377,316	37,454,036	46,587,702
350	1,708,446	56,948,215	-9,357,718	11,216,589	37,293,310	46,426,976
375	1,703,626	56,787,522	-9,518,411	11,055,896	37,132,616	46,266,282
400	1,698,805	56,626,829	-9,679,105	10,895,202	36,971,923	46,105,589
450	1,689,162	56,305,409	-10,000,525	10,573,782	36,650,503	45,784,169

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,179,094	39,303,135	-27,002,799	-6,428,492	19,648,229	28,781,895
80	1,143,387	38,112,907	-28,193,026	-7,618,719	18,458,002	27,591,668
100	1,139,530	37,984,333	-28,321,601	-7,747,294	18,329,427	27,463,093
125	1,134,709	37,823,639	-28,482,294	-7,907,987	18,168,734	27,302,400
150	1,129,888	37,662,946	-28,642,987	-8,068,680	18,008,040	27,141,706
175	1,125,068	37,502,253	-28,803,681	-8,229,374	17,847,347	26,981,013
200	1,120,246	37,341,526	-28,964,407	-8,390,100	17,686,620	26,820,286
225	1,115,425	37,180,833	-29,125,101	-8,550,794	17,525,927	26,659,593
250	1,110,604	37,020,139	-29,285,794	-8,711,487	17,365,234	26,498,900
275	1,105,783	36,859,446	-29,446,487	-8,872,180	17,204,540	26,338,206
300	1,100,962	36,698,719	-29,607,214	-9,032,907	17,043,814	26,177,480
325	1,096,141	36,538,026	-29,767,907	-9,193,600	16,883,120	26,016,786
350	1,091,320	36,377,333	-29,928,601	-9,354,294	16,722,427	25,856,093
375	1,086,499	36,216,639	-30,089,294	-9,514,987	16,561,734	25,695,400
400	1,081,677	36,055,913	-30,250,021	-9,675,714	16,401,007	25,534,673
450	1,072,036	35,734,526	-30,571,407	-9,997,100	16,079,620	25,213,286

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	789,956	26,331,877	-39,974,057	-19,399,750	6,676,971	15,810,637
80	760,943	25,364,753	-40,941,181	-20,366,874	5,709,847	14,843,513
100	757,085	25,236,178	-41,069,755	-20,495,448	5,581,272	14,714,939
125	752,265	25,075,485	-41,230,449	-20,656,142	5,420,579	14,554,245
150	747,444	24,914,792	-41,391,142	-20,816,835	5,259,886	14,393,552
175	742,622	24,754,065	-41,551,869	-20,977,562	5,099,159	14,232,825
200	737,801	24,593,372	-41,712,562	-21,138,255	4,938,466	14,072,132
225	732,980	24,432,678	-41,873,255	-21,298,948	4,777,772	13,911,439
250	728,160	24,271,985	-42,033,949	-21,459,642	4,617,079	13,750,745
275	723,338	24,111,258	-42,194,675	-21,620,368	4,456,352	13,590,019
300	718,517	23,950,565	-42,355,369	-21,781,062	4,295,659	13,429,325
325	713,696	23,789,872	-42,516,062	-21,941,755	4,134,966	13,268,632
350	708,875	23,629,178	-42,676,755	-22,102,448	3,974,272	13,107,939
375	704,054	23,468,452	-42,837,482	-22,263,175	3,813,546	12,947,212
400	699,233	23,307,758	-42,998,175	-22,423,868	3,652,852	12,786,519
450	689,591	22,986,372	-43,319,562	-22,745,255	3,331,466	12,465,132

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,187,937	39,597,912	-26,708,022	-6,133,715	19,943,006	29,076,672
80	1,152,079	38,402,644	-27,903,289	-7,328,982	18,747,739	27,881,405
100	1,148,222	38,274,070	-28,031,864	-7,457,557	18,619,164	27,752,830
125	1,143,401	38,113,376	-28,192,557	-7,618,250	18,458,470	27,592,137
150	1,138,580	37,952,683	-28,353,251	-7,778,944	18,297,777	27,431,443
175	1,133,759	37,791,956	-28,513,977	-7,939,670	18,137,050	27,270,717
200	1,128,938	37,631,263	-28,674,671	-8,100,364	17,976,357	27,110,023
225	1,124,117	37,470,570	-28,835,364	-8,261,057	17,815,664	26,949,330
250	1,119,296	37,309,876	-28,996,057	-8,421,750	17,654,970	26,788,637
275	1,114,474	37,149,150	-29,156,784	-8,582,477	17,494,244	26,627,910
300	1,109,654	36,988,456	-29,317,477	-8,743,170	17,333,550	26,467,217
325	1,104,833	36,827,763	-29,478,171	-8,903,864	17,172,857	26,306,523
350	1,100,012	36,667,070	-29,638,864	-9,064,557	17,012,164	26,145,830
375	1,095,190	36,506,343	-29,799,591	-9,225,284	16,851,437	25,985,103
400	1,090,369	36,345,650	-29,960,284	-9,385,977	16,690,744	25,824,410
450	1,080,728	36,024,263	-30,281,671	-9,707,364	16,369,357	25,503,023

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 1

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	807,644	26,921,464	-39,384,469	-18,810,162	7,266,558	16,400,225
80	778,326	25,944,193	-40,361,740	-19,787,433	6,289,287	15,422,954
100	774,470	25,815,652	-40,490,282	-19,915,975	6,160,746	15,294,412
125	769,648	25,654,925	-40,651,008	-20,076,701	6,000,019	15,133,686
150	764,827	25,494,232	-40,811,702	-20,237,395	5,839,326	14,972,992
175	760,006	25,333,530	-40,972,395	-20,398,088	5,678,633	14,812,299
200	755,185	25,172,845	-41,133,088	-20,558,781	5,517,939	14,651,606
225	750,364	25,012,119	-41,293,815	-20,719,508	5,357,213	14,490,879
250	745,543	24,851,425	-41,454,508	-20,880,201	5,196,519	14,330,186
275	740,722	24,690,732	-41,615,202	-21,040,895	5,035,826	14,169,492
300	735,901	24,530,039	-41,775,895	-21,201,588	4,875,133	14,008,799
325	731,079	24,369,312	-41,936,622	-21,362,315	4,714,406	13,848,072
350	726,259	24,208,619	-42,097,315	-21,523,008	4,553,713	13,687,379
375	721,438	24,047,925	-42,258,008	-21,683,701	4,393,019	13,526,686
400	716,617	23,887,232	-42,418,702	-21,844,395	4,232,326	13,365,992
450	706,974	23,565,812	-42,740,122	-22,165,815	3,910,906	13,044,572

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	613,075	20,435,835	-45,870,098	-25,295,791	780,929	9,914,596
80	587,103	19,570,116	-46,735,817	-26,161,510	-84,790	9,048,876
100	583,247	19,441,575	-46,864,359	-26,290,052	-213,331	8,920,335
125	578,425	19,280,848	-47,025,085	-26,450,778	-374,058	8,759,608
150	573,605	19,120,155	-47,185,779	-26,611,472	-534,751	8,598,915
175	568,784	18,959,461	-47,346,472	-26,772,165	-695,444	8,438,222
200	563,963	18,798,768	-47,507,165	-26,932,858	-856,138	8,277,528
225	559,141	18,638,041	-47,667,892	-27,093,585	-1,016,864	8,116,802
250	554,320	18,477,348	-47,828,585	-27,254,278	-1,177,558	7,956,108
275	549,500	18,316,655	-47,989,279	-27,414,972	-1,338,251	7,795,415
300	544,679	18,155,961	-48,149,972	-27,575,665	-1,498,944	7,634,722
325	539,857	17,995,235	-48,310,699	-27,736,392	-1,659,671	7,473,995
350	535,036	17,834,541	-48,471,392	-27,897,085	-1,820,365	7,313,302
375	530,215	17,673,848	-48,632,085	-28,057,779	-1,981,058	7,152,608
400	525,395	17,513,155	-48,792,779	-28,218,472	-2,141,751	6,991,915
450	515,752	17,191,735	-49,114,199	-28,539,892	-2,463,171	6,670,495

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	834,176	27,805,862	-38,500,071	-17,925,764	8,150,956	17,284,622
80	804,402	26,813,404	-39,492,530	-18,918,223	7,158,498	16,292,164
100	800,545	26,684,829	-39,621,104	-19,046,797	7,029,923	16,163,590
125	795,724	26,524,136	-39,781,798	-19,207,491	6,869,230	16,002,896
150	790,903	26,363,442	-39,942,491	-19,368,184	6,708,537	15,842,203
175	786,081	26,202,716	-40,103,218	-19,528,911	6,547,810	15,681,476
200	781,261	26,042,022	-40,263,911	-19,689,604	6,387,117	15,520,783
225	776,440	25,881,329	-40,424,604	-19,850,297	6,226,423	15,360,089
250	771,619	25,720,636	-40,585,298	-20,010,991	6,065,730	15,199,396
275	766,797	25,559,909	-40,746,024	-20,171,717	5,905,003	15,038,669
300	761,976	25,399,216	-40,906,718	-20,332,411	5,744,310	14,877,976
325	757,156	25,238,522	-41,067,411	-20,493,104	5,583,617	14,717,283
350	752,335	25,077,829	-41,228,104	-20,653,797	5,422,923	14,556,589
375	747,513	24,917,102	-41,388,831	-20,814,524	5,262,197	14,395,863
400	742,692	24,756,409	-41,549,524	-20,975,217	5,101,503	14,235,169
450	733,051	24,435,022	-41,870,911	-21,296,604	4,780,117	13,913,783

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	613,075	20,435,835	-45,870,098	-25,295,791	780,929	9,914,596
80	587,103	19,570,116	-46,735,817	-26,161,510	-84,790	9,048,876
100	583,247	19,441,575	-46,864,359	-26,290,052	-213,331	8,920,335
125	578,425	19,280,848	-47,025,085	-26,450,778	-374,058	8,759,608
150	573,605	19,120,155	-47,185,779	-26,611,472	-534,751	8,598,915
175	568,784	18,959,461	-47,346,472	-26,772,165	-695,444	8,438,222
200	563,963	18,798,768	-47,507,165	-26,932,858	-856,138	8,277,528
225	559,141	18,638,041	-47,667,892	-27,093,585	-1,016,864	8,116,802
250	554,320	18,477,348	-47,828,585	-27,254,278	-1,177,558	7,956,108
275	549,500	18,316,655	-47,989,279	-27,414,972	-1,338,251	7,795,415
300	544,679	18,155,961	-48,149,972	-27,575,665	-1,498,944	7,634,722
325	539,857	17,995,235	-48,310,699	-27,736,392	-1,659,671	7,473,995
350	535,036	17,834,541	-48,471,392	-27,897,085	-1,820,365	7,313,302
375	530,215	17,673,848	-48,632,085	-28,057,779	-1,981,058	7,152,608
400	525,395	17,513,155	-48,792,779	-28,218,472	-2,141,751	6,991,915
450	515,752	17,191,735	-49,114,199	-28,539,892	-2,463,171	6,670,495

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	436,195	14,539,827	-51,766,106	-31,191,799	-5,115,079	4,018,588
80	413,265	13,775,512	-52,530,421	-31,956,114	-5,879,393	3,254,273
100	409,408	13,646,938	-52,658,996	-32,084,689	-6,007,968	3,125,698
125	404,587	13,486,244	-52,819,689	-32,245,382	-6,168,661	2,965,005
150	399,767	13,325,551	-52,980,382	-32,406,075	-6,329,355	2,804,311
175	394,945	13,164,824	-53,141,109	-32,566,802	-6,490,081	2,643,585
200	390,124	13,004,131	-53,301,802	-32,727,495	-6,650,775	2,482,891
225	385,303	12,843,438	-53,462,496	-32,888,189	-6,811,468	2,322,198
250	380,482	12,682,744	-53,623,189	-33,048,882	-6,972,161	2,161,505
275	375,661	12,522,018	-53,783,916	-33,209,609	-7,132,888	2,000,778
300	370,840	12,361,324	-53,944,609	-33,370,302	-7,293,581	1,840,085
325	366,019	12,200,631	-54,105,302	-33,530,995	-7,454,275	1,679,391
350	361,198	12,039,938	-54,265,996	-33,691,689	-7,614,968	1,518,698
375	356,376	11,879,211	-54,426,722	-33,852,415	-7,775,695	1,357,971
400	351,556	11,718,518	-54,587,416	-34,013,109	-7,936,388	1,197,278
450	341,914	11,397,131	-54,908,802	-34,334,495	-8,257,775	875,891

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	2
	Flats
No of units	6 units
Density:	350 dph

Affordable %	20%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.02 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values	£14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,232,094	130,205,480	63,899,546	84,473,853	110,550,574	119,684,240
80	2,167,153	126,417,248	60,111,315	80,685,622	106,762,343	115,896,009
100	2,160,515	126,030,013	59,724,079	80,298,386	106,375,107	115,508,773
125	2,152,217	125,545,968	59,240,034	79,814,341	105,891,062	115,024,728
150	2,143,920	125,061,982	58,756,048	79,330,355	105,407,076	114,540,742
175	2,135,622	124,577,937	58,272,003	78,846,310	104,923,031	114,056,697
200	2,127,324	124,093,892	57,787,959	78,362,266	104,438,986	113,572,653
225	2,119,027	123,609,906	57,303,972	77,878,279	103,955,000	113,088,666
250	2,110,729	123,125,861	56,819,928	77,394,235	103,470,955	112,604,622
275	2,102,432	122,641,875	56,335,941	76,910,248	102,986,969	112,120,635
300	2,094,134	122,157,830	55,851,897	76,426,204	102,502,924	111,636,590
325	2,085,836	121,673,785	55,367,852	75,942,159	102,018,880	111,152,546
350	2,077,539	121,189,799	54,883,866	75,458,173	101,534,893	110,668,559
375	2,069,242	120,705,754	54,399,821	74,974,128	101,050,849	110,184,515
400	2,060,945	120,221,768	53,915,835	74,490,142	100,566,862	109,700,528
450	2,044,349	119,253,679	52,947,745	73,522,052	99,598,773	108,732,439

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values	£10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,381,427	80,583,230	14,277,297	34,851,604	60,928,325	70,061,991
80	1,331,116	77,648,422	11,342,489	31,916,796	57,993,516	67,127,183
100	1,324,477	77,261,187	10,955,253	31,529,560	57,606,281	66,739,947
125	1,316,181	76,777,200	10,471,267	31,045,574	57,122,294	66,255,961
150	1,307,883	76,293,155	9,987,222	30,561,529	56,638,250	65,771,916
175	1,299,585	75,809,111	9,503,177	30,077,484	56,154,205	65,287,871
200	1,291,288	75,325,124	9,019,191	29,593,498	55,670,219	64,803,885
225	1,282,990	74,841,080	8,535,146	29,109,453	55,186,174	64,319,840
250	1,274,693	74,357,093	8,051,160	28,625,467	54,702,188	63,835,854
275	1,266,395	73,873,049	7,567,115	28,141,422	54,218,143	63,351,809
300	1,258,097	73,389,004	7,083,071	27,657,378	53,734,098	62,867,764
325	1,249,800	72,905,018	6,599,084	27,173,391	53,250,112	62,383,778
350	1,241,502	72,420,973	6,115,040	26,689,347	52,766,067	61,899,733
375	1,233,205	71,936,987	5,631,053	26,205,360	52,282,081	61,415,747
400	1,224,908	71,452,942	5,147,008	25,721,315	51,798,036	60,931,702
450	1,208,313	70,484,911	4,178,977	24,753,284	50,830,005	59,963,671

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Low (£775 psf)

Private values	£8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	854,253	49,831,447	-16,474,487	4,099,820	30,176,541	39,310,207
80	813,009	47,425,512	-18,880,421	1,693,886	27,770,607	36,904,273
100	806,370	47,038,277	-19,267,657	1,306,650	27,383,371	36,517,037
125	798,073	46,554,232	-19,751,701	822,606	26,899,326	36,032,992
150	789,776	46,070,246	-20,235,688	338,619	26,415,340	35,549,006
175	781,478	45,586,201	-20,719,732	-145,426	25,931,295	35,064,961
200	773,181	45,102,215	-21,203,719	-629,412	25,447,309	34,580,975
225	764,883	44,618,170	-21,687,764	-1,113,457	24,963,264	34,096,930
250	756,585	44,134,125	-22,171,808	-1,597,501	24,479,219	33,612,886
275	748,288	43,650,139	-22,655,795	-2,081,488	23,995,233	33,128,899
300	739,990	43,166,094	-23,139,839	-2,565,532	23,511,188	32,644,855
325	731,693	42,682,108	-23,623,826	-3,049,519	23,027,202	32,160,868
350	723,395	42,198,063	-24,107,870	-3,533,563	22,543,157	31,676,824
375	715,097	41,714,018	-24,591,915	-4,017,608	22,059,113	31,192,779
400	706,801	41,230,032	-25,075,901	-4,501,594	21,575,126	30,708,792
450	690,206	40,262,001	-26,043,932	-5,469,625	20,607,095	29,740,761

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£450	£450

CIL Z2 High (£1,000 psf)

Private values	£10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,393,408	81,282,145	14,976,212	35,550,519	61,627,239	70,760,906
80	1,342,891	78,335,315	12,029,381	32,603,688	58,680,409	67,814,075
100	1,336,253	77,948,079	11,642,145	32,216,452	58,293,173	67,426,839
125	1,327,956	77,464,092	11,158,159	31,732,466	57,809,187	66,942,853
150	1,319,658	76,980,048	10,674,114	31,248,421	57,325,142	66,458,808
175	1,311,360	76,496,003	10,190,070	30,764,377	56,841,097	65,974,763
200	1,303,063	76,012,017	9,706,083	30,280,390	56,357,111	65,490,777
225	1,294,765	75,527,972	9,222,039	29,796,346	55,873,066	65,006,732
250	1,286,468	75,043,986	8,738,052	29,312,359	55,389,080	64,522,746
275	1,278,170	74,559,941	8,254,008	28,828,315	54,905,035	64,038,701
300	1,269,873	74,075,896	7,769,963	28,344,270	54,420,991	63,554,657
325	1,261,576	73,591,910	7,285,976	27,860,283	53,937,004	63,070,670
350	1,253,278	73,107,865	6,801,932	27,376,239	53,452,959	62,586,626
375	1,244,981	72,623,879	6,317,945	26,892,252	52,968,973	62,102,639
400	1,236,683	72,139,834	5,833,901	26,408,208	52,484,928	61,618,595
450	1,220,088	71,171,803	4,865,870	25,440,177	51,516,897	60,650,564

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

Site type 2

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	878,215	51,229,218	-15,076,715	5,497,592	31,574,312	40,707,978
80	836,559	48,799,297	-17,506,636	3,067,671	29,144,391	38,278,057
100	829,921	48,412,061	-17,893,872	2,680,435	28,757,155	37,890,822
125	821,623	47,928,017	-18,377,817	2,196,390	28,273,111	37,406,777
150	813,326	47,444,030	-18,861,903	1,712,404	27,789,124	36,922,791
175	805,028	46,959,985	-19,345,948	1,228,359	27,305,080	36,438,746
200	796,730	46,475,941	-19,829,993	744,314	26,821,035	35,954,701
225	788,434	45,991,954	-20,313,979	260,328	26,337,049	35,470,715
250	780,136	45,507,910	-20,798,024	-223,717	25,853,004	34,986,670
275	771,839	45,023,923	-21,282,010	-707,703	25,369,018	34,502,684
300	763,541	44,539,879	-21,766,055	-1,191,748	24,884,973	34,018,639
325	755,243	44,055,834	-22,250,099	-1,675,792	24,400,928	33,534,594
350	746,946	43,571,848	-22,734,086	-2,159,779	23,916,942	33,050,608
375	738,648	43,087,803	-23,218,130	-2,643,823	23,432,897	32,566,563
400	730,351	42,603,817	-23,702,117	-3,127,810	22,948,911	32,082,577
450	713,755	41,635,727	-24,670,206	-4,095,899	21,980,821	31,114,488

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£450	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	614,628	35,853,326	-30,452,607	-9,878,300	16,198,420	25,332,087
80	577,505	33,687,784	-32,618,150	-12,043,843	14,032,878	23,166,544
100	570,868	33,300,606	-33,005,327	-12,431,020	13,645,701	22,779,367
125	562,570	32,816,562	-33,489,372	-12,915,065	13,161,656	22,295,322
150	554,273	32,332,575	-33,973,358	-13,399,051	12,677,669	21,811,336
175	545,975	31,848,531	-34,457,403	-13,883,096	12,193,625	21,327,291
200	537,677	31,364,486	-34,941,448	-14,367,141	11,709,580	20,843,246
225	529,380	30,880,500	-35,425,434	-14,851,127	11,225,594	20,359,260
250	521,082	30,396,455	-35,909,479	-15,335,172	10,741,549	19,875,215
275	512,785	29,912,468	-36,393,465	-15,819,158	10,257,563	19,391,229
300	504,487	29,428,424	-36,877,510	-16,303,203	9,773,518	18,907,184
325	496,189	28,944,379	-37,361,554	-16,787,247	9,289,473	18,423,140
350	487,892	28,460,393	-37,845,541	-17,271,234	8,805,487	17,939,153
375	479,595	27,976,348	-38,329,585	-17,755,278	8,321,442	17,455,108
400	471,298	27,492,362	-38,813,572	-18,239,265	7,837,456	16,971,122
450	454,702	26,524,272	-39,781,661	-19,207,354	6,869,367	16,003,033

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	914,159	53,325,962	-12,979,971	7,594,336	33,671,057	42,804,723
80	871,884	50,859,915	-15,446,018	5,128,289	31,205,010	40,338,676
100	865,246	50,472,680	-15,833,254	4,741,053	30,817,774	39,951,440
125	856,949	49,988,693	-16,317,240	4,257,067	30,333,788	39,467,454
150	848,651	49,504,649	-16,801,285	3,773,022	29,849,743	38,983,409
175	840,354	49,020,662	-17,285,271	3,289,036	29,365,757	38,499,423
200	832,056	48,536,618	-17,769,316	2,804,991	28,881,712	38,015,378
225	823,758	48,052,573	-18,253,361	2,320,946	28,397,667	37,531,333
250	815,461	47,568,587	-18,737,347	1,836,960	27,913,681	37,047,347
275	807,164	47,084,542	-19,221,392	1,352,915	27,429,636	36,563,302
300	798,867	46,600,556	-19,705,378	868,929	26,945,650	36,079,316
325	790,569	46,116,511	-20,189,423	384,884	26,461,605	35,595,271
350	782,271	45,632,466	-20,673,467	-99,160	25,977,560	35,111,227
375	773,974	45,148,480	-21,157,454	-583,147	25,493,574	34,627,240
400	765,676	44,664,435	-21,641,498	-1,067,191	25,009,529	34,143,195
450	749,081	43,696,404	-22,609,529	-2,035,222	24,041,498	33,175,164

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	614,628	35,853,326	-30,452,607	-9,878,300	16,198,420	25,332,087
80	577,505	33,687,784	-32,618,150	-12,043,843	14,032,878	23,166,544
100	570,868	33,300,606	-33,005,327	-12,431,020	13,645,701	22,779,367
125	562,570	32,816,562	-33,489,372	-12,915,065	13,161,656	22,295,322
150	554,273	32,332,575	-33,973,358	-13,399,051	12,677,669	21,811,336
175	545,975	31,848,531	-34,457,403	-13,883,096	12,193,625	21,327,291
200	537,677	31,364,486	-34,941,448	-14,367,141	11,709,580	20,843,246
225	529,380	30,880,500	-35,425,434	-14,851,127	11,225,594	20,359,260
250	521,082	30,396,455	-35,909,479	-15,335,172	10,741,549	19,875,215
275	512,785	29,912,468	-36,393,465	-15,819,158	10,257,563	19,391,229
300	504,487	29,428,424	-36,877,510	-16,303,203	9,773,518	18,907,184
325	496,189	28,944,379	-37,361,554	-16,787,247	9,289,473	18,423,140
350	487,892	28,460,393	-37,845,541	-17,271,234	8,805,487	17,939,153
375	479,595	27,976,348	-38,329,585	-17,755,278	8,321,442	17,455,108
400	471,298	27,492,362	-38,813,572	-18,239,265	7,837,456	16,971,122
450	454,702	26,524,272	-39,781,661	-19,207,354	6,869,367	16,003,033

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	375,004	21,875,206	-44,430,728	-23,856,421	2,220,300	11,353,966
80	342,002	19,950,113	-46,355,820	-25,781,513	295,208	9,428,874
100	335,364	19,562,878	-46,743,056	-26,168,749	-92,028	9,041,638
125	327,067	19,078,891	-47,227,042	-26,652,735	-576,015	8,557,652
150	318,769	18,594,847	-47,711,087	-27,136,780	-1,060,059	8,073,607
175	310,472	18,110,860	-48,195,073	-27,620,766	-1,544,046	7,589,621
200	302,174	17,626,816	-48,679,118	-28,104,811	-2,028,090	7,105,576
225	293,876	17,142,771	-49,163,163	-28,588,856	-2,512,135	6,621,531
250	285,579	16,658,784	-49,647,149	-29,072,842	-2,996,121	6,137,545
275	277,281	16,174,740	-50,131,194	-29,556,887	-3,480,166	5,653,500
300	268,984	15,690,753	-50,615,180	-30,040,873	-3,964,152	5,169,514
325	260,686	15,206,709	-51,099,225	-30,524,918	-4,448,197	4,685,469
350	252,389	14,722,664	-51,583,269	-31,008,962	-4,932,242	4,201,424
375	244,092	14,238,678	-52,067,256	-31,492,949	-5,416,228	3,717,438
400	235,794	13,754,633	-52,551,300	-31,976,993	-5,900,273	3,233,393
450	219,199	12,786,602	-53,519,331	-32,945,024	-6,868,304	2,265,362

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£450

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	3
	Flats
No of units	10 units
Density:	235 dph

Affordable %	20%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.04 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,720,157	87,423,687	21,117,754	41,692,061	67,768,781	76,902,448
80	3,611,920	84,880,129	18,574,196	39,148,503	65,225,223	74,358,889
100	3,600,858	84,620,159	18,314,226	38,888,533	64,965,253	74,098,920
125	3,587,028	84,295,150	17,989,216	38,563,523	64,640,244	73,773,910
150	3,573,198	83,970,164	17,664,231	38,238,538	64,315,258	73,448,924
175	3,559,369	83,645,178	17,339,245	37,913,552	63,990,273	73,123,939
200	3,545,540	83,320,193	17,014,259	37,588,566	63,665,287	72,798,953
225	3,531,711	82,995,207	16,689,273	37,263,580	63,340,301	72,473,967
250	3,517,882	82,670,221	16,364,288	36,938,595	63,015,315	72,148,981
275	3,504,053	82,345,235	16,039,302	36,613,609	62,690,330	71,823,996
300	3,490,223	82,020,250	15,714,316	36,288,623	62,365,344	71,499,010
325	3,476,394	81,695,264	15,389,330	35,963,637	62,040,358	71,174,024
350	3,462,565	81,370,278	15,064,345	35,638,652	61,715,372	70,849,038
375	3,448,736	81,045,292	14,739,359	35,313,666	61,390,386	70,524,053
400	3,434,907	80,720,306	14,414,373	34,988,680	61,065,401	70,199,067
450	3,407,248	80,070,335	13,764,401	34,338,708	60,415,429	69,549,095

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,302,378	54,105,883	-12,200,050	8,374,257	34,450,978	43,584,644
80	2,218,526	52,135,361	-14,170,572	6,403,735	32,480,456	41,614,122
100	2,207,462	51,875,368	-14,430,565	6,143,742	32,220,462	41,354,128
125	2,193,633	51,550,382	-14,755,551	5,818,756	31,895,477	41,029,143
150	2,179,804	51,225,397	-15,080,537	5,493,770	31,570,491	40,704,157
175	2,165,975	50,900,411	-15,405,523	5,168,784	31,245,505	40,379,171
200	2,152,146	50,575,425	-15,730,508	4,843,799	30,920,519	40,054,185
225	2,138,317	50,250,439	-16,055,494	4,518,813	30,595,533	39,729,200
250	2,124,487	49,925,453	-16,380,480	4,193,827	30,270,548	39,404,214
275	2,110,658	49,600,468	-16,705,466	3,868,841	29,945,562	39,079,228
300	2,096,829	49,275,482	-17,030,451	3,543,856	29,620,576	38,754,242
325	2,083,000	48,950,496	-17,355,437	3,218,870	29,295,590	38,429,257
350	2,069,171	48,625,510	-17,680,423	2,893,884	28,970,605	38,104,271
375	2,055,341	48,300,525	-18,005,409	2,568,898	28,645,619	37,779,285
400	2,041,512	47,975,539	-18,330,395	2,243,912	28,320,633	37,454,299
450	2,013,854	47,325,567	-18,980,366	1,593,941	27,670,662	36,804,328

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,423,755	33,458,242	-32,847,692	-12,273,385	13,803,336	22,937,002
80	1,355,014	31,842,828	-34,463,105	-13,888,798	12,187,923	21,321,589
100	1,343,950	31,582,835	-34,723,098	-14,148,791	11,927,929	21,061,595
125	1,330,121	31,257,849	-35,048,084	-14,473,777	11,602,944	20,736,610
150	1,316,292	30,932,864	-35,373,070	-14,798,763	11,277,958	20,411,624
175	1,302,463	30,607,878	-35,698,056	-15,123,749	10,952,972	20,086,638
200	1,288,634	30,282,892	-36,023,041	-15,448,734	10,627,986	19,761,652
225	1,274,805	29,957,906	-36,348,027	-15,773,720	10,303,000	19,436,667
250	1,260,975	29,632,920	-36,673,013	-16,098,706	9,978,015	19,111,681
275	1,247,146	29,307,935	-36,997,999	-16,423,692	9,653,029	18,786,695
300	1,233,317	28,982,949	-37,322,984	-16,748,678	9,328,043	18,461,709
325	1,219,488	28,657,963	-37,647,970	-17,073,663	9,003,057	18,136,724
350	1,205,659	28,332,977	-37,972,956	-17,398,649	8,678,072	17,811,738
375	1,191,829	28,007,992	-38,297,942	-17,723,635	8,353,086	17,486,752
400	1,178,000	27,683,006	-38,622,928	-18,048,621	8,028,100	17,161,766
450	1,150,342	27,033,034	-39,272,899	-18,698,592	7,378,129	16,511,795

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,322,347	54,575,147	-11,730,787	8,843,520	34,920,241	44,053,907
80	2,238,151	52,596,553	-13,709,381	6,864,926	32,941,647	42,075,313
100	2,227,089	52,336,583	-13,969,351	6,604,956	32,681,677	41,815,343
125	2,213,259	52,011,597	-14,294,336	6,279,971	32,356,691	41,490,357
150	2,199,430	51,686,611	-14,619,322	5,954,985	32,031,706	41,165,372
175	2,185,601	51,361,626	-14,944,308	5,629,999	31,706,720	40,840,386
200	2,171,772	51,036,640	-15,269,294	5,305,013	31,381,734	40,515,400
225	2,157,943	50,711,654	-15,594,279	4,980,028	31,056,748	40,190,414
250	2,144,114	50,386,668	-15,919,265	4,655,042	30,731,762	39,865,429
275	2,130,284	50,061,682	-16,244,251	4,330,056	30,406,777	39,540,443
300	2,116,455	49,736,697	-16,569,237	4,005,070	30,081,791	39,215,457
325	2,102,626	49,411,711	-16,894,222	3,680,085	29,756,805	38,890,471
350	2,088,797	49,086,725	-17,219,208	3,355,099	29,431,819	38,565,486
375	2,074,968	48,761,739	-17,544,194	3,030,113	29,106,834	38,240,500
400	2,061,138	48,436,754	-17,869,180	2,705,127	28,781,848	37,915,514
450	2,033,480	47,786,782	-18,519,151	2,055,156	28,131,876	37,265,543

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

Site type 3

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,463,692	34,396,769	-31,909,165	-11,334,858	14,741,863	23,875,529
80	1,394,265	32,765,234	-33,540,699	-12,966,392	13,110,329	22,243,995
100	1,383,202	32,505,241	-33,800,692	-13,226,385	12,850,335	21,984,001
125	1,369,373	32,180,255	-34,125,678	-13,551,371	12,525,350	21,659,016
150	1,355,543	31,855,270	-34,450,664	-13,876,357	12,200,364	21,334,030
175	1,341,714	31,530,284	-34,775,650	-14,201,343	11,875,378	21,009,044
200	1,327,885	31,205,298	-35,100,635	-14,526,328	11,550,392	20,684,058
225	1,314,056	30,880,312	-35,425,621	-14,851,314	11,225,406	20,359,073
250	1,300,227	30,555,327	-35,750,607	-15,176,300	10,900,421	20,034,087
275	1,286,397	30,230,341	-36,075,593	-15,501,286	10,575,435	19,709,101
300	1,272,568	29,905,355	-36,400,578	-15,826,271	10,250,449	19,384,115
325	1,258,739	29,580,369	-36,725,564	-16,151,257	9,925,463	19,059,130
350	1,244,910	29,255,383	-37,050,550	-16,476,243	9,600,478	18,734,144
375	1,231,081	28,930,398	-37,375,536	-16,801,229	9,275,492	18,409,158
400	1,217,252	28,605,412	-37,700,522	-17,126,215	8,950,506	18,084,172
450	1,189,593	27,955,440	-38,350,493	-17,776,186	8,300,535	17,434,201

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,024,381	24,072,948	-42,232,986	-21,658,679	4,418,042	13,551,708
80	962,509	22,618,956	-43,686,977	-23,112,670	2,964,050	12,097,717
100	951,445	22,358,963	-43,946,971	-23,372,664	2,704,057	11,837,723
125	937,616	22,033,977	-44,271,956	-23,697,649	2,379,071	11,512,737
150	923,787	21,708,991	-44,596,942	-24,022,635	2,054,086	11,187,752
175	909,958	21,384,006	-44,921,928	-24,347,621	1,729,100	10,862,766
200	896,129	21,059,020	-45,246,914	-24,672,607	1,404,114	10,537,780
225	882,299	20,734,034	-45,571,899	-24,997,592	1,079,128	10,212,794
250	868,470	20,409,048	-45,896,885	-25,322,578	754,142	9,887,809
275	854,641	20,084,062	-46,221,871	-25,647,564	429,157	9,562,823
300	840,812	19,759,077	-46,546,857	-25,972,550	104,171	9,237,837
325	826,983	19,434,091	-46,871,842	-26,297,535	-220,815	8,912,851
350	813,153	19,109,105	-47,196,828	-26,622,521	-545,801	8,587,866
375	799,324	18,784,119	-47,521,814	-26,947,507	-870,786	8,262,880
400	785,495	18,459,134	-47,846,800	-27,272,493	-1,195,772	7,937,894
450	757,837	17,809,162	-48,496,771	-27,922,464	-1,845,744	7,287,923

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£450

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,523,598	35,804,559	-30,501,374	-9,927,067	16,149,653	25,283,319
80	1,453,141	34,148,808	-32,157,125	-11,582,818	14,493,902	23,627,569
100	1,442,077	33,888,815	-32,417,119	-11,842,812	14,233,909	23,367,575
125	1,428,248	33,563,829	-32,742,104	-12,167,797	13,908,923	23,042,589
150	1,414,419	33,238,843	-33,067,090	-12,492,783	13,583,938	22,717,604
175	1,400,590	32,913,858	-33,392,076	-12,817,769	13,258,952	22,392,618
200	1,386,761	32,588,872	-33,717,062	-13,142,755	12,933,966	22,067,632
225	1,372,931	32,263,886	-34,042,047	-13,467,740	12,608,980	21,742,646
250	1,359,102	31,938,900	-34,367,033	-13,792,726	12,283,995	21,417,661
275	1,345,273	31,613,915	-34,692,019	-14,117,712	11,959,009	21,092,675
300	1,331,444	31,288,929	-35,017,005	-14,442,698	11,634,023	20,767,689
325	1,317,615	30,963,943	-35,341,990	-14,767,683	11,309,037	20,442,703
350	1,303,785	30,638,957	-35,666,976	-15,092,669	10,984,051	20,117,718
375	1,289,956	30,313,971	-35,991,962	-15,417,655	10,659,066	19,792,732
400	1,276,127	29,988,986	-36,316,948	-15,742,641	10,334,080	19,467,746
450	1,248,469	29,339,014	-36,966,919	-16,392,612	9,684,108	18,817,775

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,024,381	24,072,948	-42,232,986	-21,658,679	4,418,042	13,551,708
80	962,509	22,618,956	-43,686,977	-23,112,670	2,964,050	12,097,717
100	951,445	22,358,963	-43,946,971	-23,372,664	2,704,057	11,837,723
125	937,616	22,033,977	-44,271,956	-23,697,649	2,379,071	11,512,737
150	923,787	21,708,991	-44,596,942	-24,022,635	2,054,086	11,187,752
175	909,958	21,384,006	-44,921,928	-24,347,621	1,729,100	10,862,766
200	896,129	21,059,020	-45,246,914	-24,672,607	1,404,114	10,537,780
225	882,299	20,734,034	-45,571,899	-24,997,592	1,079,128	10,212,794
250	868,470	20,409,048	-45,896,885	-25,322,578	754,142	9,887,809
275	854,641	20,084,062	-46,221,871	-25,647,564	429,157	9,562,823
300	840,812	19,759,077	-46,546,857	-25,972,550	104,171	9,237,837
325	826,983	19,434,091	-46,871,842	-26,297,535	-220,815	8,912,851
350	813,153	19,109,105	-47,196,828	-26,622,521	-545,801	8,587,866
375	799,324	18,784,119	-47,521,814	-26,947,507	-870,786	8,262,880
400	785,495	18,459,134	-47,846,800	-27,272,493	-1,195,772	7,937,894
450	757,837	17,809,162	-48,496,771	-27,922,464	-1,845,744	7,287,923

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£450

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	625,007	14,687,654	-51,618,280	-31,043,973	-4,967,252	4,166,414
80	570,004	13,395,084	-52,910,850	-32,336,543	-6,259,822	2,873,844
100	558,940	13,135,091	-53,170,843	-32,596,536	-6,519,815	2,613,851
125	545,111	12,810,105	-53,495,829	-32,921,522	-6,844,801	2,288,865
150	531,282	12,485,119	-53,820,814	-33,246,507	-7,169,787	1,963,879
175	517,452	12,160,133	-54,145,800	-33,571,493	-7,494,772	1,638,894
200	503,623	11,835,148	-54,470,786	-33,896,479	-7,819,758	1,313,908
225	489,794	11,510,162	-54,795,772	-34,221,465	-8,144,744	988,922
250	475,965	11,185,176	-55,120,757	-34,546,450	-8,469,730	663,936
275	462,136	10,860,190	-55,445,743	-34,871,436	-8,794,716	338,951
300	448,307	10,535,204	-55,770,729	-35,196,422	-9,119,701	13,965
325	434,477	10,210,219	-56,095,715	-35,521,408	-9,444,687	-311,021
350	420,648	9,885,233	-56,420,700	-35,846,393	-9,769,673	-636,007
375	406,819	9,560,247	-56,745,686	-36,171,379	-10,094,659	-960,992
400	392,990	9,235,261	-57,070,672	-36,496,365	-10,419,644	-1,285,978
450	365,331	8,585,290	-57,720,644	-37,146,337	-11,069,616	-1,935,950

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£300

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	4
	Flats
No of units	11 units
Density:	235 dph

Affordable %	20%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,092,172	87,423,683	21,117,749	41,692,056	67,768,777	76,902,443
80	3,973,113	84,880,131	18,574,198	39,148,505	65,225,225	74,358,891
100	3,960,943	84,620,144	18,314,211	38,888,518	64,965,238	74,098,905
125	3,945,731	84,295,161	17,989,227	38,563,534	64,640,255	73,773,921
150	3,930,519	83,970,177	17,664,243	38,238,550	64,315,271	73,448,937
175	3,915,307	83,645,193	17,339,260	37,913,567	63,990,288	73,123,954
200	3,900,095	83,320,210	17,014,276	37,588,583	63,665,304	72,798,970
225	3,884,883	82,995,226	16,689,293	37,263,600	63,340,320	72,473,986
250	3,869,671	82,670,242	16,364,309	36,938,616	63,015,337	72,149,003
275	3,854,458	82,345,237	16,039,304	36,613,611	62,690,332	71,823,998
300	3,839,246	82,020,254	15,714,320	36,288,627	62,365,348	71,499,014
325	3,824,034	81,695,270	15,389,337	35,963,644	62,040,364	71,174,031
350	3,808,822	81,370,287	15,064,353	35,638,660	61,715,381	70,849,047
375	3,793,610	81,045,303	14,739,369	35,313,676	61,390,397	70,524,063
400	3,778,398	80,720,319	14,414,386	34,988,693	61,065,413	70,199,080
450	3,747,974	80,070,352	13,764,419	34,338,726	60,415,446	69,549,112

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,532,616	54,105,894	-12,200,039	8,374,268	34,450,988	43,584,654
80	2,440,379	52,135,376	-14,170,557	6,403,750	32,480,471	41,614,137
100	2,428,210	51,875,389	-14,430,544	6,143,763	32,220,484	41,354,150
125	2,412,997	51,550,384	-14,755,549	5,818,758	31,895,479	41,029,145
150	2,397,785	51,225,401	-15,080,533	5,493,774	31,570,495	40,704,161
175	2,382,573	50,900,417	-15,405,516	5,168,791	31,245,511	40,379,178
200	2,367,361	50,575,434	-15,730,500	4,843,807	30,920,528	40,054,194
225	2,352,149	50,250,450	-16,055,484	4,518,823	30,595,544	39,729,210
250	2,336,937	49,925,466	-16,380,467	4,193,840	30,270,561	39,404,227
275	2,321,725	49,600,483	-16,705,451	3,868,856	29,945,577	39,079,243
300	2,306,513	49,275,499	-17,030,434	3,543,873	29,620,593	38,754,259
325	2,291,301	48,950,515	-17,355,418	3,218,889	29,295,610	38,429,276
350	2,276,088	48,625,510	-17,680,423	2,893,884	28,970,605	38,104,271
375	2,260,876	48,300,527	-18,005,407	2,568,900	28,645,621	37,779,287
400	2,245,664	47,975,543	-18,330,390	2,243,917	28,320,637	37,454,304
450	2,215,240	47,325,576	-18,980,358	1,593,949	27,670,670	36,804,336

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,566,130	33,458,239	-32,847,694	-12,273,387	13,803,334	22,937,000
80	1,490,516	31,842,837	-34,463,097	-13,888,790	12,187,931	21,321,597
100	1,478,346	31,582,850	-34,723,083	-14,148,776	11,927,944	21,061,610
125	1,463,134	31,257,866	-35,048,067	-14,473,760	11,602,961	20,736,627
150	1,447,922	30,932,883	-35,373,051	-14,798,744	11,277,977	20,411,643
175	1,432,710	30,607,899	-35,698,034	-15,123,727	10,952,993	20,086,660
200	1,417,497	30,282,894	-36,023,039	-15,448,732	10,627,988	19,761,655
225	1,402,285	29,957,911	-36,348,023	-15,773,716	10,303,005	19,436,671
250	1,387,073	29,632,927	-36,673,007	-16,098,700	9,978,021	19,111,687
275	1,371,861	29,307,943	-36,997,990	-16,423,683	9,653,037	18,786,704
300	1,356,649	28,982,960	-37,322,974	-16,748,667	9,328,054	18,461,720
325	1,341,437	28,657,976	-37,647,957	-17,073,650	9,003,070	18,136,736
350	1,326,225	28,332,992	-37,972,941	-17,398,634	8,678,087	17,811,753
375	1,311,013	28,008,009	-38,297,925	-17,723,618	8,353,103	17,486,769
400	1,295,801	27,683,025	-38,622,908	-18,048,601	8,028,119	17,161,785
450	1,265,376	27,033,036	-39,272,897	-18,698,590	7,378,131	16,511,797

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,554,582	54,575,151	-11,730,782	8,843,525	34,920,245	44,053,911
80	2,461,967	52,596,572	-13,709,362	6,864,945	32,941,666	42,075,332
100	2,449,797	52,336,564	-13,969,370	6,604,937	32,681,658	41,815,324
125	2,434,585	52,011,580	-14,294,353	6,279,954	32,356,674	41,490,340
150	2,419,373	51,686,596	-14,619,337	5,954,970	32,031,691	41,165,357
175	2,404,161	51,361,613	-14,944,321	5,629,986	31,706,707	40,840,373
200	2,388,949	51,036,629	-15,269,304	5,305,003	31,381,723	40,515,389
225	2,373,737	50,711,645	-15,594,288	4,980,019	31,056,740	40,190,406
250	2,358,525	50,386,662	-15,919,272	4,655,035	30,731,756	39,865,422
275	2,343,313	50,061,678	-16,244,255	4,330,052	30,406,772	39,540,439
300	2,328,101	49,736,695	-16,569,239	4,005,068	30,081,789	39,215,455
325	2,312,889	49,411,711	-16,894,222	3,680,085	29,756,805	38,890,471
350	2,297,676	49,086,706	-17,219,227	3,355,080	29,431,800	38,565,466
375	2,282,464	48,761,722	-17,544,211	3,030,096	29,106,817	38,240,483
400	2,267,252	48,436,739	-17,869,195	2,705,112	28,781,833	37,915,499
450	2,236,828	47,786,771	-18,519,162	2,055,145	28,131,866	37,265,532

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

Site type 4

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,610,062	34,396,775	-31,909,158	-11,334,852	14,741,869	23,875,535
80	1,533,692	32,765,228	-33,540,705	-12,966,398	13,110,322	22,243,988
100	1,521,522	32,505,241	-33,800,692	-13,226,385	12,850,335	21,984,001
125	1,506,310	32,180,257	-34,125,676	-13,551,369	12,525,352	21,659,018
150	1,491,097	31,855,252	-34,450,681	-13,876,374	12,200,347	21,334,013
175	1,475,885	31,530,269	-34,775,665	-14,201,358	11,875,363	21,009,029
200	1,460,673	31,205,285	-35,100,648	-14,526,341	11,550,379	20,684,046
225	1,445,461	30,880,302	-35,425,632	-14,851,325	11,225,396	20,359,062
250	1,430,249	30,555,318	-35,750,615	-15,176,308	10,900,412	20,034,078
275	1,415,037	30,230,334	-36,075,599	-15,501,292	10,575,429	19,709,095
300	1,399,825	29,905,351	-36,400,583	-15,826,276	10,250,445	19,384,111
325	1,384,613	29,580,367	-36,725,566	-16,151,259	9,925,461	19,059,127
350	1,369,401	29,255,383	-37,050,550	-16,476,243	9,600,478	18,734,144
375	1,354,189	28,930,400	-37,375,534	-16,801,227	9,275,494	18,409,160
400	1,338,976	28,605,395	-37,700,539	-17,126,232	8,950,489	18,084,155
450	1,308,552	27,955,428	-38,350,506	-17,776,199	8,300,522	17,434,188

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,126,819	24,072,948	-42,232,986	-21,658,679	4,418,042	13,551,708
80	1,058,759	22,618,948	-43,686,986	-23,112,679	2,964,042	12,097,708
100	1,046,590	22,358,961	-43,946,973	-23,372,666	2,704,055	11,837,721
125	1,031,378	22,033,977	-44,271,956	-23,697,649	2,379,071	11,512,737
150	1,016,166	21,708,993	-44,596,940	-24,022,633	2,054,088	11,187,754
175	1,000,954	21,384,010	-44,921,924	-24,347,617	1,729,104	10,862,770
200	985,742	21,059,026	-45,246,907	-24,672,600	1,404,120	10,537,787
225	970,530	20,734,043	-45,571,891	-24,997,584	1,079,137	10,212,803
250	955,318	20,409,059	-45,896,875	-25,322,568	754,153	9,887,819
275	940,106	20,084,075	-46,221,858	-25,647,551	429,170	9,562,836
300	924,894	19,759,092	-46,546,842	-25,972,535	104,186	9,237,852
325	909,681	19,434,087	-46,871,847	-26,297,540	-220,819	8,912,847
350	894,469	19,109,103	-47,196,830	-26,622,523	-545,803	8,587,863
375	879,257	18,784,119	-47,521,814	-26,947,507	-870,786	8,262,880
400	864,045	18,459,136	-47,846,798	-27,272,491	-1,195,770	7,937,896
450	833,621	17,809,169	-48,496,765	-27,922,458	-1,845,737	7,287,929

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,675,958	35,804,568	-30,501,366	-9,927,059	16,149,662	25,283,328
80	1,598,455	34,148,815	-32,157,119	-11,582,812	14,493,909	23,627,575
100	1,586,285	33,888,806	-32,417,127	-11,842,820	14,233,901	23,367,567
125	1,571,073	33,563,823	-32,742,111	-12,167,804	13,908,917	23,042,583
150	1,555,861	33,238,839	-33,067,094	-12,492,787	13,583,933	22,717,599
175	1,540,649	32,913,855	-33,392,078	-12,817,771	13,258,950	22,392,616
200	1,525,437	32,588,872	-33,717,062	-13,142,755	12,933,966	22,067,632
225	1,510,225	32,263,888	-34,042,045	-13,467,738	12,608,982	21,742,649
250	1,495,013	31,938,905	-34,367,029	-13,792,722	12,283,999	21,417,665
275	1,479,801	31,613,921	-34,692,013	-14,117,706	11,959,015	21,092,681
300	1,464,589	31,288,937	-35,016,996	-14,442,689	11,634,032	20,767,698
325	1,449,377	30,963,954	-35,341,980	-14,767,673	11,309,048	20,442,714
350	1,434,164	30,638,949	-35,666,985	-15,092,678	10,984,043	20,117,709
375	1,418,952	30,313,965	-35,991,968	-15,417,661	10,659,059	19,792,725
400	1,403,740	29,988,981	-36,316,952	-15,742,645	10,334,076	19,467,742
450	1,373,316	29,339,014	-36,966,919	-16,392,612	9,684,108	18,817,775

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,126,819	24,072,948	-42,232,986	-21,658,679	4,418,042	13,551,708
80	1,058,759	22,618,948	-43,686,986	-23,112,679	2,964,042	12,097,708
100	1,046,590	22,358,961	-43,946,973	-23,372,666	2,704,055	11,837,721
125	1,031,378	22,033,977	-44,271,956	-23,697,649	2,379,071	11,512,737
150	1,016,166	21,708,993	-44,596,940	-24,022,633	2,054,088	11,187,754
175	1,000,954	21,384,010	-44,921,924	-24,347,617	1,729,104	10,862,770
200	985,742	21,059,026	-45,246,907	-24,672,600	1,404,120	10,537,787
225	970,530	20,734,043	-45,571,891	-24,997,584	1,079,137	10,212,803
250	955,318	20,409,059	-45,896,875	-25,322,568	754,153	9,887,819
275	940,106	20,084,075	-46,221,858	-25,647,551	429,170	9,562,836
300	924,894	19,759,092	-46,546,842	-25,972,535	104,186	9,237,852
325	909,681	19,434,087	-46,871,847	-26,297,540	-220,819	8,912,847
350	894,469	19,109,103	-47,196,830	-26,622,523	-545,803	8,587,863
375	879,257	18,784,119	-47,521,814	-26,947,507	-870,786	8,262,880
400	864,045	18,459,136	-47,846,798	-27,272,491	-1,195,770	7,937,896
450	833,621	17,809,169	-48,496,765	-27,922,458	-1,845,737	7,287,929

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	687,507	14,687,656	-51,618,278	-31,043,971	-4,967,250	4,166,416
80	627,004	13,395,080	-52,910,854	-32,336,547	-6,259,826	2,873,840
100	614,834	13,135,093	-53,170,841	-32,596,534	-6,519,813	2,613,853
125	599,622	12,810,109	-53,495,824	-32,921,517	-6,844,797	2,288,870
150	584,410	12,485,125	-53,820,808	-33,246,501	-7,169,780	1,963,886
175	569,198	12,160,142	-54,145,792	-33,571,485	-7,494,764	1,638,902
200	553,985	11,835,137	-54,470,797	-33,896,490	-7,819,769	1,313,897
225	538,773	11,510,153	-54,795,780	-34,221,473	-8,144,753	988,914
250	523,561	11,185,170	-55,120,764	-34,546,457	-8,469,736	663,930
275	508,349	10,860,186	-55,445,747	-34,871,440	-8,794,720	338,946
300	493,137	10,535,202	-55,770,731	-35,196,424	-9,119,703	13,963
325	477,925	10,210,219	-56,095,715	-35,521,408	-9,444,687	-311,021
350	462,713	9,885,235	-56,420,698	-35,846,391	-9,769,671	-636,005
375	447,501	9,560,251	-56,745,682	-36,171,375	-10,094,654	-960,988
400	432,289	9,235,268	-57,070,666	-36,496,359	-10,419,638	-1,285,972
450	401,864	8,585,279	-57,720,654	-37,146,347	-11,069,627	-1,935,960

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£300

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	5
	Houses & Flats
No of units	25 units
Density:	375 dph

Affordable %	20%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,763,189	116,447,837	50,141,903	70,716,210	96,792,931	105,926,597
80	7,518,546	112,778,184	46,472,251	67,046,558	93,123,278	102,256,945
100	7,490,764	112,361,467	46,055,534	66,629,841	92,706,562	101,840,228
125	7,456,037	111,840,560	45,534,626	66,108,933	92,185,654	101,319,320
150	7,421,311	111,319,667	45,013,734	65,588,041	91,664,762	100,798,428
175	7,386,585	110,798,775	44,492,841	65,067,148	91,143,869	100,277,535
200	7,351,858	110,277,867	43,971,934	64,546,241	90,622,962	99,756,628
225	7,317,132	109,756,975	43,451,041	64,025,348	90,102,069	99,235,735
250	7,282,405	109,236,082	42,930,149	63,504,456	89,581,177	98,714,843
275	7,247,678	108,715,175	42,409,241	62,983,548	89,060,269	98,193,935
300	7,212,952	108,194,282	41,888,349	62,462,656	88,539,377	97,673,043
325	7,178,226	107,673,390	41,367,457	61,941,763	88,018,484	97,152,150
350	7,143,499	107,152,482	40,846,549	61,420,856	87,497,577	96,631,243
375	7,108,773	106,631,590	40,325,657	60,899,964	86,976,684	96,110,350
400	7,074,046	106,110,697	39,804,764	60,379,071	86,455,792	95,589,458
450	7,004,593	105,068,898	38,762,964	59,337,271	85,413,992	94,547,658

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,245,017	63,675,259	-2,630,675	17,943,632	44,020,353	53,154,019
80	4,060,882	60,913,225	-5,392,708	15,181,599	41,258,319	50,391,986
100	4,033,101	60,496,508	-5,809,425	14,764,882	40,841,602	49,975,269
125	3,998,374	59,975,616	-6,330,318	14,243,989	40,320,710	49,454,376
150	3,963,648	59,454,723	-6,851,210	13,723,097	39,799,817	48,933,484
175	3,928,921	58,933,816	-7,372,118	13,202,189	39,278,910	48,412,576
200	3,894,195	58,412,923	-7,893,010	12,681,297	38,758,018	47,891,684
225	3,859,469	57,892,031	-8,413,903	12,160,404	38,237,125	47,370,791
250	3,824,743	57,371,138	-8,934,795	11,639,512	37,716,233	46,849,899
275	3,790,015	56,850,231	-9,455,703	11,118,604	37,195,325	46,328,991
300	3,755,289	56,329,338	-9,976,595	10,597,712	36,674,433	45,808,099
325	3,720,563	55,808,446	-10,497,488	10,076,819	36,153,540	45,287,206
350	3,685,836	55,287,538	-11,018,395	9,555,912	35,632,633	44,766,299
375	3,651,110	54,766,646	-11,539,288	9,035,019	35,111,740	44,245,406
400	3,616,384	54,245,753	-12,060,180	8,514,127	34,590,848	43,724,514
450	3,546,930	53,203,953	-13,101,980	7,472,327	33,549,048	42,682,714

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,064,742	30,971,124	-35,334,809	-14,760,502	11,316,218	20,449,885
80	1,918,105	28,771,569	-37,534,365	-16,960,058	9,116,663	18,250,329
100	1,890,323	28,354,852	-37,951,082	-17,376,775	8,699,946	17,833,612
125	1,855,597	27,833,959	-38,471,974	-17,897,667	8,179,054	17,312,720
150	1,820,871	27,313,067	-38,992,867	-18,418,560	7,658,161	16,791,827
175	1,786,144	26,792,159	-39,513,774	-18,939,467	7,137,254	16,270,920
200	1,751,418	26,271,267	-40,034,666	-19,460,359	6,616,361	15,750,027
225	1,716,692	25,750,374	-40,555,559	-19,981,252	6,095,469	15,229,135
250	1,681,965	25,229,482	-41,076,451	-20,502,144	5,574,576	14,708,242
275	1,647,238	24,708,575	-41,597,359	-21,023,052	5,053,669	14,187,335
300	1,612,512	24,187,682	-42,118,251	-21,543,944	4,532,776	13,666,442
325	1,577,786	23,666,790	-42,639,144	-22,064,837	4,011,884	13,145,550
350	1,543,059	23,145,882	-43,160,051	-22,585,744	3,490,976	12,624,642
375	1,508,333	22,624,990	-43,680,944	-23,106,637	2,970,084	12,103,750
400	1,473,606	22,104,097	-44,201,836	-23,627,529	2,449,191	11,582,857
450	1,404,153	21,062,297	-45,243,636	-24,669,329	1,407,391	10,541,058

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,294,568	64,418,525	-1,887,408	18,686,899	44,763,619	53,897,285
80	4,109,581	61,643,720	-4,662,213	15,912,094	41,988,814	51,122,481
100	4,081,800	61,227,003	-5,078,930	15,495,377	41,572,097	50,705,764
125	4,047,074	60,706,111	-5,599,823	14,974,484	41,051,205	50,184,871
150	4,012,348	60,185,218	-6,120,715	14,453,592	40,530,312	49,663,979
175	3,977,621	59,664,311	-6,641,623	13,932,684	40,009,405	49,143,071
200	3,942,895	59,143,418	-7,162,515	13,411,792	39,488,512	48,622,179
225	3,908,168	58,622,526	-7,683,408	12,890,899	38,967,620	48,101,286
250	3,873,441	58,101,618	-8,204,315	12,369,992	38,446,712	47,580,379
275	3,838,715	57,580,726	-8,725,208	11,849,099	37,925,820	47,059,486
300	3,803,989	57,059,833	-9,246,100	11,328,207	37,404,927	46,538,594
325	3,769,262	56,538,926	-9,767,008	10,807,299	36,884,020	46,017,686
350	3,734,536	56,018,033	-10,287,900	10,286,407	36,363,128	45,496,794
375	3,699,809	55,497,141	-10,808,793	9,765,514	35,842,235	44,975,901
400	3,665,083	54,976,248	-11,329,685	9,244,622	35,321,343	44,455,009
450	3,595,630	53,934,448	-12,371,485	8,202,822	34,279,543	43,413,209

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

Site type 5

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,163,845	32,457,672	-33,848,262	-13,273,955	12,802,766	21,936,432
80	2,015,504	30,232,559	-36,073,375	-15,499,068	10,577,653	19,711,319
100	1,987,723	29,815,842	-36,490,092	-15,915,785	10,160,936	19,294,602
125	1,952,997	29,294,949	-37,010,984	-16,436,677	9,640,043	18,773,710
150	1,918,269	28,774,042	-37,531,892	-16,957,585	9,119,136	18,252,802
175	1,883,543	28,253,149	-38,052,784	-17,478,477	8,598,244	17,731,910
200	1,848,817	27,732,257	-38,573,677	-17,999,370	8,077,351	17,211,017
225	1,814,090	27,211,349	-39,094,584	-18,520,277	7,556,444	16,690,110
250	1,779,364	26,690,457	-39,615,477	-19,041,170	7,035,551	16,169,217
275	1,744,638	26,169,564	-40,136,369	-19,562,062	6,514,659	15,648,325
300	1,709,911	25,648,672	-40,657,262	-20,082,955	5,993,766	15,127,432
325	1,675,184	25,127,764	-41,178,169	-20,603,862	5,472,859	14,606,525
350	1,640,458	24,606,872	-41,699,062	-21,124,755	4,951,966	14,085,632
375	1,605,732	24,085,979	-42,219,954	-21,645,647	4,431,074	13,564,740
400	1,571,005	23,565,072	-42,740,862	-22,166,555	3,910,166	13,043,832
450	1,501,552	22,523,287	-43,782,646	-23,208,339	2,868,381	12,002,047

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,073,707	16,105,604	-50,200,329	-29,626,022	-3,549,301	5,584,365
80	944,115	14,161,731	-52,144,203	-31,569,896	-5,493,175	3,640,491
100	916,334	13,745,014	-52,560,920	-31,986,613	-5,909,892	3,223,774
125	881,608	13,224,121	-53,081,812	-32,507,505	-6,430,785	2,702,881
150	846,881	12,703,214	-53,602,720	-33,028,413	-6,951,692	2,181,974
175	812,155	12,182,321	-54,123,612	-33,549,305	-7,472,585	1,661,081
200	777,429	11,661,429	-54,644,505	-34,070,198	-7,993,477	1,140,189
225	742,701	11,140,521	-55,165,412	-34,591,105	-8,514,385	619,282
250	707,975	10,619,629	-55,686,305	-35,111,998	-9,035,277	98,389
275	673,249	10,098,736	-56,207,197	-35,632,890	-9,556,170	-422,503
300	638,523	9,577,844	-56,728,090	-36,153,783	-10,077,062	-943,396
325	603,796	9,056,936	-57,248,997	-36,674,690	-10,597,970	-1,464,303
350	569,070	8,536,044	-57,769,890	-37,195,583	-11,118,862	-1,985,196
375	534,343	8,015,151	-58,290,782	-37,716,475	-11,639,755	-2,506,088
400	499,616	7,494,244	-58,811,690	-38,237,383	-12,160,662	-3,026,996
450	430,164	6,452,459	-59,853,475	-39,279,168	-13,202,447	-4,068,781

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£250

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,312,500	34,687,500	-31,618,433	-11,044,126	15,032,595	24,166,261
80	2,161,603	32,424,043	-33,881,890	-13,307,583	12,769,138	21,902,804
100	2,133,821	32,007,311	-34,298,622	-13,724,315	12,352,406	21,486,072
125	2,099,095	31,486,419	-34,819,514	-14,245,207	11,831,513	20,965,179
150	2,064,368	30,965,527	-35,340,407	-14,766,100	11,310,621	20,444,287
175	2,029,642	30,444,634	-35,861,299	-15,286,992	10,789,728	19,923,394
200	1,994,915	29,923,727	-36,382,207	-15,807,900	10,268,821	19,402,487
225	1,960,189	29,402,834	-36,903,099	-16,328,792	9,747,928	18,881,594
250	1,925,463	28,881,942	-37,423,992	-16,849,685	9,227,036	18,360,702
275	1,890,736	28,361,034	-37,944,899	-17,370,592	8,706,128	17,839,794
300	1,856,009	27,840,142	-38,465,792	-17,891,485	8,185,236	17,318,902
325	1,821,283	27,319,249	-38,986,684	-18,412,377	7,664,343	16,798,010
350	1,786,556	26,798,342	-39,507,592	-18,933,285	7,143,436	16,277,102
375	1,751,830	26,277,449	-40,028,484	-19,454,177	6,622,543	15,756,210
400	1,717,104	25,756,557	-40,549,377	-19,975,070	6,101,651	15,235,317
450	1,647,650	24,714,757	-41,591,177	-21,016,870	5,059,851	14,193,517

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,073,707	16,105,604	-50,200,329	-29,626,022	-3,549,301	5,584,365
80	944,115	14,161,731	-52,144,203	-31,569,896	-5,493,175	3,640,491
100	916,334	13,745,014	-52,560,920	-31,986,613	-5,909,892	3,223,774
125	881,608	13,224,121	-53,081,812	-32,507,505	-6,430,785	2,702,881
150	846,881	12,703,214	-53,602,720	-33,028,413	-6,951,692	2,181,974
175	812,155	12,182,321	-54,123,612	-33,549,305	-7,472,585	1,661,081
200	777,429	11,661,429	-54,644,505	-34,070,198	-7,993,477	1,140,189
225	742,701	11,140,521	-55,165,412	-34,591,105	-8,514,385	619,282
250	707,975	10,619,629	-55,686,305	-35,111,998	-9,035,277	98,389
275	673,249	10,098,736	-56,207,197	-35,632,890	-9,556,170	-422,503
300	638,523	9,577,844	-56,728,090	-36,153,783	-10,077,062	-943,396
325	603,796	9,056,936	-57,248,997	-36,674,690	-10,597,970	-1,464,303
350	569,070	8,536,044	-57,769,890	-37,195,583	-11,118,862	-1,985,196
375	534,343	8,015,151	-58,290,782	-37,716,475	-11,639,755	-2,506,088
400	499,616	7,494,244	-58,811,690	-38,237,383	-12,160,662	-3,026,996
450	430,164	6,452,459	-59,853,475	-39,279,168	-13,202,447	-4,068,781

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£250

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	82,672	1,240,085	-65,065,849	-44,491,542	-18,414,821	-9,281,155
80	-30,363	-455,446	-66,761,380	-46,187,073	-20,110,352	-10,976,686
100	-58,599	-878,981	-67,184,915	-46,610,608	-20,533,887	-11,400,221
125	-93,892	-1,408,385	-67,714,318	-47,140,011	-21,063,290	-11,929,624
150	-129,187	-1,937,803	-68,243,736	-47,669,429	-21,592,709	-12,459,043
175	-164,481	-2,467,221	-68,773,155	-48,198,848	-22,122,127	-12,988,461
200	-199,776	-2,996,640	-69,302,573	-48,728,266	-22,651,546	-13,517,879
225	-235,071	-3,526,058	-69,831,992	-49,257,685	-23,180,964	-14,047,298
250	-270,365	-4,055,477	-70,361,410	-49,787,103	-23,710,382	-14,576,716
275	-305,660	-4,584,895	-70,890,829	-50,316,522	-24,239,801	-15,106,135
300	-340,954	-5,114,313	-71,420,247	-50,845,940	-24,769,219	-15,635,553
325	-376,248	-5,643,717	-71,949,650	-51,375,343	-25,298,623	-16,164,957
350	-411,542	-6,173,135	-72,479,069	-51,904,762	-25,828,041	-16,694,375
375	-446,837	-6,702,554	-73,008,487	-52,434,180	-26,357,459	-17,223,793
400	-482,131	-7,231,972	-73,537,906	-52,963,599	-26,886,878	-17,753,212
450	-552,721	-8,290,809	-74,596,742	-54,022,435	-27,945,715	-18,812,049

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	6
	Flats
No of units	50 units
Density:	380 dph

Affordable %	20%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,001,882	106,414,302	40,108,368	60,682,675	86,759,396	95,893,062
80	13,536,732	102,879,163	36,573,229	57,147,536	83,224,257	92,357,923
100	13,480,649	102,452,936	36,147,002	56,721,309	82,798,030	91,931,696
125	13,410,546	101,920,152	35,614,219	56,188,526	82,265,247	91,398,913
150	13,340,443	101,387,369	35,081,436	55,655,743	81,732,463	90,866,129
175	13,270,340	100,854,586	34,548,652	55,122,959	81,199,680	90,333,346
200	13,200,237	100,321,802	34,015,869	54,590,176	80,666,897	89,800,563
225	13,130,133	99,789,011	33,483,078	54,057,385	80,134,106	89,267,772
250	13,060,030	99,256,228	32,950,295	53,524,601	79,601,322	88,734,988
275	12,989,927	98,723,445	32,417,511	52,991,818	79,068,539	88,202,205
300	12,919,824	98,190,661	31,884,728	52,459,035	78,535,755	87,669,422
325	12,849,446	97,655,786	31,349,853	51,924,160	78,000,880	87,134,547
350	12,779,195	97,114,284	30,808,351	51,382,658	77,459,378	86,593,044
375	12,706,946	96,572,790	30,266,856	50,841,163	76,917,884	86,051,550
400	12,635,696	96,031,287	29,725,354	50,299,661	76,376,382	85,510,048
450	12,493,196	94,948,291	28,642,357	49,216,664	75,293,385	84,427,051

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,113,627	54,063,569	-12,242,365	8,331,942	34,408,663	43,542,329
80	6,763,281	51,400,935	-14,904,998	5,669,309	31,746,029	40,879,695
100	6,706,281	50,967,738	-15,338,196	5,236,111	31,312,832	40,446,498
125	6,635,031	50,426,236	-15,879,698	4,694,609	30,771,330	39,904,996
150	6,563,782	49,884,741	-16,421,192	4,153,115	30,229,835	39,363,502
175	6,492,531	49,343,239	-16,962,694	3,611,613	29,688,333	38,821,999
200	6,421,281	48,801,737	-17,504,196	3,070,110	29,146,831	38,280,497
225	6,350,032	48,260,242	-18,045,691	2,528,616	28,605,337	37,739,003
250	6,278,782	47,718,740	-18,587,193	1,987,114	28,063,835	37,197,501
275	6,207,532	47,177,246	-19,128,688	1,445,619	27,522,340	36,656,006
300	6,136,282	46,635,744	-19,670,190	904,117	26,980,838	36,114,504
325	6,065,033	46,094,249	-20,211,684	362,623	26,439,343	35,573,009
350	5,993,782	45,552,747	-20,753,186	-178,879	25,897,841	35,031,507
375	5,922,533	45,011,252	-21,294,681	-720,374	25,356,347	34,490,013
400	5,851,283	44,469,750	-21,836,183	-1,261,876	24,814,845	33,948,511
450	5,708,783	43,386,754	-22,919,180	-2,344,873	23,731,848	32,865,514

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,835,625	21,550,752	-44,755,181	-24,180,874	1,895,847	11,029,513
80	2,558,856	19,447,302	-46,858,631	-26,284,324	-207,604	8,926,062
100	2,501,856	19,014,105	-47,291,829	-26,717,522	-640,801	8,492,865
125	2,430,607	18,472,610	-47,833,323	-27,259,016	-1,182,295	7,951,371
150	2,359,356	17,931,108	-48,374,825	-27,800,518	-1,723,798	7,409,869
175	2,288,107	17,389,614	-48,916,320	-28,342,013	-2,265,292	6,868,374
200	2,216,857	16,848,112	-49,457,822	-28,883,515	-2,806,794	6,326,872
225	2,145,608	16,306,617	-49,999,316	-29,425,009	-3,348,289	5,785,377
250	2,074,357	15,765,115	-50,540,818	-29,966,511	-3,889,791	5,243,875
275	2,003,108	15,223,620	-51,082,313	-30,508,006	-4,431,285	4,702,381
300	1,931,858	14,682,118	-51,623,815	-31,049,508	-4,972,787	4,160,879
325	1,860,607	14,140,616	-52,165,317	-31,591,010	-5,514,290	3,619,377
350	1,789,358	13,599,122	-52,706,812	-32,132,505	-6,055,784	3,077,882
375	1,718,108	13,057,620	-53,248,314	-32,674,007	-6,597,286	2,536,380
400	1,646,859	12,516,125	-53,789,808	-33,215,501	-7,138,781	1,994,885
450	1,504,359	11,433,128	-54,872,805	-34,298,498	-8,221,777	911,889

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,210,855	54,802,495	-11,503,438	9,070,869	35,147,589	44,281,255
80	6,858,836	52,127,153	-14,178,781	6,395,526	32,472,247	41,605,913
100	6,801,836	51,693,955	-14,611,978	5,962,329	32,039,050	41,172,716
125	6,730,586	51,152,453	-15,153,480	5,420,827	31,497,547	40,631,214
150	6,659,337	50,610,959	-15,694,975	4,879,332	30,956,053	40,089,719
175	6,588,086	50,069,457	-16,236,477	4,337,830	30,414,551	39,548,217
200	6,516,837	49,527,962	-16,777,971	3,796,336	29,873,056	39,006,722
225	6,445,587	48,986,460	-17,319,473	3,254,834	29,331,554	38,465,220
250	6,374,338	48,444,965	-17,860,968	2,713,339	28,790,060	37,923,726
275	6,303,087	47,903,463	-18,402,470	2,171,837	28,248,558	37,382,224
300	6,231,838	47,361,969	-18,943,965	1,630,342	27,707,063	36,840,729
325	6,160,588	46,820,467	-19,485,467	1,088,840	27,165,561	36,299,227
350	6,089,338	46,278,972	-20,026,961	547,346	26,624,066	35,757,733
375	6,018,088	45,737,470	-20,568,463	5,844	26,082,564	35,216,230
400	5,946,839	45,195,975	-21,109,958	-535,651	25,541,070	34,674,736
450	5,804,338	44,112,971	-22,192,962	-1,618,655	24,458,065	33,591,732

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£375	£450	£450

Site type 6

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,030,080	23,028,605	-43,277,328	-22,703,021	3,373,700	12,507,366
80	2,749,966	20,899,745	-45,406,189	-24,831,882	1,244,839	10,378,505
100	2,692,966	20,466,540	-45,839,393	-25,265,086	811,634	9,945,300
125	2,621,717	19,925,046	-46,380,888	-25,806,581	270,140	9,403,806
150	2,550,466	19,383,543	-46,922,390	-26,348,083	-271,362	8,862,304
175	2,479,217	18,842,049	-47,463,885	-26,889,578	-812,857	8,320,809
200	2,407,967	18,300,547	-48,005,387	-27,431,080	-1,354,359	7,779,307
225	2,336,717	17,759,052	-48,546,881	-27,972,574	-1,895,854	7,237,813
250	2,265,467	17,217,550	-49,088,383	-28,514,076	-2,437,356	6,696,310
275	2,194,218	16,676,056	-49,629,878	-29,055,571	-2,978,850	6,154,816
300	2,122,968	16,134,553	-50,171,380	-29,597,073	-3,520,352	5,613,314
325	2,051,718	15,593,059	-50,712,875	-30,138,568	-4,061,847	5,071,819
350	1,980,468	15,051,557	-51,254,377	-30,680,070	-4,603,349	4,530,317
375	1,909,219	14,510,062	-51,795,871	-31,221,564	-5,144,844	3,988,823
400	1,837,968	13,968,560	-52,337,373	-31,763,066	-5,686,346	3,447,320
450	1,695,469	12,885,563	-53,420,370	-32,846,063	-6,769,342	2,364,324

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	891,079	6,772,201	-59,533,732	-38,959,425	-12,882,705	-3,749,039
80	647,754	4,922,928	-61,383,005	-40,808,698	-14,731,977	-5,598,311
100	590,754	4,489,731	-61,816,202	-41,241,895	-15,165,175	-6,031,508
125	519,504	3,948,229	-62,357,704	-41,783,397	-15,706,677	-6,573,011
150	448,255	3,406,735	-62,899,199	-42,324,892	-16,248,171	-7,114,505
175	377,004	2,865,232	-63,440,701	-42,866,394	-16,789,673	-7,656,007
200	305,755	2,323,738	-63,982,196	-43,407,889	-17,331,168	-8,197,502
225	234,505	1,782,236	-64,523,698	-43,949,391	-17,872,670	-8,739,004
250	163,255	1,240,741	-65,065,192	-44,490,885	-18,414,165	-9,280,498
275	92,005	699,239	-65,606,694	-45,032,387	-18,955,667	-9,822,001
300	20,756	157,745	-66,148,189	-45,573,882	-19,497,161	-10,363,495
325	-51,321	-390,036	-66,695,969	-46,121,662	-20,044,942	-10,911,276
350	-123,735	-940,387	-67,246,320	-46,672,013	-20,595,293	-11,461,626
375	-196,151	-1,490,745	-67,796,679	-47,222,372	-21,145,651	-12,011,985
400	-268,565	-2,041,096	-68,347,030	-47,772,723	-21,696,002	-12,562,336
450	-413,396	-3,141,806	-69,447,739	-48,873,432	-22,796,712	-13,663,046

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,321,762	25,245,392	-41,060,541	-20,486,234	5,590,486	14,724,153
80	3,036,631	23,078,397	-43,227,536	-22,653,229	3,423,492	12,557,158
100	2,979,632	22,645,200	-43,660,733	-23,086,426	2,990,294	12,123,961
125	2,908,381	22,103,698	-44,202,235	-23,627,928	2,448,792	11,582,459
150	2,837,132	21,562,204	-44,743,730	-24,169,423	1,907,298	11,040,964
175	2,765,882	21,020,701	-45,285,232	-24,710,925	1,365,796	10,499,462
200	2,694,632	20,479,207	-45,826,726	-25,252,419	824,301	9,957,967
225	2,623,382	19,937,705	-46,368,229	-25,793,922	282,799	9,416,465
250	2,552,133	19,396,210	-46,909,723	-26,335,416	-258,695	8,874,971
275	2,480,883	18,854,708	-47,451,225	-26,876,918	-800,198	8,333,469
300	2,409,633	18,313,214	-47,992,720	-27,418,413	-1,341,692	7,791,974
325	2,338,383	17,771,712	-48,534,222	-27,959,915	-1,883,194	7,250,472
350	2,267,134	17,230,217	-49,075,716	-28,501,409	-2,424,689	6,708,977
375	2,195,884	16,688,715	-49,617,219	-29,042,912	-2,966,191	6,167,475
400	2,124,634	16,147,220	-50,158,713	-29,584,406	-3,507,685	5,625,981
450	1,982,135	15,064,224	-51,241,710	-30,667,403	-4,590,682	4,542,984

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	891,079	6,772,201	-59,533,732	-38,959,425	-12,882,705	-3,749,039
80	647,754	4,922,928	-61,383,005	-40,808,698	-14,731,977	-5,598,311
100	590,754	4,489,731	-61,816,202	-41,241,895	-15,165,175	-6,031,508
125	519,504	3,948,229	-62,357,704	-41,783,397	-15,706,677	-6,573,011
150	448,255	3,406,735	-62,899,199	-42,324,892	-16,248,171	-7,114,505
175	377,004	2,865,232	-63,440,701	-42,866,394	-16,789,673	-7,656,007
200	305,755	2,323,738	-63,982,196	-43,407,889	-17,331,168	-8,197,502
225	234,505	1,782,236	-64,523,698	-43,949,391	-17,872,670	-8,739,004
250	163,255	1,240,741	-65,065,192	-44,490,885	-18,414,165	-9,280,498
275	92,005	699,239	-65,606,694	-45,032,387	-18,955,667	-9,822,001
300	20,756	157,745	-66,148,189	-45,573,882	-19,497,161	-10,363,495
325	-51,321	-390,036	-66,695,969	-46,121,662	-20,044,942	-10,911,276
350	-123,735	-940,387	-67,246,320	-46,672,013	-20,595,293	-11,461,626
375	-196,151	-1,490,745	-67,796,679	-47,222,372	-21,145,651	-12,011,985
400	-268,565	-2,041,096	-68,347,030	-47,772,723	-21,696,002	-12,562,336
450	-413,396	-3,141,806	-69,447,739	-48,873,432	-22,796,712	-13,663,046

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,070,697	-8,137,296	-74,443,230	-53,868,923	-27,792,202	-18,658,536
80	-1,284,011	-9,758,483	-76,064,416	-55,490,109	-29,413,388	-20,279,722
100	-1,341,943	-10,198,765	-76,504,698	-55,930,391	-29,853,671	-20,720,005
125	-1,414,358	-10,749,124	-77,055,057	-56,480,750	-30,404,029	-21,270,363
150	-1,486,773	-11,299,474	-77,605,408	-57,031,101	-30,954,380	-21,820,714
175	-1,559,188	-11,849,825	-78,155,759	-57,581,452	-31,504,731	-22,371,065
200	-1,631,603	-12,400,184	-78,706,117	-58,131,810	-32,055,090	-22,921,424
225	-1,704,018	-12,950,535	-79,256,468	-58,682,161	-32,605,441	-23,471,775
250	-1,776,433	-13,500,894	-79,806,827	-59,232,520	-33,155,799	-24,022,133
275	-1,848,848	-14,051,245	-80,357,178	-59,782,871	-33,706,150	-24,572,484
300	-1,921,264	-14,601,603	-80,907,537	-60,333,230	-34,256,509	-25,122,843
325	-1,993,678	-15,151,954	-81,457,888	-60,883,581	-34,806,860	-25,673,194
350	-2,066,094	-15,702,313	-82,008,246	-61,433,939	-35,357,218	-26,223,552
375	-2,138,508	-16,252,664	-82,558,597	-61,984,290	-35,907,569	-26,773,903
400	-2,210,924	-16,803,022	-83,108,956	-62,534,649	-36,457,928	-27,324,262
450	-2,355,754	-17,903,732	-84,209,665	-63,635,358	-37,558,638	-28,424,971

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£125	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£225	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	7
	Flats
No of units	100 units
Density:	210 dph

Affordable %	20%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.48 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,751,441	54,078,027	-12,227,907	8,346,400	34,423,121	43,556,787
80	24,869,083	52,225,075	-14,080,859	6,493,448	32,570,169	41,703,835
100	24,759,219	51,994,360	-14,311,573	6,262,734	32,339,454	41,473,120
125	24,621,889	51,705,966	-14,599,967	5,974,340	32,051,061	41,184,727
150	24,484,558	51,417,573	-14,888,361	5,685,946	31,762,667	40,896,333
175	24,347,228	51,129,179	-15,176,754	5,397,553	31,474,273	40,607,939
200	24,209,898	50,840,785	-15,465,148	5,109,159	31,185,880	40,319,546
225	24,072,567	50,552,390	-15,753,544	4,820,763	30,897,484	40,031,150
250	23,934,048	50,261,501	-16,044,432	4,529,875	30,606,595	39,740,261
275	23,794,472	49,968,391	-16,337,543	4,236,764	30,313,485	39,447,151
300	23,654,895	49,675,279	-16,630,655	3,943,652	30,020,373	39,154,039
325	23,515,318	49,382,169	-16,923,765	3,650,542	29,727,263	38,860,929
350	23,375,742	49,089,059	-17,216,875	3,357,432	29,434,153	38,567,819
375	23,236,165	48,795,946	-17,509,987	3,064,320	29,141,041	38,274,707
400	23,096,589	48,502,836	-17,803,097	2,771,210	28,847,930	37,981,597
450	22,817,436	47,916,616	-18,389,317	2,184,990	28,261,710	37,395,376

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,839,306	26,962,542	-39,343,391	-18,769,084	7,307,636	16,441,302
80	12,171,837	25,560,858	-40,745,076	-20,170,769	5,905,952	15,039,618
100	12,060,176	25,326,369	-40,979,564	-20,405,257	5,671,463	14,805,130
125	11,920,600	25,033,259	-41,272,674	-20,698,367	5,378,353	14,512,020
150	11,781,022	24,740,147	-41,565,787	-20,991,480	5,085,241	14,218,907
175	11,641,446	24,447,037	-41,858,897	-21,284,590	4,792,131	13,925,797
200	11,501,870	24,153,927	-42,152,007	-21,577,700	4,499,021	13,632,687
225	11,362,293	23,860,815	-42,445,119	-21,870,812	4,205,909	13,339,575
250	11,222,716	23,567,704	-42,738,229	-22,163,922	3,912,799	13,046,465
275	11,083,140	23,274,594	-43,031,339	-22,457,032	3,619,689	12,753,355
300	10,943,564	22,981,484	-43,324,449	-22,750,142	3,326,579	12,460,245
325	10,803,987	22,688,372	-43,617,561	-23,043,254	3,033,466	12,167,132
350	10,664,410	22,395,262	-43,910,671	-23,336,364	2,740,356	11,874,022
375	10,524,834	22,102,152	-44,203,782	-23,629,475	2,447,246	11,580,912
400	10,385,257	21,809,040	-44,496,894	-23,922,587	2,154,134	11,287,800
450	10,106,105	21,222,820	-45,083,114	-24,508,807	1,567,914	10,701,580

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,787,753	10,054,282	-56,251,651	-35,677,344	-9,600,624	-466,958
80	4,251,459	8,928,064	-57,377,869	-36,803,562	-10,726,842	-1,593,176
100	4,137,971	8,689,740	-57,616,194	-37,041,887	-10,965,166	-1,831,500
125	3,990,112	8,391,835	-57,914,099	-37,339,792	-11,263,071	-2,129,405
150	3,854,252	8,093,930	-58,212,004	-37,637,697	-11,560,976	-2,427,310
175	3,712,394	7,796,027	-58,509,907	-37,935,600	-11,858,879	-2,725,213
200	3,570,534	7,498,122	-58,807,812	-38,233,505	-12,156,784	-3,023,118
225	3,428,674	7,200,216	-59,105,717	-38,531,410	-12,454,689	-3,321,023
250	3,286,815	6,902,311	-59,403,622	-38,829,315	-12,752,595	-3,618,928
275	3,144,956	6,604,408	-59,701,525	-39,127,218	-13,050,498	-3,916,831
300	3,003,097	6,306,503	-59,999,430	-39,425,123	-13,348,403	-4,214,737
325	2,861,237	6,008,598	-60,297,335	-39,723,028	-13,646,308	-4,512,642
350	2,719,378	5,710,693	-60,595,241	-40,020,934	-13,944,213	-4,810,547
375	2,577,519	5,412,790	-60,893,144	-40,318,837	-14,242,116	-5,108,450
400	2,435,659	5,114,885	-61,191,049	-40,616,742	-14,540,021	-5,406,355
450	2,151,940	4,519,074	-61,786,859	-41,212,552	-15,135,831	-6,002,165

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,021,472	27,345,091	-38,960,843	-18,386,536	7,690,185	16,823,851
80	12,350,870	25,936,828	-40,369,106	-19,794,799	6,281,922	15,415,588
100	12,239,209	25,702,339	-40,603,594	-20,029,287	6,047,433	15,181,100
125	12,099,632	25,409,227	-40,896,706	-20,322,399	5,754,321	14,887,987
150	11,960,056	25,116,117	-41,189,817	-20,615,510	5,461,211	14,594,877
175	11,820,479	24,823,007	-41,482,927	-20,908,620	5,168,101	14,301,767
200	11,680,902	24,529,895	-41,776,039	-21,201,732	4,874,989	14,008,655
225	11,541,326	24,236,785	-42,069,149	-21,494,842	4,581,879	13,715,545
250	11,401,750	23,943,674	-42,362,259	-21,787,952	4,288,769	13,422,435
275	11,262,173	23,650,562	-42,655,371	-22,081,064	3,995,656	13,129,323
300	11,122,596	23,357,452	-42,948,481	-22,374,174	3,702,546	12,836,213
325	10,983,020	23,064,342	-43,241,591	-22,667,284	3,409,436	12,543,102
350	10,843,443	22,771,230	-43,534,704	-22,960,397	3,116,324	12,249,990
375	10,703,867	22,478,120	-43,827,814	-23,253,507	2,823,214	11,956,880
400	10,564,290	22,185,010	-44,120,924	-23,546,617	2,530,104	11,663,770
450	10,285,137	21,598,787	-44,707,146	-24,132,839	1,943,882	11,077,548

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 7

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,156,572	10,828,801	-55,477,133	-34,902,826	-8,826,105	307,561
80	4,613,934	9,689,262	-56,616,671	-36,042,364	-9,965,643	-831,977
100	4,500,447	9,450,938	-56,854,995	-36,280,688	-10,203,968	-1,070,301
125	4,358,587	9,153,033	-57,152,900	-36,578,593	-10,501,873	-1,368,207
150	4,216,729	8,855,130	-57,450,803	-36,876,496	-10,799,776	-1,666,110
175	4,074,869	8,557,225	-57,748,708	-37,174,402	-11,097,681	-1,964,015
200	3,933,009	8,259,320	-58,046,614	-37,472,307	-11,395,586	-2,261,920
225	3,791,150	7,961,415	-58,344,519	-37,770,212	-11,693,491	-2,559,825
250	3,649,291	7,663,512	-58,642,422	-38,068,115	-11,991,394	-2,857,728
275	3,507,432	7,365,607	-58,940,327	-38,366,020	-12,289,299	-3,155,633
300	3,365,572	7,067,701	-59,238,232	-38,663,925	-12,587,204	-3,453,538
325	3,223,713	6,769,796	-59,536,137	-38,961,830	-12,885,109	-3,751,443
350	3,081,854	6,471,893	-59,834,040	-39,259,733	-13,183,012	-4,049,346
375	2,939,994	6,173,988	-60,131,945	-39,557,638	-13,480,918	-4,347,251
400	2,798,135	5,876,083	-60,429,850	-39,855,543	-13,778,823	-4,645,157
450	2,514,417	5,280,275	-61,025,659	-40,451,352	-14,374,631	-5,240,965

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,099,563	2,309,082	-63,996,851	-43,422,544	-17,345,824	-8,212,157
80	626,702	1,316,074	-64,989,859	-44,415,552	-18,338,831	-9,205,165
100	513,214	1,077,750	-65,228,183	-44,653,876	-18,577,155	-9,443,489
125	371,355	779,845	-65,526,088	-44,951,781	-18,875,061	-9,741,394
150	229,496	481,942	-65,823,991	-45,249,684	-19,172,964	-10,039,297
175	87,637	184,037	-66,121,896	-45,547,589	-19,470,869	-10,337,203
200	-55,109	-115,730	-66,421,663	-45,847,356	-19,770,636	-10,636,969
225	-199,289	-418,508	-66,724,441	-46,150,134	-20,073,414	-10,939,747
250	-343,468	-721,284	-67,027,217	-46,452,910	-20,376,189	-11,242,523
275	-487,648	-1,024,062	-67,329,995	-46,755,688	-20,678,967	-11,545,301
300	-631,827	-1,326,838	-67,632,771	-47,058,464	-20,981,743	-11,848,077
325	-776,006	-1,629,613	-67,935,547	-47,361,240	-21,284,519	-12,150,853
350	-920,186	-1,932,391	-68,238,325	-47,664,018	-21,587,297	-12,453,631
375	-1,064,365	-2,235,167	-68,541,101	-47,966,794	-21,890,073	-12,756,407
400	-1,208,545	-2,537,945	-68,843,879	-48,269,572	-22,192,851	-13,059,185
450	-1,496,904	-3,143,499	-69,449,433	-48,875,126	-22,798,405	-13,664,739

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,709,801	11,990,581	-54,315,352	-33,741,045	-7,664,324	1,469,342
80	5,157,648	10,831,061	-55,474,873	-34,900,566	-8,823,845	309,821
100	5,044,160	10,592,737	-55,713,197	-35,138,890	-9,062,169	71,497
125	4,902,301	10,294,832	-56,011,102	-35,436,795	-9,360,074	-226,408
150	4,760,442	9,996,929	-56,309,005	-35,734,698	-9,657,977	-524,311
175	4,618,583	9,699,023	-56,606,910	-36,032,603	-9,955,882	-822,216
200	4,476,723	9,401,118	-56,904,815	-36,330,508	-10,253,787	-1,120,121
225	4,334,863	9,103,213	-57,202,720	-36,628,413	-10,551,693	-1,418,026
250	4,193,005	8,805,310	-57,500,623	-36,926,316	-10,849,596	-1,715,929
275	4,051,145	8,507,405	-57,798,528	-37,224,221	-11,147,501	-2,013,835
300	3,909,286	8,209,500	-58,096,433	-37,522,126	-11,445,406	-2,311,740
325	3,767,426	7,911,595	-58,394,339	-37,820,032	-11,743,311	-2,609,645
350	3,625,568	7,613,692	-58,692,242	-38,117,935	-12,041,214	-2,907,548
375	3,483,708	7,315,787	-58,990,147	-38,415,840	-12,339,119	-3,205,453
400	3,341,848	7,017,882	-59,288,052	-38,713,745	-12,637,024	-3,503,358
450	3,058,130	6,422,073	-59,883,860	-39,309,553	-13,232,832	-4,099,166

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£100

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,099,563	2,309,082	-63,996,851	-43,422,544	-17,345,824	-8,212,157
80	626,702	1,316,074	-64,989,859	-44,415,552	-18,338,831	-9,205,165
100	513,214	1,077,750	-65,228,183	-44,653,876	-18,577,155	-9,443,489
125	371,355	779,845	-65,526,088	-44,951,781	-18,875,061	-9,741,394
150	229,496	481,942	-65,823,991	-45,249,684	-19,172,964	-10,039,297
175	87,637	184,037	-66,121,896	-45,547,589	-19,470,869	-10,337,203
200	-55,109	-115,730	-66,421,663	-45,847,356	-19,770,636	-10,636,969
225	-199,289	-418,508	-66,724,441	-46,150,134	-20,073,414	-10,939,747
250	-343,468	-721,284	-67,027,217	-46,452,910	-20,376,189	-11,242,523
275	-487,648	-1,024,062	-67,329,995	-46,755,688	-20,678,967	-11,545,301
300	-631,827	-1,326,838	-67,632,771	-47,058,464	-20,981,743	-11,848,077
325	-776,006	-1,629,613	-67,935,547	-47,361,240	-21,284,519	-12,150,853
350	-920,186	-1,932,391	-68,238,325	-47,664,018	-21,587,297	-12,453,631
375	-1,064,365	-2,235,167	-68,541,101	-47,966,794	-21,890,073	-12,756,407
400	-1,208,545	-2,537,945	-68,843,879	-48,269,572	-22,192,851	-13,059,185
450	-1,496,904	-3,143,499	-69,449,433	-48,875,126	-22,798,405	-13,664,739

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,630,964	-5,525,024	-71,830,957	-51,256,650	-25,179,930	-16,046,264
80	-3,047,088	-6,398,885	-72,704,818	-52,130,511	-26,053,791	-16,920,124
100	-3,162,432	-6,641,108	-72,947,041	-52,372,734	-26,296,013	-17,162,347
125	-3,306,611	-6,943,884	-73,249,817	-52,675,510	-26,598,789	-17,465,123
150	-3,450,791	-7,246,662	-73,552,595	-52,978,288	-26,901,567	-17,767,901
175	-3,594,970	-7,549,437	-73,855,371	-53,281,064	-27,204,343	-18,070,677
200	-3,739,150	-7,852,215	-74,158,149	-53,583,842	-27,507,121	-18,373,455
225	-3,883,329	-8,154,991	-74,460,925	-53,886,618	-27,809,897	-18,676,231
250	-4,027,508	-8,457,767	-74,763,701	-54,189,394	-28,112,673	-18,979,007
275	-4,171,688	-8,760,545	-75,066,479	-54,492,172	-28,415,451	-19,281,785
300	-4,315,867	-9,063,321	-75,369,254	-54,794,947	-28,718,227	-19,584,561
325	-4,460,047	-9,366,099	-75,672,032	-55,097,725	-29,021,005	-19,887,339
350	-4,604,226	-9,668,875	-75,974,808	-55,400,501	-29,323,781	-20,190,115
375	-4,748,406	-9,971,653	-76,277,586	-55,703,279	-29,626,559	-20,492,892
400	-4,892,585	-10,274,429	-76,580,362	-56,006,055	-29,929,335	-20,795,668
450	-5,180,944	-10,879,983	-77,185,916	-56,611,609	-30,534,888	-21,401,222

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	8
	Flats
No of units	250 units
Density:	280 dph

Affordable %	20%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.89 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	61,164,645	68,504,402	2,198,469	22,772,776	48,849,497	57,983,163
80	59,073,264	66,162,056	-143,878	20,430,429	46,507,150	55,640,816
100	58,813,412	65,871,021	-434,913	20,139,394	46,216,115	55,349,781
125	58,488,596	65,507,227	-798,706	19,775,601	45,852,322	54,985,988
150	58,163,780	65,143,434	-1,162,499	19,411,808	45,488,528	54,622,194
175	57,838,965	64,779,641	-1,526,293	19,048,014	45,124,735	54,258,401
200	57,514,149	64,415,847	-1,890,086	18,684,221	44,760,941	53,894,607
225	57,189,334	64,052,054	-2,253,880	18,320,427	44,397,148	53,530,814
250	56,864,518	63,688,260	-2,617,673	17,956,634	44,033,354	53,167,020
275	56,539,702	63,324,467	-2,981,467	17,592,840	43,669,561	52,803,227
300	56,214,887	62,960,673	-3,345,260	17,229,047	43,305,767	52,439,433
325	55,890,071	62,596,880	-3,709,054	16,865,253	42,941,974	52,075,640
350	55,565,255	62,233,087	-4,072,847	16,497,449	42,574,470	51,708,136
375	55,240,439	61,869,294	-4,436,640	16,128,006	42,204,727	51,338,393
400	54,915,623	61,505,501	-4,800,433	15,758,263	41,834,984	50,968,650
450	54,241,431	60,750,403	-5,555,531	15,018,776	41,095,497	50,229,163

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	30,770,729	34,463,216	-31,842,717	-11,268,410	14,808,311	23,941,977
80	29,167,816	32,667,953	-33,637,980	-13,063,673	13,013,048	22,146,714
100	28,899,394	32,367,322	-33,938,612	-13,364,305	12,712,416	21,846,082
125	28,563,866	31,991,530	-34,314,403	-13,740,096	12,336,625	21,470,291
150	28,228,340	31,615,740	-34,690,193	-14,115,886	11,960,835	21,094,501
175	27,892,812	31,239,949	-35,065,984	-14,491,677	11,585,043	20,718,710
200	27,557,285	30,864,159	-35,441,774	-14,867,467	11,209,253	20,342,919
225	27,221,757	30,488,368	-35,817,566	-15,243,259	10,833,462	19,967,128
250	26,886,230	30,112,578	-36,193,356	-15,619,049	10,457,672	19,591,338
275	26,550,702	29,736,787	-36,569,147	-15,994,840	10,081,881	19,215,547
300	26,215,176	29,360,997	-36,944,937	-16,370,630	9,706,091	18,839,757
325	25,879,648	28,985,205	-37,320,728	-16,746,421	9,330,300	18,463,966
350	25,544,121	28,609,415	-37,696,518	-17,122,211	8,954,510	18,088,176
375	25,208,593	28,233,624	-38,072,309	-17,498,002	8,578,718	17,712,385
400	24,873,066	27,857,834	-38,448,099	-17,873,792	8,202,928	17,336,594
450	24,193,696	27,096,939	-39,208,994	-18,634,687	7,442,033	16,575,700

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,576,297	12,965,452	-53,340,481	-32,766,174	-6,689,453	2,444,213
80	10,268,101	11,500,273	-54,805,660	-34,231,353	-8,154,633	979,033
100	9,990,828	11,189,727	-55,116,206	-34,541,899	-8,465,179	668,488
125	9,644,235	10,801,543	-55,504,391	-34,930,084	-8,853,363	280,303
150	9,297,643	10,413,360	-55,892,574	-35,318,267	-9,241,546	-107,880
175	8,951,051	10,025,177	-56,280,757	-35,706,450	-9,629,729	-496,063
200	8,604,458	9,636,993	-56,668,940	-36,094,633	-10,017,912	-884,246
225	8,257,866	9,248,810	-57,057,123	-36,482,816	-10,406,095	-1,272,429
250	7,911,274	8,860,627	-57,445,306	-36,870,999	-10,794,279	-1,660,612
275	7,564,681	8,472,443	-57,833,491	-37,259,184	-11,182,463	-2,048,797
300	7,218,089	8,084,260	-58,221,674	-37,647,367	-11,570,646	-2,436,980
325	6,871,497	7,696,077	-58,609,857	-38,035,550	-11,958,829	-2,825,163
350	6,524,905	7,307,893	-58,998,040	-38,423,733	-12,347,012	-3,213,346
375	6,178,313	6,915,113	-59,390,821	-38,816,514	-12,739,793	-3,606,127
400	5,821,721	6,520,581	-59,785,352	-39,211,045	-13,134,324	-4,000,658
450	5,117,426	5,731,517	-60,574,416	-40,000,109	-13,923,389	-4,789,722

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£125

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,203,490	34,947,898	-31,358,036	-10,783,729	15,292,992	24,426,658
80	29,593,124	33,144,298	-33,161,635	-12,587,328	13,489,393	22,623,059
100	29,324,701	32,843,666	-33,462,268	-12,887,961	13,188,760	22,322,426
125	28,989,175	32,467,875	-33,838,058	-13,263,751	12,812,970	21,946,636
150	28,653,648	32,092,085	-34,213,848	-13,639,541	12,437,180	21,570,846
175	28,318,120	31,716,294	-34,589,639	-14,015,332	12,061,388	21,195,055
200	27,982,593	31,340,504	-34,965,429	-14,391,122	11,685,598	20,819,265
225	27,647,065	30,964,713	-35,341,220	-14,766,913	11,309,807	20,443,473
250	27,311,538	30,588,923	-35,717,010	-15,142,704	10,934,017	20,067,683
275	26,976,011	30,213,132	-36,092,802	-15,518,495	10,558,226	19,691,892
300	26,640,484	29,837,342	-36,468,592	-15,894,285	10,182,436	19,316,102
325	26,304,956	29,461,551	-36,844,383	-16,270,076	9,806,645	18,940,311
350	25,969,429	29,085,760	-37,220,173	-16,645,866	9,430,855	18,564,521
375	25,633,901	28,709,969	-37,595,964	-17,021,657	9,055,063	18,188,730
400	25,298,374	28,334,179	-37,971,754	-17,397,447	8,679,273	17,812,940
450	24,623,944	27,578,817	-38,727,117	-18,152,810	7,923,911	17,057,577

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 8

CIL Z2 Med (£785 psm)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,463,438	13,959,050	-52,346,883	-31,772,576	-5,695,856	3,437,811
80	11,139,983	12,476,782	-53,829,152	-33,254,845	-7,178,124	1,955,542
100	10,862,710	12,166,236	-54,139,698	-33,565,391	-7,488,670	1,644,996
125	10,516,118	11,778,053	-54,527,881	-33,953,574	-7,876,853	1,256,813
150	10,169,525	11,389,868	-54,916,065	-34,341,758	-8,265,038	868,629
175	9,822,933	11,001,685	-55,304,248	-34,729,941	-8,653,221	480,445
200	9,476,341	10,613,502	-55,692,431	-35,118,124	-9,041,404	92,262
225	9,129,749	10,225,319	-56,080,615	-35,506,308	-9,429,587	-295,921
250	8,783,157	9,837,136	-56,468,798	-35,894,491	-9,817,770	-684,104
275	8,436,565	9,448,953	-56,856,981	-36,282,674	-10,205,953	-1,072,287
300	8,089,973	9,060,769	-57,245,164	-36,670,857	-10,594,136	-1,460,470
325	7,743,380	8,672,585	-57,633,348	-37,059,041	-10,982,321	-1,848,655
350	7,396,787	8,284,402	-58,021,531	-37,447,225	-11,370,504	-2,236,838
375	7,050,195	7,896,219	-58,409,715	-37,835,408	-11,758,687	-2,625,021
400	6,703,603	7,508,036	-58,797,898	-38,223,591	-12,146,870	-3,013,204
450	6,002,224	6,722,491	-59,583,442	-39,009,136	-12,932,415	-3,798,749

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£200

CIL Z2 Low (£675 psm)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,655,809	2,974,506	-63,331,427	-42,757,120	-16,680,400	-7,546,734
80	1,482,898	1,660,845	-64,645,088	-44,070,781	-17,994,060	-8,860,394
100	1,201,089	1,345,220	-64,960,714	-44,386,407	-18,309,686	-9,176,020
125	848,828	950,687	-65,355,246	-44,780,939	-18,704,219	-9,570,553
150	496,567	556,156	-65,749,778	-45,175,471	-19,098,750	-9,965,084
175	144,306	161,623	-66,144,311	-45,570,004	-19,493,283	-10,359,617
200	-211,355	-236,718	-66,542,651	-45,968,344	-19,891,624	-10,757,958
225	-569,377	-637,702	-66,943,636	-46,369,329	-20,292,608	-11,158,942
250	-927,400	-1,038,688	-67,344,622	-46,770,315	-20,693,594	-11,559,928
275	-1,285,422	-1,439,673	-67,745,606	-47,171,299	-21,094,578	-11,960,912
300	-1,643,444	-1,840,657	-68,146,591	-47,572,284	-21,495,563	-12,361,897
325	-2,001,466	-2,241,642	-68,547,575	-47,973,268	-21,896,547	-12,762,881
350	-2,359,489	-2,642,627	-68,948,561	-48,374,254	-22,297,533	-13,163,867
375	-2,717,510	-3,043,612	-69,349,545	-48,775,238	-22,698,517	-13,564,851
400	-3,075,532	-3,444,596	-69,750,530	-49,176,223	-23,099,502	-13,965,836
450	-3,791,576	-4,246,565	-70,552,499	-49,978,192	-23,901,471	-14,767,805

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psm)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,789,440	15,444,173	-50,861,760	-30,287,453	-4,210,732	4,922,934
80	12,447,808	13,941,545	-52,364,388	-31,790,081	-5,713,360	3,420,306
100	12,170,534	13,630,998	-52,674,935	-32,100,628	-6,023,907	3,109,759
125	11,823,942	13,242,815	-53,063,118	-32,488,811	-6,412,091	2,721,576
150	11,477,350	12,854,632	-53,451,301	-32,876,994	-6,800,274	2,333,393
175	11,130,758	12,466,449	-53,839,484	-33,265,177	-7,188,457	1,945,209
200	10,784,165	12,078,265	-54,227,669	-33,653,362	-7,576,641	1,557,025
225	10,437,573	11,690,082	-54,615,852	-34,041,545	-7,964,824	1,168,842
250	10,090,981	11,301,898	-55,004,035	-34,429,728	-8,353,007	780,659
275	9,744,389	10,913,715	-55,392,218	-34,817,911	-8,741,191	392,476
300	9,397,797	10,525,532	-55,780,401	-35,206,094	-9,129,374	4,292
325	9,051,204	10,137,349	-56,168,584	-35,594,277	-9,517,557	-383,891
350	8,704,612	9,749,166	-56,556,768	-35,982,461	-9,905,740	-772,074
375	8,358,019	9,360,982	-56,944,952	-36,370,645	-10,293,924	-1,160,258
400	8,011,427	8,972,798	-57,333,135	-36,758,828	-10,682,107	-1,548,441
450	7,318,243	8,196,432	-58,109,501	-37,535,194	-11,458,474	-2,324,808

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£300

CIL Z3 Med (£675 psm)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,655,809	2,974,506	-63,331,427	-42,757,120	-16,680,400	-7,546,734
80	1,482,898	1,660,845	-64,645,088	-44,070,781	-17,994,060	-8,860,394
100	1,201,089	1,345,220	-64,960,714	-44,386,407	-18,309,686	-9,176,020
125	848,828	950,687	-65,355,246	-44,780,939	-18,704,219	-9,570,553
150	496,567	556,156	-65,749,778	-45,175,471	-19,098,750	-9,965,084
175	144,306	161,623	-66,144,311	-45,570,004	-19,493,283	-10,359,617
200	-211,355	-236,718	-66,542,651	-45,968,344	-19,891,624	-10,757,958
225	-569,377	-637,702	-66,943,636	-46,369,329	-20,292,608	-11,158,942
250	-927,400	-1,038,688	-67,344,622	-46,770,315	-20,693,594	-11,559,928
275	-1,285,422	-1,439,673	-67,745,606	-47,171,299	-21,094,578	-11,960,912
300	-1,643,444	-1,840,657	-68,146,591	-47,572,284	-21,495,563	-12,361,897
325	-2,001,466	-2,241,642	-68,547,575	-47,973,268	-21,896,547	-12,762,881
350	-2,359,489	-2,642,627	-68,948,561	-48,374,254	-22,297,533	-13,163,867
375	-2,717,510	-3,043,612	-69,349,545	-48,775,238	-22,698,517	-13,564,851
400	-3,075,532	-3,444,596	-69,750,530	-49,176,223	-23,099,502	-13,965,836
450	-3,791,576	-4,246,565	-70,552,499	-49,978,192	-23,901,471	-14,767,805

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psm)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,450,825	-7,224,924	-73,530,858	-52,956,551	-26,879,830	-17,746,164
80	-7,485,548	-8,383,813	-74,689,747	-54,115,440	-28,038,719	-18,905,053
100	-7,771,966	-8,704,602	-75,010,535	-54,436,228	-28,359,507	-19,225,841
125	-8,129,988	-9,105,586	-75,411,520	-54,837,213	-28,760,492	-19,626,826
150	-8,488,010	-9,506,571	-75,812,504	-55,238,197	-29,161,476	-20,027,810
175	-8,846,031	-9,907,555	-76,213,489	-55,639,182	-29,562,461	-20,428,795
200	-9,204,054	-10,308,541	-76,614,474	-56,040,167	-29,963,447	-20,829,780
225	-9,562,076	-10,709,525	-77,015,459	-56,441,152	-30,364,431	-21,230,765
250	-9,920,098	-11,110,510	-77,416,443	-56,842,136	-30,765,416	-21,631,749
275	-10,278,120	-11,511,494	-77,817,428	-57,243,121	-31,166,400	-22,032,734
300	-10,636,142	-11,912,479	-78,218,412	-57,644,105	-31,567,385	-22,433,718
325	-10,994,165	-12,313,464	-78,619,398	-58,045,091	-31,968,370	-22,834,704
350	-11,352,187	-12,714,449	-79,020,382	-58,446,075	-32,369,355	-23,235,689
375	-11,710,208	-13,115,433	-79,421,367	-58,847,060	-32,770,339	-23,636,673
400	-12,068,230	-13,516,418	-79,822,351	-59,248,044	-33,171,324	-24,037,658
450	-12,784,275	-14,318,388	-80,624,321	-60,050,014	-33,973,294	-24,839,628

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	9
	Flats
No of units	400 units
Density:	630 dph

Affordable %	20%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.63 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	59,884,404	94,317,936	28,012,003	48,586,310	74,663,030	83,796,697
80	57,208,593	90,103,534	23,797,601	44,371,908	70,448,628	79,582,294
100	56,795,628	89,453,115	23,147,181	43,721,488	69,798,209	78,931,875
125	56,279,422	88,640,090	22,334,156	42,908,463	68,985,184	78,118,850
150	55,763,216	87,827,065	21,521,131	42,095,438	68,172,159	77,305,825
175	55,247,009	87,014,040	20,708,106	41,282,413	67,359,134	76,492,800
200	54,730,803	86,201,014	19,895,081	40,469,388	66,546,109	75,679,775
225	54,214,597	85,387,991	19,082,057	39,656,364	65,733,085	74,866,751
250	53,698,391	84,574,966	18,269,032	38,843,339	64,920,060	74,053,726
275	53,182,185	83,761,941	17,456,007	38,030,314	64,107,035	73,240,701
300	52,665,978	82,948,916	16,642,982	37,217,289	63,294,010	72,427,676
325	52,149,772	82,135,890	15,829,957	36,404,264	62,480,985	71,614,651
350	51,633,565	81,322,865	15,016,932	35,591,239	61,667,960	70,801,626
375	51,117,359	80,509,840	14,203,907	34,778,214	60,854,934	69,988,601
400	50,601,152	79,696,815	13,390,882	33,965,189	60,041,909	69,175,575
450	49,568,741	78,070,766	11,764,833	32,339,140	58,415,861	67,549,527

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,268,710	24,048,218	-42,257,716	-21,683,409	4,393,312	13,526,978
80	13,253,450	20,874,184	-45,431,749	-24,857,442	1,219,278	10,352,945
100	12,812,799	20,180,159	-46,125,775	-25,551,468	525,253	9,658,919
125	12,261,985	19,312,626	-46,993,307	-26,419,000	-342,280	8,791,386
150	11,711,170	18,445,093	-47,860,840	-27,286,533	-1,209,813	7,923,853
175	11,160,356	17,577,560	-48,728,373	-28,154,066	-2,077,346	7,056,321
200	10,609,541	16,710,027	-49,595,906	-29,021,599	-2,944,878	6,188,788
225	10,058,727	15,842,494	-50,463,439	-29,889,132	-3,812,411	5,321,255
250	9,507,913	14,974,963	-51,330,970	-30,756,663	-4,679,943	4,453,724
275	8,957,099	14,107,430	-52,198,503	-31,624,196	-5,547,476	3,586,191
300	8,406,284	13,239,897	-53,066,036	-32,491,729	-6,415,008	2,718,658
325	7,855,470	12,372,365	-53,933,569	-33,359,262	-7,282,541	1,851,125
350	7,304,655	11,504,832	-54,801,102	-34,226,795	-8,150,074	983,592
375	6,746,564	10,625,838	-55,680,095	-35,105,788	-9,029,068	104,598
400	6,186,741	9,744,118	-56,561,816	-35,987,509	-9,910,788	-777,122
450	5,067,096	7,980,675	-58,325,258	-37,750,951	-11,674,230	-2,540,564

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£375

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,942,597	-21,959,591	-88,265,524	-67,691,218	-41,614,497	-32,480,831
80	-15,523,531	-24,449,562	-90,755,495	-70,181,188	-44,104,468	-34,970,802
100	-15,978,714	-25,166,475	-91,472,409	-70,898,102	-44,821,381	-35,687,715
125	-16,547,694	-26,062,618	-92,368,551	-71,794,244	-45,717,524	-36,583,857
150	-17,116,672	-26,958,759	-93,264,692	-72,690,385	-46,613,665	-37,479,998
175	-17,685,652	-27,854,902	-94,160,835	-73,586,528	-47,509,807	-38,376,141
200	-18,254,630	-28,751,043	-95,056,976	-74,482,669	-48,405,948	-39,272,282
225	-18,823,610	-29,647,185	-95,953,119	-75,378,812	-49,302,091	-40,168,425
250	-19,392,588	-30,543,326	-96,849,260	-76,274,953	-50,198,232	-41,064,566
275	-19,961,568	-31,439,469	-97,745,403	-77,171,096	-51,094,375	-41,960,709
300	-20,530,546	-32,335,610	-98,641,544	-78,067,237	-51,990,516	-42,856,850
325	-21,099,526	-33,231,753	-99,537,686	-78,963,379	-52,886,659	-43,752,992
350	-21,668,504	-34,127,894	-100,433,827	-79,859,520	-53,782,800	-44,649,134
375	-22,237,484	-35,024,037	-101,329,970	-80,755,663	-54,678,942	-45,545,276
400	-22,806,462	-35,920,178	-102,226,111	-81,651,804	-55,575,083	-46,441,417
450	-23,944,420	-37,712,461	-104,018,395	-83,444,088	-57,367,367	-48,233,701

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,911,311	25,060,315	-41,245,619	-20,671,312	5,405,409	14,539,075
80	13,894,154	21,883,292	-44,422,641	-23,848,334	2,228,387	11,362,053
100	13,453,503	21,189,267	-45,116,666	-24,542,359	1,534,361	10,668,027
125	12,902,688	20,321,734	-45,984,199	-25,409,892	666,828	9,800,494
150	12,351,874	19,454,201	-46,851,732	-26,277,425	-200,705	8,932,962
175	11,801,059	18,586,668	-47,719,265	-27,144,958	-1,068,237	8,065,429
200	11,250,246	17,719,137	-48,586,796	-28,012,489	-1,935,769	7,197,897
225	10,699,431	16,851,604	-49,454,329	-28,880,022	-2,803,302	6,330,365
250	10,148,617	15,984,071	-50,321,862	-29,747,555	-3,670,835	5,462,832
275	9,597,802	15,116,538	-51,189,395	-30,615,088	-4,538,367	4,595,299
300	9,046,988	14,249,006	-52,056,928	-31,482,621	-5,405,900	3,727,766
325	8,496,174	13,381,474	-52,924,459	-32,350,152	-6,273,432	2,860,235
350	7,945,360	12,513,941	-53,791,992	-33,217,685	-7,140,964	1,992,702
375	7,394,545	11,646,408	-54,659,525	-34,085,218	-8,008,497	1,125,169
400	6,837,337	10,768,806	-55,537,127	-34,962,820	-8,886,100	247,567
450	5,717,690	9,005,362	-57,300,571	-36,726,264	-10,649,543	-1,515,877

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£125	£400

Site type 9

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,596,982	-19,840,247	-86,146,180	-65,571,873	-39,495,153	-30,361,486
80	-14,201,059	-22,366,668	-88,672,601	-68,098,294	-42,021,573	-32,887,907
100	-14,656,242	-23,083,581	-89,389,514	-68,815,207	-42,738,487	-33,604,820
125	-15,225,221	-23,979,723	-90,285,657	-69,711,350	-43,634,629	-34,500,963
150	-15,794,200	-24,875,865	-91,181,798	-70,607,491	-44,530,770	-35,397,104
175	-16,363,179	-25,772,007	-92,077,941	-71,503,634	-45,426,913	-36,293,247
200	-16,932,158	-26,668,148	-92,974,082	-72,399,775	-46,323,054	-37,189,388
225	-17,501,137	-27,564,291	-93,870,224	-73,295,917	-47,219,197	-38,085,531
250	-18,070,117	-28,460,434	-94,766,367	-74,192,060	-48,115,339	-38,981,673
275	-18,639,095	-29,356,575	-95,662,508	-75,088,201	-49,011,481	-39,877,814
300	-19,208,075	-30,252,717	-96,558,651	-75,984,344	-49,907,623	-40,773,957
325	-19,777,053	-31,148,858	-97,454,792	-76,880,485	-50,803,764	-41,670,098
350	-20,346,032	-32,045,001	-98,350,935	-77,776,628	-51,699,907	-42,566,241
375	-20,915,011	-32,941,142	-99,247,076	-78,672,769	-52,596,048	-43,462,382
400	-21,483,990	-33,837,285	-100,143,218	-79,568,911	-53,492,191	-44,358,525
450	-22,621,948	-35,629,569	-101,935,502	-81,361,195	-55,284,474	-46,150,808

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-27,398,752	-43,153,034	-109,458,967	-88,884,660	-62,807,940	-53,674,274
80	-28,748,253	-45,278,499	-111,584,432	-91,010,125	-64,933,405	-55,799,739
100	-29,203,436	-45,995,412	-112,301,346	-91,727,039	-65,650,318	-56,516,652
125	-29,772,416	-46,891,555	-113,197,488	-92,623,181	-66,546,461	-57,412,794
150	-30,341,394	-47,787,696	-114,093,629	-93,519,322	-67,442,602	-58,308,936
175	-30,910,374	-48,683,839	-114,989,772	-94,415,465	-68,338,744	-59,205,078
200	-31,479,352	-49,579,980	-115,885,913	-95,311,606	-69,234,885	-60,101,219
225	-32,048,332	-50,476,122	-116,782,056	-96,207,749	-70,131,028	-60,997,362
250	-32,617,310	-51,372,263	-117,678,197	-97,103,890	-71,027,169	-61,893,503
275	-33,186,290	-52,268,406	-118,574,340	-98,000,033	-71,923,312	-62,789,646
300	-33,755,268	-53,164,547	-119,470,481	-98,896,174	-72,819,453	-63,685,787
325	-34,324,248	-54,060,690	-120,366,623	-99,792,316	-73,715,596	-64,581,930
350	-34,893,226	-54,956,831	-121,262,764	-100,688,457	-74,611,737	-65,478,071
375	-35,462,205	-55,852,974	-122,158,907	-101,584,600	-75,507,879	-66,374,213
400	-36,031,184	-56,749,115	-123,055,048	-102,480,741	-76,404,021	-67,270,354
450	-37,169,142	-58,541,399	-124,847,332	-104,273,025	-78,196,304	-69,062,638

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,578,559	-16,661,230	-82,967,164	-62,392,857	-36,316,136	-27,182,470
80	-12,217,350	-19,242,327	-85,548,260	-64,973,953	-38,897,233	-29,763,566
100	-12,672,534	-19,959,242	-86,265,175	-65,690,868	-39,614,147	-30,480,481
125	-13,241,513	-20,855,383	-87,161,316	-66,587,009	-40,510,289	-31,376,622
150	-13,810,492	-21,751,525	-88,057,459	-67,483,152	-41,406,431	-32,272,765
175	-14,379,471	-22,647,666	-88,953,600	-68,379,293	-42,302,572	-33,168,906
200	-14,948,450	-23,543,809	-89,849,743	-69,275,436	-43,198,715	-34,065,049
225	-15,517,429	-24,439,950	-90,745,884	-70,171,577	-44,094,856	-34,961,190
250	-16,086,408	-25,336,093	-91,642,026	-71,067,719	-44,990,999	-35,857,333
275	-16,655,387	-26,232,234	-92,538,167	-71,963,860	-45,887,140	-36,753,474
300	-17,224,366	-27,128,377	-93,434,310	-72,860,003	-46,783,282	-37,649,616
325	-17,793,345	-28,024,518	-94,330,451	-73,756,144	-47,679,424	-38,545,757
350	-18,362,324	-28,920,660	-95,226,594	-74,652,287	-48,575,566	-39,441,900
375	-18,931,303	-29,816,802	-96,122,735	-75,548,428	-49,471,707	-40,338,041
400	-19,500,282	-30,712,944	-97,018,878	-76,444,571	-50,367,850	-41,234,184
450	-20,638,240	-32,505,228	-98,811,161	-78,236,854	-52,160,134	-43,026,468

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-27,398,752	-43,153,034	-109,458,967	-88,884,660	-62,807,940	-53,674,274
80	-28,748,253	-45,278,499	-111,584,432	-91,010,125	-64,933,405	-55,799,739
100	-29,203,436	-45,995,412	-112,301,346	-91,727,039	-65,650,318	-56,516,652
125	-29,772,416	-46,891,555	-113,197,488	-92,623,181	-66,546,461	-57,412,794
150	-30,341,394	-47,787,696	-114,093,629	-93,519,322	-67,442,602	-58,308,936
175	-30,910,374	-48,683,839	-114,989,772	-94,415,465	-68,338,744	-59,205,078
200	-31,479,352	-49,579,980	-115,885,913	-95,311,606	-69,234,885	-60,101,219
225	-32,048,332	-50,476,122	-116,782,056	-96,207,749	-70,131,028	-60,997,362
250	-32,617,310	-51,372,263	-117,678,197	-97,103,890	-71,027,169	-61,893,503
275	-33,186,290	-52,268,406	-118,574,340	-98,000,033	-71,923,312	-62,789,646
300	-33,755,268	-53,164,547	-119,470,481	-98,896,174	-72,819,453	-63,685,787
325	-34,324,248	-54,060,690	-120,366,623	-99,792,316	-73,715,596	-64,581,930
350	-34,893,226	-54,956,831	-121,262,764	-100,688,457	-74,611,737	-65,478,071
375	-35,462,205	-55,852,974	-122,158,907	-101,584,600	-75,507,879	-66,374,213
400	-36,031,184	-56,749,115	-123,055,048	-102,480,741	-76,404,021	-67,270,354
450	-37,169,142	-58,541,399	-124,847,332	-104,273,025	-78,196,304	-69,062,638

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-40,854,907	-64,346,478	-130,652,412	-110,078,105	-84,001,384	-74,867,718
80	-41,972,975	-66,107,436	-132,413,369	-111,839,062	-85,762,342	-76,628,676
100	-42,428,158	-66,824,349	-133,130,283	-112,555,976	-86,479,255	-77,345,589
125	-42,997,138	-67,720,492	-134,026,425	-113,452,118	-87,375,398	-78,241,732
150	-43,566,116	-68,616,633	-134,922,566	-114,348,259	-88,271,539	-79,137,873
175	-44,135,096	-69,512,776	-135,818,709	-115,244,402	-89,167,681	-80,034,015
200	-44,704,074	-70,408,917	-136,714,850	-116,140,543	-90,063,823	-80,930,156
225	-45,273,054	-71,305,059	-137,610,993	-117,036,686	-90,959,965	-81,826,299
250	-45,842,032	-72,201,201	-138,507,134	-117,932,827	-91,856,106	-82,722,440
275	-46,411,012	-73,097,343	-139,403,277	-118,828,970	-92,752,249	-83,618,583
300	-46,979,990	-73,993,484	-140,299,418	-119,725,111	-93,648,390	-84,514,724
325	-47,548,969	-74,889,627	-141,195,560	-120,621,253	-94,544,533	-85,410,867
350	-48,117,948	-75,785,768	-142,091,701	-121,517,395	-95,440,674	-86,307,008
375	-48,686,927	-76,681,911	-142,987,844	-122,413,537	-96,336,817	-87,203,150
400	-49,255,906	-77,578,052	-143,883,985	-123,309,678	-97,232,958	-88,099,291
450	-50,393,864	-79,370,336	-145,676,269	-125,101,962	-99,025,241	-89,891,575

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
LB Tower Hamlets
Results summary

#N/A = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	10%			
Tenure Split	SR	LBTH LR	Lon LR	SO
	35%	35%	15%	15%

Site type	T1 - 3 Houses			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	0	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	400	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	400	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	450

Site type	T2 - 6 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	450	450	450	450
CIL Z1 Low (£775 psf)	#N/A	450	450	450
CIL Z2 High (£1,000 psf)	450	450	450	450
CIL Z2 Med (£785 psf)	#N/A	450	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	450	450
CIL Z3 High (£800 psf)	#N/A	450	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	450	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	250	450

Site type	T3 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	450	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	450	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	450	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	450	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	450

Site type	T4 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	450	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	450	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	450	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	450	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	450

Site type	T5 - 25 Houses and Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	350	450	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	400	450	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	100	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	100	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T6 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	0	450	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	375	450
CIL Z2 High (£1,000 psf)	0	450	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	100
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	100
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	250
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	325
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	400
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	400
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	0	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T9 - 400 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	1
	Houses
No of units	3 units
Density:	100 dph

Affordable %	10%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.0300 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,032,040	67,734,658	1,428,724	22,003,031	48,079,752	57,213,418
80	1,979,735	65,991,155	-314,779	20,259,528	46,336,249	55,469,915
100	1,975,395	65,846,504	-459,429	20,114,878	46,191,598	55,325,264
125	1,969,972	65,665,724	-640,209	19,934,098	46,010,818	55,144,484
150	1,964,548	65,484,944	-820,989	19,753,318	45,830,038	54,963,704
175	1,959,125	65,304,164	-1,001,769	19,572,538	45,649,258	54,782,924
200	1,953,701	65,123,351	-1,182,583	19,391,724	45,468,445	54,602,111
225	1,948,277	64,942,571	-1,363,363	19,210,944	45,287,665	54,421,331
250	1,942,854	64,761,791	-1,544,143	19,030,164	45,106,885	54,240,551
275	1,937,429	64,580,977	-1,724,956	18,849,351	44,926,071	54,059,738
300	1,932,006	64,400,197	-1,905,736	18,668,571	44,745,291	53,878,958
325	1,926,583	64,219,417	-2,086,516	18,487,791	44,564,511	53,698,178
350	1,921,159	64,038,637	-2,267,296	18,307,011	44,383,731	53,517,398
375	1,915,735	63,857,824	-2,448,110	18,126,197	44,202,918	53,336,584
400	1,910,311	63,677,044	-2,628,890	17,945,417	44,022,138	53,155,804
450	1,899,464	63,315,451	-2,990,483	17,583,824	43,660,545	52,794,211

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,325,622	44,187,397	-22,118,536	-1,544,229	24,532,492	33,666,158
80	1,285,467	42,848,899	-23,457,034	-2,882,727	23,193,993	32,327,659
100	1,281,127	42,704,248	-23,601,685	-3,027,378	23,049,343	32,183,009
125	1,275,704	42,523,468	-23,782,465	-3,208,158	22,868,563	32,002,229
150	1,270,281	42,342,688	-23,963,245	-3,388,938	22,687,783	31,821,449
175	1,264,856	42,161,875	-24,144,058	-3,569,751	22,506,969	31,640,635
200	1,259,433	41,981,095	-24,324,838	-3,750,531	22,326,189	31,459,855
225	1,254,009	41,800,315	-24,505,618	-3,931,311	22,145,409	31,279,075
250	1,248,585	41,619,502	-24,686,432	-4,112,125	21,964,596	31,098,262
275	1,243,162	41,438,722	-24,867,212	-4,292,905	21,783,816	30,917,482
300	1,237,738	41,257,942	-25,047,992	-4,473,685	21,603,036	30,736,702
325	1,232,315	41,077,162	-25,228,772	-4,654,465	21,422,256	30,555,922
350	1,226,890	40,896,348	-25,409,585	-4,835,278	21,241,443	30,375,109
375	1,221,467	40,715,568	-25,590,365	-5,016,058	21,060,663	30,194,329
400	1,216,044	40,534,788	-25,771,145	-5,196,838	20,879,883	30,013,549
450	1,205,196	40,173,195	-26,132,738	-5,558,431	20,518,289	29,651,955

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	887,842	29,594,732	-36,711,201	-16,136,894	9,939,826	19,073,493
80	855,216	28,507,192	-37,798,742	-17,224,435	8,852,286	17,985,952
100	850,877	28,362,575	-37,943,359	-17,369,052	8,707,669	17,841,335
125	845,454	28,181,795	-38,124,139	-17,549,832	8,526,889	17,660,555
150	840,029	28,000,981	-38,304,952	-17,730,645	8,346,075	17,479,742
175	834,606	27,820,201	-38,485,732	-17,911,425	8,165,295	17,298,962
200	829,183	27,639,421	-38,666,512	-18,092,205	7,984,515	17,118,182
225	823,758	27,458,608	-38,847,326	-18,273,019	7,803,702	16,937,368
250	818,335	27,277,828	-39,028,106	-18,453,799	7,622,922	16,756,588
275	812,911	27,097,048	-39,208,886	-18,634,579	7,442,142	16,575,808
300	807,488	26,916,268	-39,389,666	-18,815,359	7,261,362	16,395,028
325	802,064	26,735,455	-39,570,479	-18,996,172	7,080,549	16,214,215
350	796,640	26,554,675	-39,751,259	-19,176,952	6,899,769	16,033,435
375	791,217	26,373,895	-39,932,039	-19,357,732	6,718,989	15,852,655
400	785,792	26,193,081	-40,112,852	-19,538,545	6,538,175	15,671,842
450	774,946	25,831,521	-40,474,412	-19,900,105	6,176,615	15,310,282

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,335,571	44,519,047	-21,786,887	-1,212,580	24,864,141	33,997,807
80	1,295,245	43,174,828	-23,131,105	-2,556,798	23,519,922	32,653,588
100	1,290,906	43,030,211	-23,275,723	-2,701,416	23,375,305	32,508,971
125	1,285,482	42,849,397	-23,456,536	-2,882,229	23,194,492	32,328,158
150	1,280,059	42,668,617	-23,637,316	-3,063,009	23,013,712	32,147,378
175	1,274,635	42,487,837	-23,818,096	-3,243,789	22,832,932	31,966,598
200	1,269,212	42,307,057	-23,998,876	-3,424,569	22,652,152	31,785,818
225	1,263,787	42,126,244	-24,179,689	-3,605,382	22,471,338	31,605,004
250	1,258,364	41,945,464	-24,360,469	-3,786,162	22,290,558	31,424,224
275	1,252,941	41,764,684	-24,541,249	-3,966,942	22,109,778	31,243,444
300	1,247,516	41,583,871	-24,722,063	-4,147,756	21,928,965	31,062,631
325	1,242,093	41,403,091	-24,902,843	-4,328,536	21,748,185	30,881,851
350	1,236,669	41,222,311	-25,083,623	-4,509,316	21,567,405	30,701,071
375	1,231,246	41,041,531	-25,264,403	-4,690,096	21,386,625	30,520,291
400	1,225,822	40,860,717	-25,445,216	-4,870,909	21,205,812	30,339,478
450	1,214,975	40,499,157	-25,806,776	-5,232,469	20,844,252	29,977,918

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 1

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	907,741	30,258,031	-36,047,903	-15,473,596	10,603,125	19,736,791
80	874,772	29,159,083	-37,146,850	-16,572,543	9,504,177	18,637,844
100	870,434	29,014,466	-37,291,468	-16,717,161	9,359,560	18,493,226
125	865,011	28,833,686	-37,472,248	-16,897,941	9,178,780	18,312,446
150	859,586	28,652,872	-37,653,061	-17,078,754	8,997,967	18,131,633
175	854,163	28,472,092	-37,833,841	-17,259,534	8,817,187	17,950,853
200	848,739	28,291,312	-38,014,621	-17,440,314	8,636,407	17,770,073
225	843,316	28,110,532	-38,195,401	-17,621,094	8,455,627	17,589,293
250	837,892	27,929,719	-38,376,214	-17,801,907	8,274,813	17,408,480
275	832,468	27,748,939	-38,556,994	-17,982,687	8,094,033	17,227,700
300	827,045	27,568,159	-38,737,774	-18,163,467	7,913,253	17,046,920
325	821,620	27,387,346	-38,918,588	-18,344,281	7,732,440	16,866,106
350	816,197	27,206,566	-39,099,368	-18,525,061	7,551,660	16,685,326
375	810,774	27,025,786	-39,280,148	-18,705,841	7,370,880	16,504,546
400	805,350	26,845,006	-39,460,928	-18,886,621	7,190,100	16,323,766
450	794,502	26,483,412	-39,822,521	-19,248,214	6,828,507	15,962,173

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	688,850	22,961,681	-43,344,252	-22,769,945	3,306,776	12,440,442
80	659,647	21,988,246	-44,317,687	-23,743,380	2,333,340	11,467,007
100	655,309	21,843,629	-44,462,305	-23,887,998	2,188,723	11,322,389
125	649,885	21,662,849	-44,643,085	-24,068,778	2,007,943	11,141,609
150	644,461	21,482,036	-44,823,898	-24,249,591	1,827,130	10,960,796
175	639,038	21,301,256	-45,004,678	-24,430,371	1,646,350	10,780,016
200	633,614	21,120,476	-45,185,458	-24,611,151	1,465,570	10,599,236
225	628,190	20,939,662	-45,366,271	-24,791,964	1,284,756	10,418,423
250	622,766	20,758,882	-45,547,051	-24,972,744	1,103,976	10,237,643
275	617,343	20,578,102	-45,727,831	-25,153,524	923,196	10,056,863
300	611,920	20,397,322	-45,908,611	-25,334,304	742,416	9,876,083
325	606,495	20,216,509	-46,089,425	-25,515,118	561,603	9,695,269
350	601,072	20,035,729	-46,270,205	-25,695,898	380,823	9,514,489
375	595,648	19,854,949	-46,450,985	-25,876,678	200,043	9,333,709
400	590,224	19,674,136	-46,631,798	-26,057,491	19,230	9,152,896
450	579,377	19,312,576	-46,993,358	-26,419,051	-342,330	8,791,336

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	937,589	31,252,978	-35,052,955	-14,478,648	11,598,072	20,731,739
80	904,108	30,136,937	-36,168,997	-15,594,690	10,482,031	19,615,697
100	899,770	29,992,319	-36,313,614	-15,739,307	10,337,414	19,471,080
125	894,345	29,811,506	-36,494,427	-15,920,120	10,156,600	19,290,266
150	888,922	29,630,726	-36,675,207	-16,100,900	9,975,820	19,109,486
175	883,498	29,449,946	-36,855,987	-16,281,680	9,795,040	18,928,706
200	878,074	29,269,133	-37,036,801	-16,462,494	9,614,227	18,747,893
225	872,651	29,088,353	-37,217,581	-16,643,274	9,433,447	18,567,113
250	867,227	28,907,573	-37,398,361	-16,824,054	9,252,667	18,386,333
275	861,804	28,726,793	-37,579,141	-17,004,834	9,071,887	18,205,553
300	856,379	28,545,979	-37,759,954	-17,185,647	8,891,074	18,024,740
325	850,956	28,365,199	-37,940,734	-17,366,427	8,710,294	17,843,960
350	845,533	28,184,419	-38,121,514	-17,547,207	8,529,514	17,663,180
375	840,109	28,003,639	-38,302,294	-17,727,987	8,348,734	17,482,400
400	834,685	27,822,826	-38,483,107	-17,908,800	8,167,920	17,301,586
450	823,838	27,461,266	-38,844,667	-18,270,361	7,806,360	16,940,026

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	688,850	22,961,681	-43,344,252	-22,769,945	3,306,776	12,440,442
80	659,647	21,988,246	-44,317,687	-23,743,380	2,333,340	11,467,007
100	655,309	21,843,629	-44,462,305	-23,887,998	2,188,723	11,322,389
125	649,885	21,662,849	-44,643,085	-24,068,778	2,007,943	11,141,609
150	644,461	21,482,036	-44,823,898	-24,249,591	1,827,130	10,960,796
175	639,038	21,301,256	-45,004,678	-24,430,371	1,646,350	10,780,016
200	633,614	21,120,476	-45,185,458	-24,611,151	1,465,570	10,599,236
225	628,190	20,939,662	-45,366,271	-24,791,964	1,284,756	10,418,423
250	622,766	20,758,882	-45,547,051	-24,972,744	1,103,976	10,237,643
275	617,343	20,578,102	-45,727,831	-25,153,524	923,196	10,056,863
300	611,920	20,397,322	-45,908,611	-25,334,304	742,416	9,876,083
325	606,495	20,216,509	-46,089,425	-25,515,118	561,603	9,695,269
350	601,072	20,035,729	-46,270,205	-25,695,898	380,823	9,514,489
375	595,648	19,854,949	-46,450,985	-25,876,678	200,043	9,333,709
400	590,224	19,674,136	-46,631,798	-26,057,491	19,230	9,152,896
450	579,377	19,312,576	-46,993,358	-26,419,051	-342,330	8,791,336

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	489,860	16,328,664	-49,977,270	-29,402,963	-3,326,242	5,807,424
80	464,079	15,469,301	-50,836,633	-30,262,326	-4,185,605	4,948,061
100	459,740	15,324,683	-50,981,250	-30,406,943	-4,330,223	4,803,444
125	454,316	15,143,870	-51,162,064	-30,587,757	-4,511,036	4,622,630
150	448,893	14,963,090	-51,342,844	-30,768,537	-4,691,816	4,441,850
175	443,469	14,782,310	-51,523,624	-30,949,317	-4,872,596	4,261,070
200	438,046	14,601,530	-51,704,404	-31,130,097	-5,053,376	4,080,290
225	432,621	14,420,717	-51,885,217	-31,310,910	-5,234,189	3,899,477
250	427,198	14,239,937	-52,065,997	-31,491,690	-5,414,969	3,718,697
275	421,775	14,059,157	-52,246,777	-31,672,470	-5,595,749	3,537,917
300	416,350	13,878,343	-52,427,590	-31,853,283	-5,776,563	3,357,104
325	410,927	13,697,563	-52,608,370	-32,034,063	-5,957,343	3,176,324
350	405,503	13,516,783	-52,789,150	-32,214,843	-6,138,123	2,995,544
375	400,080	13,336,003	-52,969,930	-32,395,623	-6,318,903	2,814,764
400	394,656	13,155,190	-53,150,744	-32,576,437	-6,499,716	2,633,950
450	383,809	12,793,630	-53,512,304	-32,937,997	-6,861,276	2,272,390

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£400	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£400	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	2
	Flats
No of units	6 units
Density:	350 dph

Affordable %	10%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.02 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,535,935	147,929,522	81,623,588	102,197,895	128,274,616	137,408,282
80	2,462,447	143,642,762	77,336,829	97,911,136	123,987,857	133,121,523
100	2,454,980	143,207,151	76,901,218	97,475,525	123,552,245	132,685,912
125	2,445,645	142,662,623	76,356,689	96,930,996	123,007,717	132,141,383
150	2,436,310	142,118,094	75,812,161	96,386,468	122,463,189	131,596,855
175	2,426,976	141,573,624	75,267,691	95,841,998	121,918,719	131,052,385
200	2,417,642	141,029,096	74,723,163	95,297,470	121,374,190	130,507,856
225	2,408,307	140,484,568	74,178,634	94,752,941	120,829,662	129,963,328
250	2,398,972	139,940,039	73,634,106	94,208,413	120,285,133	129,418,800
275	2,389,637	139,395,511	73,089,577	93,663,884	119,740,605	128,874,271
300	2,380,303	138,850,982	72,545,049	93,119,356	119,196,077	128,329,743
325	2,370,968	138,306,454	72,000,521	92,574,828	118,651,548	127,785,214
350	2,361,633	137,761,926	71,455,992	92,030,299	118,107,020	127,240,686
375	2,352,298	137,217,397	70,911,464	91,485,771	117,562,491	126,696,158
400	2,342,963	136,672,869	70,366,935	90,941,242	117,017,963	126,151,629
450	2,324,294	135,583,812	69,277,879	89,852,186	115,928,906	125,062,572

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,578,934	92,104,477	25,798,543	46,372,850	72,449,571	81,583,237
80	1,521,907	88,777,906	22,471,972	43,046,279	69,123,000	78,256,666
100	1,514,438	88,342,237	22,036,303	42,610,610	68,687,331	77,820,997
125	1,505,105	87,797,766	21,491,833	42,066,140	68,142,861	77,276,527
150	1,495,770	87,253,238	20,947,305	41,521,612	67,598,332	76,731,998
175	1,486,435	86,708,710	20,402,776	40,977,083	67,053,804	76,187,470
200	1,477,100	86,164,181	19,858,248	40,432,555	66,509,275	75,642,942
225	1,467,765	85,619,653	19,313,719	39,888,026	65,964,747	75,098,413
250	1,458,431	85,075,124	18,769,191	39,343,498	65,420,219	74,553,885
275	1,449,096	84,530,596	18,224,663	38,798,970	64,875,690	74,009,356
300	1,439,761	83,986,068	17,680,134	38,254,441	64,331,162	73,464,828
325	1,430,426	83,441,539	17,135,606	37,709,913	63,786,633	72,920,300
350	1,421,092	82,897,011	16,591,077	37,165,384	63,242,105	72,375,771
375	1,411,757	82,352,482	16,046,549	36,620,856	62,697,577	71,831,243
400	1,402,422	81,807,954	15,502,021	36,076,328	62,153,048	71,286,714
450	1,383,753	80,718,897	14,412,964	34,987,271	61,063,991	70,197,658

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	985,863	57,508,662	-8,797,272	11,777,035	37,853,756	46,987,422
80	939,036	54,777,118	-11,528,816	9,045,491	35,122,212	44,255,878
100	931,569	54,341,507	-11,964,427	8,609,880	34,686,601	43,820,267
125	922,234	53,796,978	-12,508,955	8,065,352	34,142,073	43,275,739
150	912,899	53,252,450	-13,053,484	7,520,823	33,597,544	42,731,210
175	903,564	52,707,921	-13,598,012	6,976,295	33,053,016	42,186,682
200	894,230	52,163,393	-14,142,540	6,431,767	32,508,487	41,642,153
225	884,895	51,618,865	-14,687,069	5,887,238	31,963,959	41,097,625
250	875,560	51,074,336	-15,231,597	5,342,710	31,419,431	40,553,097
275	866,225	50,529,808	-15,776,126	4,798,181	30,874,902	40,008,568
300	856,891	49,985,280	-16,320,654	4,253,653	30,330,374	39,464,040
325	847,556	49,440,751	-16,865,182	3,709,125	29,785,845	38,919,511
350	838,221	48,896,223	-17,409,711	3,164,596	29,241,317	38,374,983
375	828,886	48,351,694	-17,954,239	2,620,068	28,696,789	37,830,455
400	819,551	47,807,166	-18,498,768	2,075,539	28,152,260	37,285,926
450	800,883	46,718,167	-19,587,766	986,541	27,063,262	36,196,928

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,592,412	92,890,712	26,584,779	47,159,086	73,235,806	82,369,472
80	1,535,154	89,550,623	23,244,690	43,818,997	69,895,717	79,029,384
100	1,527,686	89,115,012	22,809,079	43,383,386	69,460,106	78,593,773
125	1,518,351	88,570,484	22,264,550	42,838,857	68,915,578	78,049,244
150	1,509,016	88,025,955	21,720,022	42,294,329	68,371,050	77,504,716
175	1,499,682	87,481,427	21,175,494	41,749,801	67,826,521	76,960,187
200	1,490,347	86,936,899	20,630,965	41,205,272	67,281,993	76,415,659
225	1,481,012	86,392,370	20,086,437	40,660,744	66,737,464	75,871,131
250	1,471,677	85,847,842	19,541,908	40,116,215	66,192,936	75,326,602
275	1,462,343	85,303,313	18,997,380	39,571,687	65,648,408	74,782,074
300	1,453,009	84,758,843	18,452,910	39,027,217	65,103,938	74,237,604
325	1,443,674	84,214,315	17,908,381	38,482,688	64,559,409	73,693,075
350	1,434,339	83,669,787	17,363,853	37,938,160	64,014,881	73,148,547
375	1,425,004	83,125,258	16,819,325	37,393,632	63,470,352	72,604,019
400	1,415,670	82,580,730	16,274,796	36,849,103	62,925,824	72,059,490
450	1,397,000	81,491,673	15,185,740	35,760,046	61,836,767	70,970,433

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

Site type 2

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,012,820	59,081,191	-7,224,743	13,349,564	39,426,285	48,559,951
80	965,530	56,322,611	-9,983,323	10,590,984	36,667,705	45,801,371
100	958,062	55,886,941	-10,418,992	10,155,315	36,232,036	45,365,702
125	948,728	55,342,471	-10,963,462	9,610,845	35,687,566	44,821,232
150	939,393	54,797,943	-11,507,991	9,066,316	35,143,037	44,276,703
175	930,059	54,253,415	-12,052,519	8,521,788	34,598,509	43,732,175
200	920,724	53,708,886	-12,597,047	7,977,260	34,053,980	43,187,647
225	911,389	53,164,358	-13,141,576	7,432,731	33,509,452	42,643,118
250	902,054	52,619,829	-13,686,104	6,888,203	32,964,924	42,098,590
275	892,719	52,075,301	-14,230,633	6,343,674	32,420,395	41,554,061
300	883,385	51,530,773	-14,775,161	5,799,146	31,875,867	41,009,533
325	874,050	50,986,244	-15,319,689	5,254,618	31,331,338	40,465,005
350	864,715	50,441,716	-15,864,218	4,710,089	30,786,810	39,920,476
375	855,380	49,897,187	-16,408,746	4,165,561	30,242,282	39,375,948
400	846,046	49,352,659	-16,953,274	3,621,032	29,697,753	38,831,419
450	827,376	48,263,602	-18,042,331	2,531,976	28,608,696	37,742,363

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	716,285	41,783,313	-24,522,621	-3,948,314	22,128,407	31,262,073
80	674,095	39,322,188	-26,983,746	-6,409,439	19,667,282	28,800,948
100	666,627	38,886,576	-27,419,357	-6,845,050	19,231,671	28,365,337
125	657,292	38,342,048	-27,963,885	-7,389,578	18,687,142	27,820,808
150	647,957	37,797,520	-28,508,414	-7,934,107	18,142,614	27,276,280
175	638,623	37,252,991	-29,052,942	-8,478,635	17,598,085	26,731,752
200	629,288	36,708,463	-29,597,471	-9,023,164	17,053,557	26,187,223
225	619,953	36,163,934	-30,141,999	-9,567,692	16,509,029	25,642,695
250	610,618	35,619,406	-30,686,527	-10,112,220	15,964,500	25,098,166
275	601,284	35,074,878	-31,231,056	-10,656,749	15,419,972	24,553,638
300	591,950	34,530,408	-31,775,526	-11,201,219	14,875,502	24,009,168
325	582,615	33,985,879	-32,320,054	-11,745,747	14,330,973	23,464,640
350	573,280	33,441,351	-32,864,583	-12,290,276	13,786,445	22,920,111
375	563,946	32,896,822	-33,409,111	-12,834,804	13,241,917	22,375,583
400	554,611	32,352,294	-33,953,639	-13,379,332	12,697,388	21,831,054
450	535,941	31,263,237	-35,042,696	-14,468,389	11,608,331	20,741,998

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,053,257	61,440,014	-4,865,920	15,708,387	41,785,108	50,918,774
80	1,005,271	58,640,821	-7,665,112	12,909,195	38,985,915	48,119,582
100	997,804	58,205,210	-8,100,723	12,473,584	38,550,304	47,683,970
125	988,469	57,660,682	-8,645,252	11,929,055	38,005,776	47,139,442
150	979,134	57,116,153	-9,189,780	11,384,527	37,461,248	46,594,914
175	969,799	56,571,625	-9,734,309	10,839,998	36,916,719	46,050,385
200	960,465	56,027,096	-10,278,837	10,295,470	36,372,191	45,505,857
225	951,130	55,482,568	-10,823,365	9,750,942	35,827,662	44,961,328
250	941,795	54,938,040	-11,367,894	9,206,413	35,283,134	44,416,800
275	932,460	54,393,511	-11,912,422	8,661,885	34,738,606	43,872,272
300	923,125	53,848,983	-12,456,951	8,117,356	34,194,077	43,327,743
325	913,792	53,304,513	-13,001,421	7,572,886	33,649,607	42,783,273
350	904,457	52,759,984	-13,545,949	7,028,358	33,105,079	42,238,745
375	895,122	52,215,456	-14,090,477	6,483,830	32,560,550	41,694,216
400	885,787	51,670,928	-14,635,006	5,939,301	32,016,022	41,149,688
450	867,118	50,581,871	-15,724,063	4,850,244	30,926,965	40,060,631

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	716,285	41,783,313	-24,522,621	-3,948,314	22,128,407	31,262,073
80	674,095	39,322,188	-26,983,746	-6,409,439	19,667,282	28,800,948
100	666,627	38,886,576	-27,419,357	-6,845,050	19,231,671	28,365,337
125	657,292	38,342,048	-27,963,885	-7,389,578	18,687,142	27,820,808
150	647,957	37,797,520	-28,508,414	-7,934,107	18,142,614	27,276,280
175	638,623	37,252,991	-29,052,942	-8,478,635	17,598,085	26,731,752
200	629,288	36,708,463	-29,597,471	-9,023,164	17,053,557	26,187,223
225	619,953	36,163,934	-30,141,999	-9,567,692	16,509,029	25,642,695
250	610,618	35,619,406	-30,686,527	-10,112,220	15,964,500	25,098,166
275	601,284	35,074,878	-31,231,056	-10,656,749	15,419,972	24,553,638
300	591,950	34,530,408	-31,775,526	-11,201,219	14,875,502	24,009,168
325	582,615	33,985,879	-32,320,054	-11,745,747	14,330,973	23,464,640
350	573,280	33,441,351	-32,864,583	-12,290,276	13,786,445	22,920,111
375	563,946	32,896,822	-33,409,111	-12,834,804	13,241,917	22,375,583
400	554,611	32,352,294	-33,953,639	-13,379,332	12,697,388	21,831,054
450	535,941	31,263,237	-35,042,696	-14,468,389	11,608,331	20,741,998

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	446,708	26,057,963	-40,247,970	-19,673,663	6,403,058	15,536,724
80	409,154	23,867,316	-42,438,618	-21,864,311	4,212,410	13,346,076
100	401,685	23,431,646	-42,874,287	-22,299,980	3,776,740	12,910,407
125	392,352	22,887,176	-43,418,757	-22,844,450	3,232,270	12,365,937
150	383,017	22,342,648	-43,963,286	-23,388,979	2,687,742	11,821,408
175	373,682	21,798,119	-44,507,814	-23,933,507	2,143,214	11,276,880
200	364,347	21,253,591	-45,052,342	-24,478,035	1,598,685	10,732,351
225	355,013	20,709,063	-45,596,871	-25,022,564	1,054,157	10,187,823
250	345,678	20,164,534	-46,141,399	-25,567,092	509,628	9,643,295
275	336,343	19,620,006	-46,685,928	-26,111,621	-34,900	9,098,766
300	327,008	19,075,477	-47,230,456	-26,656,149	-579,428	8,554,238
325	317,673	18,530,949	-47,774,984	-27,200,677	-1,123,957	8,009,709
350	308,339	17,986,421	-48,319,513	-27,745,206	-1,668,485	7,465,181
375	299,004	17,441,892	-48,864,041	-28,289,734	-2,213,014	6,920,653
400	289,669	16,897,364	-49,408,570	-28,834,263	-2,757,542	6,376,124
450	271,000	15,808,307	-50,497,626	-29,923,319	-3,846,599	5,287,067

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£450

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	3
Flats	
No of units	10 units
Density:	235 dph

Affordable %	10%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.04 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,226,558	99,324,107	33,018,174	53,592,481	79,669,202	88,802,868
80	4,104,080	96,445,878	30,139,945	50,714,252	76,790,972	85,924,639
100	4,091,634	96,153,389	29,847,455	50,421,762	76,498,483	85,632,149
125	4,076,076	95,787,777	29,481,843	50,056,150	76,132,871	85,266,537
150	4,060,518	95,422,165	29,116,231	49,690,538	75,767,259	84,900,925
175	4,044,960	95,056,553	28,750,619	49,324,926	75,401,647	84,535,313
200	4,029,402	94,690,941	28,385,008	48,959,315	75,036,035	84,169,701
225	4,013,844	94,325,329	28,019,396	48,593,703	74,670,423	83,804,089
250	3,998,287	93,959,741	27,653,807	48,228,114	74,304,835	83,438,501
275	3,982,729	93,594,129	27,288,195	47,862,502	73,939,223	83,072,889
300	3,967,171	93,228,517	26,922,583	47,496,890	73,573,611	82,707,277
325	3,951,613	92,862,905	26,556,971	47,131,278	73,207,999	82,341,665
350	3,936,055	92,497,293	26,191,359	46,765,666	72,842,387	81,976,053
375	3,920,497	92,131,681	25,825,748	46,400,055	72,476,775	81,610,441
400	3,904,939	91,766,069	25,460,136	46,034,443	72,111,163	81,244,829
450	3,873,824	91,034,869	24,728,935	45,303,242	71,379,963	80,513,629

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,631,556	61,841,569	-4,464,364	16,109,943	42,186,664	51,320,330
80	2,536,511	59,608,015	-6,697,919	13,876,388	39,953,109	49,086,775
100	2,524,065	59,315,525	-6,990,408	13,583,899	39,660,619	48,794,286
125	2,508,507	58,949,913	-7,356,020	13,218,287	39,295,007	48,428,674
150	2,492,949	58,584,301	-7,721,632	12,852,675	38,929,396	48,063,062
175	2,477,391	58,218,689	-8,087,244	12,487,063	38,563,784	47,697,450
200	2,461,833	57,853,077	-8,452,856	12,121,451	38,198,172	47,331,838
225	2,446,275	57,487,466	-8,818,468	11,755,839	37,832,560	46,966,226
250	2,430,718	57,121,877	-9,184,056	11,390,251	37,466,971	46,600,637
275	2,415,160	56,756,265	-9,549,668	11,024,639	37,101,359	46,235,026
300	2,399,602	56,390,653	-9,915,280	10,659,027	36,735,747	45,869,414
325	2,384,044	56,025,041	-10,280,892	10,293,415	36,370,136	45,503,802
350	2,368,486	55,659,429	-10,646,504	9,927,803	36,004,524	45,138,190
375	2,352,928	55,293,817	-11,012,116	9,562,191	35,638,912	44,772,578
400	2,337,370	54,928,206	-11,377,728	9,196,579	35,273,300	44,406,966
450	2,306,255	54,196,982	-12,108,952	8,465,355	34,542,076	43,675,742

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,643,105	38,612,966	-27,692,967	-7,118,660	18,958,061	28,091,727
80	1,565,060	36,778,906	-29,527,027	-8,952,720	17,124,000	26,257,667
100	1,552,613	36,486,417	-29,819,517	-9,245,210	16,831,511	25,965,177
125	1,537,056	36,120,805	-30,185,129	-9,610,822	16,465,899	25,599,565
150	1,521,498	35,755,193	-30,550,741	-9,976,434	16,100,287	25,233,953
175	1,505,941	35,389,604	-30,916,329	-10,342,022	15,734,699	24,868,365
200	1,490,383	35,023,993	-31,281,941	-10,707,634	15,369,087	24,502,753
225	1,474,825	34,658,381	-31,647,553	-11,073,246	15,003,475	24,137,141
250	1,459,267	34,292,769	-32,013,165	-11,438,858	14,637,863	23,771,529
275	1,443,709	33,927,157	-32,378,777	-11,804,470	14,272,251	23,405,917
300	1,428,151	33,561,545	-32,744,389	-12,170,082	13,906,639	23,040,305
325	1,412,593	33,195,933	-33,110,001	-12,535,694	13,541,027	22,674,693
350	1,397,035	32,830,321	-33,475,612	-12,901,305	13,175,415	22,309,081
375	1,381,478	32,464,733	-33,841,201	-13,266,894	12,809,827	21,943,493
400	1,365,920	32,099,121	-34,206,813	-13,632,506	12,444,215	21,577,881
450	1,334,804	31,367,897	-34,938,037	-14,363,730	11,712,991	20,846,657

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,654,021	62,369,494	-3,936,440	16,637,867	42,714,588	51,848,254
80	2,558,590	60,126,855	-6,179,079	14,395,228	40,471,949	49,605,615
100	2,546,143	59,834,365	-6,471,568	14,102,739	40,179,460	49,313,126
125	2,530,585	59,468,753	-6,837,180	13,737,127	39,813,848	48,947,514
150	2,515,027	59,103,141	-7,202,792	13,371,515	39,448,236	48,581,902
175	2,499,469	58,737,530	-7,568,404	13,005,903	39,082,624	48,216,290
200	2,483,911	58,371,918	-7,934,016	12,640,291	38,717,012	47,850,678
225	2,468,354	58,006,329	-8,299,604	12,274,703	38,351,423	47,485,090
250	2,452,796	57,640,717	-8,665,216	11,909,091	37,985,811	47,119,478
275	2,437,239	57,275,105	-9,030,828	11,543,479	37,620,200	46,753,866
300	2,421,681	56,909,493	-9,396,440	11,177,867	37,254,588	46,388,254
325	2,406,123	56,543,882	-9,762,052	10,812,255	36,888,976	46,022,642
350	2,390,565	56,178,270	-10,127,664	10,446,643	36,523,364	45,657,030
375	2,375,007	55,812,658	-10,493,276	10,081,031	36,157,752	45,291,418
400	2,359,449	55,447,046	-10,858,888	9,715,419	35,792,140	44,925,806
450	2,328,334	54,715,845	-11,590,088	8,984,219	35,060,940	44,194,606

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

Site type 3

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,688,035	39,668,815	-26,637,118	-6,062,811	20,013,909	29,147,576
80	1,609,216	37,816,587	-28,489,347	-7,915,040	18,161,681	27,295,347
100	1,596,770	37,524,097	-28,781,836	-8,207,529	17,869,191	27,002,857
125	1,581,213	37,158,509	-29,147,425	-8,573,118	17,503,603	26,637,269
150	1,565,655	36,792,897	-29,513,037	-8,938,730	17,137,991	26,271,657
175	1,550,097	36,427,285	-29,878,649	-9,304,342	16,772,379	25,906,045
200	1,534,539	36,061,673	-30,244,261	-9,669,954	16,406,767	25,540,433
225	1,518,981	35,696,061	-30,609,873	-10,035,566	16,041,155	25,174,821
250	1,503,423	35,330,449	-30,975,484	-10,401,177	15,675,543	24,809,209
275	1,487,865	34,964,837	-31,341,096	-10,766,789	15,309,931	24,443,597
300	1,472,307	34,599,225	-31,706,708	-11,132,401	14,944,319	24,077,986
325	1,456,750	34,233,637	-32,072,297	-11,497,990	14,578,731	23,712,397
350	1,441,193	33,868,025	-32,437,909	-11,863,602	14,213,119	23,346,785
375	1,425,635	33,502,413	-32,803,521	-12,229,214	13,847,507	22,981,173
400	1,410,077	33,136,801	-33,169,132	-12,594,825	13,481,895	22,615,561
450	1,378,961	32,405,577	-33,900,356	-13,326,049	12,750,671	21,884,337

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,193,809	28,054,502	-38,251,431	-17,677,124	8,399,596	17,533,262
80	1,123,492	26,402,056	-39,903,878	-19,329,571	6,747,150	15,880,816
100	1,111,045	26,109,566	-40,196,367	-19,622,060	6,454,661	15,588,327
125	1,095,487	25,743,954	-40,561,979	-19,987,672	6,089,049	15,222,715
150	1,079,929	25,378,342	-40,927,591	-20,353,284	5,723,437	14,857,103
175	1,064,372	25,012,731	-41,293,203	-20,718,896	5,357,825	14,491,491
200	1,048,814	24,647,119	-41,658,815	-21,084,508	4,992,213	14,125,879
225	1,033,256	24,281,507	-42,024,427	-21,450,120	4,626,601	13,760,267
250	1,017,698	23,915,895	-42,390,039	-21,815,732	4,260,989	13,394,655
275	1,002,140	23,550,283	-42,755,651	-22,181,344	3,895,377	13,029,043
300	986,583	23,184,694	-43,121,239	-22,546,932	3,529,789	12,663,455
325	971,025	22,819,083	-43,486,851	-22,912,544	3,164,177	12,297,843
350	955,467	22,453,471	-43,852,463	-23,278,156	2,798,565	11,932,231
375	939,909	22,087,859	-44,218,075	-23,643,768	2,432,953	11,566,619
400	924,351	21,722,247	-44,583,687	-24,009,380	2,067,341	11,201,007
450	893,235	20,991,023	-45,314,911	-24,740,604	1,336,117	10,469,783

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,755,429	41,252,588	-25,053,345	-4,479,038	21,597,683	30,731,349
80	1,675,452	39,373,131	-26,932,803	-6,358,496	19,718,225	28,851,891
100	1,663,006	39,080,641	-27,225,292	-6,650,985	19,425,735	28,559,401
125	1,647,448	38,715,029	-27,590,904	-7,016,597	19,060,123	28,193,790
150	1,631,890	38,349,417	-27,956,516	-7,382,209	18,694,511	27,828,178
175	1,616,332	37,983,805	-28,322,128	-7,747,821	18,328,899	27,462,566
200	1,600,774	37,618,193	-28,687,740	-8,113,433	17,963,288	27,096,954
225	1,585,216	37,252,581	-29,053,352	-8,479,045	17,597,676	26,731,342
250	1,569,659	36,886,993	-29,418,940	-8,844,633	17,232,087	26,365,753
275	1,554,101	36,521,381	-29,784,552	-9,210,245	16,866,475	26,000,141
300	1,538,543	36,155,769	-30,150,164	-9,575,857	16,500,863	25,634,530
325	1,522,985	35,790,157	-30,515,776	-9,941,469	16,135,251	25,268,918
350	1,507,427	35,424,545	-30,881,388	-10,307,081	15,769,640	24,903,306
375	1,491,870	35,058,933	-31,247,000	-10,672,693	15,404,028	24,537,694
400	1,476,312	34,693,321	-31,612,612	-11,038,305	15,038,416	24,172,082
450	1,445,197	33,962,121	-32,343,812	-11,769,505	14,307,215	23,440,881

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,193,809	28,054,502	-38,251,431	-17,677,124	8,399,596	17,533,262
80	1,123,492	26,402,056	-39,903,878	-19,329,571	6,747,150	15,880,816
100	1,111,045	26,109,566	-40,196,367	-19,622,060	6,454,661	15,588,327
125	1,095,487	25,743,954	-40,561,979	-19,987,672	6,089,049	15,222,715
150	1,079,929	25,378,342	-40,927,591	-20,353,284	5,723,437	14,857,103
175	1,064,372	25,012,731	-41,293,203	-20,718,896	5,357,825	14,491,491
200	1,048,814	24,647,119	-41,658,815	-21,084,508	4,992,213	14,125,879
225	1,033,256	24,281,507	-42,024,427	-21,450,120	4,626,601	13,760,267
250	1,017,698	23,915,895	-42,390,039	-21,815,732	4,260,989	13,394,655
275	1,002,140	23,550,283	-42,755,651	-22,181,344	3,895,377	13,029,043
300	986,583	23,184,694	-43,121,239	-22,546,932	3,529,789	12,663,455
325	971,025	22,819,083	-43,486,851	-22,912,544	3,164,177	12,297,843
350	955,467	22,453,471	-43,852,463	-23,278,156	2,798,565	11,932,231
375	939,909	22,087,859	-44,218,075	-23,643,768	2,432,953	11,566,619
400	924,351	21,722,247	-44,583,687	-24,009,380	2,067,341	11,201,007
450	893,235	20,991,023	-45,314,911	-24,740,604	1,336,117	10,469,783

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	744,512	17,496,038	-48,809,896	-28,235,589	-2,158,868	6,974,798
80	681,923	16,025,182	-50,280,751	-29,706,444	-3,629,724	5,503,942
100	669,476	15,732,692	-50,573,241	-29,998,934	-3,922,213	5,211,453
125	653,918	15,367,081	-50,938,853	-30,364,546	-4,287,825	4,845,841
150	638,360	15,001,469	-51,304,465	-30,730,158	-4,653,437	4,480,229
175	622,802	14,635,857	-51,670,077	-31,095,770	-5,019,049	4,114,617
200	607,245	14,270,268	-52,035,665	-31,461,358	-5,384,638	3,749,029
225	591,688	13,904,656	-52,401,277	-31,826,970	-5,750,249	3,383,417
250	576,130	13,539,044	-52,766,889	-32,192,582	-6,115,861	3,017,805
275	560,572	13,173,432	-53,132,501	-32,558,194	-6,481,473	2,652,193
300	545,014	12,807,821	-53,498,113	-32,923,806	-6,847,085	2,286,581
325	529,456	12,442,209	-53,863,725	-33,289,418	-7,212,697	1,920,969
350	513,898	12,076,597	-54,229,337	-33,655,030	-7,578,309	1,555,357
375	498,340	11,710,985	-54,594,949	-34,020,642	-7,943,921	1,189,745
400	482,783	11,345,396	-54,960,537	-34,386,230	-8,309,509	824,157
450	451,667	10,614,173	-55,691,761	-35,117,454	-9,040,733	92,933

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	4
	Flats
No of units	11 units
Density:	235 dph

Affordable %	10%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,649,213	99,324,097	33,018,163	53,592,470	79,669,191	88,802,857
80	4,514,488	96,445,876	30,139,943	50,714,250	76,790,970	85,924,636
100	4,500,797	96,153,391	29,847,457	50,421,764	76,498,485	85,632,151
125	4,483,683	95,787,768	29,481,835	50,056,142	76,132,862	85,266,529
150	4,466,570	95,422,167	29,116,234	49,690,540	75,767,261	84,900,927
175	4,449,456	95,056,566	28,750,632	49,324,939	75,401,660	84,535,326
200	4,432,342	94,690,943	28,385,010	48,959,317	75,036,037	84,169,703
225	4,415,229	94,325,342	28,019,408	48,593,715	74,670,436	83,804,102
250	4,398,115	93,959,719	27,653,786	48,228,093	74,304,813	83,438,480
275	4,381,001	93,594,118	27,288,185	47,862,492	73,939,212	83,072,878
300	4,363,888	93,228,517	26,922,583	47,496,890	73,573,611	82,707,277
325	4,346,774	92,862,894	26,556,961	47,131,268	73,207,988	82,341,655
350	4,329,661	92,497,293	26,191,359	46,765,666	72,842,387	81,976,053
375	4,312,547	92,131,692	25,825,758	46,400,065	72,476,786	81,610,452
400	4,295,433	91,766,069	25,460,136	46,034,443	72,111,163	81,244,829
450	4,261,207	91,034,867	24,728,933	45,303,240	71,379,961	80,513,627

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,894,712	61,841,574	-4,464,360	16,109,947	42,186,668	51,320,334
80	2,790,162	59,608,008	-6,697,925	13,876,382	39,953,102	49,086,769
100	2,776,471	59,315,523	-6,990,410	13,583,897	39,660,617	48,794,283
125	2,759,357	58,949,900	-7,356,033	13,218,274	39,294,995	48,428,661
150	2,742,244	58,584,299	-7,721,634	12,852,673	38,929,393	48,063,060
175	2,725,131	58,218,698	-8,087,236	12,487,071	38,563,792	47,697,458
200	2,708,016	57,853,075	-8,452,858	12,121,449	38,198,170	47,331,836
225	2,690,903	57,487,474	-8,818,459	11,755,848	37,832,568	46,966,234
250	2,673,790	57,121,873	-9,184,061	11,390,246	37,466,967	46,600,633
275	2,656,676	56,756,250	-9,549,683	11,024,624	37,101,344	46,235,011
300	2,639,562	56,390,649	-9,915,284	10,659,023	36,735,743	45,869,409
325	2,622,449	56,025,048	-10,280,886	10,293,421	36,370,142	45,503,808
350	2,605,335	55,659,425	-10,646,508	9,927,799	36,004,519	45,138,186
375	2,588,222	55,293,824	-11,012,110	9,562,197	35,638,918	44,772,584
400	2,571,107	54,928,201	-11,377,732	9,196,575	35,273,296	44,406,962
450	2,536,881	54,196,999	-12,108,935	8,465,372	34,542,093	43,675,759

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,807,416	38,612,973	-27,692,961	-7,118,654	18,958,067	28,091,733
80	1,721,566	36,778,904	-29,527,029	-8,952,722	17,123,998	26,257,664
100	1,707,875	36,486,419	-29,819,515	-9,245,208	16,831,513	25,965,179
125	1,690,762	36,120,818	-30,185,116	-9,610,809	16,465,912	25,599,578
150	1,673,647	35,755,195	-30,550,738	-9,976,431	16,100,289	25,233,955
175	1,656,534	35,389,594	-30,916,340	-10,342,033	15,734,688	24,868,354
200	1,639,421	35,023,993	-31,281,941	-10,707,634	15,369,087	24,502,753
225	1,622,307	34,658,370	-31,647,564	-11,073,257	15,003,464	24,137,130
250	1,605,193	34,292,769	-32,013,165	-11,438,858	14,637,863	23,771,529
275	1,588,080	33,927,167	-32,378,766	-11,804,459	14,272,262	23,405,928
300	1,570,966	33,561,545	-32,744,389	-12,170,082	13,906,639	23,040,305
325	1,553,853	33,195,944	-33,109,990	-12,535,683	13,541,038	22,674,704
350	1,536,738	32,830,321	-33,475,612	-12,901,305	13,175,415	22,309,081
375	1,519,625	32,464,720	-33,841,214	-13,266,907	12,809,814	21,943,480
400	1,502,512	32,099,118	-34,206,815	-13,632,508	12,444,213	21,577,879
450	1,468,284	31,367,895	-34,938,039	-14,363,732	11,712,989	20,846,655

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,919,423	62,369,496	-3,936,438	16,637,869	42,714,590	51,848,256
80	2,814,448	60,126,851	-6,179,083	14,395,224	40,471,945	49,605,611
100	2,800,758	59,834,365	-6,471,568	14,102,739	40,179,460	49,313,126
125	2,783,644	59,468,764	-6,837,169	13,737,138	39,813,858	48,947,524
150	2,766,530	59,103,141	-7,202,792	13,371,515	39,448,236	48,581,902
175	2,749,417	58,737,540	-7,568,393	13,005,914	39,082,634	48,216,301
200	2,732,303	58,371,918	-7,934,016	12,640,291	38,717,012	47,850,678
225	2,715,189	58,006,316	-8,299,617	12,274,690	38,351,411	47,485,077
250	2,698,076	57,640,715	-8,665,218	11,909,089	37,985,809	47,119,476
275	2,680,962	57,275,093	-9,030,841	11,543,466	37,620,187	46,753,853
300	2,663,849	56,909,491	-9,396,442	11,177,865	37,254,586	46,388,252
325	2,646,735	56,543,890	-9,762,043	10,812,264	36,888,984	46,022,650
350	2,629,621	56,178,267	-10,127,666	10,446,641	36,523,362	45,657,028
375	2,612,508	55,812,666	-10,493,267	10,081,040	36,157,760	45,291,427
400	2,595,394	55,447,044	-10,858,890	9,715,417	35,792,138	44,925,804
450	2,561,167	54,715,841	-11,590,092	8,984,215	35,060,935	44,194,601

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

Site type 4

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,856,838	39,668,817	-26,637,116	-6,062,809	20,013,912	29,147,578
80	1,770,138	37,816,589	-28,489,345	-7,915,038	18,161,683	27,295,349
100	1,756,447	37,524,103	-28,781,830	-8,207,523	17,869,198	27,002,864
125	1,739,334	37,158,502	-29,147,431	-8,573,124	17,503,596	26,637,263
150	1,722,220	36,792,880	-29,513,054	-8,938,747	17,137,974	26,271,640
175	1,705,107	36,427,278	-29,878,655	-9,304,348	16,772,373	25,906,039
200	1,687,993	36,061,677	-30,244,256	-9,669,949	16,406,771	25,540,438
225	1,670,879	35,696,055	-30,609,879	-10,035,572	16,041,149	25,174,815
250	1,653,766	35,330,453	-30,975,480	-10,401,173	15,675,547	24,809,214
275	1,636,653	34,964,852	-31,341,081	-10,766,774	15,309,946	24,443,612
300	1,619,538	34,599,229	-31,706,704	-11,132,397	14,944,324	24,077,990
325	1,602,425	34,233,628	-32,072,305	-11,497,998	14,578,722	23,712,389
350	1,585,312	33,868,027	-32,437,907	-11,863,600	14,213,121	23,346,787
375	1,568,198	33,502,404	-32,803,529	-12,229,222	13,847,499	22,981,165
400	1,551,084	33,136,803	-33,169,130	-12,594,823	13,481,897	22,615,563
450	1,516,857	32,405,579	-33,900,354	-13,326,047	12,750,673	21,884,340

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,313,190	28,054,506	-38,251,427	-17,677,120	8,399,600	17,533,267
80	1,235,840	26,402,037	-39,903,897	-19,329,590	6,747,131	15,880,797
100	1,222,149	26,109,551	-40,196,382	-19,622,075	6,454,646	15,588,312
125	1,205,036	25,743,950	-40,561,983	-19,987,676	6,089,044	15,222,711
150	1,187,923	25,378,349	-40,927,585	-20,353,278	5,723,443	14,857,109
175	1,170,808	25,012,726	-41,293,207	-20,718,900	5,357,820	14,491,487
200	1,153,695	24,647,125	-41,658,808	-21,084,501	4,992,219	14,125,885
225	1,136,581	24,281,502	-42,024,431	-21,450,124	4,626,597	13,760,263
250	1,119,468	23,915,901	-42,390,032	-21,815,725	4,260,995	13,394,662
275	1,102,354	23,550,300	-42,755,633	-22,181,327	3,895,394	13,029,060
300	1,085,240	23,184,677	-43,121,256	-22,546,949	3,529,772	12,663,438
325	1,068,127	22,819,076	-43,486,857	-22,912,550	3,164,170	12,297,836
350	1,051,014	22,453,475	-43,852,459	-23,278,152	2,798,569	11,932,235
375	1,033,899	22,087,852	-44,218,081	-23,643,774	2,432,946	11,566,613
400	1,016,786	21,722,251	-44,583,682	-24,009,375	2,067,345	11,201,011
450	982,559	20,991,027	-45,314,906	-24,740,599	1,336,121	10,469,788

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,930,972	41,252,584	-25,053,349	-4,479,042	21,597,678	30,731,345
80	1,842,997	39,373,116	-26,932,818	-6,358,511	19,718,210	28,851,876
100	1,829,306	39,080,630	-27,225,303	-6,650,996	19,425,725	28,559,391
125	1,812,193	38,715,029	-27,590,904	-7,016,597	19,060,123	28,193,790
150	1,795,080	38,349,428	-27,956,506	-7,382,199	18,694,522	27,828,188
175	1,777,965	37,983,805	-28,322,128	-7,747,821	18,328,899	27,462,566
200	1,760,852	37,618,204	-28,687,729	-8,113,422	17,963,298	27,096,964
225	1,743,738	37,252,581	-29,053,352	-8,479,045	17,597,676	26,731,342
250	1,726,625	36,886,980	-29,418,953	-8,844,646	17,232,074	26,365,741
275	1,709,511	36,521,379	-29,784,554	-9,210,248	16,866,473	26,000,139
300	1,692,397	36,155,756	-30,150,177	-9,575,870	16,500,851	25,634,517
325	1,675,284	35,790,155	-30,515,778	-9,941,471	16,135,249	25,268,915
350	1,658,171	35,424,554	-30,881,380	-10,307,073	15,769,648	24,903,314
375	1,641,056	35,058,931	-31,247,002	-10,672,695	15,404,025	24,537,692
400	1,623,943	34,693,330	-31,612,603	-11,038,296	15,038,424	24,172,090
450	1,589,716	33,962,106	-32,343,827	-11,769,520	14,307,200	23,440,867

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,313,190	28,054,506	-38,251,427	-17,677,120	8,399,600	17,533,267
80	1,235,840	26,402,037	-39,903,897	-19,329,590	6,747,131	15,880,797
100	1,222,149	26,109,551	-40,196,382	-19,622,075	6,454,646	15,588,312
125	1,205,036	25,743,950	-40,561,983	-19,987,676	6,089,044	15,222,711
150	1,187,923	25,378,349	-40,927,585	-20,353,278	5,723,443	14,857,109
175	1,170,808	25,012,726	-41,293,207	-20,718,900	5,357,820	14,491,487
200	1,153,695	24,647,125	-41,658,808	-21,084,501	4,992,219	14,125,885
225	1,136,581	24,281,502	-42,024,431	-21,450,124	4,626,597	13,760,263
250	1,119,468	23,915,901	-42,390,032	-21,815,725	4,260,995	13,394,662
275	1,102,354	23,550,300	-42,755,633	-22,181,327	3,895,394	13,029,060
300	1,085,240	23,184,677	-43,121,256	-22,546,949	3,529,772	12,663,438
325	1,068,127	22,819,076	-43,486,857	-22,912,550	3,164,170	12,297,836
350	1,051,014	22,453,475	-43,852,459	-23,278,152	2,798,569	11,932,235
375	1,033,899	22,087,852	-44,218,081	-23,643,774	2,432,946	11,566,613
400	1,016,786	21,722,251	-44,583,682	-24,009,375	2,067,345	11,201,011
450	982,559	20,991,027	-45,314,906	-24,740,599	1,336,121	10,469,788

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	818,964	17,496,040	-48,809,894	-28,235,587	-2,158,866	6,974,800
80	750,115	16,025,191	-50,280,743	-29,706,436	-3,629,715	5,503,951
100	736,424	15,732,684	-50,573,250	-29,998,943	-3,922,222	5,211,444
125	719,310	15,367,083	-50,938,851	-30,364,544	-4,287,823	4,845,843
150	702,197	15,001,481	-51,304,452	-30,730,145	-4,653,424	4,480,242
175	685,083	14,635,859	-51,670,075	-31,095,768	-5,019,047	4,114,619
200	667,970	14,270,258	-52,035,676	-31,461,369	-5,384,648	3,749,018
225	650,856	13,904,656	-52,401,277	-31,826,970	-5,750,249	3,383,417
250	633,742	13,539,034	-52,766,900	-32,192,593	-6,115,872	3,017,794
275	616,629	13,173,432	-53,132,501	-32,558,194	-6,481,473	2,652,193
300	599,516	12,807,831	-53,498,102	-32,923,795	-6,847,075	2,286,592
325	582,401	12,442,209	-53,863,725	-33,289,418	-7,212,697	1,920,969
350	565,288	12,076,607	-54,229,326	-33,655,019	-7,578,298	1,555,368
375	548,174	11,710,985	-54,594,949	-34,020,642	-7,943,921	1,189,745
400	531,061	11,345,384	-54,960,550	-34,386,243	-8,309,522	824,144
450	496,833	10,614,160	-55,691,774	-35,117,467	-9,040,746	92,920

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	5
	Houses & Flats
No of units	25 units
Density:	375 dph

Affordable %	10%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,039,475	135,592,123	69,286,190	89,860,497	115,937,218	125,070,884
80	8,758,990	131,384,848	65,078,915	85,653,222	111,729,943	120,863,609
100	8,727,736	130,916,036	64,610,103	85,184,410	111,261,130	120,394,797
125	8,688,669	130,330,036	64,024,103	84,598,410	110,675,130	119,808,796
150	8,649,601	129,744,021	63,438,087	84,012,394	110,089,115	119,222,781
175	8,610,535	129,158,020	62,852,087	83,426,394	109,503,115	118,636,781
200	8,571,467	128,572,005	62,266,072	82,840,379	108,917,099	118,050,765
225	8,532,399	127,985,990	61,680,056	82,254,363	108,331,084	117,464,750
250	8,493,333	127,399,989	61,094,056	81,668,363	107,745,084	116,878,750
275	8,454,265	126,813,974	60,508,041	81,082,348	107,159,068	116,292,735
300	8,415,198	126,227,974	59,922,040	80,496,347	106,573,068	115,706,734
325	8,376,131	125,641,959	59,336,025	79,910,332	105,987,053	115,120,719
350	8,337,063	125,055,943	58,750,010	79,324,317	105,401,038	114,534,704
375	8,297,996	124,469,943	58,164,010	78,738,317	104,815,037	113,948,703
400	8,258,929	123,883,928	57,577,994	78,152,301	104,229,022	113,362,688
450	8,180,794	122,711,912	56,405,979	76,980,286	103,057,006	112,190,673

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,081,531	76,222,968	9,917,034	30,491,341	56,568,062	65,701,728
80	4,869,119	73,036,779	6,730,845	27,305,152	53,381,873	62,515,539
100	4,837,865	72,567,982	6,262,048	26,836,355	52,913,076	62,046,742
125	4,798,798	71,981,966	5,676,033	26,250,340	52,327,061	61,460,727
150	4,759,731	71,395,966	5,090,033	25,664,340	51,741,060	60,874,726
175	4,720,663	70,809,951	4,504,017	25,078,324	51,155,045	60,288,711
200	4,681,596	70,223,935	3,918,002	24,492,309	50,569,030	59,702,696
225	4,642,529	69,637,935	3,332,002	23,906,309	49,983,029	59,116,696
250	4,603,461	69,051,920	2,745,986	23,320,293	49,397,014	58,530,680
275	4,564,395	68,465,920	2,159,986	22,734,293	48,811,014	57,944,680
300	4,525,327	67,879,904	1,573,971	22,148,278	48,224,999	57,358,665
325	4,486,259	67,293,889	987,956	21,562,263	47,638,983	56,772,649
350	4,447,193	66,707,889	401,955	20,976,262	47,052,963	56,186,649
375	4,408,125	66,121,873	-184,060	20,390,247	46,466,968	55,600,634
400	4,369,058	65,535,873	-770,060	19,804,247	45,880,967	55,014,634
450	4,290,923	64,363,843	-1,942,091	18,632,216	44,708,937	53,842,603

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£450	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,628,722	39,430,824	-26,875,110	-6,300,803	19,775,918	28,909,584
80	2,458,495	36,877,423	-29,428,510	-8,854,203	17,222,517	26,356,183
100	2,427,241	36,408,611	-29,897,323	-9,323,016	16,753,705	25,887,371
125	2,388,174	35,822,611	-30,483,323	-9,909,016	16,167,705	25,301,371
150	2,349,106	35,236,595	-31,069,338	-10,495,031	15,581,689	24,715,356
175	2,310,039	34,650,580	-31,655,354	-11,081,047	14,995,674	24,129,340
200	2,270,972	34,064,580	-32,241,354	-11,667,047	14,409,674	23,543,340
225	2,231,904	33,478,564	-32,827,369	-12,253,062	13,823,659	22,957,325
250	2,192,838	32,892,564	-33,413,369	-12,839,062	13,237,658	22,371,324
275	2,153,770	32,306,549	-33,999,385	-13,425,078	12,651,643	21,785,309
300	2,114,702	31,720,533	-34,585,400	-14,011,093	12,065,628	21,199,294
325	2,075,636	31,134,533	-35,171,400	-14,597,093	11,479,627	20,613,294
350	2,036,568	30,548,518	-35,757,416	-15,183,109	10,893,612	20,027,278
375	1,997,501	29,962,518	-36,343,416	-15,769,109	10,307,612	19,441,278
400	1,958,433	29,376,502	-36,929,431	-16,355,124	9,721,597	18,855,263
450	1,880,299	28,204,487	-38,101,447	-17,527,140	8,549,581	17,683,247

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,137,277	77,059,157	10,753,224	31,327,531	57,404,251	66,537,917
80	4,923,906	73,858,588	7,552,654	28,126,961	54,203,682	63,337,348
100	4,892,652	73,389,775	7,083,842	27,658,149	53,734,870	62,868,536
125	4,853,585	72,803,775	6,497,842	27,072,149	53,148,869	62,282,535
150	4,814,517	72,217,760	5,911,826	26,486,133	52,562,854	61,696,520
175	4,775,451	71,631,759	5,325,826	25,900,133	51,976,854	61,110,520
200	4,736,383	71,045,744	4,739,811	25,314,118	51,390,838	60,524,505
225	4,697,315	70,459,729	4,153,795	24,728,102	50,804,823	59,938,489
250	4,658,249	69,873,729	3,567,795	24,142,102	50,218,823	59,352,489
275	4,619,181	69,287,713	2,981,780	23,556,087	49,632,807	58,766,474
300	4,580,114	68,701,713	2,395,780	22,970,087	49,046,807	58,180,473
325	4,541,047	68,115,698	1,809,764	22,384,071	48,460,792	57,594,458
350	4,501,979	67,529,682	1,223,749	21,798,056	47,874,777	57,008,443
375	4,462,912	66,943,682	637,749	21,212,056	47,288,776	56,422,442
400	4,423,844	66,357,667	51,733	20,626,040	46,702,761	55,836,427
450	4,345,710	65,185,651	-1,120,282	19,454,025	45,530,745	54,664,412

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£400	£450	£450	£450

Site type 5

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,740,213	41,103,188	-25,202,746	-4,628,439	21,448,282	30,581,948
80	2,568,068	38,521,025	-27,784,908	-7,210,601	18,866,120	27,999,786
100	2,536,815	38,052,228	-28,253,705	-7,679,398	18,397,322	27,530,988
125	2,497,748	37,466,213	-28,839,721	-8,265,414	17,811,307	26,944,973
150	2,458,680	36,880,198	-29,425,736	-8,851,429	17,225,292	26,358,958
175	2,419,613	36,294,197	-30,011,736	-9,437,429	16,639,291	25,772,958
200	2,380,545	35,708,182	-30,597,751	-10,023,445	16,053,276	25,186,942
225	2,341,479	35,122,182	-31,183,752	-10,609,445	15,467,276	24,600,942
250	2,302,411	34,536,166	-31,769,767	-11,195,460	14,881,261	24,014,927
275	2,263,343	33,950,151	-32,355,782	-11,781,475	14,295,245	23,428,911
300	2,224,277	33,364,151	-32,941,783	-12,367,476	13,709,245	22,842,911
325	2,185,209	32,778,135	-33,527,798	-12,953,491	13,123,230	22,256,896
350	2,146,142	32,192,135	-34,113,798	-13,539,491	12,537,229	21,670,896
375	2,107,075	31,606,120	-34,699,814	-14,125,507	11,951,214	21,084,880
400	2,068,007	31,020,105	-35,285,829	-14,711,522	11,365,199	20,498,865
450	1,989,873	29,848,089	-36,457,844	-15,883,537	10,193,183	19,326,849

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,513,808	22,707,123	-43,598,810	-23,024,503	3,052,217	12,185,884
80	1,362,756	20,441,340	-45,864,594	-25,290,287	786,434	9,920,100
100	1,331,503	19,972,543	-46,333,391	-25,759,084	317,637	9,451,303
125	1,292,435	19,386,527	-46,919,406	-26,345,099	-268,378	8,865,288
150	1,253,368	18,800,527	-47,505,406	-26,931,099	-854,379	8,279,287
175	1,214,301	18,214,512	-48,091,422	-27,517,115	-1,440,394	7,693,272
200	1,175,233	17,628,497	-48,677,437	-28,103,130	-2,026,409	7,107,257
225	1,136,166	17,042,496	-49,263,437	-28,689,130	-2,612,410	6,521,257
250	1,097,099	16,456,481	-49,849,453	-29,275,146	-3,198,425	5,935,241
275	1,058,032	15,870,481	-50,435,453	-29,861,146	-3,784,425	5,349,241
300	1,018,964	15,284,465	-51,021,468	-30,447,161	-4,370,440	4,763,226
325	979,897	14,698,450	-51,607,483	-31,033,176	-4,956,456	4,177,210
350	940,830	14,112,450	-52,193,484	-31,619,177	-5,542,456	3,591,210
375	901,762	13,526,434	-52,779,499	-32,205,192	-6,128,471	3,005,195
400	862,696	12,940,434	-53,365,499	-32,791,192	-6,714,472	2,419,195
450	784,560	11,768,404	-54,537,530	-33,963,223	-7,886,502	1,247,164

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£450

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,907,449	43,611,741	-22,694,192	-2,119,885	23,956,835	33,090,502
80	2,732,429	40,986,436	-25,319,497	-4,745,190	21,331,531	30,465,197
100	2,701,176	40,517,639	-25,788,294	-5,213,987	20,862,733	29,996,399
125	2,662,108	39,931,624	-26,374,310	-5,800,003	20,276,718	29,410,384
150	2,623,041	39,345,609	-26,960,325	-6,386,018	19,690,703	28,824,369
175	2,583,974	38,759,608	-27,546,325	-6,972,018	19,104,702	28,238,369
200	2,544,906	38,173,593	-28,132,341	-7,558,034	18,518,687	27,652,353
225	2,505,840	37,587,593	-28,718,341	-8,144,034	17,932,687	27,066,353
250	2,466,772	37,001,577	-29,304,356	-8,730,049	17,346,672	26,480,338
275	2,427,704	36,415,562	-29,890,371	-9,316,064	16,760,656	25,894,322
300	2,388,637	35,829,562	-30,476,372	-9,902,065	16,174,656	25,308,322
325	2,349,570	35,243,546	-31,062,387	-10,488,080	15,588,641	24,722,307
350	2,310,503	34,657,546	-31,648,387	-11,074,080	15,002,640	24,136,307
375	2,271,435	34,071,531	-32,234,403	-11,660,096	14,416,625	23,550,291
400	2,232,368	33,485,516	-32,820,418	-12,246,111	13,830,610	22,964,276
450	2,154,233	32,313,500	-33,992,433	-13,418,126	12,658,594	21,792,260

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,513,808	22,707,123	-43,598,810	-23,024,503	3,052,217	12,185,884
80	1,362,756	20,441,340	-45,864,594	-25,290,287	786,434	9,920,100
100	1,331,503	19,972,543	-46,333,391	-25,759,084	317,637	9,451,303
125	1,292,435	19,386,527	-46,919,406	-26,345,099	-268,378	8,865,288
150	1,253,368	18,800,527	-47,505,406	-26,931,099	-854,379	8,279,287
175	1,214,301	18,214,512	-48,091,422	-27,517,115	-1,440,394	7,693,272
200	1,175,233	17,628,497	-48,677,437	-28,103,130	-2,026,409	7,107,257
225	1,136,166	17,042,496	-49,263,437	-28,689,130	-2,612,410	6,521,257
250	1,097,099	16,456,481	-49,849,453	-29,275,146	-3,198,425	5,935,241
275	1,058,032	15,870,481	-50,435,453	-29,861,146	-3,784,425	5,349,241
300	1,018,964	15,284,465	-51,021,468	-30,447,161	-4,370,440	4,763,226
325	979,897	14,698,450	-51,607,483	-31,033,176	-4,956,456	4,177,210
350	940,830	14,112,450	-52,193,484	-31,619,177	-5,542,456	3,591,210
375	901,762	13,526,434	-52,779,499	-32,205,192	-6,128,471	3,005,195
400	862,696	12,940,434	-53,365,499	-32,791,192	-6,714,472	2,419,195
450	784,560	11,768,404	-54,537,530	-33,963,223	-7,886,502	1,247,164

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£450

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	398,894	5,983,408	-60,322,526	-39,748,219	-13,671,498	-4,537,832
80	267,018	4,005,272	-62,300,662	-41,726,355	-15,649,634	-6,515,968
100	235,764	3,536,460	-62,769,474	-42,195,167	-16,118,446	-6,984,780
125	196,697	2,950,459	-63,355,474	-42,781,167	-16,704,447	-7,570,780
150	157,630	2,364,444	-63,941,489	-43,367,182	-17,290,462	-8,156,796
175	118,563	1,778,444	-64,527,490	-43,953,183	-17,876,462	-8,742,796
200	79,495	1,192,428	-65,113,505	-44,539,198	-18,462,477	-9,328,811
225	40,428	606,413	-65,699,520	-45,125,213	-19,048,493	-9,914,827
250	1,361	20,413	-66,285,521	-45,711,214	-19,634,493	-10,500,827
275	-38,324	-574,853	-66,880,786	-46,306,479	-20,229,759	-11,096,093
300	-78,030	-1,170,447	-67,476,380	-46,902,073	-20,825,353	-11,691,686
325	-117,736	-1,766,041	-68,071,974	-47,497,667	-21,420,946	-12,287,280
350	-157,442	-2,361,634	-68,667,568	-48,093,261	-22,016,540	-12,882,874
375	-197,149	-2,957,228	-69,263,162	-48,688,855	-22,612,134	-13,478,468
400	-236,855	-3,552,822	-69,858,756	-49,284,449	-23,207,728	-14,074,062
450	-316,267	-4,744,010	-71,049,943	-50,475,636	-24,398,916	-15,265,249

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 6

Flats
No of units 50 units
Density: 380 dph

Affordable %	10%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,486,076	125,294,175	58,988,242	79,562,549	105,639,269	114,772,935
80	15,950,160	121,221,212	54,915,279	75,489,586	101,566,306	110,699,973
100	15,887,067	120,741,711	54,435,778	75,010,084	101,086,805	110,220,471
125	15,808,201	120,142,327	53,836,393	74,410,700	100,487,421	109,621,087
150	15,729,335	119,542,943	53,237,009	73,811,316	99,888,037	109,021,703
175	15,650,468	118,943,558	52,637,625	73,211,932	99,288,653	108,422,319
200	15,571,603	118,344,182	52,038,248	72,612,555	98,689,276	107,822,942
225	15,492,737	117,744,798	51,438,864	72,013,171	98,089,892	107,223,558
250	15,413,870	117,145,414	50,839,480	71,413,787	97,490,508	106,624,174
275	15,335,004	116,546,029	50,240,096	70,814,403	96,891,124	106,024,790
300	15,256,138	115,946,645	49,640,712	70,215,019	96,291,739	105,425,406
325	15,177,271	115,347,261	49,041,328	69,615,635	95,692,355	104,826,021
350	15,098,406	114,747,885	48,441,951	69,016,258	95,092,979	104,226,645
375	15,019,540	114,148,500	47,842,567	68,416,874	94,493,595	103,627,261
400	14,940,673	113,549,116	47,243,183	67,817,490	93,894,210	103,027,877
450	14,782,941	112,350,348	46,044,414	66,618,721	92,695,442	101,829,108

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,748,814	66,490,989	185,056	20,759,363	46,836,083	55,969,749
80	8,341,845	63,398,022	-2,907,912	17,666,395	43,743,116	52,876,782
100	8,277,720	62,910,668	-3,395,265	17,179,042	43,255,762	52,389,429
125	8,197,563	62,301,480	-4,004,453	16,569,854	42,646,574	51,780,241
150	8,117,408	61,692,300	-4,613,634	15,960,673	42,037,394	51,171,060
175	8,037,252	61,083,112	-5,222,822	15,351,485	41,428,206	50,561,872
200	7,957,095	60,473,924	-5,832,010	14,742,297	40,819,018	49,952,684
225	7,876,940	59,864,743	-6,441,190	14,133,117	40,209,838	49,343,504
250	7,796,784	59,255,555	-7,050,378	13,523,929	39,600,650	48,734,316
275	7,716,627	58,646,367	-7,659,566	12,914,741	38,991,462	48,125,128
300	7,636,472	58,037,187	-8,268,746	12,305,561	38,382,281	47,515,947
325	7,556,316	57,427,999	-8,877,934	11,696,373	37,773,093	46,906,759
350	7,476,159	56,818,811	-9,487,122	11,087,185	37,163,905	46,297,571
375	7,396,003	56,209,623	-10,096,310	10,477,997	36,554,717	45,688,383
400	7,315,848	55,600,443	-10,705,491	9,868,816	35,945,537	45,079,203
450	7,155,535	54,382,067	-11,923,867	8,650,440	34,727,161	43,860,827

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£450	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,936,062	29,914,070	-36,391,864	-15,817,557	10,259,164	19,392,830
80	3,611,866	27,450,185	-38,855,749	-18,281,442	7,795,279	16,928,945
100	3,547,742	26,962,839	-39,343,095	-18,768,788	7,307,933	16,441,599
125	3,467,586	26,353,651	-39,952,283	-19,377,976	6,698,745	15,832,411
150	3,387,429	25,744,463	-40,561,471	-19,987,164	6,089,557	15,223,223
175	3,307,274	25,135,282	-41,170,651	-20,596,344	5,480,377	14,614,043
200	3,227,118	24,526,094	-41,779,839	-21,205,532	4,871,189	14,004,855
225	3,146,961	23,916,906	-42,389,027	-21,814,720	4,262,001	13,395,667
250	3,066,806	23,307,726	-42,998,207	-22,423,900	3,652,820	12,786,486
275	2,986,650	22,698,538	-43,607,395	-23,033,088	3,043,632	12,177,298
300	2,906,493	22,089,350	-44,216,583	-23,642,276	2,434,444	11,568,110
325	2,826,338	21,480,170	-44,825,764	-24,251,457	1,825,264	10,958,930
350	2,746,182	20,870,982	-45,434,952	-24,860,645	1,216,076	10,349,742
375	2,666,025	20,261,794	-46,044,140	-25,469,833	606,888	9,740,554
400	2,585,869	19,652,606	-46,653,328	-26,079,021	-2,300	9,131,366
450	2,425,558	18,434,237	-47,871,696	-27,297,389	-1,220,669	7,912,998

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£375	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,858,196	67,322,287	1,016,354	21,590,661	47,667,381	56,801,047
80	8,449,344	64,215,013	-2,090,921	18,483,386	44,560,107	53,693,773
100	8,385,219	63,727,667	-2,578,267	17,996,040	44,072,761	53,206,427
125	8,305,063	63,118,479	-3,187,455	17,386,852	43,463,573	52,597,239
150	8,224,907	62,509,291	-3,796,643	16,777,664	42,854,385	51,988,051
175	8,144,751	61,900,110	-4,405,823	16,168,484	42,245,205	51,378,871
200	8,064,595	61,290,922	-5,015,011	15,559,296	41,636,017	50,769,683
225	7,984,439	60,681,734	-5,624,199	14,950,108	41,026,829	50,160,495
250	7,904,283	60,072,554	-6,233,379	14,340,928	40,417,648	49,551,314
275	7,824,127	59,463,366	-6,842,567	13,731,740	39,808,460	48,942,126
300	7,743,971	58,854,178	-7,451,755	13,122,552	39,199,272	48,332,938
325	7,663,815	58,244,998	-8,060,936	12,513,371	38,590,092	47,723,758
350	7,583,659	57,635,810	-8,670,124	11,904,183	37,980,904	47,114,570
375	7,503,503	57,026,622	-9,279,312	11,294,995	37,371,716	46,505,382
400	7,423,347	56,417,434	-9,888,500	10,685,807	36,762,528	45,896,194
450	7,263,035	55,199,065	-11,106,868	9,467,439	35,544,159	44,677,826

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£450	£450	£450

Site type 6

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,154,823	31,576,658	-34,729,275	-14,154,968	11,921,752	21,055,419
80	3,826,866	29,084,182	-37,221,752	-16,647,445	9,429,276	18,562,942
100	3,762,741	28,596,828	-37,709,105	-17,134,798	8,941,922	18,075,589
125	3,682,585	27,987,648	-38,318,286	-17,743,979	8,332,742	17,466,408
150	3,602,429	27,378,460	-38,927,474	-18,353,167	7,723,554	16,857,220
175	3,522,273	26,769,272	-39,536,662	-18,962,355	7,114,366	16,248,032
200	3,442,116	26,160,084	-40,145,850	-19,571,543	6,505,178	15,638,844
225	3,361,961	25,550,904	-40,755,030	-20,180,723	5,895,998	15,029,664
250	3,281,805	24,941,716	-41,364,218	-20,789,911	5,286,810	14,420,476
275	3,201,648	24,332,528	-41,973,406	-21,399,099	4,677,622	13,811,288
300	3,121,493	23,723,347	-42,582,586	-22,008,279	4,068,441	13,202,108
325	3,041,337	23,114,159	-43,191,774	-22,617,467	3,459,253	12,592,920
350	2,961,180	22,504,971	-43,800,962	-23,226,655	2,850,065	11,983,732
375	2,881,024	21,895,783	-44,410,150	-23,835,843	2,240,877	11,374,544
400	2,800,869	21,286,603	-45,019,331	-24,445,024	1,631,697	10,765,363
450	2,640,556	20,068,227	-46,237,707	-25,663,400	413,321	9,546,987

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,748,448	13,288,202	-53,017,731	-32,443,424	-6,366,703	2,766,963
80	1,461,876	11,110,259	-55,195,674	-34,621,367	-8,544,646	589,020
100	1,397,752	10,622,914	-55,683,020	-35,108,713	-9,031,992	101,674
125	1,317,595	10,013,726	-56,292,208	-35,717,901	-9,641,180	-507,514
150	1,237,440	9,404,545	-56,901,388	-36,327,081	-10,250,361	-1,116,694
175	1,157,284	8,795,357	-57,510,576	-36,936,269	-10,859,549	-1,725,882
200	1,077,128	8,186,169	-58,119,764	-37,545,457	-11,468,737	-2,335,070
225	996,972	7,576,989	-58,728,945	-38,154,638	-12,077,917	-2,944,251
250	916,816	6,967,801	-59,338,133	-38,763,826	-12,687,105	-3,553,439
275	836,660	6,358,613	-59,947,321	-39,373,014	-13,296,293	-4,162,627
300	756,503	5,749,425	-60,556,509	-39,982,202	-13,905,481	-4,771,815
325	676,348	5,140,244	-61,165,689	-40,591,382	-14,514,661	-5,380,995
350	596,192	4,531,056	-61,774,877	-41,200,570	-15,123,849	-5,990,183
375	516,035	3,921,868	-62,384,065	-41,809,758	-15,733,037	-6,599,371
400	435,880	3,312,688	-62,993,245	-42,418,938	-16,342,218	-7,208,552
450	275,567	2,094,312	-64,211,621	-43,637,314	-17,560,594	-8,426,928

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£100

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,482,966	34,070,544	-32,235,389	-11,661,082	14,415,639	23,549,305
80	4,149,364	31,535,170	-34,770,764	-14,196,457	11,880,264	21,013,930
100	4,085,239	31,047,816	-35,258,117	-14,683,810	11,392,911	20,526,577
125	4,005,084	30,438,636	-35,867,298	-15,292,991	10,783,730	19,917,396
150	3,924,927	29,829,448	-36,476,486	-15,902,179	10,174,542	19,308,208
175	3,844,771	29,220,260	-37,085,674	-16,511,367	9,565,354	18,699,020
200	3,764,616	28,611,080	-37,694,854	-17,120,547	8,956,174	18,089,840
225	3,684,459	28,001,892	-38,304,042	-17,729,735	8,346,986	17,480,652
250	3,604,303	27,392,704	-38,913,230	-18,338,923	7,737,798	16,871,464
275	3,524,147	26,783,516	-39,522,418	-18,948,111	7,128,610	16,262,276
300	3,443,991	26,174,335	-40,131,598	-19,557,291	6,519,429	15,653,096
325	3,363,835	25,565,147	-40,740,786	-20,166,479	5,910,241	15,043,908
350	3,283,679	24,955,959	-41,349,974	-20,775,667	5,301,053	14,434,720
375	3,203,524	24,346,779	-41,959,155	-21,384,848	4,691,873	13,825,539
400	3,123,367	23,737,591	-42,568,343	-21,994,036	4,082,685	13,216,351
450	2,963,055	22,519,215	-43,786,719	-23,212,412	2,864,309	11,997,975

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,748,448	13,288,202	-53,017,731	-32,443,424	-6,366,703	2,766,963
80	1,461,876	11,110,259	-55,195,674	-34,621,367	-8,544,646	589,020
100	1,397,752	10,622,914	-55,683,020	-35,108,713	-9,031,992	101,674
125	1,317,595	10,013,726	-56,292,208	-35,717,901	-9,641,180	-507,514
150	1,237,440	9,404,545	-56,901,388	-36,327,081	-10,250,361	-1,116,694
175	1,157,284	8,795,357	-57,510,576	-36,936,269	-10,859,549	-1,725,882
200	1,077,128	8,186,169	-58,119,764	-37,545,457	-11,468,737	-2,335,070
225	996,972	7,576,989	-58,728,945	-38,154,638	-12,077,917	-2,944,251
250	916,816	6,967,801	-59,338,133	-38,763,826	-12,687,105	-3,553,439
275	836,660	6,358,613	-59,947,321	-39,373,014	-13,296,293	-4,162,627
300	756,503	5,749,425	-60,556,509	-39,982,202	-13,905,481	-4,771,815
325	676,348	5,140,244	-61,165,689	-40,591,382	-14,514,661	-5,380,995
350	596,192	4,531,056	-61,774,877	-41,200,570	-15,123,849	-5,990,183
375	516,035	3,921,868	-62,384,065	-41,809,758	-15,733,037	-6,599,371
400	435,880	3,312,688	-62,993,245	-42,418,938	-16,342,218	-7,208,552
450	275,567	2,094,312	-64,211,621	-43,637,314	-17,560,594	-8,426,928

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£100

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-446,350	-3,392,261	-69,698,195	-49,123,888	-23,047,167	-13,913,501
80	-699,367	-5,315,191	-71,621,124	-51,046,817	-24,970,097	-15,836,431
100	-764,541	-5,810,511	-72,116,445	-51,542,138	-25,465,417	-16,331,751
125	-846,008	-6,429,660	-72,735,594	-52,161,287	-26,084,566	-16,950,900
150	-927,475	-7,048,809	-73,354,742	-52,780,435	-26,703,715	-17,570,048
175	-1,008,942	-7,667,957	-73,973,891	-53,399,584	-27,322,863	-18,189,197
200	-1,090,409	-8,287,106	-74,593,039	-54,018,732	-27,942,012	-18,808,346
225	-1,171,876	-8,906,255	-75,212,188	-54,637,881	-28,561,160	-19,427,494
250	-1,253,343	-9,525,403	-75,831,337	-55,257,030	-29,180,309	-20,046,643
275	-1,334,809	-10,144,552	-76,450,485	-55,876,178	-29,799,458	-20,665,792
300	-1,416,276	-10,763,701	-77,069,634	-56,495,327	-30,418,606	-21,284,940
325	-1,497,744	-11,382,857	-77,688,790	-57,114,483	-31,037,763	-21,904,096
350	-1,579,211	-12,002,006	-78,307,939	-57,733,632	-31,656,911	-22,523,245
375	-1,660,678	-12,621,154	-78,927,088	-58,352,781	-32,276,060	-23,142,394
400	-1,742,145	-13,240,303	-79,546,236	-58,971,929	-32,895,209	-23,761,542
450	-1,905,079	-14,478,600	-80,784,534	-60,210,227	-34,133,506	-24,999,840

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2 - Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type	7
	Flats
No of units	100 units
Density:	210 dph

Affordable %	10%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.48 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	30,374,931	63,787,355	-2,518,579	18,055,728	44,132,449	53,266,115
80	29,358,122	61,652,057	-4,653,876	15,920,431	41,997,151	51,130,817
100	29,234,525	61,392,503	-4,913,431	15,660,876	41,737,597	50,871,263
125	29,080,028	61,068,059	-5,237,874	15,336,433	41,413,153	50,546,819
150	28,925,531	60,743,615	-5,562,318	15,011,989	41,088,709	50,222,375
175	28,771,035	60,419,173	-5,886,760	14,687,547	40,764,268	49,897,934
200	28,616,538	60,094,729	-6,211,204	14,363,103	40,439,824	49,573,490
225	28,462,041	59,770,286	-6,535,648	14,038,659	40,115,380	49,249,046
250	28,307,545	59,445,844	-6,860,090	13,714,217	39,790,938	48,924,604
275	28,153,048	59,121,400	-7,184,534	13,389,773	39,466,494	48,600,160
300	27,998,550	58,796,956	-7,508,977	13,065,330	39,142,050	48,275,716
325	27,844,054	58,472,514	-7,833,419	12,740,888	38,817,608	47,951,275
350	27,689,557	58,148,070	-8,157,863	12,416,444	38,493,165	47,626,831
375	27,535,060	57,823,626	-8,482,307	12,092,000	38,168,721	47,302,387
400	27,380,563	57,499,183	-8,806,751	11,767,556	37,844,277	46,977,943
450	27,071,570	56,850,297	-9,455,636	11,118,670	37,195,391	46,329,057

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,871,788	33,330,756	-32,975,178	-12,400,871	13,675,850	22,809,516
80	15,096,335	31,702,303	-34,603,631	-14,029,324	12,047,397	21,181,063
100	14,970,715	31,438,502	-34,867,431	-14,293,124	11,783,596	20,917,263
125	14,813,692	31,108,753	-35,197,180	-14,622,873	11,453,848	20,587,514
150	14,656,668	30,779,002	-35,526,931	-14,952,624	11,124,097	20,257,763
175	14,499,645	30,449,254	-35,856,680	-15,282,373	10,794,348	19,928,014
200	14,342,621	30,119,505	-36,186,429	-15,612,122	10,464,599	19,598,265
225	14,185,597	29,789,754	-36,516,180	-15,941,873	10,134,848	19,268,514
250	14,028,574	29,460,005	-36,845,929	-16,271,622	9,805,099	18,938,765
275	13,871,551	29,130,256	-37,175,677	-16,601,370	9,475,350	18,609,016
300	13,714,526	28,800,505	-37,505,428	-16,931,121	9,145,599	18,279,265
325	13,557,503	28,470,756	-37,835,177	-17,260,870	8,815,850	17,949,517
350	13,400,480	28,141,007	-38,164,926	-17,590,619	8,486,102	17,619,768
375	13,243,455	27,811,256	-38,494,677	-17,920,370	8,156,351	17,290,017
400	13,086,432	27,481,508	-38,824,426	-18,250,119	7,826,602	16,960,268
450	12,772,385	26,822,008	-39,483,926	-18,909,619	7,167,102	16,300,768

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,837,160	14,358,035	-51,947,898	-31,373,591	-5,296,870	3,836,796
80	6,208,874	13,038,635	-53,267,298	-32,692,991	-6,616,270	2,517,396
100	6,081,200	12,770,521	-53,535,413	-32,961,106	-6,884,385	2,249,281
125	5,921,609	12,435,378	-53,870,555	-33,296,248	-7,219,528	1,914,139
150	5,762,017	12,100,235	-54,205,698	-33,631,391	-7,554,670	1,578,996
175	5,602,425	11,765,093	-54,540,841	-33,966,534	-7,889,813	1,243,853
200	5,442,833	11,429,950	-54,875,984	-34,301,677	-8,224,956	908,710
225	5,283,242	11,094,807	-55,211,126	-34,636,819	-8,560,099	573,568
250	5,123,650	10,759,664	-55,546,269	-34,971,962	-8,895,241	238,425
275	4,964,058	10,424,522	-55,881,412	-35,307,105	-9,230,384	-96,718
300	4,804,467	10,089,381	-56,216,552	-35,642,245	-9,565,525	-431,859
325	4,644,875	9,754,238	-56,551,695	-35,977,388	-9,900,667	-767,001
350	4,485,284	9,419,096	-56,886,838	-36,312,531	-10,235,810	-1,102,144
375	4,325,692	9,083,953	-57,221,981	-36,647,674	-10,570,953	-1,437,287
400	4,166,100	8,748,810	-57,557,123	-36,982,816	-10,906,096	-1,772,430
450	3,846,916	8,078,525	-58,227,409	-37,653,102	-11,576,381	-2,442,715

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£250

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,076,726	33,761,124	-32,544,810	-11,970,503	14,106,218	23,239,884
80	15,297,746	32,125,266	-34,180,667	-13,606,360	12,470,360	21,604,027
100	15,172,128	31,861,468	-34,444,466	-13,870,159	12,206,562	21,340,228
125	15,015,103	31,531,717	-34,774,216	-14,199,910	11,876,811	21,010,477
150	14,858,080	31,201,968	-35,103,965	-14,529,658	11,547,062	20,680,728
175	14,701,057	30,872,219	-35,433,714	-14,859,407	11,217,313	20,350,980
200	14,544,033	30,542,468	-35,763,465	-15,189,158	10,887,563	20,021,229
225	14,387,009	30,212,719	-36,093,214	-15,518,907	10,557,814	19,691,480
250	14,229,986	29,882,971	-36,422,963	-15,848,656	10,228,065	19,361,731
275	14,072,962	29,553,220	-36,752,714	-16,178,407	9,898,314	19,031,980
300	13,915,938	29,223,471	-37,082,463	-16,508,156	9,568,565	18,702,231
325	13,758,915	28,893,722	-37,412,211	-16,837,904	9,238,816	18,372,482
350	13,601,891	28,563,971	-37,741,962	-17,167,655	8,909,065	18,042,731
375	13,444,868	28,234,222	-38,071,711	-17,497,404	8,579,316	17,712,983
400	13,287,844	27,904,473	-38,401,460	-17,827,153	8,249,568	17,383,234
450	12,973,797	27,244,974	-39,060,960	-18,486,653	7,590,068	16,723,734

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 7

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,252,081	15,229,371	-51,076,563	-30,502,256	-4,425,535	4,708,131
80	6,616,659	13,894,983	-52,410,950	-31,836,643	-5,759,922	3,373,744
100	6,488,986	13,626,871	-52,679,063	-32,104,756	-6,028,035	3,105,631
125	6,329,394	13,291,728	-53,014,205	-32,439,898	-6,363,178	2,770,488
150	6,169,903	12,956,585	-53,349,348	-32,775,041	-6,698,320	2,435,346
175	6,010,211	12,621,443	-53,684,491	-33,110,184	-7,033,463	2,100,203
200	5,850,619	12,286,300	-54,019,634	-33,445,327	-7,368,606	1,765,060
225	5,691,027	11,951,157	-54,354,776	-33,780,469	-7,703,749	1,429,918
250	5,531,435	11,616,014	-54,689,919	-34,115,612	-8,038,891	1,094,775
275	5,371,844	11,280,872	-55,025,062	-34,450,755	-8,374,034	759,632
300	5,212,252	10,945,729	-55,360,205	-34,785,898	-8,709,177	424,489
325	5,052,660	10,610,586	-55,695,347	-35,121,040	-9,044,320	89,347
350	4,893,068	10,275,443	-56,030,490	-35,456,183	-9,379,462	-245,796
375	4,733,477	9,940,301	-56,365,633	-35,791,326	-9,714,605	-580,939
400	4,573,885	9,605,158	-56,700,775	-36,126,468	-10,049,748	-916,082
450	4,254,701	8,934,872	-57,371,061	-36,796,754	-10,720,033	-1,586,367

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£325

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,687,947	5,644,688	-60,661,246	-40,086,939	-14,010,218	-4,876,552
80	2,131,023	4,475,148	-61,830,785	-41,256,478	-15,179,757	-6,046,091
100	2,003,349	4,207,034	-62,098,900	-41,524,593	-15,447,872	-6,314,206
125	1,843,758	3,871,891	-62,434,042	-41,859,735	-15,783,015	-6,649,348
150	1,684,166	3,536,748	-62,769,185	-42,194,878	-16,118,157	-6,984,491
175	1,524,574	3,201,606	-63,104,328	-42,530,021	-16,453,300	-7,319,634
200	1,364,982	2,866,463	-63,439,471	-42,865,164	-16,788,443	-7,654,777
225	1,205,391	2,531,320	-63,774,613	-43,200,306	-17,123,586	-7,989,919
250	1,045,799	2,196,177	-64,109,756	-43,535,449	-17,458,728	-8,325,062
275	886,207	1,861,035	-64,444,899	-43,870,592	-17,793,871	-8,660,205
300	726,615	1,525,892	-64,780,041	-44,205,734	-18,129,014	-8,995,348
325	567,023	1,190,749	-65,115,184	-44,540,877	-18,464,157	-9,330,490
350	407,432	855,606	-65,450,327	-44,876,020	-18,799,299	-9,665,633
375	247,840	520,464	-65,785,470	-45,211,163	-19,134,442	-10,000,776
400	88,248	185,321	-66,120,612	-45,546,305	-19,469,585	-10,335,919
450	-234,712	-492,895	-66,798,829	-46,224,522	-20,147,801	-11,014,135

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,874,463	16,536,373	-49,769,561	-29,195,254	-3,118,533	6,015,133
80	7,228,337	15,179,508	-51,126,425	-30,552,118	-4,475,398	4,658,269
100	7,100,664	14,911,394	-51,394,540	-30,820,233	-4,743,512	4,390,154
125	6,941,072	14,576,251	-51,729,683	-31,155,376	-5,078,655	4,055,011
150	6,781,480	14,241,108	-52,064,825	-31,490,518	-5,413,798	3,719,869
175	6,621,888	13,905,965	-52,399,968	-31,825,661	-5,748,940	3,384,726
200	6,462,297	13,570,823	-52,735,111	-32,160,804	-6,084,083	3,049,583
225	6,302,705	13,235,680	-53,070,253	-32,495,946	-6,419,226	2,714,440
250	6,143,113	12,900,537	-53,405,396	-32,831,089	-6,754,369	2,379,298
275	5,983,521	12,565,395	-53,740,539	-33,166,232	-7,089,511	2,044,155
300	5,823,929	12,230,252	-54,075,682	-33,501,375	-7,424,654	1,709,012
325	5,664,338	11,895,109	-54,410,824	-33,836,517	-7,759,797	1,373,869
350	5,504,746	11,559,966	-54,745,967	-34,171,660	-8,094,939	1,038,727
375	5,345,154	11,224,824	-55,081,110	-34,506,803	-8,430,082	703,584
400	5,185,562	10,889,681	-55,416,253	-34,841,946	-8,765,225	368,441
450	4,866,379	10,219,395	-56,086,538	-35,512,231	-9,435,510	-301,844

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£400

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,687,947	5,644,688	-60,661,246	-40,086,939	-14,010,218	-4,876,552
80	2,131,023	4,475,148	-61,830,785	-41,256,478	-15,179,757	-6,046,091
100	2,003,349	4,207,034	-62,098,900	-41,524,593	-15,447,872	-6,314,206
125	1,843,758	3,871,891	-62,434,042	-41,859,735	-15,783,015	-6,649,348
150	1,684,166	3,536,748	-62,769,185	-42,194,878	-16,118,157	-6,984,491
175	1,524,574	3,201,606	-63,104,328	-42,530,021	-16,453,300	-7,319,634
200	1,364,982	2,866,463	-63,439,471	-42,865,164	-16,788,443	-7,654,777
225	1,205,391	2,531,320	-63,774,613	-43,200,306	-17,123,586	-7,989,919
250	1,045,799	2,196,177	-64,109,756	-43,535,449	-17,458,728	-8,325,062
275	886,207	1,861,035	-64,444,899	-43,870,592	-17,793,871	-8,660,205
300	726,615	1,525,892	-64,780,041	-44,205,734	-18,129,014	-8,995,348
325	567,023	1,190,749	-65,115,184	-44,540,877	-18,464,157	-9,330,490
350	407,432	855,606	-65,450,327	-44,876,020	-18,799,299	-9,665,633
375	247,840	520,464	-65,785,470	-45,211,163	-19,134,442	-10,000,776
400	88,248	185,321	-66,120,612	-45,546,305	-19,469,585	-10,335,919
450	-234,712	-492,895	-66,798,829	-46,224,522	-20,147,801	-11,014,135

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,485,166	-3,118,849	-69,424,783	-48,850,476	-22,773,755	-13,640,089
80	-1,978,670	-4,155,206	-70,461,140	-49,886,833	-23,810,112	-14,676,446
100	-2,108,431	-4,427,705	-70,733,638	-50,159,331	-24,082,610	-14,948,944
125	-2,270,633	-4,768,330	-71,074,263	-50,499,956	-24,423,235	-15,289,569
150	-2,432,834	-5,108,952	-71,414,886	-50,840,579	-24,763,858	-15,630,192
175	-2,595,037	-5,449,577	-71,755,511	-51,181,204	-25,104,483	-15,970,817
200	-2,757,238	-5,790,200	-72,096,134	-51,521,827	-25,445,106	-16,311,440
225	-2,919,441	-6,130,825	-72,436,759	-51,862,452	-25,785,731	-16,652,065
250	-3,081,642	-6,471,448	-72,777,382	-52,203,075	-26,126,354	-16,992,688
275	-3,243,844	-6,812,073	-73,118,006	-52,543,699	-26,466,979	-17,333,313
300	-3,406,046	-7,152,696	-73,458,629	-52,884,322	-26,807,602	-17,673,936
325	-3,568,248	-7,493,321	-73,799,254	-53,224,947	-27,148,227	-18,014,560
350	-3,730,449	-7,833,944	-74,139,877	-53,565,570	-27,488,850	-18,355,183
375	-3,892,652	-8,174,569	-74,480,502	-53,906,195	-27,829,474	-18,695,808
400	-4,054,853	-8,515,192	-74,821,125	-54,246,818	-28,170,097	-19,036,431
450	-4,379,257	-9,196,439	-75,502,373	-54,928,066	-28,851,345	-19,717,679

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2- Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type	8
	Flats
No of units	250 units
Density:	280 dph

Affordable %	10%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.89 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	72,074,050	80,722,936	14,417,002	34,991,309	61,068,030	70,201,696
80	69,665,111	78,024,925	11,718,991	32,293,298	58,370,019	67,503,685
100	69,372,777	77,697,511	11,391,577	31,965,884	58,042,605	67,176,271
125	69,007,359	77,288,242	10,982,309	31,556,616	57,633,337	66,767,003
150	68,641,942	76,878,975	10,573,042	31,147,349	57,224,070	66,357,736
175	68,276,524	76,469,707	10,163,774	30,738,081	56,814,802	65,948,468
200	67,911,107	76,060,439	9,754,506	30,328,813	56,405,534	65,539,200
225	67,545,690	75,651,172	9,345,239	29,919,546	55,996,267	65,129,933
250	67,180,272	75,241,904	8,935,971	29,510,278	55,586,998	64,720,665
275	66,814,854	74,832,636	8,526,703	29,101,010	55,177,730	64,311,397
300	66,449,437	74,423,369	8,117,436	28,691,743	54,768,463	63,902,130
325	66,084,019	74,014,101	7,708,168	28,282,475	54,359,195	63,492,862
350	65,718,602	73,604,834	7,298,901	27,873,208	53,949,928	63,083,595
375	65,353,184	73,195,566	6,889,633	27,463,940	53,540,660	62,674,326
400	64,987,766	72,786,298	6,480,365	27,054,672	53,131,392	62,265,058
450	64,256,931	71,967,763	5,661,830	26,236,137	52,312,857	61,446,523

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	37,984,205	42,542,310	-23,763,624	-3,189,317	22,887,404	32,021,070
80	36,127,424	40,462,715	-25,843,219	-5,268,912	20,807,809	29,941,475
100	35,825,449	40,124,502	-26,181,431	-5,607,124	20,469,597	29,603,263
125	35,447,981	39,701,739	-26,604,195	-6,029,888	20,046,833	29,180,499
150	35,070,512	39,278,973	-27,026,960	-6,452,653	19,624,068	28,757,734
175	34,693,044	38,856,209	-27,449,724	-6,875,417	19,201,304	28,334,970
200	34,315,575	38,433,444	-27,872,489	-7,298,182	18,778,539	27,912,205
225	33,938,108	38,010,680	-28,295,253	-7,720,946	18,355,775	27,489,441
250	33,560,640	37,587,916	-28,718,017	-8,143,710	17,933,011	27,066,677
275	33,183,171	37,165,151	-29,140,782	-8,566,475	17,510,246	26,643,912
300	32,805,703	36,742,387	-29,563,546	-8,989,239	17,087,482	26,221,148
325	32,428,234	36,319,622	-29,986,311	-9,412,004	16,664,717	25,798,383
350	32,050,766	35,896,858	-30,409,075	-9,834,768	16,241,953	25,375,619
375	31,673,299	35,474,094	-30,831,839	-10,257,532	15,819,189	24,952,855
400	31,295,830	35,051,329	-31,254,604	-10,680,297	15,396,424	24,530,090
450	30,540,893	34,205,800	-32,100,133	-11,525,826	14,550,895	23,684,561

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,477,438	18,454,730	-47,851,203	-27,276,896	-1,200,176	7,933,490
80	14,966,388	16,762,354	-49,543,579	-28,969,272	-2,892,551	6,241,115
100	14,659,475	16,418,612	-49,887,322	-29,313,015	-3,236,294	5,897,372
125	14,272,760	15,985,491	-50,320,443	-29,746,136	-3,669,415	5,464,251
150	13,882,844	15,548,785	-50,757,149	-30,182,842	-4,106,121	5,027,545
175	13,492,927	15,112,079	-51,193,855	-30,619,548	-4,542,827	4,590,839
200	13,103,010	14,675,372	-51,630,562	-31,056,255	-4,979,534	4,154,132
225	12,713,094	14,238,666	-52,067,268	-31,492,961	-5,416,240	3,717,426
250	12,323,178	13,801,960	-52,503,974	-31,929,667	-5,852,946	3,280,720
275	11,933,262	13,365,254	-52,940,680	-32,366,373	-6,289,652	2,844,014
300	11,543,346	12,928,547	-53,377,386	-32,803,079	-6,726,358	2,407,308
325	11,153,429	12,491,840	-53,814,093	-33,239,786	-7,163,065	1,970,601
350	10,763,513	12,055,134	-54,250,799	-33,676,492	-7,599,772	1,533,895
375	10,373,597	11,618,428	-54,687,505	-34,113,198	-8,036,478	1,097,189
400	9,983,681	11,181,722	-55,124,211	-34,549,904	-8,473,184	660,483
450	9,203,848	10,308,310	-55,997,623	-35,423,316	-9,346,596	-212,930

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£400

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	38,466,243	43,082,192	-23,223,742	-2,649,435	23,427,286	32,560,952
80	36,605,895	40,998,603	-25,307,331	-4,733,024	21,343,697	30,477,363
100	36,303,920	40,660,391	-25,645,543	-5,071,236	21,005,485	30,139,151
125	35,926,452	40,237,627	-26,068,307	-5,494,000	20,582,721	29,716,387
150	35,548,984	39,814,862	-26,491,072	-5,916,765	20,159,956	29,293,622
175	35,171,516	39,392,098	-26,913,836	-6,339,529	19,737,192	28,870,858
200	34,794,048	38,969,334	-27,336,600	-6,762,293	19,314,428	28,448,094
225	34,416,579	38,546,569	-27,759,365	-7,185,058	18,891,663	28,025,329
250	34,039,111	38,123,805	-28,182,129	-7,607,822	18,468,899	27,602,565
275	33,661,642	37,701,039	-28,604,894	-8,030,587	18,046,134	27,179,800
300	33,284,175	37,278,276	-29,027,658	-8,453,351	17,623,370	26,757,036
325	32,906,707	36,855,512	-29,450,422	-8,876,115	17,200,606	26,334,272
350	32,529,238	36,432,747	-29,873,187	-9,298,880	16,777,841	25,911,507
375	32,151,770	36,009,983	-30,295,951	-9,721,644	16,355,077	25,488,743
400	31,774,301	35,587,217	-30,718,716	-10,144,409	15,932,312	25,065,978
450	31,019,366	34,741,690	-31,564,244	-10,989,937	15,086,784	24,220,450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 8

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,462,437	19,557,930	-46,748,004	-26,173,697	-96,976	9,036,690
80	15,934,447	17,846,580	-48,459,353	-27,885,046	-1,808,325	7,325,341
100	15,627,533	17,502,838	-48,803,096	-28,228,789	-2,152,068	6,981,598
125	15,243,892	17,073,159	-49,232,775	-28,658,468	-2,581,747	6,551,919
150	14,860,250	16,643,490	-49,662,454	-29,088,147	-3,011,426	6,122,240
175	14,473,795	16,210,651	-50,095,283	-29,520,976	-3,444,255	5,689,411
200	14,083,879	15,773,945	-50,531,989	-29,957,682	-3,880,961	5,252,705
225	13,693,963	15,337,238	-50,968,695	-30,394,388	-4,317,667	4,815,999
250	13,304,047	14,900,532	-51,405,401	-30,831,094	-4,754,373	4,379,293
275	12,914,130	14,463,825	-51,842,108	-31,267,801	-5,191,080	3,942,586
300	12,524,214	14,027,119	-52,278,814	-31,704,507	-5,627,787	3,505,880
325	12,134,298	13,590,413	-52,715,520	-32,141,213	-6,064,493	3,069,174
350	11,744,381	13,153,707	-53,152,226	-32,577,919	-6,501,199	2,632,468
375	11,354,465	12,717,001	-53,588,932	-33,014,625	-6,937,905	2,195,762
400	10,964,548	12,280,294	-54,025,639	-33,451,332	-7,374,612	1,759,054
450	10,184,716	11,406,882	-54,899,052	-34,324,745	-8,248,024	885,642

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,525,899	7,309,007	-58,996,927	-38,422,620	-12,345,899	-3,212,233
80	5,147,256	5,764,926	-60,541,007	-39,966,700	-13,889,979	-4,756,313
100	4,830,221	5,409,847	-60,896,086	-40,321,779	-14,245,059	-5,111,393
125	4,433,928	4,965,999	-61,339,934	-40,765,627	-14,688,906	-5,555,240
150	4,037,635	4,522,151	-61,783,783	-41,209,476	-15,132,755	-5,999,089
175	3,641,341	4,078,302	-62,227,631	-41,653,324	-15,576,604	-6,442,938
200	3,245,048	3,634,453	-62,671,480	-42,097,173	-16,020,453	-6,886,786
225	2,848,754	3,190,604	-63,115,329	-42,541,022	-16,464,301	-7,330,635
250	2,452,460	2,746,756	-63,559,178	-42,984,871	-16,908,150	-7,774,484
275	2,056,167	2,302,907	-64,003,026	-43,428,719	-17,351,999	-8,218,333
300	1,659,873	1,859,058	-64,446,875	-43,872,568	-17,795,848	-8,662,181
325	1,263,580	1,415,209	-64,890,724	-44,316,417	-18,239,696	-9,106,030
350	867,287	971,362	-65,334,572	-44,760,265	-18,683,544	-9,549,878
375	470,994	527,513	-65,778,420	-45,204,113	-19,127,393	-9,993,727
400	74,700	83,664	-66,222,269	-45,647,962	-19,571,241	-10,437,575
450	-729,628	-817,183	-67,123,116	-46,548,809	-20,472,089	-11,338,422

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,939,937	21,212,729	-45,093,204	-24,518,897	1,557,823	10,691,490
80	17,386,535	19,472,920	-46,833,014	-26,258,707	-181,986	8,951,680
100	17,079,621	19,129,176	-47,176,758	-26,602,451	-525,730	8,607,936
125	16,695,979	18,699,497	-47,606,436	-27,032,130	-955,409	8,178,257
150	16,312,338	18,269,818	-48,036,115	-27,461,808	-1,385,088	7,748,579
175	15,928,696	17,840,139	-48,465,794	-27,891,487	-1,814,766	7,318,900
200	15,545,054	17,410,461	-48,895,473	-28,321,166	-2,244,445	6,889,221
225	15,161,413	16,980,783	-49,325,151	-28,750,844	-2,674,123	6,459,543
250	14,775,348	16,548,390	-49,757,543	-29,183,236	-3,106,516	6,027,151
275	14,385,432	16,111,684	-50,194,249	-29,619,942	-3,543,222	5,590,444
300	13,995,516	15,674,978	-50,630,955	-30,056,648	-3,979,928	5,153,738
325	13,605,600	15,238,272	-51,067,661	-30,493,354	-4,416,634	4,717,032
350	13,215,684	14,801,566	-51,504,367	-30,930,060	-4,853,340	4,280,326
375	12,825,767	14,364,859	-51,941,075	-31,366,768	-5,290,047	3,843,619
400	12,435,851	13,928,153	-52,377,781	-31,803,474	-5,726,753	3,406,913
450	11,656,018	13,054,741	-53,251,193	-32,676,886	-6,600,165	2,533,501

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A		£0 £450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,525,899	7,309,007	-58,996,927	-38,422,620	-12,345,899	-3,212,233
80	5,147,256	5,764,926	-60,541,007	-39,966,700	-13,889,979	-4,756,313
100	4,830,221	5,409,847	-60,896,086	-40,321,779	-14,245,059	-5,111,393
125	4,433,928	4,965,999	-61,339,934	-40,765,627	-14,688,906	-5,555,240
150	4,037,635	4,522,151	-61,783,783	-41,209,476	-15,132,755	-5,999,089
175	3,641,341	4,078,302	-62,227,631	-41,653,324	-15,576,604	-6,442,938
200	3,245,048	3,634,453	-62,671,480	-42,097,173	-16,020,453	-6,886,786
225	2,848,754	3,190,604	-63,115,329	-42,541,022	-16,464,301	-7,330,635
250	2,452,460	2,746,756	-63,559,178	-42,984,871	-16,908,150	-7,774,484
275	2,056,167	2,302,907	-64,003,026	-43,428,719	-17,351,999	-8,218,333
300	1,659,873	1,859,058	-64,446,875	-43,872,568	-17,795,848	-8,662,181
325	1,263,580	1,415,209	-64,890,724	-44,316,417	-18,239,696	-9,106,030
350	867,287	971,362	-65,334,572	-44,760,265	-18,683,544	-9,549,878
375	470,994	527,513	-65,778,420	-45,204,113	-19,127,393	-9,993,727
400	74,700	83,664	-66,222,269	-45,647,962	-19,571,241	-10,437,575
450	-729,628	-817,183	-67,123,116	-46,548,809	-20,472,089	-11,338,422

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,659,405	-4,098,533	-70,404,467	-49,830,160	-23,753,439	-14,619,773
80	-4,885,345	-5,471,587	-71,777,520	-51,203,213	-25,126,492	-15,992,826
100	-5,207,566	-5,832,474	-72,138,407	-51,564,100	-25,487,379	-16,353,713
125	-5,610,341	-6,283,581	-72,589,515	-52,015,208	-25,938,487	-16,804,821
150	-6,013,115	-6,734,689	-73,040,623	-52,466,316	-26,389,595	-17,255,929
175	-6,415,890	-7,185,797	-73,491,731	-52,917,424	-26,840,703	-17,707,037
200	-6,818,665	-7,636,905	-73,942,838	-53,368,531	-27,291,811	-18,158,145
225	-7,221,440	-8,088,013	-74,393,946	-53,819,639	-27,742,919	-18,609,252
250	-7,624,215	-8,539,121	-74,845,054	-54,270,747	-28,194,026	-19,060,360
275	-8,026,990	-8,990,229	-75,296,162	-54,721,855	-28,645,134	-19,511,468
300	-8,429,765	-9,441,336	-75,747,270	-55,172,963	-29,096,242	-19,962,576
325	-8,832,539	-9,892,444	-76,198,378	-55,624,071	-29,547,350	-20,413,684
350	-9,235,314	-10,343,552	-76,649,485	-56,075,179	-29,998,458	-20,864,792
375	-9,638,089	-10,794,660	-77,100,593	-56,526,286	-30,449,566	-21,315,900
400	-10,040,864	-11,245,768	-77,551,701	-56,977,394	-30,900,674	-21,767,007
450	-10,846,414	-12,147,983	-78,453,917	-57,879,610	-31,802,889	-22,669,223

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2 - Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type 9

Flats
No of units 400 units
Density: 630 dph

Affordable %	10%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.63 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	75,637,775	119,129,496	52,823,563	73,397,870	99,474,591	108,608,257
80	72,508,442	114,200,797	47,894,863	68,469,170	94,545,891	103,679,557
100	72,051,332	113,480,848	47,174,915	67,749,222	93,825,943	102,959,609
125	71,479,945	112,580,914	46,274,980	66,849,287	92,926,008	102,059,674
150	70,908,558	111,680,979	45,375,045	65,949,352	92,026,073	101,159,739
175	70,337,171	110,781,044	44,475,111	65,049,418	91,126,138	100,259,804
200	69,765,785	109,881,111	43,575,177	64,149,484	90,226,205	99,359,871
225	69,194,398	108,981,176	42,675,243	63,249,550	89,326,270	98,459,937
250	68,623,010	108,081,241	41,775,308	62,349,615	88,426,336	97,560,002
275	68,051,623	107,181,307	40,875,373	61,449,680	87,526,401	96,660,067
300	67,480,236	106,281,372	39,975,438	60,549,745	86,626,466	95,760,132
325	66,908,849	105,381,437	39,075,504	59,649,811	85,726,531	94,860,198
350	66,337,463	104,481,504	38,175,571	58,749,877	84,826,598	93,960,264
375	65,765,640	103,580,883	37,274,949	57,849,256	83,925,977	93,059,643
400	65,184,908	102,666,230	36,360,296	56,934,603	83,011,324	92,144,990
450	64,023,444	100,836,924	34,530,990	55,105,297	81,182,018	90,315,684

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,979,085	40,917,058	-25,388,875	-4,814,568	21,262,152	30,395,819
80	23,601,516	37,172,388	-29,133,546	-8,559,239	17,517,482	26,651,148
100	23,113,760	36,404,172	-29,901,761	-9,327,454	16,749,266	25,882,933
125	22,504,065	35,443,903	-30,862,030	-10,287,723	15,788,997	24,922,663
150	21,894,372	34,483,636	-31,822,298	-11,247,991	14,828,730	23,962,396
175	21,284,677	33,523,367	-32,782,567	-12,208,260	13,868,461	23,002,127
200	20,674,982	32,563,097	-33,742,836	-13,168,529	12,908,192	22,041,858
225	20,065,288	31,602,828	-34,703,105	-14,128,798	11,947,923	21,081,589
250	19,455,593	30,642,559	-35,663,374	-15,089,067	10,987,653	20,121,320
275	18,845,899	29,682,290	-36,623,643	-16,049,336	10,027,384	19,161,051
300	18,236,204	28,722,021	-37,583,912	-17,009,605	9,067,115	18,200,781
325	17,626,510	27,761,754	-38,544,180	-17,969,873	8,106,848	17,240,514
350	17,016,816	26,801,484	-39,504,449	-18,930,142	7,146,579	16,280,245
375	16,407,121	25,841,215	-40,464,718	-19,890,411	6,186,310	15,319,976
400	15,790,919	24,870,697	-41,435,237	-20,860,930	5,215,791	14,349,457
450	14,551,586	22,918,748	-43,387,186	-22,812,879	3,263,842	12,397,508

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,422,971	-10,116,179	-76,422,112	-55,847,805	-29,771,085	-20,637,419
80	-8,360,827	-13,168,302	-79,474,236	-58,899,929	-32,823,208	-23,689,542
100	-8,872,907	-13,974,829	-80,280,762	-59,706,455	-33,629,735	-24,496,068
125	-9,513,009	-14,982,989	-81,288,923	-60,714,616	-34,637,895	-25,504,229
150	-10,153,110	-15,991,149	-82,297,082	-61,722,775	-35,646,054	-26,512,388
175	-10,793,211	-16,999,308	-83,305,241	-62,730,934	-36,654,214	-27,520,547
200	-11,433,313	-18,007,468	-84,313,402	-63,739,095	-37,662,374	-28,528,708
225	-12,073,414	-19,015,628	-85,321,561	-64,747,254	-38,670,533	-29,536,867
250	-12,713,515	-20,023,787	-86,329,720	-65,755,413	-39,678,692	-30,545,026
275	-13,353,617	-21,031,947	-87,337,881	-66,763,574	-40,686,853	-31,553,187
300	-13,993,718	-22,040,107	-88,346,040	-67,771,733	-41,695,012	-32,561,346
325	-14,633,819	-23,048,266	-89,354,199	-68,779,892	-42,703,171	-33,569,505
350	-15,273,921	-24,056,426	-90,362,360	-69,788,053	-43,711,332	-34,577,666
375	-15,914,023	-25,064,585	-91,370,519	-70,796,212	-44,719,491	-35,585,825
400	-16,554,124	-26,072,745	-92,378,678	-71,804,371	-45,727,650	-36,593,984
450	-17,834,327	-28,089,064	-94,394,998	-73,820,691	-47,743,970	-38,610,304

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,692,363	42,040,471	-24,265,462	-3,691,155	22,385,565	31,519,231
80	24,312,009	38,291,413	-28,014,520	-7,440,213	18,636,508	27,770,174
100	23,824,254	37,523,199	-28,782,734	-8,208,427	17,868,294	27,001,960
125	23,214,559	36,562,930	-29,743,003	-9,168,696	16,908,025	26,041,691
150	22,604,864	35,602,661	-30,703,272	-10,128,965	15,947,755	25,081,422
175	21,995,170	34,642,392	-31,663,541	-11,089,234	14,987,486	24,121,153
200	21,385,475	33,682,123	-32,623,810	-12,049,503	14,027,217	23,160,883
225	20,775,781	32,721,856	-33,584,078	-13,009,771	13,066,950	22,200,616
250	20,166,087	31,761,586	-34,544,347	-13,970,040	12,106,681	21,240,347
275	19,556,392	30,801,317	-35,504,616	-14,930,309	11,146,412	20,280,078
300	18,946,697	29,841,048	-36,464,885	-15,890,578	10,186,142	19,319,809
325	18,337,003	28,880,779	-37,425,154	-16,850,847	9,225,873	18,359,540
350	17,727,308	27,920,510	-38,385,423	-17,811,116	8,265,604	17,399,270
375	17,117,613	26,960,241	-39,345,692	-18,771,385	7,305,335	16,439,001
400	16,507,920	25,999,973	-40,305,960	-19,731,653	6,345,068	15,478,734
450	15,272,378	24,053,995	-42,251,939	-21,677,632	4,399,089	13,532,755

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 9

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,909,153	-7,731,916	-74,037,850	-53,463,543	-27,386,822	-18,253,156
80	-6,873,045	-10,825,048	-77,130,980	-56,556,673	-30,479,952	-21,346,286
100	-7,389,126	-11,631,574	-77,937,507	-57,363,200	-31,286,480	-22,152,814
125	-8,025,227	-12,639,733	-78,945,667	-58,371,360	-32,294,639	-23,160,973
150	-8,665,329	-13,647,894	-79,953,827	-59,379,520	-33,302,800	-24,169,133
175	-9,305,430	-14,656,053	-80,961,986	-60,387,679	-34,310,959	-25,177,293
200	-9,945,532	-15,664,212	-81,970,146	-61,395,839	-35,319,118	-26,185,452
225	-10,585,634	-16,672,373	-82,978,306	-62,403,999	-36,327,279	-27,193,612
250	-11,225,735	-17,680,532	-83,986,465	-63,412,158	-37,335,438	-28,201,772
275	-11,865,836	-18,688,691	-84,994,625	-64,420,318	-38,343,597	-29,209,931
300	-12,505,938	-19,696,852	-86,002,785	-65,428,478	-39,351,758	-30,218,091
325	-13,146,039	-20,705,011	-87,010,944	-66,436,637	-40,359,917	-31,226,251
350	-13,786,140	-21,713,170	-88,019,103	-67,444,796	-41,368,076	-32,234,410
375	-14,426,242	-22,721,331	-89,027,264	-68,452,957	-42,376,237	-33,242,570
400	-15,066,343	-23,729,490	-90,035,423	-69,461,116	-43,384,396	-34,250,729
450	-16,346,546	-25,745,810	-92,051,743	-71,477,436	-45,400,715	-36,267,049

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-21,561,145	-33,958,803	-100,264,736	-79,690,429	-53,613,709	-44,480,043
80	-23,238,639	-36,600,856	-102,906,790	-82,332,483	-56,255,762	-47,122,096
100	-23,750,720	-37,407,384	-103,713,318	-83,139,011	-57,062,290	-47,928,624
125	-24,390,821	-38,415,543	-104,721,477	-84,147,170	-58,070,449	-48,936,783
150	-25,030,923	-39,423,704	-105,729,637	-85,155,330	-59,078,610	-49,944,944
175	-25,671,024	-40,431,863	-106,737,797	-86,163,490	-60,086,769	-50,953,103
200	-26,311,125	-41,440,022	-107,745,956	-87,171,649	-61,094,928	-51,961,262
225	-26,951,226	-42,448,181	-108,754,115	-88,179,808	-62,103,087	-52,969,421
250	-27,591,328	-43,456,342	-109,762,276	-89,187,969	-63,111,248	-53,977,582
275	-28,231,429	-44,464,501	-110,770,435	-90,196,128	-64,119,407	-54,985,741
300	-28,871,530	-45,472,660	-111,778,594	-91,204,287	-65,127,566	-55,993,900
325	-29,511,632	-46,480,821	-112,786,754	-92,212,447	-66,135,727	-57,002,061
350	-30,151,733	-47,488,980	-113,794,914	-93,220,607	-67,143,886	-58,010,220
375	-30,791,834	-48,497,139	-114,803,073	-94,228,766	-68,152,045	-59,018,379
400	-31,431,936	-49,505,300	-115,811,233	-95,236,926	-69,160,206	-60,026,540
450	-32,712,139	-51,521,618	-117,827,552	-97,253,245	-71,176,524	-62,042,858

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,638,428	-4,155,524	-70,461,457	-49,887,150	-23,810,430	-14,676,763
80	-4,641,373	-7,310,163	-73,616,097	-53,041,790	-26,965,069	-17,831,403
100	-5,153,455	-8,116,691	-74,422,625	-53,848,318	-27,771,597	-18,637,931
125	-5,793,556	-9,124,850	-75,430,784	-54,856,477	-28,779,756	-19,646,090
150	-6,433,658	-10,133,011	-76,438,944	-55,864,637	-29,787,917	-20,654,251
175	-7,073,759	-11,141,170	-77,447,104	-56,872,797	-30,796,076	-21,662,410
200	-7,713,860	-12,149,329	-78,455,263	-57,880,956	-31,804,235	-22,670,569
225	-8,353,962	-13,157,490	-79,463,423	-58,889,116	-32,812,396	-23,678,730
250	-8,994,063	-14,165,649	-80,471,582	-59,897,275	-33,820,555	-24,686,889
275	-9,634,164	-15,173,808	-81,479,742	-60,905,435	-34,828,714	-25,695,048
300	-10,274,265	-16,181,967	-82,487,901	-61,913,594	-35,836,873	-26,703,207
325	-10,914,367	-17,190,128	-83,496,061	-62,921,754	-36,845,034	-27,711,368
350	-11,554,468	-18,198,287	-84,504,221	-63,929,914	-37,853,193	-28,719,527
375	-12,194,569	-19,206,446	-85,512,380	-64,938,073	-38,861,352	-29,727,686
400	-12,834,671	-20,214,607	-86,520,540	-65,946,233	-39,869,513	-30,735,847
450	-14,114,873	-22,230,925	-88,536,859	-67,962,552	-41,885,831	-32,752,165

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-21,561,145	-33,958,803	-100,264,736	-79,690,429	-53,613,709	-44,480,043
80	-23,238,639	-36,600,856	-102,906,790	-82,332,483	-56,255,762	-47,122,096
100	-23,750,720	-37,407,384	-103,713,318	-83,139,011	-57,062,290	-47,928,624
125	-24,390,821	-38,415,543	-104,721,477	-84,147,170	-58,070,449	-48,936,783
150	-25,030,923	-39,423,704	-105,729,637	-85,155,330	-59,078,610	-49,944,944
175	-25,671,024	-40,431,863	-106,737,797	-86,163,490	-60,086,769	-50,953,103
200	-26,311,125	-41,440,022	-107,745,956	-87,171,649	-61,094,928	-51,961,262
225	-26,951,226	-42,448,181	-108,754,115	-88,179,808	-62,103,087	-52,969,421
250	-27,591,328	-43,456,342	-109,762,276	-89,187,969	-63,111,248	-53,977,582
275	-28,231,429	-44,464,501	-110,770,435	-90,196,128	-64,119,407	-54,985,741
300	-28,871,530	-45,472,660	-111,778,594	-91,204,287	-65,127,566	-55,993,900
325	-29,511,632	-46,480,821	-112,786,754	-92,212,447	-66,135,727	-57,002,061
350	-30,151,733	-47,488,980	-113,794,914	-93,220,607	-67,143,886	-58,010,220
375	-30,791,834	-48,497,139	-114,803,073	-94,228,766	-68,152,045	-59,018,379
400	-31,431,936	-49,505,300	-115,811,233	-95,236,926	-69,160,206	-60,026,540
450	-32,712,139	-51,521,618	-117,827,552	-97,253,245	-71,176,524	-62,042,858

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-36,699,319	-57,801,427	-124,107,361	-103,533,054	-77,456,333	-68,322,667
80	-38,116,451	-60,033,410	-126,339,343	-105,765,036	-79,688,316	-70,554,650
100	-38,628,532	-60,839,938	-127,145,871	-106,571,564	-80,494,844	-71,361,178
125	-39,268,634	-61,848,099	-128,154,032	-107,579,725	-81,503,004	-72,369,338
150	-39,908,735	-62,856,258	-129,162,191	-108,587,884	-82,511,164	-73,377,497
175	-40,548,836	-63,864,417	-130,170,350	-109,596,043	-83,519,323	-74,385,657
200	-41,188,938	-64,872,578	-131,178,511	-110,604,204	-84,527,483	-75,393,817
225	-41,829,039	-65,880,737	-132,186,670	-111,612,363	-85,535,643	-76,401,976
250	-42,469,140	-66,888,896	-133,194,829	-112,620,522	-86,543,802	-77,410,135
275	-43,109,242	-67,897,057	-134,202,990	-113,628,683	-87,551,962	-78,418,296
300	-43,749,343	-68,905,216	-135,211,149	-114,636,842	-88,560,121	-79,426,455
325	-44,389,444	-69,913,375	-136,219,308	-115,645,001	-89,568,281	-80,434,614
350	-45,029,545	-70,921,534	-137,227,467	-116,653,160	-90,576,440	-81,442,774
375	-45,669,647	-71,929,695	-138,235,628	-117,661,321	-91,584,600	-82,450,934
400	-46,309,748	-72,937,854	-139,243,787	-118,669,480	-92,592,760	-83,459,093
450	-47,589,951	-74,954,174	-141,260,107	-120,685,800	-94,609,079	-85,475,413

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
LB Tower Hamlets
Results summary

#N/A = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	0%			
Tenure Split	SR	LBTH LR	Lon LR	SO
	35%	35%	15%	15%

Site type	T1 - 3 Houses			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	300	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	350	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	450	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	450	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	450

Site type	T2 - 6 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	450	450	450	450
CIL Z1 Low (£775 psf)	#N/A	450	450	450
CIL Z2 High (£1,000 psf)	450	450	450	450
CIL Z2 Med (£785 psf)	0	450	450	450
CIL Z2 Low (£675 psf)	#N/A	0	450	450
CIL Z3 High (£800 psf)	80	450	450	450
CIL Z3 Med (£675 psf)	#N/A	0	450	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	400	450

Site type	T3 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	125	450	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	150	450	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	450	450
CIL Z3 High (£800 psf)	#N/A	0	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	450	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	0	450

Site type	T4 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	125	450	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	150	450	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	450	450
CIL Z3 High (£800 psf)	#N/A	0	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	450	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	0	450

Site type	T5 - 25 Houses and Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	450	450	450	450
CIL Z1 Low (£775 psf)	#N/A	0	450	450
CIL Z2 High (£1,000 psf)	450	450	450	450
CIL Z2 Med (£785 psf)	#N/A	100	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	325	450
CIL Z3 High (£800 psf)	#N/A	200	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	325	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	0

Site type	T6 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	400	450	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	400	450	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	0	325
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	0	325
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	400	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	0	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	200	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	175	450
CIL Z2 High (£1,000 psf)	#N/A	225	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	250	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	0
CIL Z3 High (£800 psf)	#N/A	#N/A	350	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	0
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T9 - 400 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	250	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	275	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	1
	Houses
No of units	3 units
Density:	100 dph

Affordable %	0%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.0300 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,257,058	75,235,275	8,929,342	29,503,649	55,580,370	64,714,036
80	2,198,955	73,298,486	6,992,552	27,566,859	53,643,580	62,777,246
100	2,194,134	73,137,792	6,831,859	27,406,166	53,482,887	62,616,553
125	2,188,108	72,936,926	6,630,992	27,205,299	53,282,020	62,415,686
150	2,182,081	72,736,026	6,430,092	27,004,399	53,081,120	62,214,786
175	2,176,055	72,535,159	6,229,226	26,803,533	52,880,253	62,013,920
200	2,170,029	72,334,292	6,028,359	26,602,666	52,679,387	61,813,053
225	2,164,002	72,133,392	5,827,459	26,401,766	52,478,487	61,612,153
250	2,157,976	71,932,526	5,626,592	26,200,899	52,277,620	61,411,286
275	2,151,950	71,731,659	5,425,726	26,000,033	52,076,753	61,210,419
300	2,145,923	71,530,759	5,224,826	25,799,133	51,875,853	61,009,519
325	2,139,897	71,329,892	5,023,959	25,598,266	51,674,987	60,808,653
350	2,133,871	71,129,026	4,823,092	25,397,399	51,474,120	60,607,786
375	2,127,845	70,928,159	4,622,226	25,196,533	51,273,253	60,406,919
400	2,121,818	70,727,259	4,421,326	24,995,633	51,072,353	60,206,019
450	2,109,766	70,325,526	4,019,592	24,593,899	50,670,620	59,804,286

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,472,150	49,071,660	-17,234,273	3,340,034	29,416,754	38,550,420
80	1,427,546	47,584,857	-18,721,076	1,853,231	27,929,952	37,063,618
100	1,422,725	47,424,164	-18,881,769	1,692,538	27,769,258	36,902,924
125	1,416,699	47,223,297	-19,082,636	1,491,671	27,568,392	36,702,058
150	1,410,672	47,022,397	-19,283,536	1,290,771	27,367,492	36,501,158
175	1,404,646	46,821,531	-19,484,403	1,089,904	27,166,625	36,300,291
200	1,398,620	46,620,664	-19,685,269	889,038	26,965,758	36,099,424
225	1,392,593	46,419,764	-19,886,169	688,138	26,764,858	35,898,524
250	1,386,567	46,218,897	-20,087,036	487,271	26,563,992	35,697,658
275	1,380,541	46,018,031	-20,287,903	286,404	26,363,125	35,496,791
300	1,374,515	45,817,164	-20,488,769	85,538	26,162,258	35,295,924
325	1,368,488	45,616,264	-20,689,669	-115,362	25,961,358	35,095,024
350	1,362,462	45,415,397	-20,890,536	-316,229	25,760,492	34,894,158
375	1,356,436	45,214,531	-21,091,403	-517,096	25,559,625	34,693,291
400	1,350,409	45,013,631	-21,292,303	-717,996	25,358,725	34,492,391
450	1,338,357	44,611,897	-21,694,036	-1,119,729	24,956,992	34,090,658

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	985,728	32,857,588	-33,448,346	-12,874,039	13,202,682	22,336,348
80	949,490	31,649,664	-34,656,269	-14,081,962	11,994,759	21,128,425
100	944,669	31,488,971	-34,816,962	-14,242,656	11,834,065	20,967,731
125	938,642	31,288,071	-35,017,862	-14,443,556	11,633,165	20,766,831
150	932,616	31,087,204	-35,218,729	-14,644,422	11,432,298	20,565,965
175	926,590	30,886,338	-35,419,596	-14,845,289	11,231,432	20,365,098
200	920,563	30,685,438	-35,620,496	-15,046,189	11,030,532	20,164,198
225	914,537	30,484,571	-35,821,363	-15,247,056	10,829,665	19,963,331
250	908,511	30,283,704	-36,022,229	-15,447,922	10,628,798	19,762,465
275	902,484	30,082,804	-36,223,129	-15,648,822	10,427,898	19,561,565
300	896,458	29,881,938	-36,423,996	-15,849,689	10,227,032	19,360,698
325	890,432	29,681,071	-36,624,863	-16,050,556	10,026,165	19,159,831
350	884,406	29,480,204	-36,825,729	-16,251,422	9,825,298	18,958,965
375	878,379	29,279,304	-37,026,629	-16,452,322	9,624,398	18,758,065
400	872,353	29,078,438	-37,227,496	-16,653,189	9,423,532	18,557,198
450	860,300	28,676,671	-37,629,263	-17,054,956	9,021,765	18,155,431

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,483,204	49,440,148	-16,865,785	3,708,522	29,785,242	38,918,908
80	1,438,411	47,947,045	-18,358,888	2,215,419	28,292,139	37,425,806
100	1,433,590	47,786,319	-18,519,615	2,054,692	28,131,413	37,265,079
125	1,427,564	47,585,452	-18,720,482	1,853,825	27,930,546	37,064,212
150	1,421,538	47,384,585	-18,921,348	1,652,959	27,729,679	36,863,346
175	1,415,511	47,183,685	-19,122,248	1,452,059	27,528,779	36,662,446
200	1,409,485	46,982,818	-19,323,115	1,251,192	27,327,913	36,461,579
225	1,403,459	46,781,952	-19,523,982	1,050,325	27,127,046	36,260,712
250	1,397,432	46,581,052	-19,724,882	849,425	26,926,146	36,059,812
275	1,391,406	46,380,185	-19,925,748	648,559	26,725,279	35,858,946
300	1,385,380	46,179,318	-20,126,615	447,692	26,524,413	35,658,079
325	1,379,354	45,978,452	-20,327,482	246,825	26,323,546	35,457,212
350	1,373,327	45,777,552	-20,528,382	45,925	26,122,646	35,256,312
375	1,367,301	45,576,685	-20,729,248	-154,941	25,921,779	35,055,445
400	1,361,275	45,375,818	-20,930,115	-355,808	25,720,913	34,854,579
450	1,349,222	44,974,052	-21,331,882	-757,575	25,319,146	34,452,812

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£350	£450	£450

Site type 1

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,007,838	33,594,597	-32,711,336	-12,137,029	13,939,691	23,073,357
80	971,219	32,373,973	-33,931,960	-13,357,653	12,719,067	21,852,733
100	966,398	32,213,280	-34,092,654	-13,518,347	12,558,374	21,692,040
125	960,372	32,012,413	-34,293,520	-13,719,213	12,357,507	21,491,173
150	954,346	31,811,546	-34,494,387	-13,920,080	12,156,641	21,290,307
175	948,319	31,610,646	-34,695,287	-14,120,980	11,955,741	21,089,407
200	942,293	31,409,780	-34,896,154	-14,321,847	11,754,874	20,888,540
225	936,267	31,208,913	-35,097,020	-14,522,713	11,554,007	20,687,673
250	930,240	31,008,013	-35,297,920	-14,723,613	11,353,107	20,486,773
275	924,214	30,807,146	-35,498,787	-14,924,480	11,152,241	20,285,907
300	918,188	30,606,280	-35,699,654	-15,125,347	10,951,374	20,085,040
325	912,161	30,405,380	-35,900,554	-15,326,247	10,750,474	19,884,140
350	906,135	30,204,513	-36,101,420	-15,527,113	10,549,607	19,683,273
375	900,109	30,003,646	-36,302,287	-15,727,980	10,348,741	19,482,407
400	894,082	29,802,746	-36,503,187	-15,928,880	10,147,841	19,281,507
450	882,030	29,401,013	-36,904,920	-16,330,613	9,746,107	18,879,773

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	764,627	25,487,561	-40,818,373	-20,244,066	5,832,655	14,966,321
80	732,191	24,406,376	-41,899,557	-21,325,250	4,751,471	13,885,137
100	727,370	24,245,683	-42,060,250	-21,485,943	4,590,777	13,724,444
125	721,344	24,044,816	-42,261,117	-21,686,810	4,389,911	13,523,577
150	715,317	23,843,916	-42,462,017	-21,887,710	4,189,011	13,322,677
175	709,291	23,643,050	-42,662,884	-22,088,577	3,988,144	13,121,810
200	703,265	23,442,183	-42,863,750	-22,289,443	3,787,277	12,920,944
225	697,238	23,241,283	-43,064,650	-22,490,343	3,586,377	12,720,043
250	691,212	23,040,416	-43,265,517	-22,691,210	3,385,511	12,519,177
275	685,186	22,839,550	-43,466,384	-22,892,077	3,184,644	12,318,310
300	679,160	22,638,683	-43,667,250	-23,092,943	2,983,777	12,117,443
325	673,133	22,437,783	-43,868,150	-23,293,843	2,782,877	11,916,543
350	667,107	22,236,916	-44,069,017	-23,494,710	2,582,011	11,715,677
375	661,081	22,036,050	-44,269,884	-23,695,577	2,381,144	11,514,810
400	655,054	21,835,150	-44,470,784	-23,896,477	2,180,244	11,313,910
450	643,002	21,433,416	-44,872,517	-24,298,210	1,778,511	10,912,177

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,041,003	34,700,094	-31,605,839	-11,031,532	15,045,189	24,178,855
80	1,003,814	33,460,470	-32,845,464	-12,271,157	13,805,564	22,939,230
100	998,993	33,299,776	-33,006,157	-12,431,850	13,644,870	22,778,537
125	992,967	33,098,910	-33,207,024	-12,632,717	13,444,004	22,577,670
150	986,940	32,898,010	-33,407,924	-12,833,617	13,243,104	22,376,770
175	980,914	32,697,143	-33,608,791	-13,034,484	13,042,237	22,175,903
200	974,888	32,496,276	-33,809,657	-13,235,350	12,841,370	21,975,037
225	968,862	32,295,410	-34,010,524	-13,436,217	12,640,504	21,774,170
250	962,835	32,094,510	-34,211,424	-13,637,117	12,439,604	21,573,270
275	956,809	31,893,643	-34,412,291	-13,837,984	12,238,737	21,372,403
300	950,783	31,692,776	-34,613,157	-14,038,850	12,037,870	21,171,537
325	944,756	31,491,876	-34,814,057	-14,239,750	11,836,970	20,970,637
350	938,730	31,291,010	-35,014,924	-14,440,617	11,636,104	20,769,770
375	932,704	31,090,143	-35,215,791	-14,641,484	11,435,237	20,568,903
400	926,677	30,889,243	-35,416,691	-14,842,384	11,234,337	20,368,003
450	914,625	30,487,509	-35,818,424	-15,244,117	10,832,604	19,966,270

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	764,627	25,487,561	-40,818,373	-20,244,066	5,832,655	14,966,321
80	732,191	24,406,376	-41,899,557	-21,325,250	4,751,471	13,885,137
100	727,370	24,245,683	-42,060,250	-21,485,943	4,590,777	13,724,444
125	721,344	24,044,816	-42,261,117	-21,686,810	4,389,911	13,523,577
150	715,317	23,843,916	-42,462,017	-21,887,710	4,189,011	13,322,677
175	709,291	23,643,050	-42,662,884	-22,088,577	3,988,144	13,121,810
200	703,265	23,442,183	-42,863,750	-22,289,443	3,787,277	12,920,944
225	697,238	23,241,283	-43,064,650	-22,490,343	3,586,377	12,720,043
250	691,212	23,040,416	-43,265,517	-22,691,210	3,385,511	12,519,177
275	685,186	22,839,550	-43,466,384	-22,892,077	3,184,644	12,318,310
300	679,160	22,638,683	-43,667,250	-23,092,943	2,983,777	12,117,443
325	673,133	22,437,783	-43,868,150	-23,293,843	2,782,877	11,916,543
350	667,107	22,236,916	-44,069,017	-23,494,710	2,582,011	11,715,677
375	661,081	22,036,050	-44,269,884	-23,695,577	2,381,144	11,514,810
400	655,054	21,835,150	-44,470,784	-23,896,477	2,180,244	11,313,910
450	643,002	21,433,416	-44,872,517	-24,298,210	1,778,511	10,912,177

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	543,526	18,117,534	-48,188,399	-27,614,093	-1,537,372	7,596,294
80	514,894	17,163,122	-49,142,811	-28,568,504	-2,491,784	6,641,882
100	510,072	17,002,395	-49,303,538	-28,729,231	-2,652,510	6,481,156
125	504,046	16,801,529	-49,504,405	-28,930,098	-2,853,377	6,280,289
150	498,020	16,600,662	-49,705,271	-29,130,964	-3,054,244	6,079,422
175	491,993	16,399,762	-49,906,171	-29,331,864	-3,255,144	5,878,522
200	485,967	16,198,895	-50,107,038	-29,532,731	-3,456,010	5,677,656
225	479,941	15,998,029	-50,307,905	-29,733,598	-3,656,877	5,476,789
250	473,915	15,797,162	-50,508,771	-29,934,464	-3,857,744	5,275,922
275	467,888	15,596,262	-50,709,671	-30,135,364	-4,058,644	5,075,022
300	461,862	15,395,395	-50,910,538	-30,336,231	-4,259,510	4,874,156
325	455,836	15,194,529	-51,111,405	-30,537,098	-4,460,377	4,673,289
350	449,809	14,993,629	-51,312,305	-30,737,998	-4,661,277	4,472,389
375	443,783	14,792,762	-51,513,171	-30,938,865	-4,862,144	4,271,522
400	437,757	14,591,895	-51,714,038	-31,139,731	-5,063,011	4,070,656
450	425,704	14,190,129	-52,115,805	-31,541,498	-5,464,777	3,668,889

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	2
	Flats
No of units	6 units
Density:	350 dph

Affordable %	0%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.02 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values	£14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,838,740	165,593,144	99,287,211	119,861,518	145,938,239	155,071,905
80	2,756,726	160,809,030	94,503,096	115,077,403	141,154,124	150,287,790
100	2,748,428	160,324,985	94,019,052	114,593,359	140,670,079	149,803,746
125	2,738,057	159,719,973	93,414,040	113,988,347	140,065,067	149,198,733
150	2,727,684	159,114,903	92,808,969	113,383,276	139,459,997	148,593,663
175	2,717,312	158,509,891	92,203,957	112,778,264	138,854,985	147,988,651
200	2,706,941	157,904,878	91,598,945	112,173,252	138,249,973	147,383,639
225	2,696,569	157,299,866	90,993,933	111,568,240	137,644,961	146,778,627
250	2,686,197	156,694,796	90,388,862	110,963,169	137,039,890	146,173,556
275	2,675,825	156,089,784	89,783,850	110,358,157	136,434,878	145,568,544
300	2,665,453	155,484,772	89,178,838	109,753,145	135,829,866	144,963,532
325	2,655,082	154,879,760	88,573,826	109,148,133	135,224,854	144,358,520
350	2,644,709	154,274,689	87,968,756	108,543,063	134,619,783	143,753,449
375	2,634,337	153,669,677	87,363,744	107,938,051	134,014,771	143,148,437
400	2,623,966	153,064,665	86,758,731	107,333,038	133,409,759	142,543,425
450	2,603,221	151,854,582	85,548,649	106,122,956	132,199,677	141,333,343

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values	£10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,775,405	103,565,304	37,259,370	57,833,677	83,910,398	93,044,064
80	1,711,679	99,847,968	33,542,035	54,116,342	80,193,062	89,326,728
100	1,703,383	99,363,982	33,058,048	53,632,355	79,709,076	88,842,742
125	1,693,011	98,758,970	32,453,036	53,027,343	79,104,064	88,237,730
150	1,682,638	98,153,899	31,847,966	52,422,273	78,498,993	87,632,660
175	1,672,267	97,548,887	31,242,954	51,817,261	77,893,981	87,027,647
200	1,661,895	96,943,875	30,637,942	51,212,249	77,288,969	86,422,635
225	1,651,523	96,338,863	30,032,929	50,607,236	76,683,957	85,817,623
250	1,641,151	95,733,792	29,427,859	50,002,166	76,078,887	85,212,553
275	1,630,779	95,128,780	28,822,847	49,397,154	75,473,875	84,607,541
300	1,620,407	94,523,768	28,217,835	48,792,142	74,868,862	84,002,529
325	1,610,036	93,918,756	27,612,823	48,187,130	74,263,850	83,397,516
350	1,599,663	93,313,686	27,007,752	47,582,059	73,658,780	82,792,446
375	1,589,292	92,708,674	26,402,740	46,977,047	73,053,768	82,187,434
400	1,578,920	92,103,661	25,797,728	46,372,035	72,448,756	81,582,422
450	1,558,176	90,893,579	24,587,645	45,161,952	71,238,673	80,372,339

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Low (£775 psf)

Private values	£8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,116,437	65,125,516	-1,180,418	19,393,889	45,470,610	54,604,276
80	1,064,046	62,069,360	-4,236,573	16,337,734	42,414,454	51,548,120
100	1,055,748	61,585,315	-4,720,618	15,853,689	41,930,409	51,064,076
125	1,045,377	60,980,303	-5,325,630	15,248,677	41,325,397	50,459,064
150	1,035,005	60,375,291	-5,930,642	14,643,665	40,720,385	49,854,051
175	1,024,632	59,770,221	-6,535,713	14,038,594	40,115,315	49,248,981
200	1,014,261	59,165,209	-7,140,725	13,433,582	39,510,303	48,643,969
225	1,003,889	58,560,196	-7,745,737	12,828,570	38,905,291	48,038,957
250	993,517	57,955,184	-8,350,749	12,223,558	38,300,279	47,433,945
275	983,145	57,350,114	-8,955,820	11,618,487	37,695,208	46,828,874
300	972,773	56,745,102	-9,560,832	11,013,475	37,090,196	46,223,862
325	962,402	56,140,090	-10,165,844	10,408,463	36,485,184	45,618,850
350	952,030	55,535,078	-10,770,856	9,803,451	35,880,172	45,013,838
375	941,657	54,930,007	-11,375,926	9,198,381	35,275,101	44,408,767
400	931,286	54,324,995	-11,980,938	8,593,369	34,670,089	43,803,755
450	910,542	53,114,971	-13,190,963	7,383,344	33,460,065	42,593,731

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z2 High (£1,000 psf)

Private values	£10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,790,381	104,438,918	38,132,984	58,707,291	84,784,012	93,917,678
80	1,726,399	100,706,627	34,400,694	54,975,001	81,051,721	90,185,388
100	1,718,101	100,222,582	33,916,649	54,490,956	80,567,677	89,701,343
125	1,707,730	99,617,570	33,311,637	53,885,944	79,962,665	89,096,331
150	1,697,357	99,012,500	32,706,566	53,280,873	79,357,594	88,491,260
175	1,686,986	98,407,488	32,101,554	52,675,861	78,752,582	87,886,248
200	1,676,614	97,802,476	31,496,542	52,070,849	78,147,570	87,281,236
225	1,666,242	97,197,464	30,891,530	51,465,837	77,542,558	86,676,224
250	1,655,870	96,592,393	30,286,460	50,860,767	76,937,487	86,071,154
275	1,645,498	95,987,381	29,681,448	50,255,755	76,332,475	85,466,141
300	1,635,126	95,382,369	29,076,436	49,650,743	75,727,463	84,861,129
325	1,624,755	94,777,357	28,471,423	49,045,730	75,122,451	84,256,117
350	1,614,382	94,172,286	27,866,353	48,440,660	74,517,381	83,651,047
375	1,604,010	93,567,274	27,261,341	47,835,648	73,912,369	83,046,035
400	1,593,639	92,962,262	26,656,329	47,230,636	73,307,356	82,441,023
450	1,572,895	91,752,180	25,446,246	46,020,553	72,097,274	81,230,940

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

Site type 2

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,146,391	66,872,803	566,869	21,141,176	47,217,897	56,351,563
80	1,093,484	63,786,561	-2,519,372	18,054,935	44,131,656	53,265,322
100	1,085,186	63,302,517	-3,003,417	17,570,890	43,647,611	52,781,277
125	1,074,814	62,697,505	-3,608,429	16,965,878	43,042,599	52,176,265
150	1,064,443	62,092,493	-4,213,441	16,360,866	42,437,587	51,571,253
175	1,054,071	61,487,480	-4,818,453	15,755,854	41,832,575	50,966,241
200	1,043,698	60,882,410	-5,423,523	15,150,784	41,227,504	50,361,170
225	1,033,327	60,277,398	-6,028,536	14,545,771	40,622,492	49,756,158
250	1,022,955	59,672,386	-6,633,548	13,940,759	40,017,480	49,151,146
275	1,012,584	59,067,374	-7,238,560	13,335,747	39,412,468	48,546,134
300	1,002,211	58,462,303	-7,843,630	12,730,677	38,807,397	47,941,064
325	991,839	57,857,291	-8,448,642	12,125,665	38,202,385	47,336,052
350	981,468	57,252,279	-9,053,654	11,520,653	37,597,373	46,731,039
375	971,096	56,647,267	-9,658,667	10,915,640	36,992,361	46,126,027
400	960,723	56,042,196	-10,263,737	10,310,570	36,387,291	45,520,957
450	939,980	54,832,172	-11,473,761	9,100,546	35,177,266	44,310,933

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	816,907	47,652,880	-18,653,054	1,921,253	27,997,974	37,131,640
80	769,667	44,897,228	-21,408,705	-834,398	25,242,322	34,375,989
100	761,369	44,413,184	-21,892,750	-1,318,443	24,758,278	33,891,944
125	750,997	43,808,171	-22,497,762	-1,923,455	24,153,266	33,286,932
150	740,626	43,203,159	-23,102,774	-2,528,467	23,548,254	32,681,920
175	730,254	42,598,147	-23,707,786	-3,133,479	22,943,241	32,076,908
200	719,881	41,993,077	-24,312,857	-3,738,550	22,338,171	31,471,837
225	709,510	41,388,065	-24,917,869	-4,343,562	21,733,159	30,866,825
250	699,138	40,783,053	-25,522,881	-4,948,574	21,128,147	30,261,813
275	688,766	40,178,040	-26,127,893	-5,553,586	20,523,135	29,656,801
300	678,394	39,572,970	-26,732,963	-6,158,656	19,918,064	29,051,730
325	668,022	38,967,958	-27,337,976	-6,763,669	19,313,052	28,446,718
350	657,650	38,362,946	-27,942,988	-7,368,681	18,708,040	27,841,706
375	647,279	37,757,934	-28,548,000	-7,973,693	18,103,028	27,236,694
400	636,906	37,152,863	-29,153,070	-8,578,763	17,497,957	26,631,624
450	616,163	35,942,839	-30,363,094	-9,788,787	16,287,933	25,421,599

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,191,321	69,493,704	3,187,771	23,762,078	49,838,798	58,972,464
80	1,137,641	66,362,364	56,430	20,630,737	46,707,458	55,841,124
100	1,129,344	65,878,377	-427,556	20,146,751	46,223,472	55,357,138
125	1,118,971	65,273,307	-1,032,627	19,541,680	45,618,401	54,752,067
150	1,108,599	64,668,295	-1,637,639	18,936,668	45,013,389	54,147,055
175	1,098,228	64,063,283	-2,242,651	18,331,656	44,408,377	53,542,043
200	1,087,856	63,458,271	-2,847,663	17,726,644	43,803,365	52,937,031
225	1,077,483	62,853,200	-3,452,733	17,121,574	43,198,294	52,331,961
250	1,067,112	62,248,188	-4,057,745	16,516,562	42,593,282	51,726,948
275	1,056,740	61,643,176	-4,662,757	15,911,549	41,988,270	51,121,936
300	1,046,369	61,038,164	-5,267,770	15,306,537	41,383,258	50,516,924
325	1,035,996	60,433,093	-5,872,840	14,701,467	40,778,188	49,911,854
350	1,025,624	59,828,081	-6,477,852	14,096,455	40,173,176	49,306,842
375	1,015,253	59,223,069	-7,082,864	13,491,443	39,568,163	48,701,830
400	1,004,881	58,618,057	-7,687,876	12,886,431	38,963,151	48,096,817
450	984,137	57,407,975	-8,897,959	11,676,348	37,753,069	46,886,735

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	816,907	47,652,880	-18,653,054	1,921,253	27,997,974	37,131,640
80	769,667	44,897,228	-21,408,705	-834,398	25,242,322	34,375,989
100	761,369	44,413,184	-21,892,750	-1,318,443	24,758,278	33,891,944
125	750,997	43,808,171	-22,497,762	-1,923,455	24,153,266	33,286,932
150	740,626	43,203,159	-23,102,774	-2,528,467	23,548,254	32,681,920
175	730,254	42,598,147	-23,707,786	-3,133,479	22,943,241	32,076,908
200	719,881	41,993,077	-24,312,857	-3,738,550	22,338,171	31,471,837
225	709,510	41,388,065	-24,917,869	-4,343,562	21,733,159	30,866,825
250	699,138	40,783,053	-25,522,881	-4,948,574	21,128,147	30,261,813
275	688,766	40,178,040	-26,127,893	-5,553,586	20,523,135	29,656,801
300	678,394	39,572,970	-26,732,963	-6,158,656	19,918,064	29,051,730
325	668,022	38,967,958	-27,337,976	-6,763,669	19,313,052	28,446,718
350	657,650	38,362,946	-27,942,988	-7,368,681	18,708,040	27,841,706
375	647,279	37,757,934	-28,548,000	-7,973,693	18,103,028	27,236,694
400	636,906	37,152,863	-29,153,070	-8,578,763	17,497,957	26,631,624
450	616,163	35,942,839	-30,363,094	-9,788,787	16,287,933	25,421,599

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	517,377	30,180,302	-36,125,632	-15,551,325	10,525,396	19,659,062
80	475,287	27,725,097	-38,580,837	-18,006,530	8,070,191	17,203,857
100	466,990	27,241,110	-39,064,823	-18,490,516	7,586,204	16,719,871
125	456,618	26,636,040	-39,669,894	-19,095,587	6,981,134	16,114,800
150	446,246	26,031,028	-40,274,906	-19,700,599	6,376,122	15,509,788
175	435,875	25,426,016	-40,879,918	-20,305,611	5,771,110	14,904,776
200	425,503	24,821,003	-41,484,930	-20,910,623	5,166,098	14,299,764
225	415,130	24,215,933	-42,090,000	-21,515,693	4,561,027	13,694,693
250	404,759	23,610,921	-42,695,013	-22,120,706	3,956,015	13,089,681
275	394,387	23,005,909	-43,300,025	-22,725,718	3,351,003	12,484,669
300	384,015	22,400,897	-43,905,037	-23,330,730	2,745,991	11,879,657
325	373,643	21,795,826	-44,510,107	-23,935,800	2,140,920	11,274,587
350	363,271	21,190,814	-45,115,119	-24,540,812	1,535,908	10,669,574
375	352,899	20,585,802	-45,720,131	-25,145,824	930,896	10,064,562
400	342,528	19,980,790	-46,325,144	-25,750,837	325,884	9,459,550
450	321,784	18,770,707	-47,535,226	-26,960,919	-884,198	8,249,468

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£450	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	£450	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£400	£450

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	3
	Flats
No of units	10 units
Density:	235 dph

Affordable %	0%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.04 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,731,232	111,183,961	44,878,027	65,452,334	91,529,055	100,662,721
80	4,594,543	107,971,762	41,665,828	62,240,135	88,316,856	97,450,522
100	4,580,714	107,646,776	41,340,842	61,915,149	87,991,870	97,125,536
125	4,563,427	107,240,538	40,934,604	61,508,911	87,585,632	96,719,298
150	4,546,140	106,834,300	40,528,366	61,102,673	87,179,394	96,313,060
175	4,528,855	106,428,085	40,122,152	60,696,459	86,773,179	95,906,845
200	4,511,568	106,021,847	39,715,913	60,290,220	86,366,941	95,500,607
225	4,494,281	105,615,609	39,309,675	59,883,982	85,960,703	95,094,369
250	4,476,995	105,209,371	38,903,437	59,477,744	85,554,465	94,688,131
275	4,459,709	104,803,156	38,497,223	59,071,530	85,148,250	94,281,917
300	4,442,422	104,396,918	38,090,985	58,665,292	84,742,012	93,875,678
325	4,425,135	103,990,680	37,684,747	58,259,054	84,335,774	93,469,440
350	4,407,849	103,584,442	37,278,509	57,852,815	83,929,536	93,063,202
375	4,390,563	103,178,227	36,872,294	57,446,601	83,523,322	92,656,988
400	4,373,276	102,771,989	36,466,056	57,040,363	83,117,083	92,250,750
450	4,338,703	101,959,513	35,653,580	56,227,887	82,304,607	91,438,273

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,959,009	69,536,712	3,230,778	23,805,085	49,881,806	59,015,472
80	2,852,800	67,040,802	734,869	21,309,176	47,385,896	56,519,562
100	2,838,971	66,715,816	409,883	20,984,190	47,060,911	56,194,577
125	2,821,684	66,309,578	3,645	20,577,952	46,654,672	55,788,339
150	2,804,397	65,903,340	-402,593	20,171,714	46,248,434	55,382,101
175	2,787,112	65,497,126	-808,808	19,765,499	45,842,220	54,975,886
200	2,769,825	65,090,887	-1,215,046	19,359,261	45,435,982	54,569,648
225	2,752,538	64,684,649	-1,621,284	18,953,023	45,029,744	54,163,410
250	2,735,252	64,278,411	-2,027,522	18,546,785	44,623,506	53,757,172
275	2,717,966	63,872,197	-2,433,737	18,140,570	44,217,291	53,350,957
300	2,700,679	63,465,959	-2,839,975	17,734,332	43,811,053	52,944,719
325	2,683,392	63,059,721	-3,246,213	17,328,094	43,404,815	52,538,481
350	2,666,106	62,653,482	-3,652,451	16,921,856	42,998,577	52,132,243
375	2,648,819	62,247,244	-4,058,689	16,515,618	42,592,339	51,726,005
400	2,631,533	61,841,030	-4,464,904	16,109,403	42,186,124	51,319,790
450	2,596,960	61,028,554	-5,277,380	15,296,927	41,373,648	50,507,314

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£450	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,860,730	43,727,148	-22,578,786	-2,004,479	24,072,242	33,205,908
80	1,773,410	41,675,142	-24,630,792	-4,056,485	22,020,236	31,153,902
100	1,759,581	41,350,156	-24,955,778	-4,381,471	21,695,250	30,828,916
125	1,742,294	40,943,918	-25,362,016	-4,787,709	21,289,012	30,422,678
150	1,725,008	40,537,680	-25,768,254	-5,193,947	20,882,774	30,016,440
175	1,707,721	40,131,442	-26,174,492	-5,600,185	20,476,536	29,610,202
200	1,690,435	39,725,227	-26,580,706	-6,006,399	20,070,321	29,203,987
225	1,673,148	39,318,989	-26,986,944	-6,412,637	19,664,083	28,797,749
250	1,655,862	38,912,751	-27,393,183	-6,818,876	19,257,845	28,391,511
275	1,638,575	38,506,513	-27,799,421	-7,225,114	18,851,607	27,985,273
300	1,621,289	38,100,298	-28,205,635	-7,631,328	18,445,392	27,579,059
325	1,604,003	37,694,060	-28,611,873	-8,037,566	18,039,154	27,172,821
350	1,586,716	37,287,822	-29,018,111	-8,443,804	17,632,916	26,766,582
375	1,569,429	36,881,584	-29,424,349	-8,850,042	17,226,678	26,360,344
400	1,552,143	36,475,369	-29,830,564	-9,256,257	16,820,464	25,954,130
450	1,517,570	35,662,893	-30,643,040	-10,068,733	16,007,987	25,141,654

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,983,969	70,123,273	3,817,340	24,391,647	50,468,368	59,602,034
80	2,877,332	67,617,291	1,311,358	21,885,665	47,962,385	57,096,052
100	2,863,502	67,292,305	986,372	21,560,679	47,637,400	56,771,066
125	2,846,216	66,886,067	580,134	21,154,441	47,231,162	56,364,828
150	2,828,929	66,479,829	173,896	20,748,203	46,824,923	55,958,590
175	2,811,643	66,073,615	-232,319	20,341,988	46,418,709	55,552,375
200	2,794,356	65,667,377	-638,557	19,935,750	46,012,471	55,146,137
225	2,777,070	65,261,138	-1,044,795	19,529,512	45,606,233	54,739,899
250	2,759,783	64,854,900	-1,451,033	19,123,274	45,199,995	54,333,661
275	2,742,497	64,448,686	-1,857,248	18,717,059	44,793,780	53,927,446
300	2,725,211	64,042,448	-2,263,486	18,310,821	44,387,542	53,521,208
325	2,707,924	63,636,210	-2,669,724	17,904,583	43,981,304	53,114,970
350	2,690,637	63,229,972	-3,075,962	17,498,345	43,575,066	52,708,732
375	2,673,351	62,823,757	-3,482,176	17,092,131	43,168,851	52,302,517
400	2,656,065	62,417,519	-3,888,415	16,685,892	42,762,613	51,896,279
450	2,621,491	61,605,043	-4,700,891	15,873,416	41,950,137	51,083,803

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£450	£450	£450

Site type 3

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,910,651	44,900,295	-21,405,639	-831,332	25,245,389	34,379,055
80	1,822,473	42,828,120	-23,477,814	-2,903,507	23,173,214	32,306,880
100	1,808,644	42,503,134	-23,802,799	-3,228,492	22,848,228	31,981,894
125	1,791,357	42,096,896	-24,209,037	-3,634,730	22,441,990	31,575,656
150	1,774,071	41,690,658	-24,615,276	-4,040,969	22,035,752	31,169,418
175	1,756,785	41,284,443	-25,021,490	-4,447,183	21,629,538	30,763,204
200	1,739,498	40,878,205	-25,427,728	-4,853,421	21,223,299	30,356,966
225	1,722,211	40,471,967	-25,833,966	-5,259,659	20,817,061	29,950,728
250	1,704,925	40,065,729	-26,240,204	-5,665,897	20,410,823	29,544,489
275	1,687,639	39,659,515	-26,646,419	-6,072,112	20,004,609	29,138,275
300	1,670,352	39,253,276	-27,052,657	-6,478,350	19,598,371	28,732,037
325	1,653,065	38,847,038	-27,458,895	-6,884,588	19,192,133	28,325,799
350	1,635,779	38,440,800	-27,865,133	-7,290,826	18,785,894	27,919,561
375	1,618,493	38,034,586	-28,271,348	-7,697,041	18,379,680	27,513,346
400	1,601,206	37,628,348	-28,677,586	-8,103,279	17,973,442	27,107,108
450	1,566,633	36,815,871	-29,490,062	-8,915,755	17,160,966	26,294,632

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,361,511	31,995,513	-34,310,421	-13,736,114	12,340,607	21,474,273
80	1,282,778	30,145,290	-36,160,644	-15,586,337	10,490,384	19,624,050
100	1,268,949	29,820,304	-36,485,630	-15,911,323	10,165,398	19,299,064
125	1,251,662	29,414,066	-36,891,868	-16,317,561	9,759,160	18,892,826
150	1,234,376	29,007,828	-37,298,106	-16,723,799	9,352,922	18,486,588
175	1,217,089	28,601,590	-37,704,344	-17,130,037	8,946,684	18,080,350
200	1,199,803	28,195,375	-38,110,558	-17,536,251	8,540,469	17,674,135
225	1,182,516	27,789,137	-38,516,796	-17,942,489	8,134,231	17,267,897
250	1,165,230	27,382,899	-38,923,035	-18,348,728	7,727,993	16,861,659
275	1,147,943	26,976,661	-39,329,273	-18,754,966	7,321,755	16,455,421
300	1,130,657	26,570,446	-39,735,487	-19,161,180	6,915,540	16,049,207
325	1,113,371	26,164,208	-40,141,725	-19,567,418	6,509,302	15,642,969
350	1,096,084	25,757,970	-40,547,963	-19,973,656	6,103,064	15,236,730
375	1,078,797	25,351,732	-40,954,201	-20,379,894	5,696,826	14,830,492
400	1,061,511	24,945,517	-41,360,416	-20,786,109	5,290,612	14,424,278
450	1,026,938	24,133,041	-42,172,892	-21,598,585	4,478,135	13,611,802

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,985,534	46,660,051	-19,645,883	928,424	27,005,145	36,138,811
80	1,896,068	44,557,587	-21,748,346	-1,174,039	24,902,681	34,036,347
100	1,882,238	44,232,601	-22,073,332	-1,499,025	24,577,696	33,711,362
125	1,864,953	43,826,387	-22,479,547	-1,905,240	24,171,481	33,305,147
150	1,847,666	43,420,149	-22,885,785	-2,311,478	23,765,243	32,898,909
175	1,830,379	43,013,911	-23,292,023	-2,717,716	23,359,005	32,492,671
200	1,813,092	42,607,672	-23,698,261	-3,123,954	22,952,767	32,086,433
225	1,795,807	42,201,458	-24,104,476	-3,530,169	22,546,552	31,680,218
250	1,778,520	41,795,220	-24,510,714	-3,936,407	22,140,314	31,273,980
275	1,761,233	41,388,982	-24,916,952	-4,342,645	21,734,076	30,867,742
300	1,743,947	40,982,744	-25,323,190	-4,748,883	21,327,838	30,461,504
325	1,726,660	40,576,506	-25,729,428	-5,155,121	20,921,600	30,055,266
350	1,709,374	40,170,291	-26,135,642	-5,561,335	20,515,385	29,649,051
375	1,692,087	39,764,053	-26,541,881	-5,967,574	20,109,147	29,242,813
400	1,674,801	39,357,815	-26,948,119	-6,373,812	19,702,909	28,836,575
450	1,640,228	38,545,362	-27,760,571	-7,186,264	18,890,456	28,024,123

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£0	£450
		£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,361,511	31,995,513	-34,310,421	-13,736,114	12,340,607	21,474,273
80	1,282,778	30,145,290	-36,160,644	-15,586,337	10,490,384	19,624,050
100	1,268,949	29,820,304	-36,485,630	-15,911,323	10,165,398	19,299,064
125	1,251,662	29,414,066	-36,891,868	-16,317,561	9,759,160	18,892,826
150	1,234,376	29,007,828	-37,298,106	-16,723,799	9,352,922	18,486,588
175	1,217,089	28,601,590	-37,704,344	-17,130,037	8,946,684	18,080,350
200	1,199,803	28,195,375	-38,110,558	-17,536,251	8,540,469	17,674,135
225	1,182,516	27,789,137	-38,516,796	-17,942,489	8,134,231	17,267,897
250	1,165,230	27,382,899	-38,923,035	-18,348,728	7,727,993	16,861,659
275	1,147,943	26,976,661	-39,329,273	-18,754,966	7,321,755	16,455,421
300	1,130,657	26,570,446	-39,735,487	-19,161,180	6,915,540	16,049,207
325	1,113,371	26,164,208	-40,141,725	-19,567,418	6,509,302	15,642,969
350	1,096,084	25,757,970	-40,547,963	-19,973,656	6,103,064	15,236,730
375	1,078,797	25,351,732	-40,954,201	-20,379,894	5,696,826	14,830,492
400	1,061,511	24,945,517	-41,360,416	-20,786,109	5,290,612	14,424,278
450	1,026,938	24,133,041	-42,172,892	-21,598,585	4,478,135	13,611,802

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	862,294	20,263,901	-46,042,032	-25,467,725	608,995	9,742,662
80	792,146	18,615,438	-47,690,496	-27,116,189	-1,039,468	8,094,198
100	778,317	18,290,452	-48,015,482	-27,441,175	-1,364,454	7,769,212
125	761,030	17,884,214	-48,421,720	-27,847,413	-1,770,692	7,362,974
150	743,744	17,477,976	-48,827,958	-28,253,651	-2,176,930	6,956,736
175	726,458	17,071,761	-49,234,172	-28,659,865	-2,583,145	6,550,521
200	709,171	16,665,523	-49,640,410	-29,066,103	-2,989,383	6,144,283
225	691,884	16,259,285	-50,046,649	-29,472,342	-3,395,621	5,738,045
250	674,598	15,853,047	-50,452,887	-29,878,580	-3,801,859	5,331,807
275	657,312	15,446,832	-50,859,101	-30,284,794	-4,208,074	4,925,593
300	640,025	15,040,594	-51,265,339	-30,691,032	-4,614,312	4,519,355
325	622,739	14,634,356	-51,671,577	-31,097,270	-5,020,550	4,113,116
350	605,452	14,228,118	-52,077,815	-31,503,508	-5,426,788	3,706,878
375	588,166	13,821,903	-52,484,030	-31,909,723	-5,833,002	3,300,664
400	570,879	13,415,665	-52,890,268	-32,315,961	-6,239,240	2,894,426
450	536,306	12,603,189	-53,702,744	-33,128,437	-7,051,717	2,081,950

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A		£0
			£450

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2 - Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type	4
Flats	
No of units	11 units
Density:	235 dph

Affordable %	0%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,204,355	111,183,954	44,878,021	65,452,328	91,529,048	100,662,715
80	5,053,997	107,971,749	41,665,815	62,240,122	88,316,843	97,450,509
100	5,038,785	107,646,765	41,340,832	61,915,139	87,991,859	97,125,525
125	5,019,770	107,240,546	40,934,613	61,508,920	87,585,640	96,719,307
150	5,000,755	106,834,306	40,528,373	61,102,680	87,179,400	96,313,066
175	4,981,739	106,428,066	40,122,132	60,696,439	86,773,160	95,906,826
200	4,962,725	106,021,847	39,715,913	60,290,220	86,366,941	95,500,607
225	4,943,709	105,615,607	39,309,673	59,883,980	85,960,701	95,094,367
250	4,924,695	105,209,388	38,903,454	59,477,761	85,554,482	94,688,148
275	4,905,679	104,803,148	38,497,214	59,071,521	85,148,242	94,281,908
300	4,886,664	104,396,907	38,090,974	58,665,281	84,742,002	93,875,668
325	4,867,649	103,990,689	37,684,755	58,259,062	84,335,783	93,469,449
350	4,848,634	103,584,448	37,278,515	57,852,822	83,929,543	93,063,209
375	4,829,618	103,178,208	36,872,275	57,446,582	83,523,302	92,656,969
400	4,810,604	102,771,989	36,466,056	57,040,363	83,117,083	92,250,750
450	4,772,574	101,959,530	35,653,597	56,227,904	82,304,624	91,438,291

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,254,909	69,536,697	3,230,763	23,805,070	49,881,791	59,015,457
80	3,138,079	67,040,789	734,856	21,309,163	47,385,883	56,519,550
100	3,122,867	66,715,806	409,872	20,984,179	47,060,900	56,194,566
125	3,103,853	66,309,587	3,653	20,577,960	46,654,681	55,788,347
150	3,084,837	65,903,347	-402,587	20,171,720	46,248,441	55,382,107
175	3,065,822	65,497,106	-808,827	19,765,480	45,842,201	54,975,867
200	3,046,807	65,090,887	-1,215,046	19,359,261	45,435,982	54,569,648
225	3,027,792	64,684,647	-1,621,286	18,953,021	45,029,741	54,163,408
250	3,008,776	64,278,407	-2,027,526	18,546,781	44,623,501	53,757,167
275	2,989,762	63,872,188	-2,433,745	18,140,562	44,217,282	53,350,949
300	2,970,747	63,465,948	-2,839,985	17,734,322	43,811,042	52,944,708
325	2,951,732	63,059,729	-3,246,204	17,328,103	43,404,823	52,538,489
350	2,932,717	62,653,489	-3,652,445	16,921,862	42,998,583	52,132,249
375	2,913,701	62,247,249	-4,058,685	16,515,622	42,592,343	51,726,009
400	2,894,687	61,841,030	-4,464,904	16,109,403	42,186,124	51,319,790
450	2,856,656	61,028,549	-5,277,384	15,296,923	41,373,644	50,507,310

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£450	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,046,802	43,727,128	-22,578,805	-2,004,498	24,072,223	33,205,889
80	1,950,751	41,675,142	-24,630,792	-4,056,485	22,020,236	31,153,902
100	1,935,538	41,350,137	-24,955,797	-4,381,490	21,695,231	30,828,897
125	1,916,524	40,943,918	-25,362,016	-4,787,709	21,289,012	30,422,678
150	1,897,508	40,537,678	-25,768,256	-5,193,949	20,882,772	30,016,438
175	1,878,494	40,131,459	-26,174,475	-5,600,168	20,476,553	29,610,219
200	1,859,478	39,725,219	-26,580,715	-6,006,408	20,070,313	29,203,979
225	1,840,463	39,318,978	-26,986,955	-6,412,648	19,664,073	28,797,739
250	1,821,448	38,912,759	-27,393,174	-6,818,867	19,257,854	28,391,520
275	1,802,433	38,506,519	-27,799,414	-7,225,107	18,851,613	27,985,280
300	1,783,417	38,100,279	-28,205,654	-7,631,347	18,445,373	27,579,039
325	1,764,403	37,694,060	-28,611,873	-8,037,566	18,039,154	27,172,821
350	1,745,387	37,287,820	-29,018,113	-8,443,806	17,632,914	26,766,580
375	1,726,373	36,881,601	-29,424,332	-8,850,025	17,226,695	26,360,361
400	1,707,357	36,475,361	-29,830,573	-9,256,266	16,820,455	25,954,121
450	1,669,327	35,662,902	-30,643,032	-10,068,725	16,007,996	25,141,662

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,282,366	70,123,284	3,817,351	24,391,658	50,468,378	59,602,045
80	3,165,065	67,617,300	1,311,366	21,885,673	47,962,394	57,096,060
100	3,149,852	67,292,295	986,361	21,560,668	47,637,389	56,771,055
125	3,130,838	66,886,076	580,142	21,154,449	47,231,170	56,364,836
150	3,111,822	66,479,836	173,902	20,748,209	46,824,930	55,958,596
175	3,092,808	66,073,617	-232,317	20,341,990	46,418,711	55,552,377
200	3,073,792	65,667,377	-638,557	19,935,750	46,012,471	55,146,137
225	3,054,777	65,261,136	-1,044,797	19,529,510	45,606,231	54,739,897
250	3,035,762	64,854,917	-1,451,016	19,123,291	45,200,012	54,333,678
275	3,016,747	64,448,677	-1,857,256	18,717,051	44,793,771	53,927,438
300	2,997,731	64,042,437	-2,263,496	18,310,811	44,387,531	53,521,197
325	2,978,717	63,636,218	-2,669,715	17,904,592	43,981,312	53,114,979
350	2,959,701	63,229,978	-3,075,955	17,498,352	43,575,072	52,708,738
375	2,940,687	62,823,759	-3,482,174	17,092,133	43,168,853	52,302,519
400	2,921,671	62,417,519	-3,888,415	16,685,892	42,762,613	51,896,279
450	2,883,641	61,605,060	-4,700,874	15,873,433	41,950,154	51,083,820

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£450	£450	£450

Site type 4

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,101,716	44,900,303	-21,405,630	-831,323	25,245,397	34,379,064
80	2,004,721	42,828,120	-23,477,814	-2,903,507	23,173,214	32,306,880
100	1,989,509	42,503,136	-23,802,797	-3,228,490	22,848,230	31,981,897
125	1,970,493	42,096,896	-24,209,037	-3,634,730	22,441,990	31,575,656
150	1,951,478	41,690,656	-24,615,278	-4,040,971	22,035,750	31,169,416
175	1,932,463	41,284,437	-25,021,497	-4,447,190	21,629,531	30,763,197
200	1,913,448	40,878,197	-25,427,737	-4,853,430	21,223,291	30,356,957
225	1,894,433	40,471,978	-25,833,956	-5,259,649	20,817,072	29,950,738
250	1,875,418	40,065,738	-26,240,196	-5,665,889	20,410,832	29,544,498
275	1,856,402	39,659,497	-26,646,436	-6,072,129	20,004,592	29,138,258
300	1,837,388	39,253,279	-27,052,655	-6,478,348	19,598,373	28,732,039
325	1,818,372	38,847,038	-27,458,895	-6,884,588	19,192,133	28,325,799
350	1,799,357	38,440,798	-27,865,135	-7,290,828	18,785,892	27,919,558
375	1,780,342	38,034,579	-28,271,354	-7,697,047	18,379,673	27,513,340
400	1,761,327	37,628,339	-28,677,594	-8,103,287	17,973,433	27,107,099
450	1,723,297	36,815,880	-29,490,053	-8,915,746	17,160,974	26,294,640

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,497,662	31,995,508	-34,310,425	-13,736,118	12,340,603	21,474,269
80	1,411,055	30,145,275	-36,160,659	-15,586,352	10,490,369	19,624,035
100	1,395,843	29,820,291	-36,485,642	-15,911,335	10,165,385	19,299,051
125	1,376,829	29,414,072	-36,891,861	-16,317,554	9,759,166	18,892,833
150	1,357,813	29,007,832	-37,298,101	-16,723,794	9,352,926	18,486,592
175	1,338,798	28,601,592	-37,704,342	-17,130,035	8,946,686	18,080,352
200	1,319,783	28,195,373	-38,110,561	-17,536,254	8,540,467	17,674,133
225	1,300,768	27,789,133	-38,516,801	-17,942,494	8,134,227	17,267,893
250	1,281,753	27,382,914	-38,923,020	-18,348,713	7,728,008	16,861,674
275	1,262,738	26,976,674	-39,329,260	-18,754,953	7,321,768	16,455,434
300	1,243,722	26,570,433	-39,735,500	-19,161,193	6,915,528	16,049,194
325	1,224,708	26,164,215	-40,141,719	-19,567,412	6,509,309	15,642,975
350	1,205,692	25,757,974	-40,547,959	-19,973,652	6,103,069	15,236,735
375	1,186,677	25,351,734	-40,954,199	-20,379,892	5,696,828	14,830,494
400	1,167,662	24,945,515	-41,360,418	-20,786,111	5,290,609	14,424,276
450	1,129,632	24,133,056	-42,172,877	-21,598,570	4,478,150	13,611,817

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 High (£800 psf)

Private values £9611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,184,087	46,660,044	-19,645,889	928,418	27,005,138	36,138,805
80	2,085,674	44,557,587	-21,748,346	-1,174,039	24,902,681	34,036,347
100	2,070,462	44,232,603	-22,073,330	-1,499,023	24,577,698	33,711,364
125	2,051,448	43,826,385	-22,479,549	-1,905,242	24,171,479	33,305,145
150	2,032,432	43,420,144	-22,885,789	-2,311,482	23,765,239	32,898,905
175	2,013,417	43,013,904	-23,292,029	-2,717,722	23,358,998	32,492,665
200	1,994,402	42,607,685	-23,698,248	-3,123,941	22,952,780	32,086,446
225	1,975,387	42,201,445	-24,104,488	-3,530,181	22,546,539	31,680,205
250	1,956,371	41,795,205	-24,510,729	-3,936,422	22,140,299	31,273,965
275	1,937,357	41,388,986	-24,916,947	-4,342,640	21,734,080	30,867,746
300	1,918,341	40,982,746	-25,323,188	-4,748,881	21,327,840	30,461,506
325	1,899,327	40,576,527	-25,729,407	-5,155,100	20,921,621	30,055,287
350	1,880,311	40,170,287	-26,135,647	-5,561,340	20,515,381	29,649,047
375	1,861,296	39,764,046	-26,541,887	-5,967,580	20,109,141	29,242,807
400	1,842,281	39,357,828	-26,948,106	-6,373,799	19,702,922	28,836,588
450	1,804,250	38,545,347	-27,760,586	-7,186,279	18,890,441	28,024,108

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£0	£450
			£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,497,662	31,995,508	-34,310,425	-13,736,118	12,340,603	21,474,269
80	1,411,055	30,145,275	-36,160,659	-15,586,352	10,490,369	19,624,035
100	1,395,843	29,820,291	-36,485,642	-15,911,335	10,165,385	19,299,051
125	1,376,829	29,414,072	-36,891,861	-16,317,554	9,759,166	18,892,833
150	1,357,813	29,007,832	-37,298,101	-16,723,794	9,352,926	18,486,592
175	1,338,798	28,601,592	-37,704,342	-17,130,035	8,946,686	18,080,352
200	1,319,783	28,195,373	-38,110,561	-17,536,254	8,540,467	17,674,133
225	1,300,768	27,789,133	-38,516,801	-17,942,494	8,134,227	17,267,893
250	1,281,753	27,382,914	-38,923,020	-18,348,713	7,728,008	16,861,674
275	1,262,738	26,976,674	-39,329,260	-18,754,953	7,321,768	16,455,434
300	1,243,722	26,570,433	-39,735,500	-19,161,193	6,915,528	16,049,194
325	1,224,708	26,164,215	-40,141,719	-19,567,412	6,509,309	15,642,975
350	1,205,692	25,757,974	-40,547,959	-19,973,652	6,103,069	15,236,735
375	1,186,677	25,351,734	-40,954,199	-20,379,892	5,696,828	14,830,494
400	1,167,662	24,945,515	-41,360,418	-20,786,111	5,290,609	14,424,276
450	1,129,632	24,133,056	-42,172,877	-21,598,570	4,478,150	13,611,817

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	948,522	20,263,888	-46,042,045	-25,467,738	608,983	9,742,649
80	871,361	18,615,429	-47,690,504	-27,116,197	-1,039,477	8,094,189
100	856,149	18,290,445	-48,015,488	-27,441,181	-1,364,460	7,769,206
125	837,134	17,884,227	-48,421,707	-27,847,400	-1,770,679	7,362,987
150	818,119	17,477,986	-48,827,947	-28,253,640	-2,176,919	6,956,747
175	799,103	17,071,746	-49,234,187	-28,659,880	-2,583,160	6,550,507
200	780,089	16,665,527	-49,640,406	-29,066,099	-2,989,378	6,144,288
225	761,073	16,259,287	-50,046,646	-29,472,339	-3,395,619	5,738,047
250	742,058	15,853,047	-50,452,887	-29,878,580	-3,801,859	5,331,807
275	723,043	15,446,828	-50,859,105	-30,284,798	-4,208,078	4,925,588
300	704,028	15,040,588	-51,265,346	-30,691,039	-4,614,318	4,519,348
325	685,013	14,634,369	-51,671,565	-31,097,258	-5,020,537	4,113,129
350	665,998	14,228,129	-52,077,805	-31,503,498	-5,426,777	3,706,889
375	646,982	13,821,888	-52,484,045	-31,909,738	-5,833,017	3,300,649
400	627,968	13,415,670	-52,890,264	-32,315,957	-6,239,236	2,894,430
450	589,937	12,603,189	-53,702,744	-33,128,437	-7,051,717	2,081,950

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A		£0
			£450

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	5
	Houses & Flats
No of units	25 units
Density:	375 dph

Affordable %	0%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,309,542	154,643,129	88,337,196	108,911,503	134,988,224	144,121,890
80	9,993,322	149,899,834	83,593,900	104,168,207	130,244,928	139,378,594
100	9,958,595	149,378,926	83,072,993	103,647,300	129,724,020	138,857,687
125	9,915,187	148,727,803	82,421,870	102,996,177	129,072,897	138,206,563
150	9,871,779	148,076,680	81,770,746	102,345,053	128,421,774	137,555,440
175	9,828,371	147,425,572	81,119,638	101,693,945	127,770,666	136,904,332
200	9,784,963	146,774,449	80,468,515	101,042,822	127,119,543	136,253,209
225	9,741,555	146,123,326	79,817,392	100,391,699	126,468,420	135,602,086
250	9,698,147	145,472,203	79,166,269	99,740,576	125,817,297	134,950,963
275	9,654,739	144,821,079	78,515,146	99,089,453	125,166,174	134,299,840
300	9,611,330	144,169,956	77,864,023	98,438,330	124,515,051	133,648,717
325	9,567,922	143,518,833	77,212,900	97,787,207	123,863,927	132,997,594
350	9,524,514	142,867,710	76,561,777	97,136,084	123,212,804	132,346,470
375	9,481,106	142,216,587	75,910,654	96,484,961	122,561,681	131,695,347
400	9,437,699	141,565,479	75,259,545	95,833,852	121,910,573	131,044,239
450	9,350,882	140,263,233	73,957,299	94,531,606	120,608,327	129,741,993

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,911,826	88,677,396	22,371,462	42,945,769	69,022,490	78,156,156
80	5,671,243	85,068,639	18,762,705	39,337,012	65,413,733	74,547,399
100	5,636,516	84,547,746	18,241,813	38,816,120	64,892,840	74,026,506
125	5,593,108	83,896,623	17,590,690	38,164,997	64,241,717	73,375,383
150	5,549,700	83,245,500	16,939,566	37,513,873	63,590,594	72,724,260
175	5,506,292	82,594,377	16,288,443	36,862,750	62,939,471	72,073,137
200	5,462,884	81,943,254	15,637,320	36,211,627	62,288,348	71,422,014
225	5,419,476	81,292,146	14,986,212	35,560,519	61,637,240	70,770,906
250	5,376,068	80,641,022	14,335,089	34,909,396	60,986,117	70,119,783
275	5,332,660	79,989,899	13,683,966	34,258,273	60,334,994	69,468,660
300	5,289,252	79,338,776	13,032,843	33,607,150	59,683,870	68,817,537
325	5,245,844	78,687,653	12,381,720	32,956,027	59,032,747	68,166,414
350	5,202,435	78,036,530	11,730,597	32,304,904	58,381,624	67,515,290
375	5,159,027	77,385,407	11,079,473	31,653,780	57,730,501	66,864,167
400	5,115,619	76,734,284	10,428,350	31,002,657	57,079,378	66,213,044
450	5,028,804	75,432,053	9,126,119	29,700,426	55,777,147	64,910,813

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,186,482	47,797,227	-18,508,706	2,065,601	28,142,322	37,275,988
80	2,992,771	44,891,568	-21,414,365	-840,058	25,236,662	34,370,329
100	2,958,045	44,370,676	-21,935,258	-1,360,951	24,715,770	33,849,436
125	2,914,637	43,719,553	-22,586,381	-2,012,074	24,064,647	33,198,313
150	2,871,229	43,068,429	-23,237,504	-2,663,197	23,413,524	32,547,190
175	2,827,820	42,417,306	-23,888,627	-3,314,320	22,762,401	31,896,067
200	2,784,412	41,766,183	-24,539,750	-3,965,443	22,111,277	31,244,944
225	2,741,005	41,115,075	-25,190,858	-4,616,551	21,460,169	30,593,836
250	2,697,597	40,463,952	-25,841,981	-5,267,674	20,809,046	29,942,712
275	2,654,189	39,812,829	-26,493,105	-5,918,798	20,157,923	29,291,589
300	2,610,780	39,161,706	-27,144,228	-6,569,921	19,506,800	28,640,466
325	2,567,372	38,510,583	-27,795,351	-7,221,044	18,855,677	27,989,343
350	2,523,964	37,859,460	-28,446,474	-7,872,167	18,204,554	27,338,220
375	2,480,556	37,208,337	-29,097,597	-8,523,290	17,553,431	26,687,097
400	2,437,148	36,557,213	-29,748,720	-9,174,413	16,902,308	26,035,974
450	2,350,332	35,254,982	-31,050,951	-10,476,644	15,600,076	24,733,743

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,973,766	89,606,493	23,300,560	43,874,867	69,951,588	79,085,254
80	5,732,117	85,981,761	19,675,828	40,250,134	66,326,855	75,460,521
100	5,697,391	85,460,868	19,154,935	39,729,242	65,805,963	74,939,629
125	5,653,983	84,809,745	18,503,812	39,078,119	65,154,840	74,288,506
150	5,610,575	84,158,622	17,852,689	38,426,996	64,503,716	73,637,383
175	5,567,167	83,507,499	17,201,566	37,775,873	63,852,593	72,986,260
200	5,523,758	82,856,376	16,550,443	37,124,750	63,201,470	72,335,136
225	5,480,350	82,205,253	15,899,319	36,473,626	62,550,347	71,684,013
250	5,436,942	81,554,130	15,248,196	35,822,503	61,899,224	71,032,890
275	5,393,534	80,903,007	14,597,073	35,171,380	61,248,101	70,381,767
300	5,350,126	80,251,884	13,945,950	34,520,257	60,596,978	69,730,644
325	5,306,718	79,600,776	13,294,842	33,869,149	59,945,870	69,079,536
350	5,263,310	78,949,652	12,643,719	33,218,026	59,294,747	68,428,413
375	5,219,902	78,298,529	11,992,596	32,566,903	58,643,624	67,777,290
400	5,176,494	77,647,406	11,341,473	31,915,780	57,992,500	67,126,167
450	5,089,677	76,345,160	10,039,227	30,613,534	56,690,254	65,823,920

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

Site type 5

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,310,362	49,655,423	-16,650,510	3,923,797	30,000,517	39,134,183
80	3,114,520	46,717,798	-19,588,136	986,171	27,062,892	36,196,558
100	3,079,794	46,196,905	-20,109,028	465,279	26,542,000	35,675,666
125	3,036,385	45,545,782	-20,760,151	-185,844	25,890,877	35,024,543
150	2,992,977	44,894,659	-21,411,274	-836,967	25,239,753	34,373,420
175	2,949,569	44,243,536	-22,062,397	-1,488,090	24,588,630	33,722,297
200	2,906,161	43,592,413	-22,713,520	-2,139,213	23,937,507	33,071,173
225	2,862,754	42,941,305	-23,364,629	-2,790,322	23,286,399	32,420,065
250	2,819,345	42,290,182	-24,015,752	-3,441,445	22,635,276	31,768,942
275	2,775,937	41,639,059	-24,666,875	-4,092,568	21,984,153	31,117,819
300	2,732,529	40,987,936	-25,317,998	-4,743,691	21,333,030	30,466,696
325	2,689,121	40,336,813	-25,969,121	-5,394,814	20,681,907	29,815,573
350	2,645,713	39,685,689	-26,620,244	-6,045,937	20,030,784	29,164,450
375	2,602,304	39,034,566	-27,271,367	-6,697,060	19,379,661	28,513,327
400	2,558,896	38,383,443	-27,922,490	-7,348,183	18,728,537	27,862,204
450	2,472,081	37,081,212	-29,224,721	-8,650,414	17,426,306	26,559,972

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£450	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,947,689	29,215,331	-37,090,602	-16,516,295	9,560,426	18,694,092
80	1,775,285	26,629,270	-39,676,663	-19,102,356	6,974,364	16,108,031
100	1,740,558	26,108,363	-40,197,571	-19,623,264	6,453,457	15,587,123
125	1,697,150	25,457,255	-40,848,679	-20,274,372	5,802,349	14,936,015
150	1,653,742	24,806,132	-41,499,802	-20,925,495	5,151,226	14,284,892
175	1,610,334	24,155,008	-42,150,925	-21,576,618	4,500,103	13,633,769
200	1,566,926	23,503,885	-42,802,048	-22,227,741	3,848,980	12,982,646
225	1,523,517	22,852,762	-43,453,171	-22,878,864	3,197,856	12,331,523
250	1,480,109	22,201,639	-44,104,294	-23,529,987	2,546,733	11,680,400
275	1,436,701	21,550,516	-44,755,417	-24,181,110	1,895,610	11,029,276
300	1,393,293	20,899,393	-45,406,541	-24,832,234	1,244,487	10,378,153
325	1,349,886	20,248,285	-46,057,649	-25,483,342	593,379	9,727,045
350	1,306,477	19,597,162	-46,708,772	-26,134,465	-57,744	9,075,922
375	1,263,069	18,946,039	-47,359,895	-26,785,588	-708,867	8,424,799
400	1,219,661	18,294,916	-48,011,018	-27,436,711	-1,359,990	7,773,676
450	1,132,845	16,992,669	-49,313,264	-28,738,957	-2,662,236	6,471,430

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£325	£450

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,496,180	52,442,701	-13,863,232	6,711,075	32,787,796	41,921,462
80	3,297,143	49,457,150	-16,848,783	3,725,524	29,802,244	38,935,910
100	3,262,417	48,936,258	-17,369,676	3,204,631	29,281,352	38,415,018
125	3,219,009	48,285,135	-18,020,799	2,553,508	28,630,229	37,763,895
150	3,175,601	47,634,011	-18,671,922	1,902,385	27,979,106	37,112,772
175	3,132,193	46,982,888	-19,323,045	1,251,262	27,327,983	36,461,649
200	3,088,784	46,331,765	-19,974,168	600,139	26,676,859	35,810,526
225	3,045,376	45,680,642	-20,625,291	-50,984	26,025,736	35,159,402
250	3,001,968	45,029,519	-21,276,414	-702,107	25,374,613	34,508,279
275	2,958,560	44,378,396	-21,927,538	-1,353,231	24,723,490	33,857,156
300	2,915,153	43,727,288	-22,578,646	-2,004,339	24,072,382	33,206,048
325	2,871,744	43,076,165	-23,229,769	-2,655,462	23,421,259	32,554,925
350	2,828,336	42,425,042	-23,880,892	-3,306,585	22,770,136	31,903,802
375	2,784,928	41,773,918	-24,532,015	-3,957,708	22,119,013	31,252,679
400	2,741,520	41,122,795	-25,183,138	-4,608,831	21,467,890	30,601,556
450	2,654,703	39,820,549	-26,485,384	-5,911,077	20,165,643	29,299,310

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,947,689	29,215,331	-37,090,602	-16,516,295	9,560,426	18,694,092
80	1,775,285	26,629,270	-39,676,663	-19,102,356	6,974,364	16,108,031
100	1,740,558	26,108,363	-40,197,571	-19,623,264	6,453,457	15,587,123
125	1,697,150	25,457,255	-40,848,679	-20,274,372	5,802,349	14,936,015
150	1,653,742	24,806,132	-41,499,802	-20,925,495	5,151,226	14,284,892
175	1,610,334	24,155,008	-42,150,925	-21,576,618	4,500,103	13,633,769
200	1,566,926	23,503,885	-42,802,048	-22,227,741	3,848,980	12,982,646
225	1,523,517	22,852,762	-43,453,171	-22,878,864	3,197,856	12,331,523
250	1,480,109	22,201,639	-44,104,294	-23,529,987	2,546,733	11,680,400
275	1,436,701	21,550,516	-44,755,417	-24,181,110	1,895,610	11,029,276
300	1,393,293	20,899,393	-45,406,541	-24,832,234	1,244,487	10,378,153
325	1,349,886	20,248,285	-46,057,649	-25,483,342	593,379	9,727,045
350	1,306,477	19,597,162	-46,708,772	-26,134,465	-57,744	9,075,922
375	1,263,069	18,946,039	-47,359,895	-26,785,588	-708,867	8,424,799
400	1,219,661	18,294,916	-48,011,018	-27,436,711	-1,359,990	7,773,676
450	1,132,845	16,992,669	-49,313,264	-28,738,957	-2,662,236	6,471,430

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£325	£450

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	708,896	10,633,435	-55,672,498	-35,098,191	-9,021,470	112,196
80	557,797	8,366,957	-57,938,976	-37,364,669	-11,287,948	-2,154,282
100	523,071	7,846,065	-58,459,869	-37,885,562	-11,808,841	-2,675,175
125	479,663	7,194,942	-59,110,992	-38,536,685	-12,459,964	-3,326,298
150	436,255	6,543,819	-59,762,115	-39,187,808	-13,111,087	-3,977,421
175	392,846	5,892,696	-60,413,238	-39,838,931	-13,762,210	-4,628,544
200	349,438	5,241,572	-61,064,361	-40,490,054	-14,413,333	-5,279,667
225	306,031	4,590,464	-61,715,469	-41,141,162	-15,064,441	-5,930,775
250	262,623	3,939,341	-62,366,592	-41,792,285	-15,715,565	-6,581,898
275	219,215	3,288,218	-63,017,715	-42,443,408	-16,366,688	-7,233,022
300	175,806	2,637,095	-63,668,838	-43,094,531	-17,017,811	-7,884,145
325	132,398	1,985,972	-64,319,962	-43,745,655	-17,668,934	-8,535,268
350	88,990	1,334,849	-64,971,085	-44,396,778	-18,320,057	-9,186,391
375	45,582	683,726	-65,622,208	-45,047,901	-18,971,180	-9,837,514
400	2,174	32,603	-66,273,331	-45,699,024	-19,622,303	-10,488,637
450	-86,026	-1,290,394	-67,596,327	-47,022,020	-20,945,299	-11,811,633

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	6
Flats	
No of units	50 units
Density:	380 dph

Affordable %	0%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,957,752	144,078,918	77,772,985	98,347,292	124,424,013	133,557,679
80	18,351,285	139,469,766	73,163,833	93,738,140	119,814,860	128,948,526
100	18,281,182	138,936,983	72,631,049	93,205,356	119,282,077	128,415,743
125	18,193,552	138,270,998	71,965,064	92,539,371	118,616,092	127,749,758
150	18,105,924	137,605,020	71,299,087	91,873,394	117,950,115	127,083,781
175	18,018,294	136,939,035	70,633,102	91,207,409	117,284,130	126,417,796
200	17,930,666	136,273,058	69,967,125	90,541,432	116,618,152	125,751,818
225	17,843,037	135,607,081	69,301,147	89,875,454	115,952,175	125,085,841
250	17,755,407	134,941,096	68,635,162	89,209,469	115,286,190	124,419,856
275	17,667,779	134,275,118	67,969,185	88,543,492	114,620,213	123,753,879
300	17,580,149	133,609,134	67,303,200	87,877,507	113,954,228	123,087,894
325	17,492,521	132,943,156	66,637,223	87,211,530	113,288,250	122,421,917
350	17,404,891	132,277,171	65,971,238	86,545,545	112,622,265	121,755,932
375	17,317,262	131,611,194	65,305,261	85,879,567	111,956,288	121,089,954
400	17,229,633	130,945,209	64,639,276	85,213,583	111,290,303	120,423,969
450	17,054,375	129,613,247	63,307,313	83,881,620	109,958,341	119,092,007

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,371,262	78,821,591	12,515,657	33,089,964	59,166,685	68,300,351
80	9,907,887	75,299,940	8,994,006	29,568,313	55,645,034	64,778,700
100	9,836,637	74,758,438	8,452,504	29,026,811	55,103,532	64,237,198
125	9,747,575	74,081,571	7,775,638	28,349,945	54,426,665	63,560,332
150	9,658,513	73,404,697	7,098,764	27,673,071	53,749,792	62,883,458
175	9,569,450	72,727,824	6,421,890	26,996,197	53,072,918	62,206,584
200	9,480,388	72,050,950	5,745,016	26,319,323	52,396,044	61,529,710
225	9,391,326	71,374,076	5,068,142	25,642,449	51,719,170	60,852,836
250	9,302,263	70,697,202	4,391,269	24,965,575	51,042,296	60,175,962
275	9,213,201	70,020,328	3,714,395	24,288,702	50,365,422	59,499,088
300	9,124,139	69,343,454	3,037,521	23,611,828	49,688,548	58,822,215
325	9,035,076	68,666,580	2,360,647	22,934,954	49,011,675	58,145,341
350	8,946,014	67,989,707	1,683,773	22,258,080	48,334,801	57,468,467
375	8,856,953	67,312,840	1,006,907	21,581,214	47,657,934	56,791,601
400	8,767,890	66,635,966	330,033	20,904,340	46,981,061	56,114,727
450	8,589,766	65,282,219	-1,023,715	19,550,592	45,627,313	54,760,979

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£400	£450	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,023,759	38,180,569	-28,125,365	-7,551,058	18,525,663	27,659,329
80	4,652,356	35,357,906	-30,948,027	-10,373,720	15,703,000	24,836,666
100	4,581,106	34,816,404	-31,489,529	-10,915,222	15,161,498	24,295,164
125	4,492,043	34,139,530	-32,166,403	-11,592,096	14,484,624	23,618,290
150	4,402,981	33,462,656	-32,843,277	-12,268,970	13,807,750	22,941,417
175	4,313,920	32,785,790	-33,520,143	-12,945,836	13,130,884	22,264,550
200	4,224,857	32,108,916	-34,197,017	-13,622,710	12,454,010	21,587,676
225	4,135,795	31,432,042	-34,873,891	-14,299,584	11,777,136	20,910,803
250	4,046,733	30,755,168	-35,550,765	-14,976,458	11,100,263	20,233,929
275	3,957,670	30,078,295	-36,227,639	-15,653,332	10,423,389	19,557,055
300	3,868,608	29,401,421	-36,904,513	-16,330,206	9,746,515	18,880,181
325	3,779,546	28,724,547	-37,581,387	-17,007,080	9,069,641	18,203,307
350	3,690,483	28,047,673	-38,258,260	-17,683,953	8,392,767	17,526,433
375	3,601,421	27,370,799	-38,935,134	-18,360,827	7,715,893	16,849,559
400	3,512,359	26,693,925	-39,612,008	-19,037,701	7,039,019	16,172,686
450	3,334,235	25,340,185	-40,965,748	-20,391,441	5,685,279	14,818,946

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,492,795	79,745,245	13,439,312	34,013,619	60,090,339	69,224,005
80	10,027,330	76,207,712	9,901,778	30,476,085	56,552,806	65,686,472
100	9,956,081	75,666,217	9,360,284	29,934,591	56,011,311	65,144,977
125	9,867,019	74,989,343	8,683,410	29,257,717	55,334,437	64,468,104
150	9,777,956	74,312,469	8,006,536	28,580,843	54,657,564	63,791,230
175	9,688,894	73,635,595	7,329,662	27,903,969	53,980,690	63,114,356
200	9,599,832	72,958,722	6,652,788	27,227,095	53,303,816	62,437,482
225	9,510,769	72,281,848	5,975,914	26,550,221	52,626,942	61,760,608
250	9,421,707	71,604,974	5,299,040	25,873,347	51,950,068	61,083,734
275	9,332,645	70,928,100	4,622,167	25,196,474	51,273,194	60,406,860
300	9,243,582	70,251,226	3,945,293	24,519,600	50,596,320	59,729,987
325	9,154,521	69,574,360	3,268,426	23,842,733	49,919,454	59,053,120
350	9,065,459	68,897,486	2,591,553	23,165,860	49,242,580	58,376,246
375	8,976,396	68,220,612	1,914,679	22,488,986	48,565,706	57,699,373
400	8,887,334	67,543,738	1,237,805	21,812,112	47,888,833	57,022,499
450	8,709,209	66,189,991	-115,943	20,458,364	46,535,085	55,668,751

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£400	£450	£450	£450

Site type 6

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,266,827	40,027,885	-26,278,049	-5,703,742	20,372,979	29,506,645
80	4,891,243	37,173,450	-29,132,483	-8,558,177	17,518,544	26,652,210
100	4,819,994	36,631,955	-29,673,978	-9,099,671	16,977,050	26,110,716
125	4,730,932	35,955,082	-30,350,852	-9,776,545	16,300,176	25,433,842
150	4,641,869	35,278,208	-31,027,726	-10,453,419	15,623,302	24,756,968
175	4,552,807	34,601,334	-31,704,600	-11,130,293	14,946,428	24,080,094
200	4,463,745	33,924,460	-32,381,473	-11,807,166	14,269,554	23,403,220
225	4,374,682	33,247,586	-33,058,347	-12,484,040	13,592,680	22,726,347
250	4,285,620	32,570,712	-33,735,221	-13,160,914	12,915,806	22,049,473
275	4,196,558	31,893,838	-34,412,095	-13,837,788	12,238,933	21,372,599
300	4,107,495	31,216,965	-35,088,969	-14,514,662	11,562,059	20,695,725
325	4,018,434	30,540,098	-35,765,835	-15,191,528	10,885,193	20,018,859
350	3,929,372	29,863,224	-36,442,709	-15,868,402	10,208,319	19,341,985
375	3,840,309	29,186,351	-37,119,583	-16,545,276	9,531,445	18,665,111
400	3,751,247	28,509,477	-37,796,457	-17,222,150	8,854,571	17,988,237
450	3,573,122	27,155,729	-39,150,204	-18,575,897	7,500,823	16,634,489

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,593,076	19,707,377	-46,598,556	-26,024,249	52,472	9,186,138
80	2,263,479	17,202,437	-49,103,496	-28,529,189	-2,452,469	6,681,197
100	2,192,228	16,660,935	-49,644,999	-29,070,692	-2,993,971	6,139,695
125	2,103,166	15,984,061	-50,321,872	-29,747,565	-3,670,845	5,462,821
150	2,014,104	15,307,187	-50,998,746	-30,424,439	-4,347,719	4,785,948
175	1,925,041	14,630,313	-51,675,620	-31,101,313	-5,024,593	4,109,074
200	1,835,979	13,953,439	-52,352,494	-31,778,187	-5,701,466	3,432,200
225	1,746,918	13,276,573	-53,029,360	-32,455,053	-6,378,333	2,755,334
250	1,657,855	12,599,699	-53,706,234	-33,131,927	-7,055,206	2,078,460
275	1,568,793	11,922,825	-54,383,108	-33,808,801	-7,732,080	1,401,586
300	1,479,730	11,245,952	-55,059,982	-34,485,675	-8,408,954	724,712
325	1,390,668	10,569,078	-55,736,856	-35,162,549	-9,085,828	47,838
350	1,301,606	9,892,204	-56,413,730	-35,839,423	-9,762,702	-629,036
375	1,212,543	9,215,330	-57,090,603	-36,516,296	-10,439,576	-1,305,910
400	1,123,481	8,538,456	-57,767,477	-37,193,170	-11,116,450	-1,982,783
450	945,356	7,184,708	-59,121,225	-38,546,918	-12,470,197	-3,336,531

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£325

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,631,429	42,798,863	-23,507,071	-2,932,764	23,143,957	32,277,623
80	5,249,575	39,896,773	-26,409,160	-5,834,853	20,241,868	29,375,534
100	5,178,325	39,355,271	-26,950,662	-6,376,355	19,700,365	28,834,032
125	5,089,263	38,678,397	-27,627,536	-7,053,229	19,023,492	28,157,158
150	5,000,200	38,001,524	-28,304,410	-7,730,103	18,346,618	27,480,284
175	4,911,139	37,324,657	-28,981,276	-8,406,969	17,669,751	26,803,418
200	4,822,077	36,647,783	-29,658,150	-9,083,843	16,992,878	26,126,544
225	4,733,014	35,970,910	-30,335,024	-9,760,717	16,316,004	25,449,670
250	4,643,952	35,294,036	-31,011,898	-10,437,591	15,639,130	24,772,796
275	4,554,890	34,617,162	-31,688,772	-11,114,465	14,962,256	24,095,922
300	4,465,827	33,940,288	-32,365,645	-11,791,338	14,285,382	23,419,048
325	4,376,765	33,263,414	-33,042,519	-12,468,212	13,608,508	22,742,174
350	4,287,703	32,586,540	-33,719,393	-13,145,086	12,931,634	22,065,301
375	4,198,640	31,909,666	-34,396,267	-13,821,960	12,254,761	21,388,427
400	4,109,579	31,232,800	-35,073,133	-14,498,826	11,577,894	20,711,561
450	3,931,454	29,879,052	-36,426,881	-15,852,574	10,224,147	19,357,813

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,593,076	19,707,377	-46,598,556	-26,024,249	52,472	9,186,138
80	2,263,479	17,202,437	-49,103,496	-28,529,189	-2,452,469	6,681,197
100	2,192,228	16,660,935	-49,644,999	-29,070,692	-2,993,971	6,139,695
125	2,103,166	15,984,061	-50,321,872	-29,747,565	-3,670,845	5,462,821
150	2,014,104	15,307,187	-50,998,746	-30,424,439	-4,347,719	4,785,948
175	1,925,041	14,630,313	-51,675,620	-31,101,313	-5,024,593	4,109,074
200	1,835,979	13,953,439	-52,352,494	-31,778,187	-5,701,466	3,432,200
225	1,746,918	13,276,573	-53,029,360	-32,455,053	-6,378,333	2,755,334
250	1,657,855	12,599,699	-53,706,234	-33,131,927	-7,055,206	2,078,460
275	1,568,793	11,922,825	-54,383,108	-33,808,801	-7,732,080	1,401,586
300	1,479,730	11,245,952	-55,059,982	-34,485,675	-8,408,954	724,712
325	1,390,668	10,569,078	-55,736,856	-35,162,549	-9,085,828	47,838
350	1,301,606	9,892,204	-56,413,730	-35,839,423	-9,762,702	-629,036
375	1,212,543	9,215,330	-57,090,603	-36,516,296	-10,439,576	-1,305,910
400	1,123,481	8,538,456	-57,767,477	-37,193,170	-11,116,450	-1,982,783
450	945,356	7,184,708	-59,121,225	-38,546,918	-12,470,197	-3,336,531

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£325

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	162,393	1,234,186	-65,071,747	-44,497,440	-18,420,720	-9,287,053
80	-127,451	-968,624	-67,274,557	-46,700,250	-20,623,530	-11,489,864
100	-199,866	-1,518,983	-67,824,916	-47,250,609	-21,173,888	-12,040,222
125	-290,384	-2,206,921	-68,512,855	-47,938,548	-21,861,827	-12,728,161
150	-380,904	-2,894,868	-69,200,801	-48,626,494	-22,549,773	-13,416,107
175	-471,422	-3,582,806	-69,888,740	-49,314,433	-23,237,712	-14,104,046
200	-561,941	-4,270,753	-70,576,686	-50,002,379	-23,925,658	-14,791,992
225	-652,460	-4,958,699	-71,264,632	-50,690,325	-24,613,605	-15,479,939
250	-742,979	-5,646,638	-71,952,571	-51,378,264	-25,301,544	-16,167,877
275	-833,498	-6,334,584	-72,640,517	-52,066,211	-25,989,490	-16,855,824
300	-924,016	-7,022,523	-73,328,456	-52,754,149	-26,677,429	-17,543,762
325	-1,014,535	-7,710,469	-74,016,403	-53,442,096	-27,365,375	-18,231,709
350	-1,105,055	-8,398,415	-74,704,349	-54,130,042	-28,053,321	-18,919,655
375	-1,195,573	-9,086,354	-75,392,288	-54,817,981	-28,741,260	-19,607,594
400	-1,286,092	-9,774,300	-76,080,234	-55,505,927	-29,429,206	-20,295,540
450	-1,467,130	-11,150,186	-77,456,119	-56,881,812	-30,905,091	-21,671,425

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	7
	Flats
No of units	100 units
Density:	210 dph

Affordable %	0%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.48 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	34,974,390	73,446,218	7,140,285	27,714,592	53,791,312	62,924,979
80	33,823,542	71,029,439	4,723,505	25,297,812	51,374,533	60,508,199
100	33,686,212	70,741,045	4,435,112	25,009,419	51,086,139	60,219,805
125	33,514,549	70,380,553	4,074,620	24,648,927	50,725,647	59,859,313
150	33,342,885	70,020,059	3,714,125	24,288,432	50,365,153	59,498,819
175	33,171,222	69,659,567	3,353,633	23,927,940	50,004,661	59,138,327
200	32,999,559	69,299,075	2,993,141	23,567,448	49,644,169	58,777,835
225	32,827,897	68,938,583	2,632,649	23,206,956	49,283,677	58,417,343
250	32,656,233	68,578,089	2,272,155	22,846,462	48,923,183	58,056,849
275	32,484,570	68,217,597	1,911,663	22,485,970	48,562,691	57,696,357
300	32,312,907	67,857,105	1,551,171	22,125,478	48,202,199	57,335,865
325	32,141,244	67,496,613	1,190,679	21,764,986	47,841,707	56,975,373
350	31,969,580	67,136,118	830,185	21,404,492	47,481,213	56,614,879
375	31,797,917	66,775,626	469,693	21,044,000	47,120,721	56,254,387
400	31,626,254	66,415,134	109,201	20,683,508	46,760,229	55,893,895
450	31,282,929	65,694,150	-611,783	19,962,524	46,039,245	55,172,911

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£400	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,879,813	39,647,608	-26,658,326	-6,084,019	19,992,702	29,126,368
80	17,996,792	37,793,264	-28,512,670	-7,938,363	18,138,358	27,272,024
100	17,857,216	37,500,154	-28,805,780	-8,231,473	17,845,248	26,978,914
125	17,682,746	37,133,766	-29,172,167	-8,597,860	17,478,860	26,612,527
150	17,508,275	36,767,377	-29,538,557	-8,964,250	17,112,471	26,246,137
175	17,333,804	36,400,989	-29,904,945	-9,330,638	16,746,083	25,879,749
200	17,159,333	36,034,599	-30,271,334	-9,697,027	16,379,693	25,513,360
225	16,984,863	35,668,212	-30,637,722	-10,063,415	16,013,306	25,146,972
250	16,810,392	35,301,824	-31,004,109	-10,429,802	15,646,918	24,780,584
275	16,635,921	34,935,434	-31,370,499	-10,796,192	15,280,528	24,414,195
300	16,461,451	34,569,047	-31,736,887	-11,162,580	14,914,141	24,047,807
325	16,286,981	34,202,659	-32,103,274	-11,528,967	14,547,753	23,681,419
350	16,112,509	33,836,269	-32,469,664	-11,895,357	14,181,364	23,315,030
375	15,938,039	33,469,882	-32,836,052	-12,261,745	13,814,976	22,948,642
400	15,763,568	33,103,492	-33,202,441	-12,628,134	13,448,586	22,582,252
450	15,414,627	32,370,717	-33,935,217	-13,360,910	12,715,811	21,849,477

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,860,688	18,607,444	-47,698,489	-27,124,182	-1,047,461	8,086,205
80	8,141,841	17,097,865	-49,208,068	-28,633,761	-2,557,041	6,576,625
100	7,999,981	16,799,960	-49,505,974	-28,931,667	-2,854,946	6,278,720
125	7,822,657	16,427,580	-49,878,354	-29,304,047	-3,227,326	5,906,340
150	7,645,333	16,055,199	-50,250,734	-29,676,427	-3,599,707	5,533,960
175	7,468,009	15,682,819	-50,623,115	-30,048,808	-3,972,087	5,161,579
200	7,290,685	15,310,439	-50,995,495	-30,421,188	-4,344,467	4,789,199
225	7,113,360	14,938,056	-51,367,877	-30,793,570	-4,716,850	4,416,816
250	6,936,036	14,565,676	-51,740,258	-31,165,951	-5,089,230	4,044,436
275	6,758,712	14,193,295	-52,112,638	-31,538,331	-5,461,610	3,672,056
300	6,581,388	13,820,915	-52,485,018	-31,910,711	-5,833,991	3,299,675
325	6,404,064	13,448,535	-52,857,399	-32,283,092	-6,206,371	2,927,295
350	6,226,740	13,076,154	-53,229,779	-32,655,472	-6,578,751	2,554,915
375	6,049,415	12,703,772	-53,602,162	-33,027,855	-6,951,134	2,182,532
400	5,872,091	12,331,391	-53,974,542	-33,400,235	-7,323,514	1,810,152
450	5,517,443	11,586,631	-54,719,303	-34,144,996	-8,068,275	1,065,391

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,107,520	40,125,793	-26,180,141	-5,605,834	20,470,887	29,604,553
80	18,220,584	38,263,225	-28,042,708	-7,468,401	18,608,320	27,741,986
100	18,081,007	37,970,115	-28,335,818	-7,761,511	18,315,209	27,448,876
125	17,906,537	37,603,728	-28,702,206	-8,127,899	17,948,822	27,082,488
150	17,732,066	37,237,338	-29,068,596	-8,494,289	17,582,432	26,716,098
175	17,557,595	36,870,950	-29,434,983	-8,860,676	17,216,045	26,349,711
200	17,383,124	36,504,561	-29,801,373	-9,227,066	16,849,655	25,983,321
225	17,208,654	36,138,173	-30,167,760	-9,593,453	16,483,267	25,616,933
250	17,034,184	35,771,785	-30,534,148	-9,959,841	16,116,880	25,250,546
275	16,859,712	35,405,396	-30,900,538	-10,326,231	15,750,490	24,884,156
300	16,685,242	35,039,008	-31,266,925	-10,692,618	15,384,102	24,517,768
325	16,510,771	34,672,618	-31,633,315	-11,059,008	15,017,713	24,151,379
350	16,336,300	34,306,231	-31,999,703	-11,425,396	14,651,325	23,784,991
375	16,161,830	33,939,843	-32,366,090	-11,791,783	14,284,937	23,418,604
400	15,987,359	33,573,453	-32,732,480	-12,158,173	13,918,548	23,052,214
450	15,638,418	32,840,678	-33,465,255	-12,890,948	13,185,772	22,319,439

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 7

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,316,102	19,563,815	-46,742,119	-26,167,812	-91,091	9,042,575
80	8,594,936	18,049,365	-48,256,569	-27,682,262	-1,605,541	7,528,125
100	8,453,076	17,751,459	-48,554,474	-27,980,167	-1,903,446	7,230,220
125	8,275,752	17,379,079	-48,926,854	-28,352,547	-2,275,827	6,857,839
150	8,098,428	17,006,699	-49,299,235	-28,724,928	-2,648,207	6,485,459
175	7,921,103	16,634,316	-49,671,617	-29,097,310	-3,020,590	6,113,077
200	7,743,779	16,261,936	-50,043,998	-29,469,691	-3,392,970	5,740,696
225	7,566,455	15,889,556	-50,416,378	-29,842,071	-3,765,350	5,368,316
250	7,389,131	15,517,175	-50,788,758	-30,214,451	-4,137,731	4,995,936
275	7,211,807	15,144,795	-51,161,139	-30,586,832	-4,510,111	4,623,555
300	7,034,482	14,772,412	-51,533,521	-30,959,214	-4,882,493	4,251,173
325	6,857,158	14,400,032	-51,905,901	-31,331,594	-5,254,874	3,878,792
350	6,679,834	14,027,652	-52,278,282	-31,703,975	-5,627,254	3,506,412
375	6,502,510	13,655,271	-52,650,662	-32,076,355	-5,999,634	3,134,032
400	6,325,186	13,282,891	-53,023,042	-32,448,735	-6,372,015	2,761,651
450	5,970,537	12,538,128	-53,767,805	-33,193,498	-7,116,778	2,016,889

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,251,453	8,928,051	-57,377,883	-36,803,576	-10,726,855	-1,593,189
80	3,610,895	7,582,879	-58,723,055	-38,148,748	-12,072,027	-2,938,361
100	3,469,035	7,284,973	-59,020,960	-38,446,653	-12,369,932	-3,236,266
125	3,291,711	6,912,593	-59,393,340	-38,819,033	-12,742,313	-3,608,647
150	3,114,387	6,540,213	-59,765,721	-39,191,414	-13,114,693	-3,981,027
175	2,937,063	6,167,832	-60,138,101	-39,563,794	-13,487,073	-4,353,407
200	2,759,739	5,795,452	-60,510,481	-39,936,174	-13,859,454	-4,725,788
225	2,582,414	5,423,070	-60,882,864	-40,308,557	-14,231,836	-5,098,170
250	2,405,090	5,050,689	-61,255,244	-40,680,937	-14,604,217	-5,470,550
275	2,227,766	4,678,309	-61,627,625	-41,053,318	-14,976,597	-5,842,931
300	2,050,442	4,305,929	-62,000,005	-41,425,698	-15,348,977	-6,215,311
325	1,873,118	3,933,548	-62,372,385	-41,798,078	-15,721,358	-6,587,691
350	1,695,794	3,561,168	-62,744,766	-42,170,459	-16,093,738	-6,960,072
375	1,518,469	3,188,785	-63,117,148	-42,542,841	-16,466,120	-7,332,454
400	1,341,145	2,816,405	-63,489,528	-42,915,221	-16,838,501	-7,704,835
450	986,497	2,071,644	-64,234,289	-43,659,982	-17,583,261	-8,449,595

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,999,225	20,998,372	-45,307,561	-24,733,254	1,343,467	10,477,133
80	9,268,942	19,464,777	-46,841,156	-26,266,849	-190,129	8,943,538
100	9,129,365	19,171,667	-47,134,266	-26,559,959	-483,239	8,650,428
125	8,954,895	18,805,280	-47,500,654	-26,926,347	-849,626	8,284,040
150	8,778,069	18,433,946	-47,871,988	-27,297,681	-1,220,960	7,912,706
175	8,600,745	18,061,566	-48,244,368	-27,670,061	-1,593,340	7,540,326
200	8,423,421	17,689,185	-48,616,748	-28,042,441	-1,965,721	7,167,946
225	8,246,097	17,316,803	-48,989,131	-28,414,824	-2,338,103	6,795,563
250	8,068,773	16,944,422	-49,361,511	-28,787,204	-2,710,483	6,423,183
275	7,891,449	16,572,042	-49,733,891	-29,159,584	-3,082,864	6,050,802
300	7,714,125	16,199,662	-50,106,272	-29,531,965	-3,455,244	5,678,422
325	7,536,801	15,827,281	-50,478,652	-29,904,345	-3,827,625	5,306,042
350	7,359,477	15,454,901	-50,851,033	-30,276,726	-4,200,005	4,933,661
375	7,182,152	15,082,518	-51,223,415	-30,649,108	-4,572,387	4,561,279
400	7,004,828	14,710,138	-51,595,795	-31,021,488	-4,944,768	4,188,898
450	6,650,180	13,965,377	-52,340,556	-31,766,249	-5,689,528	3,444,138

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,251,453	8,928,051	-57,377,883	-36,803,576	-10,726,855	-1,593,189
80	3,610,895	7,582,879	-58,723,055	-38,148,748	-12,072,027	-2,938,361
100	3,469,035	7,284,973	-59,020,960	-38,446,653	-12,369,932	-3,236,266
125	3,291,711	6,912,593	-59,393,340	-38,819,033	-12,742,313	-3,608,647
150	3,114,387	6,540,213	-59,765,721	-39,191,414	-13,114,693	-3,981,027
175	2,937,063	6,167,832	-60,138,101	-39,563,794	-13,487,073	-4,353,407
200	2,759,739	5,795,452	-60,510,481	-39,936,174	-13,859,454	-4,725,788
225	2,582,414	5,423,070	-60,882,864	-40,308,557	-14,231,836	-5,098,170
250	2,405,090	5,050,689	-61,255,244	-40,680,937	-14,604,217	-5,470,550
275	2,227,766	4,678,309	-61,627,625	-41,053,318	-14,976,597	-5,842,931
300	2,050,442	4,305,929	-62,000,005	-41,425,698	-15,348,977	-6,215,311
325	1,873,118	3,933,548	-62,372,385	-41,798,078	-15,721,358	-6,587,691
350	1,695,794	3,561,168	-62,744,766	-42,170,459	-16,093,738	-6,960,072
375	1,518,469	3,188,785	-63,117,148	-42,542,841	-16,466,120	-7,332,454
400	1,341,145	2,816,405	-63,489,528	-42,915,221	-16,838,501	-7,704,835
450	986,497	2,071,644	-64,234,289	-43,659,982	-17,583,261	-8,449,595

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-364,652	-765,769	-67,071,703	-46,497,396	-20,420,675	-11,287,009
80	-935,099	-1,963,708	-68,269,641	-47,695,334	-21,618,613	-12,484,947
100	-1,079,278	-2,266,483	-68,572,417	-47,998,110	-21,921,389	-12,787,723
125	-1,259,503	-2,644,955	-68,950,889	-48,376,582	-22,299,861	-13,166,195
150	-1,439,727	-3,023,427	-69,329,361	-48,755,054	-22,678,333	-13,544,667
175	-1,619,951	-3,401,897	-69,707,831	-49,133,524	-23,056,803	-13,923,137
200	-1,800,176	-3,780,369	-70,086,303	-49,511,996	-23,435,275	-14,301,609
225	-1,980,400	-4,158,839	-70,464,772	-49,890,465	-23,813,745	-14,680,079
250	-2,160,624	-4,537,311	-70,843,244	-50,268,937	-24,192,217	-15,058,551
275	-2,340,848	-4,915,781	-71,221,714	-50,647,407	-24,570,687	-15,437,020
300	-2,521,073	-5,294,253	-71,600,186	-51,025,879	-24,949,159	-15,815,492
325	-2,701,297	-5,672,725	-71,978,658	-51,404,351	-25,327,630	-16,193,964
350	-2,881,521	-6,051,195	-72,357,128	-51,782,821	-25,706,100	-16,572,434
375	-3,061,746	-6,429,667	-72,735,600	-52,161,293	-26,084,572	-16,950,906
400	-3,241,970	-6,808,136	-73,114,070	-52,539,763	-26,463,042	-17,329,376
450	-3,602,419	-7,565,080	-73,871,014	-53,296,707	-27,219,986	-18,086,320

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	8
Flats	
No of units	250 units
Density:	280 dph

Affordable %	0%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.89 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	82,927,657	92,878,976	26,573,042	47,147,349	73,224,070	82,357,736
80	80,202,120	89,826,375	23,520,441	44,094,748	70,171,469	79,305,135
100	79,877,305	89,462,581	23,156,648	43,730,955	69,807,675	78,941,341
125	79,471,285	89,007,840	22,701,906	43,276,213	69,352,934	78,486,600
150	79,065,266	88,553,098	22,247,165	42,821,472	68,898,192	78,031,858
175	78,659,246	88,098,355	21,792,422	42,366,729	68,443,450	77,577,116
200	78,253,227	87,643,614	21,337,680	41,911,987	67,988,708	77,122,374
225	77,847,207	87,188,872	20,882,939	41,457,246	67,533,966	76,667,633
250	77,441,188	86,734,131	20,428,197	41,002,504	67,079,225	76,212,891
275	77,035,168	86,279,388	19,973,454	40,547,761	66,624,482	75,758,148
300	76,629,149	85,824,646	19,518,713	40,093,020	66,169,741	75,303,407
325	76,223,129	85,369,905	19,063,971	39,638,278	65,714,999	74,848,665
350	75,817,110	84,915,163	18,609,230	39,183,537	65,260,257	74,393,924
375	75,411,090	84,460,421	18,154,487	38,728,794	64,805,515	73,939,181
400	75,005,070	84,005,679	17,699,746	38,274,052	64,350,773	73,484,439
450	74,193,032	83,096,196	16,790,262	37,364,569	63,441,290	72,574,956

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	45,096,588	50,508,178	-15,797,755	4,776,552	30,853,273	39,986,939
80	43,000,458	48,160,513	-18,145,420	2,428,887	28,505,608	37,639,274
100	42,670,331	47,790,771	-18,515,163	2,059,144	28,135,865	37,269,531
125	42,257,671	47,328,591	-18,977,342	1,596,965	27,673,685	36,807,351
150	41,845,011	46,866,413	-19,439,521	1,134,786	27,211,507	36,345,173
175	41,432,351	46,404,233	-19,901,700	672,607	26,749,327	35,882,994
200	41,017,080	45,939,129	-20,366,804	207,503	26,284,223	35,417,890
225	40,597,670	45,469,390	-20,836,543	-262,236	25,814,484	34,948,151
250	40,178,261	44,999,652	-21,306,281	-731,974	25,344,747	34,478,413
275	39,758,852	44,529,914	-21,776,019	-1,201,712	24,875,009	34,008,675
300	39,339,442	44,060,175	-22,245,758	-1,671,451	24,405,270	33,538,936
325	38,920,034	43,590,438	-22,715,496	-2,141,189	23,935,532	33,069,198
350	38,500,625	43,120,700	-23,185,234	-2,610,927	23,465,794	32,599,460
375	38,081,215	42,650,961	-23,654,973	-3,080,666	22,996,055	32,129,721
400	37,661,806	42,181,223	-24,124,711	-3,550,404	22,526,317	31,659,983
450	36,822,988	41,241,746	-25,064,187	-4,489,880	21,586,840	30,720,506

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,295,548	23,851,014	-42,454,919	-21,880,612	4,196,108	13,329,774
80	19,565,225	21,913,053	-44,392,881	-23,818,574	2,258,147	11,391,813
100	19,224,211	21,531,116	-44,774,817	-24,200,511	1,876,210	11,009,876
125	18,797,942	21,053,695	-45,252,239	-24,677,932	1,398,789	10,532,455
150	18,371,673	20,576,274	-45,729,660	-25,155,353	921,368	10,055,034
175	17,945,405	20,098,854	-46,207,079	-25,632,772	443,948	9,577,614
200	17,519,137	19,621,433	-46,684,500	-26,110,193	-33,473	9,100,193
225	17,092,868	19,144,012	-47,161,922	-26,587,615	-510,894	8,622,772
250	16,666,599	18,666,591	-47,639,343	-27,065,036	-988,315	8,145,351
275	16,240,330	18,189,170	-48,116,764	-27,542,457	-1,465,736	7,667,930
300	15,809,863	17,707,047	-48,598,887	-28,024,580	-1,947,859	7,185,807
325	15,376,623	17,221,818	-49,084,116	-28,509,809	-2,433,088	6,700,578
350	14,943,382	16,736,588	-49,569,346	-28,995,039	-2,918,318	6,215,348
375	14,510,142	16,251,359	-50,054,575	-29,480,268	-3,403,547	5,730,119
400	14,076,902	15,766,130	-50,539,804	-29,965,497	-3,888,776	5,244,890
450	13,210,421	14,795,672	-51,510,262	-30,935,955	-4,859,234	4,274,432

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£175	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	45,632,185	51,108,047	-15,197,886	5,376,421	31,453,141	40,596,808
80	43,526,845	48,750,066	-17,555,867	3,018,440	29,095,160	38,228,826
100	43,196,716	48,380,322	-17,925,612	2,648,695	28,725,416	37,859,082
125	42,784,056	47,918,142	-18,387,791	2,186,516	28,263,237	37,396,903
150	42,371,396	47,455,964	-18,849,969	1,724,338	27,801,058	36,934,724
175	41,958,736	46,993,785	-19,312,149	1,262,158	27,338,879	36,472,545
200	41,546,076	46,531,605	-19,774,328	799,979	26,876,699	36,010,365
225	41,129,305	46,064,821	-20,241,112	333,195	26,409,915	35,543,582
250	40,709,896	45,595,083	-20,710,850	-136,543	25,940,178	35,073,844
275	40,290,487	45,125,346	-21,180,588	-606,281	25,470,440	34,604,106
300	39,871,077	44,655,607	-21,650,327	-1,076,020	25,000,701	34,134,367
325	39,451,668	44,185,869	-22,120,065	-1,545,758	24,530,963	33,664,629
350	39,032,260	43,716,131	-22,589,803	-2,015,496	24,061,225	33,194,891
375	38,612,850	43,246,392	-23,059,542	-2,485,235	23,591,486	32,725,152
400	38,193,441	42,776,654	-23,529,279	-2,954,972	23,121,748	32,255,414
450	37,354,622	41,837,177	-24,468,756	-3,894,449	22,182,271	31,315,938

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£450	£450

Site type 8

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,389,992	25,076,791	-41,229,143	-20,654,836	5,421,885	14,555,551
80	20,640,846	23,117,748	-43,188,186	-22,613,879	3,462,842	12,596,508
100	20,299,831	22,735,811	-43,570,122	-22,995,815	3,080,905	12,214,572
125	19,873,564	22,258,391	-44,047,542	-23,473,235	2,603,486	11,737,152
150	19,447,295	21,780,870	-44,524,963	-23,950,656	2,126,065	11,259,731
175	19,021,026	21,303,549	-45,002,384	-24,428,077	1,648,643	10,782,310
200	18,594,757	20,826,128	-45,479,805	-24,905,498	1,171,222	10,304,889
225	18,168,489	20,348,707	-45,957,226	-25,382,919	693,801	9,827,468
250	17,742,220	19,871,286	-46,434,647	-25,860,340	216,380	9,350,047
275	17,315,951	19,393,865	-46,912,068	-26,337,761	-261,041	8,872,626
300	16,889,683	18,916,445	-47,389,488	-26,815,181	-738,461	8,395,206
325	16,463,414	18,439,024	-47,866,909	-27,292,602	-1,215,882	7,917,785
350	16,033,236	17,957,224	-48,348,710	-27,774,403	-1,697,682	7,435,984
375	15,599,995	17,471,995	-48,833,939	-28,259,632	-2,182,911	6,950,755
400	15,166,755	16,986,766	-49,319,167	-28,744,860	-2,668,140	6,465,526
450	14,300,274	16,016,307	-50,289,626	-29,715,319	-3,638,599	5,495,067

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,287,140	11,521,597	-54,784,337	-34,210,030	-8,133,309	1,000,357
80	8,723,842	9,770,703	-56,535,231	-35,960,924	-9,884,203	-750,537
100	8,377,250	9,382,520	-56,923,414	-36,349,107	-10,272,386	-1,138,720
125	7,944,010	8,897,291	-57,408,643	-36,834,336	-10,757,615	-1,623,949
150	7,510,769	8,412,062	-57,893,872	-37,319,565	-11,242,844	-2,109,178
175	7,077,529	7,926,833	-58,379,101	-37,804,794	-11,728,073	-2,594,407
200	6,638,334	7,434,934	-58,870,999	-38,296,692	-12,219,972	-3,086,306
225	6,198,008	6,941,769	-59,364,164	-38,789,857	-12,713,137	-3,579,471
250	5,757,682	6,448,604	-59,857,329	-39,283,022	-13,206,302	-4,072,635
275	5,317,355	5,955,438	-60,350,495	-39,776,188	-13,699,468	-4,565,802
300	4,877,030	5,462,273	-60,843,660	-40,269,353	-14,192,633	-5,058,966
325	4,436,704	4,969,108	-61,336,825	-40,762,518	-14,685,797	-5,552,131
350	3,996,378	4,475,943	-61,829,990	-41,255,683	-15,178,962	-6,045,296
375	3,556,052	3,982,778	-62,323,155	-41,748,848	-15,672,127	-6,538,461
400	3,115,725	3,489,612	-62,816,321	-42,242,014	-16,165,293	-7,031,627
450	2,235,074	2,503,283	-63,802,651	-43,228,344	-17,151,623	-8,017,957

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,031,659	26,915,458	-39,390,476	-18,816,169	7,260,552	16,394,218
80	22,254,278	24,924,791	-41,381,142	-20,806,835	5,269,886	14,403,552
100	21,913,263	24,542,855	-41,763,079	-21,188,772	4,887,949	14,021,615
125	21,486,994	24,065,434	-42,240,500	-21,666,193	4,410,528	13,544,194
150	21,060,726	23,588,013	-42,717,921	-22,143,614	3,933,107	13,066,773
175	20,634,458	23,110,593	-43,195,341	-22,621,034	3,455,687	12,589,353
200	20,208,189	22,633,172	-43,672,762	-23,098,455	2,978,266	12,111,932
225	19,781,920	22,155,751	-44,150,183	-23,575,876	2,500,845	11,634,511
250	19,355,652	21,678,330	-44,627,604	-24,053,297	2,023,424	11,157,090
275	18,929,383	21,200,909	-45,105,025	-24,530,718	1,546,003	10,679,669
300	18,503,114	20,723,488	-45,582,446	-25,008,139	1,068,582	10,202,248
325	18,076,846	20,246,068	-46,059,866	-25,485,559	591,162	9,724,828
350	17,650,577	19,768,647	-46,537,287	-25,962,980	113,741	9,247,407
375	17,224,309	19,291,226	-47,014,708	-26,440,401	-363,680	8,769,986
400	16,798,040	18,813,805	-47,492,129	-26,917,822	-841,101	8,292,565
450	15,935,055	17,847,262	-48,458,672	-27,884,365	-1,807,644	7,326,022

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£350	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,287,140	11,521,597	-54,784,337	-34,210,030	-8,133,309	1,000,357
80	8,723,842	9,770,703	-56,535,231	-35,960,924	-9,884,203	-750,537
100	8,377,250	9,382,520	-56,923,414	-36,349,107	-10,272,386	-1,138,720
125	7,944,010	8,897,291	-57,408,643	-36,834,336	-10,757,615	-1,623,949
150	7,510,769	8,412,062	-57,893,872	-37,319,565	-11,242,844	-2,109,178
175	7,077,529	7,926,833	-58,379,101	-37,804,794	-11,728,073	-2,594,407
200	6,638,334	7,434,934	-58,870,999	-38,296,692	-12,219,972	-3,086,306
225	6,198,008	6,941,769	-59,364,164	-38,789,857	-12,713,137	-3,579,471
250	5,757,682	6,448,604	-59,857,329	-39,283,022	-13,206,302	-4,072,635
275	5,317,355	5,955,438	-60,350,495	-39,776,188	-13,699,468	-4,565,802
300	4,877,030	5,462,273	-60,843,660	-40,269,353	-14,192,633	-5,058,966
325	4,436,704	4,969,108	-61,336,825	-40,762,518	-14,685,797	-5,552,131
350	3,996,378	4,475,943	-61,829,990	-41,255,683	-15,178,962	-6,045,296
375	3,556,052	3,982,778	-62,323,155	-41,748,848	-15,672,127	-6,538,461
400	3,115,725	3,489,612	-62,816,321	-42,242,014	-16,165,293	-7,031,627
450	2,235,074	2,503,283	-63,802,651	-43,228,344	-17,151,623	-8,017,957

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-929,738	-1,041,306	-67,347,240	-46,772,933	-20,696,212	-11,562,546
80	-2,345,836	-2,627,336	-68,933,270	-48,358,963	-22,282,242	-13,148,576
100	-2,703,858	-3,028,321	-69,334,254	-48,759,947	-22,683,227	-13,549,560
125	-3,151,386	-3,529,552	-69,835,485	-49,261,178	-23,184,458	-14,050,792
150	-3,598,913	-4,030,782	-70,336,715	-49,762,408	-23,685,688	-14,552,022
175	-4,046,440	-4,532,013	-70,837,947	-50,263,640	-24,186,919	-15,053,253
200	-4,493,968	-5,033,244	-71,339,178	-50,764,871	-24,688,150	-15,554,484
225	-4,941,496	-5,534,476	-71,840,409	-51,266,102	-25,189,381	-16,055,715
250	-5,389,023	-6,035,706	-72,341,639	-51,767,332	-25,690,611	-16,556,945
275	-5,836,551	-6,536,937	-72,842,870	-52,268,563	-26,191,843	-17,058,176
300	-6,284,079	-7,038,168	-73,344,101	-52,769,794	-26,693,074	-17,559,408
325	-6,731,606	-7,539,399	-73,845,333	-53,271,026	-27,194,305	-18,060,639
350	-7,179,134	-8,040,630	-74,346,564	-53,772,257	-27,695,536	-18,561,870
375	-7,626,661	-8,541,860	-74,847,794	-54,273,487	-28,196,766	-19,063,100
400	-8,074,189	-9,043,092	-75,349,025	-54,774,718	-28,697,997	-19,564,331
450	-8,969,245	-10,045,554	-76,351,487	-55,777,180	-29,700,460	-20,566,794

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2 - Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 9

Flats
No of units 400 units
Density: 630 dph

Affordable %	0%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.63 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	91,207,914	143,652,464	77,346,530	97,920,837	123,997,558	133,131,224
80	87,640,322	138,033,507	71,727,574	92,301,881	118,378,601	127,512,267
100	87,140,595	137,246,437	70,940,503	91,514,810	117,591,531	126,725,197
125	86,515,937	136,262,601	69,956,667	90,530,974	116,607,695	125,741,361
150	85,891,279	135,278,764	68,972,831	89,547,138	115,623,858	124,757,525
175	85,266,289	134,294,406	67,988,472	88,562,779	114,639,500	123,773,166
200	84,631,416	133,294,480	66,988,546	87,562,853	113,639,574	122,773,240
225	83,996,541	132,294,552	65,988,619	86,562,926	112,639,646	121,773,312
250	83,361,666	131,294,624	64,988,691	85,562,998	111,639,719	120,773,385
275	82,726,793	130,294,698	63,988,765	84,563,072	110,639,792	119,773,459
300	82,091,918	129,294,771	62,988,837	83,563,144	109,639,865	118,773,531
325	81,457,043	128,294,843	61,988,909	82,563,216	108,639,937	117,773,603
350	80,822,169	127,294,917	60,988,983	81,563,290	107,640,011	116,773,677
375	80,187,295	126,294,989	59,989,056	80,563,363	106,640,083	115,773,749
400	79,552,420	125,295,061	58,989,128	79,563,435	105,640,156	114,773,822
450	78,282,671	123,295,208	56,989,274	77,563,581	103,640,302	112,773,968

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	36,465,014	57,432,398	-8,873,536	11,700,771	37,777,492	46,911,158
80	33,704,933	53,085,270	-13,220,664	7,353,643	33,430,364	42,564,030
100	33,171,703	52,245,433	-14,060,501	6,513,806	32,590,527	41,724,193
125	32,505,166	51,195,636	-15,110,297	5,464,010	31,540,730	40,674,397
150	31,838,629	50,145,841	-16,160,092	4,414,215	30,490,935	39,624,602
175	31,172,092	49,096,045	-17,209,889	3,364,418	29,441,139	38,574,805
200	30,505,555	48,046,250	-18,259,684	2,314,623	28,391,344	37,525,010
225	29,839,018	46,996,453	-19,309,480	1,264,827	27,341,547	36,475,214
250	29,172,481	45,946,658	-20,359,275	215,032	26,291,752	35,425,419
275	28,505,944	44,896,862	-21,409,072	-834,765	25,241,956	34,375,622
300	27,839,407	43,847,067	-22,458,867	-1,884,560	24,192,161	33,325,827
325	27,172,870	42,797,270	-23,508,663	-2,934,356	23,142,364	32,276,030
350	26,498,386	41,734,957	-24,570,976	-3,996,669	22,080,052	31,213,718
375	25,820,948	40,667,992	-25,637,941	-5,063,634	21,013,087	30,146,753
400	25,143,509	39,601,027	-26,704,906	-6,130,599	19,946,121	29,079,788
450	23,788,633	37,467,097	-28,838,836	-8,264,529	17,812,191	26,945,857

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	956,569	1,506,596	-64,799,337	-44,225,030	-18,148,309	-9,014,643
80	-1,320,423	-2,079,666	-68,385,599	-47,811,292	-21,734,571	-12,600,905
100	-1,889,402	-2,975,808	-69,281,742	-48,707,435	-22,630,714	-13,497,048
125	-2,600,626	-4,095,985	-70,401,919	-49,827,612	-23,750,891	-14,617,225
150	-3,311,849	-5,216,163	-71,522,096	-50,947,789	-24,871,068	-15,737,402
175	-4,023,073	-6,336,340	-72,642,273	-52,067,966	-25,991,245	-16,857,579
200	-4,734,296	-7,456,517	-73,762,450	-53,188,143	-27,111,423	-17,977,756
225	-5,445,520	-8,576,694	-74,882,627	-54,308,320	-28,231,600	-19,097,934
250	-6,156,744	-9,696,871	-76,002,805	-55,428,498	-29,351,777	-20,218,111
275	-6,867,968	-10,817,050	-77,122,983	-56,548,676	-30,471,956	-21,338,289
300	-7,579,192	-11,937,227	-78,243,160	-57,668,853	-31,592,133	-22,458,467
325	-8,290,415	-13,057,404	-79,363,338	-58,789,031	-32,712,310	-23,578,644
350	-9,001,639	-14,177,581	-80,483,515	-59,909,208	-33,832,487	-24,698,821
375	-9,712,863	-15,297,758	-81,603,692	-61,029,385	-34,952,664	-25,818,998
400	-10,424,086	-16,417,936	-82,723,869	-62,149,562	-36,072,841	-26,939,175
450	-11,846,534	-18,658,292	-84,964,225	-64,389,918	-38,313,197	-29,179,531

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	37,250,215	58,669,089	-7,636,844	12,937,463	39,014,183	48,147,849
80	34,483,832	54,312,036	-11,993,898	8,580,409	34,657,130	43,790,796
100	33,950,603	53,472,199	-12,833,734	7,740,573	33,817,293	42,950,959
125	33,284,066	52,422,404	-13,883,529	6,690,778	32,767,498	41,901,164
150	32,617,529	51,372,607	-14,933,326	5,640,981	31,717,702	40,851,368
175	31,950,992	50,322,812	-15,983,121	4,591,186	30,667,907	39,801,573
200	31,284,455	49,273,016	-17,032,918	3,541,389	29,618,110	38,751,776
225	30,617,918	48,223,221	-18,082,713	2,491,594	28,568,315	37,701,981
250	29,951,381	47,173,424	-19,132,509	1,441,798	27,518,519	36,652,185
275	29,284,844	46,123,629	-20,182,304	392,003	26,468,724	35,602,390
300	28,618,307	45,073,833	-21,232,101	-657,794	25,418,927	34,552,593
325	27,951,770	44,024,038	-22,281,896	-1,707,589	24,369,132	33,502,798
350	27,285,233	42,974,241	-23,331,692	-2,757,385	23,319,336	32,453,002
375	26,610,384	41,911,356	-24,394,578	-3,820,271	22,256,450	31,390,116
400	25,935,946	40,844,390	-25,461,543	-4,887,236	21,189,485	30,323,151
450	24,578,069	38,710,459	-27,595,475	-7,021,168	19,055,553	28,189,219

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£450	£450

Site type 9

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,611,522	4,113,147	-62,192,786	-41,618,479	-15,541,758	-6,408,092
80	327,315	515,520	-65,790,413	-45,216,106	-19,139,385	-10,005,719
100	-236,311	-372,190	-66,678,123	-46,103,816	-20,027,096	-10,893,430
125	-947,536	-1,492,369	-67,798,302	-47,223,995	-21,147,274	-12,013,608
150	-1,658,759	-2,612,546	-68,918,479	-48,344,172	-22,267,452	-13,133,785
175	-2,369,983	-3,732,723	-70,038,656	-49,464,349	-23,387,629	-14,253,963
200	-3,081,206	-4,852,900	-71,158,834	-50,584,527	-24,507,806	-15,374,140
225	-3,792,430	-5,973,077	-72,279,011	-51,704,704	-25,627,983	-16,494,317
250	-4,503,654	-7,093,254	-73,399,188	-52,824,881	-26,748,160	-17,614,494
275	-5,214,877	-8,213,432	-74,519,365	-53,945,058	-27,868,337	-18,734,671
300	-5,926,102	-9,333,610	-75,639,544	-55,065,237	-28,988,516	-19,854,850
325	-6,637,325	-10,453,787	-76,759,721	-56,185,414	-30,108,693	-20,975,027
350	-7,348,549	-11,573,965	-77,879,898	-57,305,591	-31,228,870	-22,095,204
375	-8,059,773	-12,694,142	-79,000,075	-58,425,768	-32,349,048	-23,215,381
400	-8,770,996	-13,814,319	-80,120,252	-59,545,945	-33,469,225	-24,335,559
450	-10,193,443	-16,054,673	-82,360,607	-61,786,300	-35,709,579	-26,575,913

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,847,979	-24,960,567	-91,266,501	-70,692,194	-44,615,473	-35,481,807
80	-17,851,325	-28,115,838	-94,421,771	-73,847,464	-47,770,743	-38,637,077
100	-18,420,304	-29,011,979	-95,317,912	-74,743,605	-48,666,885	-39,533,218
125	-19,131,528	-30,132,156	-96,438,089	-75,863,782	-49,787,062	-40,653,396
150	-19,842,752	-31,252,335	-97,558,268	-76,983,961	-50,907,240	-41,773,574
175	-20,553,976	-32,372,512	-98,678,445	-78,104,138	-52,027,418	-42,893,751
200	-21,265,199	-33,492,689	-99,798,622	-79,224,315	-53,147,595	-44,013,929
225	-21,976,423	-34,612,866	-100,918,800	-80,344,493	-54,267,772	-45,134,106
250	-22,687,647	-35,733,043	-102,038,977	-81,464,670	-55,387,949	-46,254,283
275	-23,398,870	-36,853,220	-103,159,154	-82,584,847	-56,508,126	-47,374,460
300	-24,110,094	-37,973,398	-104,279,331	-83,705,024	-57,628,303	-48,494,637
325	-24,821,318	-39,093,576	-105,399,510	-84,825,203	-58,748,482	-49,614,816
350	-25,532,542	-40,213,753	-106,519,687	-85,945,380	-59,868,659	-50,734,993
375	-26,243,765	-41,333,931	-107,639,864	-87,065,557	-60,988,836	-51,855,170
400	-26,954,989	-42,454,108	-108,760,041	-88,185,734	-62,109,014	-52,975,347
450	-28,377,436	-44,694,462	-111,000,396	-90,426,089	-64,349,368	-55,215,702

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,093,950	8,022,971	-58,282,962	-37,708,655	-11,631,934	-2,498,268
80	2,767,047	4,358,099	-61,947,834	-41,373,527	-15,296,807	-6,163,140
100	2,207,225	3,476,379	-62,829,555	-42,255,248	-16,178,527	-7,044,861
125	1,507,446	2,374,228	-63,931,706	-43,357,399	-17,280,678	-8,147,012
150	807,667	1,272,076	-65,033,857	-44,459,550	-18,382,830	-9,249,163
175	107,888	169,923	-66,136,010	-45,561,703	-19,484,982	-10,351,316
200	-601,571	-947,475	-67,253,408	-46,679,101	-20,602,381	-11,468,715
225	-1,312,795	-2,067,652	-68,373,586	-47,799,279	-21,722,558	-12,588,892
250	-2,024,019	-3,187,829	-69,493,763	-48,919,456	-22,842,735	-13,709,069
275	-2,735,242	-4,308,006	-70,613,940	-50,039,633	-23,962,912	-14,829,246
300	-3,446,466	-5,428,184	-71,734,117	-51,159,810	-25,083,089	-15,949,423
325	-4,157,689	-6,548,361	-72,854,294	-52,279,987	-26,203,267	-17,069,600
350	-4,868,913	-7,668,538	-73,974,471	-53,400,164	-27,323,444	-18,189,778
375	-5,580,138	-8,788,717	-75,094,650	-54,520,343	-28,443,622	-19,309,956
400	-6,291,361	-9,908,894	-76,214,827	-55,640,520	-29,563,800	-20,430,133
450	-7,713,808	-12,149,248	-78,455,182	-57,880,875	-31,804,154	-22,670,488

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,847,979	-24,960,567	-91,266,501	-70,692,194	-44,615,473	-35,481,807
80	-17,851,325	-28,115,838	-94,421,771	-73,847,464	-47,770,743	-38,637,077
100	-18,420,304	-29,011,979	-95,317,912	-74,743,605	-48,666,885	-39,533,218
125	-19,131,528	-30,132,156	-96,438,089	-75,863,782	-49,787,062	-40,653,396
150	-19,842,752	-31,252,335	-97,558,268	-76,983,961	-50,907,240	-41,773,574
175	-20,553,976	-32,372,512	-98,678,445	-78,104,138	-52,027,418	-42,893,751
200	-21,265,199	-33,492,689	-99,798,622	-79,224,315	-53,147,595	-44,013,929
225	-21,976,423	-34,612,866	-100,918,800	-80,344,493	-54,267,772	-45,134,106
250	-22,687,647	-35,733,043	-102,038,977	-81,464,670	-55,387,949	-46,254,283
275	-23,398,870	-36,853,220	-103,159,154	-82,584,847	-56,508,126	-47,374,460
300	-24,110,094	-37,973,398	-104,279,331	-83,705,024	-57,628,303	-48,494,637
325	-24,821,318	-39,093,576	-105,399,510	-84,825,203	-58,748,482	-49,614,816
350	-25,532,542	-40,213,753	-106,519,687	-85,945,380	-59,868,659	-50,734,993
375	-26,243,765	-41,333,931	-107,639,864	-87,065,557	-60,988,836	-51,855,170
400	-26,954,989	-42,454,108	-108,760,041	-88,185,734	-62,109,014	-52,975,347
450	-28,377,436	-44,694,462	-111,000,396	-90,426,089	-64,349,368	-55,215,702

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Low (£575 psf)

Private values £6189 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-32,668,172	-51,452,371	-117,758,304	-97,183,998	-71,107,277	-61,973,611
80	-34,382,227	-54,152,008	-120,457,942	-99,883,635	-73,806,914	-64,673,248
100	-34,951,207	-55,048,151	-121,354,084	-100,779,777	-74,703,057	-65,569,390
125	-35,662,430	-56,168,328	-122,474,261	-101,899,954	-75,823,234	-66,689,568
150	-36,373,654	-57,288,505	-123,594,439	-103,020,132	-76,943,411	-67,809,745
175	-37,084,878	-58,408,682	-124,714,616	-104,140,309	-78,063,588	-68,929,922
200	-37,796,102	-59,528,861	-125,834,794	-105,260,488	-79,183,767	-70,050,101
225	-38,507,326	-60,649,038	-126,954,972	-106,380,665	-80,303,944	-71,170,278
250	-39,218,549	-61,769,215	-128,075,149	-107,500,842	-81,424,121	-72,290,455
275	-39,929,773	-62,889,393	-129,195,326	-108,621,019	-82,544,298	-73,410,632
300	-40,640,997	-64,009,570	-130,315,503	-109,741,196	-83,664,475	-74,530,809
325	-41,352,220	-65,129,747	-131,435,680	-110,861,373	-84,784,653	-75,650,986
350	-42,063,444	-66,249,924	-132,555,857	-111,981,550	-85,904,830	-76,771,164
375	-42,774,667	-67,370,101	-133,676,035	-113,101,728	-87,025,007	-77,891,341
400	-43,485,892	-68,490,280	-134,796,213	-114,221,906	-88,145,186	-79,011,520
450	-44,908,339	-70,730,634	-137,036,568	-116,462,261	-90,385,540	-81,251,874

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Appendix 3 - Residential appraisal results (Affordable Rent, Tower Hamlets Living Rent and Shared Ownership) at base costs and values

Community Infrastructure Levy Viability
LB Tower Hamlets
Results summary

#N/A = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	35%			
Tenure Split	SR	LBTH LR	Lon LR	SO
	35%	35%	0%	30%

Site type T1 - 3 Houses				
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	325	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	400	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	250

Site type T2 - 6 Flats				
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	450	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	450	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	450	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	450	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	325

Site type T3 - 10 Flats				
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	225	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	0

Site type T4 - 11 Flats				
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	225	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	0

Site type T5 - 25 Houses and Flats				
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	450
CIL Z2 High (£1,000 psf)	#N/A	0	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	0	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	100	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type T6 - 50 Flats				
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	0
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	100
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type T7 - 100 Flats				
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	#N/A	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	#N/A	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	#N/A	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type T8 - 250 Flats				
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	325	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	200	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	250	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type T9 - 400 Flats				
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	400	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	1
	Houses
No of units	3 units
Density:	100 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	0%
% Shered Ownership	30%

Site area	0.0300 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psm)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,478,452	49,281,745	-17,024,188	3,550,119	29,626,839	38,760,506
80	1,440,490	48,016,330	-18,289,604	2,284,703	28,361,424	37,495,090
100	1,437,357	47,911,886	-18,394,048	2,180,259	28,256,980	37,390,646
125	1,433,439	47,781,289	-18,524,645	2,049,662	28,126,383	37,260,049
150	1,429,522	47,650,726	-18,655,208	1,919,099	27,995,820	37,129,486
175	1,425,605	47,520,162	-18,785,771	1,788,536	27,865,256	36,998,923
200	1,421,688	47,389,599	-18,916,335	1,657,972	27,734,693	36,868,359
225	1,417,771	47,259,036	-19,046,898	1,527,409	27,604,130	36,737,796
250	1,413,853	47,128,439	-19,177,495	1,396,812	27,473,533	36,607,199
275	1,409,936	46,997,876	-19,308,058	1,266,249	27,342,970	36,476,636
300	1,406,019	46,867,312	-19,438,621	1,135,686	27,212,406	36,346,073
325	1,402,102	46,736,749	-19,569,185	1,005,122	27,081,843	36,215,509
350	1,398,185	46,606,152	-19,699,781	874,526	26,951,246	36,084,913
375	1,394,268	46,475,589	-19,830,345	743,962	26,820,683	35,954,349
400	1,390,351	46,345,026	-19,960,908	613,399	26,690,120	35,823,786
450	1,382,517	46,083,899	-20,222,035	352,272	26,428,993	35,562,659

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Med (£995 psm)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£968,262	32,275,389	-34,030,545	-13,456,238	12,620,483	21,754,149
80	939,074	31,302,473	-35,003,461	-14,429,154	11,647,567	20,781,233
100	935,941	31,198,029	-35,107,905	-14,533,598	11,543,123	20,676,789
125	932,023	31,067,432	-35,238,501	-14,664,194	11,412,526	20,546,193
150	928,106	30,936,869	-35,369,065	-14,794,758	11,281,963	20,415,629
175	924,189	30,806,305	-35,499,628	-14,925,321	11,151,400	20,285,066
200	920,272	30,675,742	-35,630,191	-15,055,884	11,020,836	20,154,503
225	916,354	30,545,145	-35,760,788	-15,186,481	10,890,240	20,023,906
250	912,437	30,414,582	-35,891,351	-15,317,044	10,759,676	19,893,343
275	908,521	30,284,019	-36,021,915	-15,447,608	10,629,113	19,762,779
300	904,604	30,153,455	-36,152,478	-15,578,171	10,498,550	19,632,216
325	900,687	30,022,892	-36,283,041	-15,708,734	10,367,986	19,501,653
350	896,769	29,892,295	-36,413,638	-15,839,331	10,237,390	19,371,056
375	892,852	29,761,732	-36,544,201	-15,969,894	10,106,826	19,240,493
400	888,935	29,631,169	-36,674,765	-16,100,458	9,976,263	19,109,929
450	881,101	29,370,042	-36,935,891	-16,361,584	9,715,136	18,848,802

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psm)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	652,088	21,736,258	-44,569,675	-23,995,368	2,081,352	11,215,019
80	628,338	20,944,597	-45,361,336	-24,787,029	1,289,691	10,423,358
100	625,204	20,840,120	-45,465,814	-24,891,507	1,185,214	10,318,880
125	621,287	20,709,557	-45,596,377	-25,022,070	1,054,651	10,188,317
150	617,370	20,578,993	-45,726,940	-25,152,633	924,087	10,057,754
175	613,453	20,448,430	-45,857,504	-25,283,197	793,524	9,927,190
200	609,535	20,317,833	-45,988,100	-25,413,793	662,927	9,796,594
225	605,618	20,187,270	-46,118,664	-25,544,357	532,364	9,666,030
250	601,701	20,056,707	-46,249,227	-25,674,920	401,801	9,535,467
275	597,784	19,926,143	-46,379,790	-25,805,483	271,237	9,404,904
300	593,867	19,795,580	-46,510,354	-25,936,047	140,674	9,274,340
325	589,949	19,664,983	-46,640,950	-26,066,643	10,077	9,143,744
350	586,033	19,534,420	-46,771,514	-26,197,207	-120,486	9,013,180
375	582,116	19,403,857	-46,902,077	-26,327,770	-251,049	8,882,617
400	578,199	19,273,293	-47,032,640	-26,458,333	-381,613	8,752,054
450	570,364	19,012,133	-47,293,800	-26,719,493	-642,773	8,490,894

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£325	£450

CIL Z2 High (£1,000 psm)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	975,448	32,514,924	-33,791,009	-13,216,702	12,860,018	21,993,684
80	946,137	31,537,888	-34,768,045	-14,193,738	11,882,982	21,016,649
100	943,002	31,433,411	-34,872,523	-14,298,216	11,778,505	20,912,171
125	939,085	31,302,848	-35,003,086	-14,428,779	11,647,942	20,781,608
150	935,169	31,172,284	-35,133,649	-14,559,342	11,517,378	20,651,045
175	931,252	31,041,721	-35,264,213	-14,689,906	11,386,815	20,520,481
200	927,334	30,911,124	-35,394,809	-14,820,502	11,256,218	20,389,885
225	923,417	30,780,561	-35,525,373	-14,951,066	11,125,655	20,259,321
250	919,500	30,649,997	-35,655,936	-15,081,629	10,995,092	20,128,758
275	915,583	30,519,434	-35,786,499	-15,212,192	10,864,528	19,998,195
300	911,666	30,388,871	-35,917,063	-15,342,756	10,733,965	19,867,631
325	907,748	30,258,274	-36,047,659	-15,473,352	10,603,368	19,737,035
350	903,831	30,127,711	-36,178,223	-15,603,916	10,472,805	19,606,471
375	899,914	29,997,147	-36,308,786	-15,734,479	10,342,242	19,475,908
400	895,998	29,866,584	-36,439,349	-15,865,042	10,211,678	19,345,345
450	888,163	29,605,424	-36,700,509	-16,126,202	9,950,518	19,084,185

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 1

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	666,459	22,215,296	-44,090,638	-23,516,331	2,560,390	11,694,056
80	642,462	21,415,395	-44,890,539	-24,316,232	1,760,489	10,894,155
100	639,329	21,310,951	-44,994,983	-24,420,676	1,656,045	10,789,711
125	635,412	21,180,387	-45,125,546	-24,551,239	1,525,482	10,659,148
150	631,494	21,049,791	-45,256,143	-24,681,836	1,394,885	10,528,551
175	627,577	20,919,227	-45,386,706	-24,812,399	1,264,322	10,397,988
200	623,660	20,788,664	-45,517,269	-24,942,962	1,133,758	10,267,424
225	619,743	20,658,101	-45,647,833	-25,073,526	1,003,195	10,136,861
250	615,826	20,527,537	-45,778,396	-25,204,089	872,632	10,006,298
275	611,908	20,396,941	-45,908,993	-25,334,686	742,035	9,875,701
300	607,991	20,266,377	-46,039,556	-25,465,249	611,472	9,745,138
325	604,074	20,135,814	-46,170,119	-25,595,813	480,908	9,614,574
350	600,158	20,005,251	-46,300,683	-25,726,376	350,345	9,484,011
375	596,241	19,874,687	-46,431,246	-25,856,939	219,781	9,353,448
400	592,323	19,744,091	-46,561,843	-25,987,536	89,185	9,222,851
450	584,489	19,482,964	-46,822,970	-26,248,663	-171,942	8,961,724

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£400	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	508,371	16,945,714	-49,360,219	-28,785,912	-2,709,192	6,424,474
80	487,094	16,236,457	-50,069,477	-29,495,170	-3,418,449	5,715,217
100	483,960	16,132,013	-50,173,921	-29,599,614	-3,522,893	5,610,773
125	480,042	16,001,416	-50,304,517	-29,730,210	-3,653,490	5,480,177
150	476,126	15,870,853	-50,435,081	-29,860,774	-3,784,053	5,349,613
175	472,209	15,740,290	-50,565,644	-29,991,337	-3,914,616	5,219,050
200	468,292	15,609,726	-50,696,207	-30,121,900	-4,045,180	5,088,487
225	464,375	15,479,163	-50,826,771	-30,252,464	-4,175,743	4,957,923
250	460,457	15,348,566	-50,957,367	-30,383,060	-4,306,340	4,827,327
275	456,540	15,218,003	-51,087,931	-30,513,624	-4,436,903	4,696,763
300	452,623	15,087,440	-51,218,494	-30,644,187	-4,567,466	4,566,200
325	448,706	14,956,876	-51,349,057	-30,774,750	-4,698,030	4,435,637
350	444,789	14,826,313	-51,479,621	-30,905,314	-4,828,593	4,305,073
375	440,871	14,695,716	-51,610,217	-31,035,910	-4,959,190	4,174,477
400	436,955	14,565,153	-51,740,781	-31,166,474	-5,089,753	4,043,913
450	429,121	14,304,026	-52,001,907	-31,427,600	-5,350,880	3,782,787

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	688,016	22,933,869	-43,372,064	-22,797,757	3,278,963	12,412,630
80	663,648	22,121,607	-44,184,326	-23,610,019	2,466,702	11,600,368
100	660,515	22,017,163	-44,288,770	-23,714,463	2,362,258	11,495,924
125	656,598	21,886,600	-44,419,333	-23,845,026	2,231,694	11,365,360
150	652,681	21,756,037	-44,549,897	-23,975,590	2,101,131	11,234,797
175	648,763	21,625,440	-44,680,493	-24,106,186	1,970,534	11,104,200
200	644,846	21,494,877	-44,811,057	-24,236,750	1,839,971	10,973,637
225	640,929	21,364,313	-44,941,620	-24,367,313	1,709,408	10,843,074
250	637,013	21,233,750	-45,072,183	-24,497,876	1,578,844	10,712,510
275	633,096	21,103,187	-45,202,747	-24,628,440	1,448,281	10,581,947
300	629,178	20,972,590	-45,333,343	-24,759,036	1,317,684	10,451,350
325	625,261	20,842,027	-45,463,907	-24,889,600	1,187,121	10,320,787
350	621,344	20,711,463	-45,594,470	-25,020,163	1,056,558	10,190,224
375	617,427	20,580,900	-45,725,033	-25,150,726	925,994	10,059,660
400	613,509	20,450,303	-45,855,630	-25,281,323	795,398	9,929,064
450	605,675	20,189,177	-46,116,757	-25,542,450	534,271	9,667,937

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	508,371	16,945,714	-49,360,219	-28,785,912	-2,709,192	6,424,474
80	487,094	16,236,457	-50,069,477	-29,495,170	-3,418,449	5,715,217
100	483,960	16,132,013	-50,173,921	-29,599,614	-3,522,893	5,610,773
125	480,042	16,001,416	-50,304,517	-29,730,210	-3,653,490	5,480,177
150	476,126	15,870,853	-50,435,081	-29,860,774	-3,784,053	5,349,613
175	472,209	15,740,290	-50,565,644	-29,991,337	-3,914,616	5,219,050
200	468,292	15,609,726	-50,696,207	-30,121,900	-4,045,180	5,088,487
225	464,375	15,479,163	-50,826,771	-30,252,464	-4,175,743	4,957,923
250	460,457	15,348,566	-50,957,367	-30,383,060	-4,306,340	4,827,327
275	456,540	15,218,003	-51,087,931	-30,513,624	-4,436,903	4,696,763
300	452,623	15,087,440	-51,218,494	-30,644,187	-4,567,466	4,566,200
325	448,706	14,956,876	-51,349,057	-30,774,750	-4,698,030	4,435,637
350	444,789	14,826,313	-51,479,621	-30,905,314	-4,828,593	4,305,073
375	440,871	14,695,716	-51,610,217	-31,035,910	-4,959,190	4,174,477
400	436,955	14,565,153	-51,740,781	-31,166,474	-5,089,753	4,043,913
450	429,121	14,304,026	-52,001,907	-31,427,600	-5,350,880	3,782,787

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	2
Flats	
No of units	6 units
Density:	350 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	0%
% Shered Ownership	30%

Site area	0.02 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psm)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,788,241	104,314,076	38,008,143	58,582,450	84,659,171	93,792,837
80	1,735,912	101,261,518	34,955,585	55,529,892	81,606,613	90,740,279
100	1,730,519	100,946,933	34,641,000	55,215,307	81,292,027	90,425,694
125	1,723,777	100,553,672	34,247,739	54,822,046	80,898,767	90,032,433
150	1,717,036	100,160,412	33,854,478	54,428,785	80,505,506	89,639,172
175	1,710,294	99,767,151	33,461,217	54,035,524	80,112,245	89,245,911
200	1,703,552	99,373,890	33,067,957	53,642,264	79,718,984	88,852,650
225	1,696,810	98,980,571	32,674,637	53,248,944	79,325,665	88,459,331
250	1,690,068	98,587,310	32,281,377	52,855,684	78,932,404	88,066,071
275	1,683,327	98,194,049	31,888,116	52,462,423	78,539,144	87,672,810
300	1,676,585	97,800,789	31,494,855	52,069,162	78,145,883	87,279,549
325	1,669,843	97,407,528	31,101,594	51,675,901	77,752,622	86,886,288
350	1,663,102	97,014,267	30,708,334	51,282,641	77,359,361	86,493,027
375	1,656,360	96,621,006	30,315,073	50,889,380	76,966,100	86,099,767
400	1,649,618	96,227,745	29,921,812	50,496,119	76,572,840	85,706,506
450	1,636,134	95,441,165	29,135,232	49,709,539	75,786,260	84,919,926

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psm)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,097,075	63,996,021	-2,309,913	18,264,394	44,341,115	53,474,781
80	1,056,633	61,636,913	-4,669,021	15,905,286	41,982,007	51,115,673
100	1,051,239	61,322,269	-4,983,664	15,590,643	41,667,363	50,801,030
125	1,044,497	60,929,008	-5,376,925	15,197,382	41,274,103	50,407,769
150	1,037,756	60,535,748	-5,770,186	14,804,121	40,880,842	50,014,508
175	1,031,014	60,142,487	-6,163,447	14,410,860	40,487,581	49,621,247
200	1,024,272	59,749,226	-6,556,707	14,017,600	40,094,320	49,227,987
225	1,017,531	59,355,965	-6,949,968	13,624,339	39,701,060	48,834,726
250	1,010,788	58,962,646	-7,343,287	13,231,020	39,307,740	48,441,407
275	1,004,047	58,569,385	-7,736,548	12,837,759	38,914,480	48,048,146
300	997,305	58,176,125	-8,129,809	12,444,498	38,521,219	47,654,885
325	990,563	57,782,864	-8,523,070	12,051,237	38,127,958	47,261,624
350	983,822	57,389,603	-8,916,330	11,657,977	37,734,697	46,868,363
375	977,080	56,996,342	-9,309,591	11,264,716	37,341,436	46,475,103
400	970,339	56,603,081	-9,702,852	10,871,455	36,948,176	46,081,842
450	956,855	55,816,560	-10,489,374	10,084,933	36,161,654	45,295,320

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Low (£775 psm)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	668,745	39,010,138	-27,295,795	-6,721,488	19,355,232	28,488,898
80	635,671	37,080,791	-29,225,142	-8,650,835	17,425,886	26,559,552
100	630,277	36,766,148	-29,539,786	-8,965,479	17,111,242	26,244,908
125	623,535	36,372,887	-29,933,046	-9,358,740	16,717,981	25,851,647
150	616,794	35,979,626	-30,326,307	-9,752,000	16,324,720	25,458,387
175	610,052	35,586,365	-30,719,568	-10,145,261	15,931,460	25,065,126
200	603,310	35,193,105	-31,112,829	-10,538,522	15,538,199	24,671,865
225	596,569	34,799,844	-31,506,090	-10,931,783	15,144,938	24,278,604
250	589,826	34,406,525	-31,899,409	-11,325,102	14,751,619	23,885,285
275	583,085	34,013,264	-32,292,670	-11,718,363	14,358,358	23,492,024
300	576,343	33,620,003	-32,685,930	-12,111,623	13,965,097	23,098,763
325	569,601	33,226,742	-33,079,191	-12,504,884	13,571,837	22,705,503
350	562,860	32,833,482	-33,472,452	-12,898,145	13,178,576	22,312,242
375	556,118	32,440,221	-33,865,713	-13,291,406	12,785,315	21,918,981
400	549,376	32,046,960	-34,258,973	-13,684,666	12,392,054	21,525,720
450	535,893	31,260,438	-35,045,495	-14,471,188	11,605,533	20,739,199

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psm)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,106,810	64,563,896	-1,742,037	18,832,270	44,908,990	54,042,657
80	1,066,200	62,195,009	-4,110,924	16,463,383	42,540,103	51,673,770
100	1,060,806	61,880,366	-4,425,568	16,148,739	42,225,460	51,359,126
125	1,054,065	61,487,105	-4,818,829	15,755,478	41,832,199	50,965,865
150	1,047,323	61,093,844	-5,212,089	15,362,218	41,438,938	50,572,604
175	1,040,581	60,700,583	-5,605,350	14,968,957	41,045,677	50,179,344
200	1,033,840	60,307,322	-5,998,611	14,575,696	40,652,417	49,786,083
225	1,027,098	59,914,062	-6,391,872	14,182,435	40,259,156	49,392,822
250	1,020,356	59,520,743	-6,785,191	13,789,116	39,865,837	48,999,503
275	1,013,614	59,127,482	-7,178,452	13,395,855	39,472,576	48,606,242
300	1,006,872	58,734,221	-7,571,712	13,002,595	39,079,315	48,212,981
325	1,000,131	58,340,960	-7,964,973	12,609,334	38,686,054	47,819,721
350	993,389	57,947,699	-8,358,234	12,216,073	38,292,794	47,426,460
375	986,648	57,554,439	-8,751,495	11,822,812	37,899,533	47,033,199
400	979,906	57,161,178	-9,144,756	11,429,551	37,506,272	46,639,938
450	966,423	56,374,656	-9,931,277	10,643,030	36,719,750	45,853,417

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

Site type 2

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	688,215	40,145,889	-26,160,044	-5,585,737	20,490,983	29,624,650
80	654,805	38,196,984	-28,108,949	-7,534,642	18,542,078	27,675,744
100	649,412	37,882,340	-28,423,593	-7,849,286	18,227,435	27,361,101
125	642,670	37,489,080	-28,816,854	-8,242,547	17,834,174	26,967,840
150	635,928	37,095,819	-29,210,115	-8,635,808	17,440,913	26,574,579
175	629,187	36,702,558	-29,603,375	-9,029,068	17,047,652	26,181,318
200	622,445	36,309,297	-29,996,636	-9,422,329	16,654,391	25,788,058
225	615,702	35,915,978	-30,389,955	-9,815,648	16,261,072	25,394,738
250	608,961	35,522,717	-30,783,216	-10,208,909	15,867,812	25,001,478
275	602,219	35,129,457	-31,176,477	-10,602,170	15,474,551	24,608,217
300	595,478	34,736,196	-31,569,738	-10,995,431	15,081,290	24,214,956
325	588,736	34,342,935	-31,962,998	-11,388,691	14,688,029	23,821,695
350	581,994	33,949,674	-32,356,259	-11,781,952	14,294,768	23,428,435
375	575,253	33,556,413	-32,749,520	-12,175,213	13,901,508	23,035,174
400	568,511	33,163,153	-33,142,781	-12,568,474	13,508,247	22,641,913
450	555,027	32,376,573	-33,929,361	-13,355,054	12,721,667	21,855,333

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	474,051	27,652,977	-38,652,956	-18,078,649	7,998,071	17,131,737
80	444,324	25,918,923	-40,387,010	-19,812,703	6,264,017	15,397,684
100	438,931	25,604,280	-40,701,654	-20,127,347	5,949,374	15,083,040
125	432,189	25,211,019	-41,094,915	-20,520,608	5,556,113	14,689,779
150	425,447	24,817,758	-41,488,175	-20,913,868	5,162,852	14,296,518
175	418,706	24,424,497	-41,881,436	-21,307,129	4,769,591	13,903,258
200	411,964	24,031,236	-42,274,697	-21,700,390	4,376,331	13,509,997
225	405,221	23,637,917	-42,668,016	-22,093,709	3,983,012	13,116,678
250	398,480	23,244,657	-43,061,277	-22,486,970	3,589,751	12,723,417
275	391,738	22,851,396	-43,454,538	-22,880,231	3,196,490	12,330,156
300	384,997	22,458,135	-43,847,798	-23,273,491	2,803,229	11,936,895
325	378,255	22,064,874	-44,241,059	-23,666,752	2,409,968	11,543,635
350	371,513	21,671,613	-44,634,320	-24,060,013	2,016,708	11,150,374
375	364,772	21,278,353	-45,027,581	-24,453,274	1,623,447	10,757,113
400	358,030	20,885,092	-45,420,842	-24,846,535	1,230,186	10,363,852
450	344,546	20,098,512	-46,207,422	-25,633,115	443,606	9,577,272

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	717,419	41,849,458	-24,456,476	-3,882,169	22,194,552	31,328,218
80	683,507	39,871,215	-26,434,719	-5,860,412	20,216,309	29,349,975
100	678,114	39,556,629	-26,749,304	-6,174,997	19,901,724	29,035,390
125	671,372	39,163,369	-27,142,565	-6,568,258	19,508,463	28,642,129
150	664,630	38,770,108	-27,535,826	-6,961,519	19,115,202	28,248,868
175	657,889	38,376,847	-27,929,086	-7,354,779	18,721,941	27,855,607
200	651,146	37,983,528	-28,322,406	-7,748,099	18,328,622	27,462,288
225	644,405	37,590,267	-28,715,666	-8,141,359	17,935,361	27,069,027
250	637,663	37,197,006	-29,108,927	-8,534,620	17,542,101	26,675,767
275	630,921	36,803,746	-29,502,188	-8,927,881	17,148,840	26,282,506
300	624,180	36,410,485	-29,895,449	-9,321,142	16,755,579	25,889,245
325	617,438	36,017,224	-30,288,710	-9,714,403	16,362,318	25,495,984
350	610,697	35,623,963	-30,681,970	-10,107,663	15,969,057	25,102,724
375	603,955	35,230,702	-31,075,231	-10,500,924	15,575,797	24,709,463
400	597,213	34,837,442	-31,468,492	-10,894,185	15,182,536	24,316,202
450	583,729	34,050,862	-32,255,072	-11,680,765	14,395,956	23,529,622

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	474,051	27,652,977	-38,652,956	-18,078,649	7,998,071	17,131,737
80	444,324	25,918,923	-40,387,010	-19,812,703	6,264,017	15,397,684
100	438,931	25,604,280	-40,701,654	-20,127,347	5,949,374	15,083,040
125	432,189	25,211,019	-41,094,915	-20,520,608	5,556,113	14,689,779
150	425,447	24,817,758	-41,488,175	-20,913,868	5,162,852	14,296,518
175	418,706	24,424,497	-41,881,436	-21,307,129	4,769,591	13,903,258
200	411,964	24,031,236	-42,274,697	-21,700,390	4,376,331	13,509,997
225	405,221	23,637,917	-42,668,016	-22,093,709	3,983,012	13,116,678
250	398,480	23,244,657	-43,061,277	-22,486,970	3,589,751	12,723,417
275	391,738	22,851,396	-43,454,538	-22,880,231	3,196,490	12,330,156
300	384,997	22,458,135	-43,847,798	-23,273,491	2,803,229	11,936,895
325	378,255	22,064,874	-44,241,059	-23,666,752	2,409,968	11,543,635
350	371,513	21,671,613	-44,634,320	-24,060,013	2,016,708	11,150,374
375	364,772	21,278,353	-45,027,581	-24,453,274	1,623,447	10,757,113
400	358,030	20,885,092	-45,420,842	-24,846,535	1,230,186	10,363,852
450	344,546	20,098,512	-46,207,422	-25,633,115	443,606	9,577,272

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	3
Flats	
No of units	10 units
Density:	235 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	0%
% Shered Ownership	30%

Site area	0.04 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psm)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,980,403	70,039,475	3,733,541	24,307,848	50,384,569	59,518,235
80	2,893,187	67,989,892	1,683,959	22,258,266	48,334,987	57,468,653
100	2,884,198	67,778,655	1,472,722	22,047,029	48,123,749	57,257,416
125	2,872,962	67,514,609	1,208,675	21,782,982	47,859,703	56,993,369
150	2,861,726	67,250,562	944,629	21,518,936	47,595,656	56,729,322
175	2,850,489	66,986,492	680,559	21,254,866	47,331,586	56,465,252
200	2,839,253	66,722,446	416,512	20,990,819	47,067,540	56,201,206
225	2,828,017	66,458,399	152,466	20,726,773	46,803,493	55,937,159
250	2,816,781	66,194,352	-111,581	20,462,726	46,539,447	55,673,113
275	2,805,545	65,930,306	-375,628	20,198,679	46,275,400	55,409,066
300	2,794,308	65,666,236	-639,698	19,934,609	46,011,330	55,144,996
325	2,783,072	65,402,189	-903,744	19,670,563	45,747,284	54,880,950
350	2,771,836	65,138,143	-1,167,791	19,406,516	45,483,237	54,616,903
375	2,760,600	64,874,096	-1,431,837	19,142,470	45,219,191	54,352,857
400	2,749,364	64,610,050	-1,695,884	18,878,423	44,955,144	54,088,810
450	2,726,891	64,081,933	-2,224,000	18,350,307	44,427,027	53,560,694

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£450	£450	£450

CIL Z1 Med (£995 psm)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,828,457	42,968,749	-23,337,185	-2,762,878	23,313,843	32,447,509
80	1,761,054	41,384,769	-24,921,165	-4,346,858	21,729,863	30,863,529
100	1,752,065	41,173,531	-25,132,402	-4,558,095	21,518,626	30,652,292
125	1,740,829	40,909,485	-25,396,448	-4,822,141	21,254,579	30,388,245
150	1,729,593	40,645,438	-25,660,495	-5,086,188	20,990,533	30,124,199
175	1,718,356	40,381,368	-25,924,565	-5,350,258	20,726,463	29,860,129
200	1,707,120	40,117,322	-26,188,612	-5,614,305	20,462,416	29,596,082
225	1,695,884	39,853,275	-26,452,658	-5,878,351	20,198,370	29,332,036
250	1,684,648	39,589,229	-26,716,705	-6,142,398	19,934,323	29,067,989
275	1,673,412	39,325,182	-26,980,751	-6,406,444	19,670,277	28,803,943
300	1,662,175	39,061,112	-27,244,821	-6,670,514	19,406,206	28,539,873
325	1,650,939	38,797,066	-27,508,868	-6,934,561	19,142,160	28,275,826
350	1,639,703	38,533,019	-27,772,914	-7,198,607	18,878,113	28,011,780
375	1,628,467	38,268,973	-28,036,961	-7,462,654	18,614,067	27,747,733
400	1,617,231	38,004,926	-28,301,007	-7,726,700	18,350,020	27,483,687
450	1,594,758	37,476,810	-28,829,124	-8,254,817	17,821,904	26,955,570

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psm)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,114,576	26,192,537	-40,113,396	-19,539,089	6,537,631	15,671,297
80	1,059,451	24,897,087	-41,408,846	-20,834,539	5,242,181	14,375,847
100	1,050,462	24,685,850	-41,620,084	-21,045,777	5,030,944	14,164,610
125	1,039,226	24,421,803	-41,884,130	-21,309,823	4,766,898	13,900,564
150	1,027,989	24,157,733	-42,148,200	-21,573,893	4,502,828	13,636,494
175	1,016,753	23,893,687	-42,412,247	-21,837,940	4,238,781	13,372,447
200	1,005,517	23,629,640	-42,676,293	-22,101,986	3,974,734	13,108,401
225	994,281	23,365,594	-42,940,340	-22,366,033	3,710,688	12,844,354
250	983,045	23,101,547	-43,204,386	-22,630,079	3,446,641	12,580,308
275	971,809	22,837,501	-43,468,433	-22,894,126	3,182,595	12,316,261
300	960,572	22,573,431	-43,732,503	-23,158,196	2,918,525	12,052,191
325	949,335	22,309,384	-43,996,549	-23,422,242	2,654,478	11,788,145
350	938,099	22,045,338	-44,260,596	-23,686,289	2,390,432	11,524,098
375	926,863	21,781,291	-44,524,642	-23,950,335	2,126,385	11,260,051
400	915,627	21,517,245	-44,788,689	-24,214,382	1,862,339	10,996,005
450	893,154	20,989,128	-45,316,805	-24,742,498	1,334,222	10,467,888

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psm)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,844,682	43,350,021	-22,955,912	-2,381,605	23,695,115	32,828,781
80	1,777,000	41,759,498	-24,546,435	-3,972,128	22,104,593	31,238,259
100	1,768,011	41,548,261	-24,757,672	-4,183,365	21,893,355	31,027,022
125	1,756,774	41,284,191	-25,021,742	-4,447,435	21,629,285	30,762,951
150	1,745,538	41,020,145	-25,285,789	-4,711,482	21,365,239	30,498,905
175	1,734,302	40,756,098	-25,549,835	-4,975,528	21,101,192	30,234,858
200	1,723,066	40,492,052	-25,813,882	-5,239,575	20,837,146	29,970,812
225	1,711,830	40,228,005	-26,077,928	-5,503,621	20,573,099	29,706,765
250	1,700,593	39,963,935	-26,341,998	-5,767,691	20,309,029	29,442,695
275	1,689,357	39,699,888	-26,606,045	-6,031,738	20,044,983	29,178,649
300	1,678,121	39,435,842	-26,870,092	-6,295,785	19,780,936	28,914,602
325	1,666,885	39,171,795	-27,134,138	-6,559,831	19,516,890	28,650,556
350	1,655,649	38,907,749	-27,398,185	-6,823,878	19,252,843	28,386,509
375	1,644,412	38,643,679	-27,662,255	-7,087,948	18,988,773	28,122,439
400	1,633,176	38,379,632	-27,926,301	-7,351,994	18,724,727	27,858,393
450	1,610,704	37,851,539	-28,454,394	-7,880,087	18,196,633	27,330,300

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 3

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,147,025	26,955,081	-39,350,852	-18,776,545	7,300,176	16,433,842
80	1,091,341	25,646,523	-40,659,411	-20,085,104	5,991,617	15,125,283
100	1,082,353	25,435,286	-40,870,648	-20,296,341	5,780,380	14,914,046
125	1,071,117	25,171,239	-41,134,694	-20,560,387	5,516,333	14,650,000
150	1,059,881	24,907,193	-41,398,741	-20,824,434	5,252,287	14,385,953
175	1,048,644	24,643,123	-41,662,811	-21,088,504	4,988,217	14,121,883
200	1,037,407	24,379,076	-41,926,857	-21,352,550	4,724,170	13,857,836
225	1,026,171	24,115,030	-42,190,904	-21,616,597	4,460,124	13,593,790
250	1,014,935	23,850,983	-42,454,950	-21,880,643	4,196,077	13,329,743
275	1,003,699	23,586,936	-42,718,997	-22,144,690	3,932,031	13,065,697
300	992,463	23,322,890	-42,983,043	-22,408,736	3,667,984	12,801,650
325	981,226	23,058,820	-43,247,114	-22,672,807	3,403,914	12,537,580
350	969,990	22,794,773	-43,511,160	-22,936,853	3,139,868	12,273,534
375	958,754	22,530,727	-43,775,207	-23,200,900	2,875,821	12,009,487
400	947,518	22,266,680	-44,039,253	-23,464,946	2,611,775	11,745,441
450	925,045	21,738,564	-44,567,370	-23,993,063	2,083,658	11,217,324

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	790,084	18,566,975	-47,738,958	-27,164,651	-1,087,930	8,045,736
80	740,540	17,402,682	-48,903,251	-28,328,944	-2,252,224	6,881,442
100	731,551	17,191,445	-49,114,489	-28,540,182	-2,463,461	6,670,205
125	720,315	16,927,398	-49,378,535	-28,804,228	-2,727,507	6,406,159
150	709,079	16,663,352	-49,642,582	-29,068,275	-2,991,554	6,142,112
175	697,842	16,399,282	-49,906,652	-29,332,345	-3,255,624	5,878,042
200	686,606	16,135,235	-50,170,698	-29,596,391	-3,519,671	5,613,996
225	675,370	15,871,189	-50,434,745	-29,860,438	-3,783,717	5,349,949
250	664,134	15,607,142	-50,698,791	-30,124,484	-4,047,764	5,085,903
275	652,898	15,343,096	-50,962,838	-30,388,531	-4,311,810	4,821,856
300	641,662	15,079,049	-51,226,884	-30,652,577	-4,575,857	4,557,810
325	630,425	14,814,979	-51,490,954	-30,916,647	-4,839,927	4,293,740
350	619,189	14,550,933	-51,755,001	-31,180,694	-5,103,973	4,029,693
375	607,953	14,286,886	-52,019,047	-31,444,740	-5,368,020	3,765,646
400	596,717	14,022,840	-52,283,094	-31,708,787	-5,632,066	3,501,600
450	574,244	13,494,723	-52,811,210	-32,236,903	-6,160,183	2,973,483

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,195,699	28,098,921	-38,207,012	-17,632,705	8,444,016	17,577,682
80	1,139,178	26,770,688	-39,535,245	-18,960,938	7,115,783	16,249,449
100	1,130,189	26,559,451	-39,746,482	-19,172,175	6,904,545	16,038,212
125	1,118,953	26,295,405	-40,010,529	-19,436,222	6,640,499	15,774,165
150	1,107,716	26,031,335	-40,274,599	-19,700,292	6,376,429	15,510,095
175	1,096,480	25,767,288	-40,538,645	-19,964,338	6,112,382	15,246,048
200	1,085,244	25,503,242	-40,802,692	-20,228,385	5,848,336	14,982,002
225	1,074,008	25,239,195	-41,066,738	-20,492,431	5,584,289	14,717,955
250	1,062,772	24,975,148	-41,330,785	-20,756,478	5,320,243	14,453,909
275	1,051,536	24,711,102	-41,594,832	-21,020,525	5,056,196	14,189,862
300	1,040,299	24,447,032	-41,858,902	-21,284,595	4,792,126	13,925,792
325	1,029,063	24,182,985	-42,122,948	-21,548,641	4,528,080	13,661,746
350	1,017,827	23,918,939	-42,386,995	-21,812,688	4,264,033	13,397,699
375	1,006,591	23,654,892	-42,651,041	-22,076,734	3,999,987	13,133,653
400	995,355	23,390,846	-42,915,088	-22,340,781	3,735,940	12,869,606
450	972,882	22,862,729	-43,443,204	-22,868,897	3,207,823	12,341,490

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	790,084	18,566,975	-47,738,958	-27,164,651	-1,087,930	8,045,736
80	740,540	17,402,682	-48,903,251	-28,328,944	-2,252,224	6,881,442
100	731,551	17,191,445	-49,114,489	-28,540,182	-2,463,461	6,670,205
125	720,315	16,927,398	-49,378,535	-28,804,228	-2,727,507	6,406,159
150	709,079	16,663,352	-49,642,582	-29,068,275	-2,991,554	6,142,112
175	697,842	16,399,282	-49,906,652	-29,332,345	-3,255,624	5,878,042
200	686,606	16,135,235	-50,170,698	-29,596,391	-3,519,671	5,613,996
225	675,370	15,871,189	-50,434,745	-29,860,438	-3,783,717	5,349,949
250	664,134	15,607,142	-50,698,791	-30,124,484	-4,047,764	5,085,903
275	652,898	15,343,096	-50,962,838	-30,388,531	-4,311,810	4,821,856
300	641,662	15,079,049	-51,226,884	-30,652,577	-4,575,857	4,557,810
325	630,425	14,814,979	-51,490,954	-30,916,647	-4,839,927	4,293,740
350	619,189	14,550,933	-51,755,001	-31,180,694	-5,103,973	4,029,693
375	607,953	14,286,886	-52,019,047	-31,444,740	-5,368,020	3,765,646
400	596,717	14,022,840	-52,283,094	-31,708,787	-5,632,066	3,501,600
450	574,244	13,494,723	-52,811,210	-32,236,903	-6,160,183	2,973,483

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 4

Flats	
No of units	11 units
Density:	235 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	0%
% Shered Ownership	30%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psm)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,278,443	70,039,462	3,733,529	24,307,835	50,384,556	59,518,222
80	3,182,506	67,989,894	1,683,961	22,258,268	48,334,989	57,468,655
100	3,172,617	67,778,644	1,472,711	22,047,018	48,123,739	57,257,405
125	3,160,258	67,514,598	1,208,664	21,782,971	47,859,692	56,993,358
150	3,147,898	67,250,551	944,618	21,518,925	47,595,646	56,729,312
175	3,135,539	66,986,505	680,571	21,254,878	47,331,599	56,465,265
200	3,123,179	66,722,458	416,525	20,990,832	47,067,553	56,201,219
225	3,110,818	66,458,390	152,457	20,726,764	46,803,485	55,937,151
250	3,098,459	66,194,344	-111,590	20,462,717	46,539,438	55,673,104
275	3,086,099	65,930,297	-375,636	20,198,671	46,275,392	55,409,058
300	3,073,739	65,666,251	-639,683	19,934,624	46,011,345	55,145,011
325	3,061,380	65,402,204	-903,729	19,670,578	45,747,299	54,880,965
350	3,049,019	65,138,136	-1,167,797	19,406,510	45,483,231	54,616,897
375	3,036,660	64,874,090	-1,431,844	19,142,463	45,219,184	54,352,850
400	3,024,300	64,610,043	-1,695,890	18,878,417	44,955,138	54,088,804
450	2,999,581	64,081,950	-2,223,983	18,350,324	44,427,045	53,560,711

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£450	£450	£450

CIL Z1 Med (£995 psm)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,011,304	42,968,764	-23,337,170	-2,762,863	23,313,858	32,447,524
80	1,937,159	41,384,767	-24,921,167	-4,346,860	21,729,861	30,863,527
100	1,927,272	41,173,538	-25,132,396	-4,558,089	21,518,632	30,652,298
125	1,914,911	40,909,470	-25,396,463	-4,822,156	21,254,564	30,388,230
150	1,902,552	40,645,423	-25,660,510	-5,086,203	20,990,518	30,124,184
175	1,890,192	40,381,377	-25,924,556	-5,350,250	20,726,471	29,860,137
200	1,877,832	40,117,330	-26,188,603	-5,614,296	20,462,425	29,596,091
225	1,865,473	39,853,284	-26,452,650	-5,878,343	20,198,378	29,332,044
250	1,853,112	39,589,216	-26,716,717	-6,142,410	19,934,310	29,067,976
275	1,840,753	39,325,169	-26,980,764	-6,406,457	19,670,264	28,803,930
300	1,828,393	39,061,123	-27,244,811	-6,670,504	19,406,217	28,539,883
325	1,816,033	38,797,076	-27,508,857	-6,934,550	19,142,171	28,275,837
350	1,803,674	38,533,030	-27,772,904	-7,198,597	18,878,124	28,011,790
375	1,791,313	38,268,962	-28,036,971	-7,462,644	18,614,056	27,747,722
400	1,778,953	38,004,915	-28,301,018	-7,726,711	18,350,010	27,483,676
450	1,754,234	37,476,822	-28,829,111	-8,254,804	17,821,917	26,955,583

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psm)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,226,034	26,192,539	-40,113,394	-19,539,087	6,537,633	15,671,299
80	1,165,395	24,897,085	-41,408,848	-20,834,541	5,242,179	14,375,845
100	1,155,508	24,685,856	-41,620,077	-21,045,770	5,030,951	14,164,617
125	1,143,148	24,421,788	-41,884,145	-21,309,838	4,766,883	13,900,549
150	1,130,788	24,157,742	-42,148,192	-21,573,885	4,502,836	13,636,502
175	1,118,428	23,893,695	-42,412,238	-21,837,931	4,238,790	13,372,456
200	1,106,069	23,629,649	-42,676,285	-22,101,978	3,974,743	13,108,409
225	1,093,709	23,365,602	-42,940,331	-22,366,024	3,710,697	12,844,363
250	1,081,348	23,101,534	-43,204,399	-22,630,092	3,446,629	12,580,295
275	1,068,989	22,837,488	-43,468,446	-22,894,139	3,182,582	12,316,248
300	1,056,629	22,573,441	-43,732,492	-23,158,185	2,918,536	12,052,202
325	1,044,270	22,309,395	-43,996,539	-23,422,232	2,654,489	11,788,155
350	1,031,909	22,045,327	-44,260,607	-23,686,300	2,390,421	11,524,087
375	1,019,549	21,781,280	-44,524,653	-23,950,346	2,126,375	11,260,041
400	1,007,190	21,517,234	-44,788,700	-24,214,393	1,862,328	10,995,994
450	982,470	20,989,141	-45,316,793	-24,742,486	1,334,235	10,467,901

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psm)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,029,150	43,350,023	-22,955,910	-2,381,603	23,695,117	32,828,784
80	1,954,699	41,759,481	-24,546,452	-3,972,145	22,104,575	31,238,242
100	1,944,812	41,548,253	-24,757,681	-4,183,374	21,893,347	31,027,013
125	1,932,452	41,284,206	-25,021,727	-4,447,420	21,629,300	30,762,966
150	1,920,092	41,020,138	-25,285,795	-4,711,468	21,365,232	30,498,899
175	1,907,732	40,756,092	-25,549,842	-4,975,535	21,101,186	30,234,852
200	1,895,372	40,492,045	-25,813,888	-5,239,581	20,837,139	29,970,805
225	1,883,013	40,227,999	-26,077,935	-5,503,628	20,573,093	29,706,759
250	1,870,653	39,963,952	-26,341,981	-5,767,674	20,309,046	29,442,712
275	1,858,292	39,699,884	-26,606,049	-6,031,742	20,044,978	29,178,645
300	1,845,933	39,435,838	-26,870,096	-6,295,789	19,780,932	28,914,598
325	1,833,573	39,171,791	-27,134,142	-6,559,835	19,516,885	28,650,551
350	1,821,214	38,907,745	-27,398,189	-6,823,882	19,252,839	28,386,505
375	1,808,854	38,643,698	-27,662,235	-7,087,928	18,988,792	28,122,458
400	1,796,493	38,379,630	-27,926,303	-7,351,996	18,724,724	27,858,391
450	1,771,774	37,851,537	-28,454,396	-7,880,089	18,196,631	27,330,297

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 4

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,261,728	26,955,101	-39,350,833	-18,776,526	7,300,195	16,433,861
80	1,200,476	25,646,536	-40,659,398	-20,085,091	5,991,630	15,125,296
100	1,190,588	25,435,286	-40,870,648	-20,296,341	5,780,380	14,914,046
125	1,178,228	25,171,239	-41,134,694	-20,560,387	5,516,333	14,650,000
150	1,165,869	24,907,193	-41,398,741	-20,824,434	5,252,287	14,385,953
175	1,153,508	24,643,125	-41,662,809	-21,088,502	4,988,219	14,121,885
200	1,141,148	24,379,078	-41,926,855	-21,352,548	4,724,172	13,857,839
225	1,128,789	24,115,032	-42,190,902	-21,616,595	4,460,126	13,593,792
250	1,116,429	23,850,985	-42,454,948	-21,880,641	4,196,079	13,329,746
275	1,104,069	23,586,939	-42,718,995	-22,144,688	3,932,033	13,065,699
300	1,091,709	23,322,871	-42,983,063	-22,408,756	3,667,965	12,801,631
325	1,079,349	23,058,824	-43,247,109	-22,672,802	3,403,918	12,537,585
350	1,066,990	22,794,778	-43,511,156	-22,936,849	3,139,872	12,273,538
375	1,054,630	22,530,731	-43,775,202	-23,200,895	2,875,825	12,009,492
400	1,042,270	22,266,685	-44,039,249	-23,464,942	2,611,779	11,745,445
450	1,017,550	21,738,570	-44,567,363	-23,993,056	2,083,664	11,217,331

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	869,093	18,566,988	-47,738,945	-27,164,638	-1,087,918	8,045,749
80	814,594	17,402,684	-48,903,249	-28,328,942	-2,252,222	6,881,445
100	804,706	17,191,456	-49,114,478	-28,540,171	-2,463,450	6,670,216
125	792,346	16,927,388	-49,378,546	-28,804,239	-2,727,518	6,406,148
150	779,986	16,663,341	-49,642,592	-29,068,285	-2,991,565	6,142,102
175	767,627	16,399,295	-49,906,639	-29,332,332	-3,255,611	5,878,055
200	755,267	16,135,248	-50,170,685	-29,596,378	-3,519,658	5,614,008
225	742,906	15,871,180	-50,434,753	-29,860,446	-3,783,726	5,349,941
250	730,547	15,607,134	-50,698,800	-30,124,493	-4,047,772	5,085,894
275	718,187	15,343,087	-50,962,846	-30,388,539	-4,311,819	4,821,848
300	705,827	15,079,041	-51,226,893	-30,652,586	-4,575,865	4,557,801
325	693,468	14,814,994	-51,490,939	-30,916,632	-4,839,912	4,293,754
350	681,107	14,550,926	-51,755,007	-31,180,700	-5,103,980	4,029,687
375	668,748	14,286,880	-52,019,054	-31,444,747	-5,368,026	3,765,640
400	656,388	14,022,833	-52,283,100	-31,708,793	-5,632,073	3,501,594
450	631,669	13,494,740	-52,811,193	-32,236,886	-6,160,166	2,973,500

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,315,269	28,098,921	-38,207,012	-17,632,705	8,444,016	17,577,682
80	1,253,096	26,770,680	-39,535,254	-18,960,947	7,115,774	16,249,440
100	1,243,208	26,559,451	-39,746,482	-19,172,175	6,904,545	16,038,212
125	1,230,849	26,295,405	-40,010,529	-19,436,222	6,640,499	15,774,165
150	1,218,488	26,031,337	-40,274,597	-19,700,290	6,376,431	15,510,097
175	1,206,128	25,767,290	-40,538,643	-19,964,336	6,112,384	15,246,051
200	1,193,769	25,503,244	-40,802,690	-20,228,383	5,848,338	14,982,004
225	1,181,409	25,239,197	-41,066,736	-20,492,429	5,584,291	14,717,958
250	1,169,050	24,975,151	-41,330,783	-20,756,476	5,320,245	14,453,911
275	1,156,689	24,711,083	-41,594,851	-21,020,544	5,056,177	14,189,843
300	1,144,329	24,447,036	-41,858,897	-21,284,590	4,792,130	13,925,797
325	1,131,970	24,182,990	-42,122,944	-21,548,637	4,528,084	13,661,750
350	1,119,610	23,918,943	-42,386,990	-21,812,683	4,264,037	13,397,704
375	1,107,250	23,654,897	-42,651,037	-22,076,730	3,999,991	13,133,657
400	1,094,890	23,390,829	-42,915,105	-22,340,798	3,735,923	12,869,589
450	1,070,171	22,862,736	-43,443,198	-22,868,891	3,207,830	12,341,496

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	869,093	18,566,988	-47,738,945	-27,164,638	-1,087,918	8,045,749
80	814,594	17,402,684	-48,903,249	-28,328,942	-2,252,222	6,881,445
100	804,706	17,191,456	-49,114,478	-28,540,171	-2,463,450	6,670,216
125	792,346	16,927,388	-49,378,546	-28,804,239	-2,727,518	6,406,148
150	779,986	16,663,341	-49,642,592	-29,068,285	-2,991,565	6,142,102
175	767,627	16,399,295	-49,906,639	-29,332,332	-3,255,611	5,878,055
200	755,267	16,135,248	-50,170,685	-29,596,378	-3,519,658	5,614,008
225	742,906	15,871,180	-50,434,753	-29,860,446	-3,783,726	5,349,941
250	730,547	15,607,134	-50,698,800	-30,124,493	-4,047,772	5,085,894
275	718,187	15,343,087	-50,962,846	-30,388,539	-4,311,819	4,821,848
300	705,827	15,079,041	-51,226,893	-30,652,586	-4,575,865	4,557,801
325	693,468	14,814,994	-51,490,939	-30,916,632	-4,839,912	4,293,754
350	681,107	14,550,926	-51,755,007	-31,180,700	-5,103,980	4,029,687
375	668,748	14,286,880	-52,019,054	-31,444,747	-5,368,026	3,765,640
400	656,388	14,022,833	-52,283,100	-31,708,793	-5,632,073	3,501,594
450	631,669	13,494,740	-52,811,193	-32,236,886	-6,160,166	2,973,500

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 5	
	Houses & Flats
No of units	25 units
Density:	375 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	0%
% Shered Ownership	30%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psm)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,893,851	88,407,764	22,101,830	42,676,137	68,752,858	77,886,524
80	5,702,193	85,532,896	19,226,963	39,801,270	65,877,990	75,011,656
100	5,679,621	85,194,314	18,888,381	39,462,688	65,539,409	74,673,075
125	5,651,406	84,771,091	18,465,158	39,039,465	65,116,185	74,249,851
150	5,623,190	84,347,853	18,041,919	38,616,226	64,692,947	73,826,613
175	5,594,975	83,924,630	17,618,696	38,193,003	64,269,724	73,403,390
200	5,566,760	83,501,406	17,195,473	37,769,780	63,846,501	72,980,167
225	5,538,545	83,078,168	16,772,235	37,346,542	63,423,262	72,556,928
250	5,510,330	82,654,945	16,349,011	36,923,318	63,000,039	72,133,705
275	5,482,114	82,231,707	15,925,773	36,500,080	62,576,801	71,710,467
300	5,453,899	81,808,483	15,502,550	36,076,857	62,153,577	71,287,244
325	5,425,684	81,385,260	15,079,327	35,653,634	61,730,354	70,864,020
350	5,397,468	80,962,022	14,656,088	35,230,395	61,307,116	70,440,782
375	5,369,253	80,538,798	14,232,865	34,807,172	60,883,893	70,017,559
400	5,341,038	80,115,575	13,809,642	34,383,949	60,460,669	69,594,336
450	5,284,608	79,269,114	12,963,180	33,537,487	59,614,208	68,747,874

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psm)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,035,336	45,530,037	-20,775,896	-201,589	25,875,132	35,008,798
80	2,892,842	43,392,625	-22,913,308	-2,339,001	23,737,719	32,871,386
100	2,870,270	43,054,044	-23,251,890	-2,677,583	23,399,138	32,532,804
125	2,842,055	42,630,820	-23,675,113	-3,100,806	22,975,915	32,109,581
150	2,813,839	42,207,582	-24,098,351	-3,524,044	22,552,676	31,686,342
175	2,785,624	41,784,359	-24,521,575	-3,947,268	22,129,453	31,263,119
200	2,757,409	41,361,136	-24,944,798	-4,370,491	21,706,230	30,839,896
225	2,729,193	40,937,897	-25,368,036	-4,793,729	21,282,991	30,416,658
250	2,700,978	40,514,674	-25,791,259	-5,216,952	20,859,768	29,993,434
275	2,672,763	40,091,451	-26,214,483	-5,640,176	20,436,545	29,570,211
300	2,644,547	39,668,212	-26,637,721	-6,063,414	20,013,307	29,146,973
325	2,616,333	39,244,989	-27,060,944	-6,486,637	19,590,083	28,723,750
350	2,588,117	38,821,751	-27,484,183	-6,909,876	19,166,845	28,300,511
375	2,559,902	38,398,528	-27,907,406	-7,333,099	18,743,622	27,877,288
400	2,531,687	37,975,304	-28,330,629	-7,756,322	18,320,399	27,454,065
450	2,475,256	37,128,843	-29,177,091	-8,602,784	17,473,937	26,607,603

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psm)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,263,862	18,957,924	-47,348,009	-26,773,702	-696,981	8,436,685
80	1,151,835	17,277,526	-49,028,408	-28,454,101	-2,377,380	6,756,286
100	1,129,263	16,938,944	-49,366,989	-28,792,682	-2,715,962	6,417,704
125	1,101,048	16,515,721	-49,790,213	-29,215,906	-3,139,185	5,994,481
150	1,072,833	16,092,498	-50,213,436	-29,639,129	-3,562,408	5,571,258
175	1,044,617	15,669,259	-50,636,674	-30,062,367	-3,985,647	5,148,020
200	1,016,402	15,246,036	-51,059,897	-30,485,590	-4,408,870	4,724,796
225	988,188	14,822,813	-51,483,121	-30,908,814	-4,832,093	4,301,573
250	959,972	14,399,574	-51,906,359	-31,332,052	-5,255,331	3,878,335
275	931,757	13,976,351	-52,329,582	-31,755,275	-5,678,555	3,455,112
300	903,541	13,553,113	-52,752,821	-32,178,514	-6,101,793	3,031,873
325	875,326	13,129,890	-53,176,044	-32,601,737	-6,525,016	2,608,650
350	847,111	12,706,666	-53,599,267	-33,024,960	-6,948,239	2,185,427
375	818,895	12,283,428	-54,022,505	-33,448,198	-7,371,478	1,762,189
400	790,680	11,860,205	-54,445,729	-33,871,422	-7,794,701	1,338,965
450	734,250	11,013,743	-55,292,190	-34,717,883	-8,641,162	492,504

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z2 High (£1,000 psm)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,075,596	46,133,941	-20,171,992	402,315	26,479,036	35,612,702
80	2,932,410	43,986,150	-22,319,784	-1,745,477	24,331,244	33,464,910
100	2,909,838	43,647,568	-22,658,366	-2,084,059	23,992,662	33,126,328
125	2,881,623	43,224,345	-23,081,589	-2,507,282	23,569,439	32,703,105
150	2,853,407	42,801,106	-23,504,827	-2,930,520	23,146,201	32,279,867
175	2,825,192	42,377,883	-23,928,050	-3,353,743	22,722,977	31,856,643
200	2,796,977	41,954,660	-24,351,274	-3,776,967	22,299,754	31,433,420
225	2,768,761	41,531,422	-24,774,512	-4,200,205	21,876,516	31,010,182
250	2,740,547	41,108,198	-25,197,735	-4,623,428	21,453,293	30,586,959
275	2,712,332	40,684,975	-25,620,958	-5,046,651	21,030,069	30,163,735
300	2,684,116	40,261,737	-26,044,197	-5,469,890	20,606,831	29,740,497
325	2,655,901	39,838,513	-26,467,420	-5,893,113	20,183,608	29,317,274
350	2,627,685	39,415,275	-26,890,658	-6,316,351	19,760,369	28,894,036
375	2,599,470	38,992,052	-27,313,881	-6,739,575	19,337,146	28,470,812
400	2,571,255	38,568,829	-27,737,105	-7,162,798	18,913,923	28,047,589
450	2,514,824	37,722,367	-28,583,566	-8,009,259	18,067,461	27,201,128

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£450	£450

Site type 5

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,344,383	20,165,747	-46,140,186	-25,565,879	510,841	9,644,507
80	1,230,973	18,464,589	-47,841,344	-27,267,037	-1,190,316	7,943,350
100	1,208,400	18,125,993	-48,179,941	-27,605,634	-1,528,913	7,604,753
125	1,180,185	17,702,769	-48,603,164	-28,028,857	-1,952,136	7,181,530
150	1,151,970	17,279,546	-49,026,387	-28,452,080	-2,375,360	6,758,307
175	1,123,754	16,856,308	-49,449,626	-28,875,319	-2,798,598	6,335,068
200	1,095,539	16,433,085	-49,872,849	-29,298,542	-3,221,821	5,911,845
225	1,067,324	16,009,861	-50,296,072	-29,721,765	-3,645,044	5,488,622
250	1,039,108	15,586,623	-50,719,310	-30,145,003	-4,068,283	5,065,383
275	1,010,893	15,163,400	-51,142,534	-30,568,227	-4,491,506	4,642,160
300	982,677	14,740,162	-51,565,772	-30,991,465	-4,914,744	4,218,922
325	954,463	14,316,938	-51,988,995	-31,414,688	-5,337,968	3,795,699
350	926,248	13,893,715	-52,412,218	-31,837,911	-5,761,191	3,372,475
375	898,032	13,470,477	-52,835,457	-32,261,150	-6,184,429	2,949,237
400	869,817	13,047,253	-53,258,680	-32,684,373	-6,607,652	2,526,014
450	813,386	12,200,792	-54,105,142	-33,530,835	-7,454,114	1,679,552

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	458,647	6,879,698	-59,426,235	-38,851,928	-12,775,208	-3,641,542
80	360,469	5,407,040	-60,898,894	-40,324,587	-14,247,866	-5,114,200
100	337,897	5,068,458	-61,237,476	-40,663,169	-14,586,448	-5,452,782
125	309,681	4,645,220	-61,660,714	-41,086,407	-15,009,686	-5,876,020
150	281,466	4,221,996	-62,083,937	-41,509,630	-15,432,909	-6,299,243
175	253,251	3,798,758	-62,507,175	-41,932,868	-15,856,148	-6,722,481
200	225,036	3,375,535	-62,930,399	-42,356,092	-16,279,371	-7,145,705
225	196,821	2,952,312	-63,353,622	-42,779,315	-16,702,594	-7,568,928
250	168,605	2,529,073	-63,776,860	-43,202,553	-17,125,832	-7,992,166
275	140,390	2,105,850	-64,200,083	-43,625,776	-17,549,056	-8,415,390
300	112,175	1,682,627	-64,623,307	-44,049,000	-17,972,279	-8,838,613
325	83,959	1,259,389	-65,046,545	-44,472,238	-18,395,517	-9,261,851
350	55,744	836,165	-65,469,768	-44,895,461	-18,818,741	-9,685,074
375	27,528	412,927	-65,893,006	-45,318,699	-19,241,979	-10,108,313
400	-697	-10,462	-66,316,395	-45,742,088	-19,665,368	-10,531,702
450	-58,051	-870,772	-67,176,706	-46,602,399	-20,525,678	-11,392,012

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,465,166	21,977,489	-44,328,445	-23,754,138	2,322,583	11,456,249
80	1,349,677	20,245,162	-46,060,771	-25,486,464	590,256	9,723,923
100	1,327,105	19,906,581	-46,399,353	-25,825,046	251,675	9,385,341
125	1,298,889	19,483,342	-46,822,591	-26,248,284	-171,563	8,962,103
150	1,270,675	19,060,119	-47,245,814	-26,671,507	-594,787	8,538,879
175	1,242,459	18,636,881	-47,669,053	-27,094,746	-1,018,025	8,115,641
200	1,214,244	18,213,658	-48,092,276	-27,517,969	-1,441,248	7,692,418
225	1,186,029	17,790,434	-48,515,499	-27,941,192	-1,864,472	7,269,195
250	1,157,813	17,367,196	-48,938,737	-28,364,430	-2,287,710	6,845,956
275	1,129,598	16,943,973	-49,361,961	-28,787,654	-2,710,933	6,422,733
300	1,101,383	16,520,749	-49,785,184	-29,210,877	-3,134,156	5,999,510
325	1,073,167	16,097,511	-50,208,422	-29,634,115	-3,557,395	5,576,272
350	1,044,953	15,674,288	-50,631,646	-30,057,339	-3,980,618	5,153,048
375	1,016,737	15,251,050	-51,054,884	-30,480,577	-4,403,856	4,729,810
400	988,522	14,827,826	-51,478,107	-30,903,800	-4,827,079	4,306,587
450	932,091	13,981,365	-52,324,569	-31,750,262	-5,673,541	3,460,125

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	458,647	6,879,698	-59,426,235	-38,851,928	-12,775,208	-3,641,542
80	360,469	5,407,040	-60,898,894	-40,324,587	-14,247,866	-5,114,200
100	337,897	5,068,458	-61,237,476	-40,663,169	-14,586,448	-5,452,782
125	309,681	4,645,220	-61,660,714	-41,086,407	-15,009,686	-5,876,020
150	281,466	4,221,996	-62,083,937	-41,509,630	-15,432,909	-6,299,243
175	253,251	3,798,758	-62,507,175	-41,932,868	-15,856,148	-6,722,481
200	225,036	3,375,535	-62,930,399	-42,356,092	-16,279,371	-7,145,705
225	196,821	2,952,312	-63,353,622	-42,779,315	-16,702,594	-7,568,928
250	168,605	2,529,073	-63,776,860	-43,202,553	-17,125,832	-7,992,166
275	140,390	2,105,850	-64,200,083	-43,625,776	-17,549,056	-8,415,390
300	112,175	1,682,627	-64,623,307	-44,049,000	-17,972,279	-8,838,613
325	83,959	1,259,389	-65,046,545	-44,472,238	-18,395,517	-9,261,851
350	55,744	836,165	-65,469,768	-44,895,461	-18,818,741	-9,685,074
375	27,528	412,927	-65,893,006	-45,318,699	-19,241,979	-10,108,313
400	-697	-10,462	-66,316,395	-45,742,088	-19,665,368	-10,531,702
450	-58,051	-870,772	-67,176,706	-46,602,399	-20,525,678	-11,392,012

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 6

Flats	
No of units	50 units
Density:	380 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	0%
% Shered Ownership	30%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psm)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,358,148	78,721,921	12,415,988	32,990,295	59,067,015	68,200,682
80	9,994,748	75,960,085	9,654,151	30,228,458	56,305,179	65,438,845
100	9,948,436	75,608,110	9,302,177	29,876,484	55,953,205	65,086,871
125	9,890,545	75,168,145	8,862,211	29,436,518	55,513,239	64,646,905
150	9,832,655	74,728,179	8,422,246	28,996,553	55,073,273	64,206,939
175	9,774,765	74,288,213	7,982,280	28,556,587	54,633,307	63,766,974
200	9,716,875	73,848,248	7,542,314	28,116,621	54,193,342	63,327,008
225	9,658,983	73,408,274	7,102,341	27,676,648	53,753,368	62,887,035
250	9,601,093	72,968,308	6,662,375	27,236,682	53,313,403	62,447,069
275	9,543,203	72,528,343	6,222,409	26,796,716	52,873,437	62,007,103
300	9,485,313	72,088,377	5,782,444	26,356,751	52,433,471	61,567,137
325	9,427,422	71,648,404	5,342,470	25,916,777	51,993,498	61,127,164
350	9,369,531	71,208,438	4,902,505	25,476,811	51,553,532	60,687,198
375	9,311,641	70,768,472	4,462,539	25,036,846	51,113,566	60,247,233
400	9,253,751	70,328,506	4,022,573	24,596,880	50,673,601	59,807,267
450	9,137,969	69,448,567	3,142,634	23,716,941	49,793,662	58,927,328

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psm)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,749,346	36,095,033	-30,210,900	-9,636,593	16,440,128	25,573,794
80	4,482,413	34,066,339	-32,239,594	-11,665,287	14,411,434	23,545,100
100	4,436,101	33,714,365	-32,591,568	-12,017,261	14,059,460	23,193,126
125	4,378,210	33,274,400	-33,031,534	-12,457,227	13,619,494	22,753,160
150	4,320,320	32,834,434	-33,471,500	-12,897,193	13,179,528	22,313,194
175	4,262,429	32,394,461	-33,911,473	-13,337,166	12,739,555	21,873,221
200	4,204,539	31,954,495	-34,351,439	-13,777,132	12,299,589	21,433,255
225	4,146,649	31,514,529	-34,791,404	-14,217,097	11,859,623	20,993,289
250	4,088,758	31,074,563	-35,231,370	-14,657,063	11,419,658	20,553,324
275	4,030,867	30,634,590	-35,671,343	-15,097,036	10,979,684	20,113,350
300	3,972,977	30,194,624	-36,111,309	-15,537,002	10,539,719	19,673,385
325	3,915,087	29,754,659	-36,551,275	-15,976,968	10,099,753	19,233,419
350	3,857,196	29,314,693	-36,991,241	-16,416,934	9,659,787	18,793,453
375	3,799,305	28,874,720	-37,431,214	-16,856,907	9,219,814	18,353,480
400	3,741,415	28,434,754	-37,871,180	-17,296,873	8,779,848	17,913,514
450	3,625,635	27,554,822	-38,751,111	-18,176,804	7,899,917	17,033,583

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psm)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,273,470	9,678,372	-56,627,562	-36,053,255	-9,976,534	-842,868
80	1,066,318	8,104,016	-58,201,917	-37,627,610	-11,550,889	-2,417,223
100	1,020,006	7,752,042	-58,553,891	-37,979,584	-11,902,863	-2,769,197
125	962,115	7,312,077	-58,993,857	-38,419,550	-12,342,829	-3,209,163
150	904,225	6,872,111	-59,433,823	-38,859,516	-12,782,795	-3,649,129
175	846,334	6,432,138	-59,873,796	-39,299,489	-13,222,768	-4,089,102
200	788,444	5,992,172	-60,313,762	-39,739,455	-13,662,734	-4,529,068
225	730,553	5,552,206	-60,753,727	-40,179,420	-14,102,700	-4,969,033
250	672,663	5,112,240	-61,193,693	-40,619,386	-14,542,665	-5,408,999
275	614,772	4,672,267	-61,633,666	-41,059,359	-14,982,639	-5,848,973
300	556,882	4,232,301	-62,073,632	-41,499,325	-15,422,604	-6,288,938
325	498,992	3,792,336	-62,513,598	-41,939,291	-15,862,570	-6,728,904
350	441,101	3,352,370	-62,953,564	-42,379,257	-16,302,536	-7,168,870
375	383,210	2,912,397	-63,393,537	-42,819,230	-16,742,509	-7,608,843
400	325,320	2,472,431	-63,833,503	-43,259,196	-17,182,475	-8,048,809
450	209,539	1,592,499	-64,713,434	-44,139,127	-18,062,406	-8,928,740

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psm)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,828,343	36,695,410	-29,610,523	-9,036,216	17,040,504	26,174,170
80	4,560,051	34,656,389	-31,649,544	-11,075,237	15,001,484	24,135,150
100	4,513,739	34,304,415	-32,001,518	-11,427,211	14,649,509	23,783,176
125	4,455,849	33,864,449	-32,441,484	-11,867,177	14,209,544	23,343,210
150	4,397,958	33,424,484	-32,881,450	-12,307,143	13,769,578	22,903,244
175	4,340,068	32,984,518	-33,321,415	-12,747,108	13,329,612	22,463,278
200	4,282,177	32,544,545	-33,761,389	-13,187,082	12,889,639	22,023,305
225	4,224,287	32,104,579	-34,201,354	-13,627,048	12,449,673	21,583,339
250	4,166,396	31,664,613	-34,641,320	-14,067,013	12,009,707	21,143,374
275	4,108,506	31,224,647	-35,081,286	-14,506,979	11,569,742	20,703,408
300	4,050,616	30,784,682	-35,521,252	-14,946,945	11,129,776	20,263,442
325	3,992,725	30,344,708	-35,961,225	-15,386,918	10,689,803	19,823,469
350	3,934,835	29,904,743	-36,401,191	-15,826,884	10,249,837	19,383,503
375	3,876,944	29,464,777	-36,841,156	-16,266,849	9,809,871	18,943,537
400	3,819,054	29,024,811	-37,281,122	-16,706,815	9,369,905	18,503,572
450	3,703,273	28,144,872	-38,161,061	-17,586,754	8,489,966	17,623,633

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 6

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,431,464	10,879,125	-55,426,808	-34,852,501	-8,775,781	357,886
80	1,221,595	9,284,124	-57,021,810	-36,447,503	-10,370,782	-1,237,116
100	1,175,283	8,932,150	-57,373,784	-36,799,477	-10,722,756	-1,589,090
125	1,117,393	8,492,184	-57,813,749	-37,239,442	-11,162,722	-2,029,056
150	1,059,501	8,052,211	-58,253,723	-37,679,416	-11,602,695	-2,469,029
175	1,001,611	7,612,245	-58,693,689	-38,119,382	-12,042,661	-2,908,995
200	943,721	7,172,279	-59,133,654	-38,559,347	-12,482,627	-3,348,960
225	885,831	6,732,313	-59,573,620	-38,999,313	-12,922,592	-3,788,926
250	827,939	6,292,340	-60,013,593	-39,439,286	-13,362,566	-4,228,899
275	770,049	5,852,374	-60,453,559	-39,879,252	-13,802,531	-4,668,865
300	712,159	5,412,409	-60,893,525	-40,319,218	-14,242,497	-5,108,831
325	654,269	4,972,443	-61,333,490	-40,759,184	-14,682,463	-5,548,797
350	596,378	4,532,470	-61,773,464	-41,199,157	-15,122,436	-5,988,770
375	538,487	4,092,504	-62,213,430	-41,639,123	-15,562,402	-6,428,736
400	480,597	3,652,538	-62,653,395	-42,079,088	-16,002,368	-6,868,701
450	364,817	2,772,607	-63,533,327	-42,959,020	-16,882,299	-7,748,633

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-311,487	-2,367,302	-68,673,235	-48,098,928	-22,022,208	-12,888,541
80	-494,408	-3,757,503	-70,063,437	-49,489,130	-23,412,409	-14,278,743
100	-541,478	-4,115,236	-70,421,169	-49,846,862	-23,770,142	-14,636,475
125	-600,316	-4,562,398	-70,868,331	-50,294,024	-24,217,304	-15,083,638
150	-659,153	-5,009,560	-71,315,493	-50,741,186	-24,664,466	-15,530,800
175	-717,990	-5,456,722	-71,762,655	-51,188,348	-25,111,628	-15,977,962
200	-776,828	-5,903,892	-72,209,825	-51,635,518	-25,558,797	-16,425,131
225	-835,665	-6,351,054	-72,656,987	-52,082,680	-26,005,960	-16,872,293
250	-894,502	-6,798,216	-73,104,149	-52,529,842	-26,453,122	-17,319,455
275	-953,339	-7,245,378	-73,551,311	-52,977,004	-26,900,284	-17,766,618
300	-1,012,176	-7,692,540	-73,998,473	-53,424,166	-27,347,446	-18,213,780
325	-1,071,013	-8,139,702	-74,445,635	-53,871,328	-27,794,608	-18,660,942
350	-1,129,852	-8,586,872	-74,892,805	-54,318,498	-28,241,777	-19,108,111
375	-1,188,689	-9,034,034	-75,339,967	-54,765,660	-28,688,940	-19,555,273
400	-1,247,526	-9,481,196	-75,787,129	-55,212,822	-29,136,102	-20,002,435
450	-1,365,200	-10,375,520	-76,681,453	-56,107,146	-30,030,426	-20,896,760

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,668,456	12,680,263	-53,625,670	-33,051,363	-6,974,643	2,159,023
80	1,454,511	11,054,281	-55,251,652	-34,677,345	-8,600,625	533,041
100	1,408,198	10,702,307	-55,603,627	-35,029,320	-8,952,599	181,067
125	1,350,308	10,262,341	-56,043,592	-35,469,285	-9,392,565	-258,898
150	1,292,417	9,822,368	-56,483,566	-35,909,259	-9,832,538	-698,872
175	1,234,527	9,382,402	-56,923,531	-36,349,224	-10,272,504	-1,138,838
200	1,176,636	8,942,436	-57,363,497	-36,789,190	-10,712,469	-1,578,803
225	1,118,746	8,502,471	-57,803,463	-37,229,156	-11,152,435	-2,018,769
250	1,060,856	8,062,505	-58,243,429	-37,669,122	-11,592,401	-2,458,735
275	1,002,965	7,622,532	-58,683,402	-38,109,095	-12,032,374	-2,898,708
300	945,074	7,182,566	-59,123,368	-38,549,061	-12,472,340	-3,338,674
325	887,184	6,742,600	-59,563,333	-38,989,026	-12,912,306	-3,778,640
350	829,294	6,302,634	-60,003,299	-39,428,992	-13,352,271	-4,218,605
375	771,403	5,862,661	-60,443,272	-39,868,965	-13,792,245	-4,658,579
400	713,513	5,422,695	-60,883,238	-40,308,931	-14,232,210	-5,098,544
450	597,732	4,542,764	-61,763,170	-41,188,863	-15,112,142	-5,978,476

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£100

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-311,487	-2,367,302	-68,673,235	-48,098,928	-22,022,208	-12,888,541
80	-494,408	-3,757,503	-70,063,437	-49,489,130	-23,412,409	-14,278,743
100	-541,478	-4,115,236	-70,421,169	-49,846,862	-23,770,142	-14,636,475
125	-600,316	-4,562,398	-70,868,331	-50,294,024	-24,217,304	-15,083,638
150	-659,153	-5,009,560	-71,315,493	-50,741,186	-24,664,466	-15,530,800
175	-717,990	-5,456,722	-71,762,655	-51,188,348	-25,111,628	-15,977,962
200	-776,828	-5,903,892	-72,209,825	-51,635,518	-25,558,797	-16,425,131
225	-835,665	-6,351,054	-72,656,987	-52,082,680	-26,005,960	-16,872,293
250	-894,502	-6,798,216	-73,104,149	-52,529,842	-26,453,122	-17,319,455
275	-953,339	-7,245,378	-73,551,311	-52,977,004	-26,900,284	-17,766,618
300	-1,012,176	-7,692,540	-73,998,473	-53,424,166	-27,347,446	-18,213,780
325	-1,071,013	-8,139,702	-74,445,635	-53,871,328	-27,794,608	-18,660,942
350	-1,129,852	-8,586,872	-74,892,805	-54,318,498	-28,241,777	-19,108,111
375	-1,188,689	-9,034,034	-75,339,967	-54,765,660	-28,688,940	-19,555,273
400	-1,247,526	-9,481,196	-75,787,129	-55,212,822	-29,136,102	-20,002,435
450	-1,365,200	-10,375,520	-76,681,453	-56,107,146	-30,030,426	-20,896,760

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 7

	Flats
No of units	100 units
Density:	210 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	0%
% Shered Ownership	30%

Site area	0.48 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psm)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,968,381	39,833,600	-26,472,333	-5,898,026	20,178,695	29,312,361
80	18,279,244	38,386,413	-27,919,521	-7,345,214	18,731,507	27,865,173
100	18,188,520	38,195,892	-28,110,041	-7,535,734	18,540,986	27,674,653
125	18,075,114	37,957,739	-28,348,194	-7,773,887	18,302,833	27,436,500
150	17,961,708	37,719,586	-28,586,347	-8,012,040	18,064,680	27,198,347
175	17,848,302	37,481,433	-28,824,500	-8,250,193	17,826,527	26,960,194
200	17,734,896	37,243,282	-29,062,651	-8,488,344	17,588,377	26,722,043
225	17,621,490	37,005,129	-29,300,804	-8,726,497	17,350,224	26,483,890
250	17,508,084	36,766,976	-29,538,957	-8,964,650	17,112,071	26,245,737
275	17,394,678	36,528,823	-29,777,110	-9,202,803	16,873,918	26,007,584
300	17,281,273	36,290,672	-30,015,261	-9,440,954	16,635,767	25,769,433
325	17,167,866	36,052,519	-30,253,414	-9,679,107	16,397,614	25,531,280
350	17,054,460	35,814,366	-30,491,567	-9,917,260	16,159,461	25,293,127
375	16,941,054	35,576,213	-30,729,720	-10,155,413	15,921,308	25,054,974
400	16,827,649	35,338,063	-30,967,871	-10,393,564	15,683,157	24,816,823
450	16,600,836	34,861,757	-31,444,177	-10,869,870	15,206,851	24,340,517

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Med (£995 psm)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,459,685	17,765,339	-48,540,595	-27,966,288	-1,889,567	7,244,099
80	7,951,288	16,697,704	-49,608,230	-29,033,923	-2,957,202	6,176,464
100	7,860,563	16,507,183	-49,798,750	-29,224,443	-3,147,723	5,985,943
125	7,747,157	16,269,030	-50,036,903	-29,462,596	-3,385,876	5,747,790
150	7,633,751	16,030,877	-50,275,056	-29,700,749	-3,624,029	5,509,637
175	7,520,345	15,792,724	-50,513,209	-29,938,902	-3,862,182	5,271,484
200	7,406,940	15,554,573	-50,751,360	-30,177,053	-4,100,333	5,033,334
225	7,293,533	15,316,420	-50,989,513	-30,415,206	-4,338,486	4,795,181
250	7,179,699	15,077,367	-51,228,566	-30,654,259	-4,577,539	4,556,127
275	7,064,438	14,835,320	-51,470,613	-30,896,306	-4,819,585	4,314,081
300	6,949,177	14,593,272	-51,712,662	-31,138,355	-5,061,634	4,072,032
325	6,833,917	14,351,225	-51,954,708	-31,380,401	-5,303,681	3,829,986
350	6,718,656	14,109,179	-52,196,755	-31,622,448	-5,545,727	3,587,939
375	6,603,395	13,867,130	-52,438,804	-31,864,497	-5,787,776	3,345,890
400	6,488,135	13,625,083	-52,680,850	-32,106,543	-6,029,823	3,103,844
450	6,257,613	13,140,988	-53,164,945	-32,590,639	-6,513,918	2,619,748

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z1 Low (£775 psm)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,885,482	3,959,512	-62,346,421	-41,772,114	-15,695,393	-6,561,727
80	1,484,219	3,116,859	-63,189,074	-42,614,767	-16,538,046	-7,404,380
100	1,392,010	2,923,222	-63,382,711	-42,808,404	-16,731,684	-7,598,018
125	1,276,750	2,681,175	-63,624,758	-43,050,451	-16,973,730	-7,840,064
150	1,161,489	2,439,127	-63,866,807	-43,292,500	-17,215,779	-8,082,113
175	1,046,229	2,197,080	-64,108,853	-43,534,546	-17,457,826	-8,324,159
200	930,967	1,955,031	-64,350,902	-43,776,595	-17,699,874	-8,566,208
225	815,707	1,712,985	-64,592,949	-44,018,642	-17,941,921	-8,808,255
250	700,446	1,470,936	-64,834,997	-44,260,690	-18,183,970	-9,050,303
275	585,185	1,228,890	-65,077,044	-44,502,737	-18,426,016	-9,292,350
300	469,925	986,843	-65,319,091	-44,744,784	-18,668,063	-9,534,397
325	354,664	744,794	-65,561,139	-44,986,832	-18,910,112	-9,776,445
350	239,404	502,748	-65,803,186	-45,228,879	-19,152,158	-10,018,492
375	124,142	260,699	-66,045,235	-45,470,928	-19,394,207	-10,260,541
400	8,882	18,652	-66,287,281	-45,712,974	-19,636,253	-10,502,587
450	-225,264	-473,054	-66,778,988	-46,204,681	-20,127,960	-10,994,294

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psm)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,607,695	18,076,159	-48,229,774	-27,655,467	-1,578,746	7,554,920
80	8,096,752	17,003,179	-49,302,754	-28,728,447	-2,651,727	6,481,939
100	8,006,027	16,812,656	-49,493,277	-28,918,970	-2,842,249	6,291,417
125	7,892,622	16,574,505	-49,731,428	-29,157,121	-3,080,400	6,053,266
150	7,779,215	16,336,352	-49,969,581	-29,395,274	-3,318,553	5,815,113
175	7,665,809	16,098,199	-50,207,734	-29,633,427	-3,556,706	5,576,960
200	7,552,403	15,860,046	-50,445,887	-29,871,580	-3,794,859	5,338,807
225	7,438,998	15,621,896	-50,684,038	-30,109,731	-4,033,010	5,100,656
250	7,325,592	15,383,743	-50,922,191	-30,347,884	-4,271,163	4,862,503
275	7,211,694	15,144,557	-51,161,376	-30,587,069	-4,510,348	4,623,318
300	7,096,433	14,902,509	-51,403,425	-30,829,118	-4,752,397	4,381,269
325	6,981,172	14,660,462	-51,645,471	-31,071,164	-4,994,444	4,139,223
350	6,865,912	14,418,416	-51,887,518	-31,313,211	-5,236,490	3,897,176
375	6,750,651	14,176,367	-52,129,567	-31,555,260	-5,478,539	3,655,127
400	6,635,391	13,934,320	-52,371,613	-31,797,306	-5,720,586	3,413,081
450	6,404,869	13,450,225	-52,855,708	-32,281,401	-6,204,681	2,928,985

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Site type 7

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,185,148	4,588,810	-61,717,124	-41,142,817	-15,066,096	-5,932,430
80	1,778,730	3,735,333	-62,570,600	-41,996,293	-15,919,572	-6,785,906
100	1,686,522	3,541,696	-62,764,237	-42,189,930	-16,113,210	-6,979,544
125	1,571,262	3,299,649	-63,006,284	-42,431,977	-16,355,256	-7,221,590
150	1,456,000	3,057,601	-63,248,333	-42,674,026	-16,597,305	-7,463,639
175	1,340,740	2,815,554	-63,490,379	-42,916,072	-16,839,352	-7,705,685
200	1,225,479	2,573,505	-63,732,428	-43,158,121	-17,081,400	-7,947,734
225	1,110,219	2,331,459	-63,974,475	-43,400,168	-17,323,447	-8,189,781
250	994,958	2,089,412	-64,216,521	-43,642,214	-17,565,494	-8,431,827
275	879,697	1,847,364	-64,458,570	-43,884,263	-17,807,542	-8,673,876
300	764,437	1,605,317	-64,700,616	-44,126,309	-18,049,589	-8,915,923
325	649,175	1,363,268	-64,942,665	-44,368,358	-18,291,638	-9,157,971
350	533,915	1,121,222	-65,184,712	-44,610,405	-18,533,684	-9,400,018
375	418,654	879,173	-65,426,760	-44,852,453	-18,775,733	-9,642,067
400	303,394	637,126	-65,668,807	-45,094,500	-19,017,779	-9,884,113
450	72,872	153,031	-66,152,902	-45,578,595	-19,501,875	-10,368,209

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,129,346	-2,371,626	-68,677,559	-48,103,252	-22,026,532	-12,892,865
80	-1,484,789	-3,118,057	-69,423,991	-48,849,684	-22,772,963	-13,639,297
100	-1,578,506	-3,314,862	-69,620,795	-49,046,488	-22,969,767	-13,836,101
125	-1,695,651	-3,560,868	-69,866,801	-49,292,495	-23,215,774	-14,082,108
150	-1,812,797	-3,806,875	-70,112,808	-49,538,501	-23,461,780	-14,328,114
175	-1,929,943	-4,052,881	-70,358,814	-49,784,507	-23,707,787	-14,574,121
200	-2,047,089	-4,298,887	-70,604,821	-50,030,514	-23,953,793	-14,820,127
225	-2,164,234	-4,544,892	-70,850,825	-50,276,518	-24,199,798	-15,066,131
250	-2,281,380	-4,790,898	-71,096,832	-50,522,525	-24,445,804	-15,312,138
275	-2,398,526	-5,036,905	-71,342,838	-50,768,531	-24,691,810	-15,558,144
300	-2,515,672	-5,282,911	-71,588,845	-51,014,538	-24,937,817	-15,804,151
325	-2,632,818	-5,528,918	-71,834,851	-51,260,544	-25,183,823	-16,050,157
350	-2,749,964	-5,774,924	-72,080,857	-51,506,550	-25,429,830	-16,296,164
375	-2,867,110	-6,020,930	-72,326,864	-51,752,557	-25,675,836	-16,542,170
400	-2,984,256	-6,266,937	-72,572,870	-51,998,563	-25,921,843	-16,788,177
450	-3,218,547	-6,758,948	-73,064,881	-52,490,574	-26,413,854	-17,280,187

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,634,646	5,532,756	-60,773,178	-40,198,871	-14,122,150	-4,988,484
80	2,220,497	4,663,044	-61,642,889	-41,068,582	-14,991,861	-5,858,195
100	2,128,289	4,469,407	-61,836,526	-41,262,219	-15,185,499	-6,051,833
125	2,013,029	4,227,361	-62,078,573	-41,504,266	-15,427,545	-6,293,879
150	1,897,768	3,985,312	-62,320,622	-41,746,315	-15,669,594	-6,535,928
175	1,782,507	3,743,265	-62,562,668	-41,988,361	-15,911,641	-6,777,974
200	1,667,246	3,501,217	-62,804,717	-42,230,410	-16,153,689	-7,020,023
225	1,551,986	3,259,170	-63,046,764	-42,472,457	-16,395,736	-7,262,070
250	1,436,725	3,017,123	-63,288,810	-42,714,503	-16,637,782	-7,504,116
275	1,321,464	2,775,075	-63,530,859	-42,956,552	-16,879,831	-7,746,165
300	1,206,204	2,533,028	-63,772,905	-43,198,598	-17,121,879	-7,988,212
325	1,090,943	2,290,979	-64,014,954	-43,440,647	-17,363,926	-8,230,260
350	975,682	2,048,933	-64,257,001	-43,682,694	-17,605,973	-8,472,307
375	860,421	1,806,884	-64,499,049	-43,924,742	-17,848,022	-8,714,356
400	745,161	1,564,837	-64,741,096	-44,166,789	-18,090,068	-8,956,402
450	514,639	1,080,742	-65,225,191	-44,650,884	-18,574,164	-9,440,498

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,129,346	-2,371,626	-68,677,559	-48,103,252	-22,026,532	-12,892,865
80	-1,484,789	-3,118,057	-69,423,991	-48,849,684	-22,772,963	-13,639,297
100	-1,578,506	-3,314,862	-69,620,795	-49,046,488	-22,969,767	-13,836,101
125	-1,695,651	-3,560,868	-69,866,801	-49,292,495	-23,215,774	-14,082,108
150	-1,812,797	-3,806,875	-70,112,808	-49,538,501	-23,461,780	-14,328,114
175	-1,929,943	-4,052,881	-70,358,814	-49,784,507	-23,707,787	-14,574,121
200	-2,047,089	-4,298,887	-70,604,821	-50,030,514	-23,953,793	-14,820,127
225	-2,164,234	-4,544,892	-70,850,825	-50,276,518	-24,199,798	-15,066,131
250	-2,281,380	-4,790,898	-71,096,832	-50,522,525	-24,445,804	-15,312,138
275	-2,398,526	-5,036,905	-71,342,838	-50,768,531	-24,691,810	-15,558,144
300	-2,515,672	-5,282,911	-71,588,845	-51,014,538	-24,937,817	-15,804,151
325	-2,632,818	-5,528,918	-71,834,851	-51,260,544	-25,183,823	-16,050,157
350	-2,749,964	-5,774,924	-72,080,857	-51,506,550	-25,429,830	-16,296,164
375	-2,867,110	-6,020,930	-72,326,864	-51,752,557	-25,675,836	-16,542,170
400	-2,984,256	-6,266,937	-72,572,870	-51,998,563	-25,921,843	-16,788,177
450	-3,218,547	-6,758,948	-73,064,881	-52,490,574	-26,413,854	-17,280,187

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 8

Flats	
No of units	250 units
Density:	280 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	0%
% Shered Ownership	30%

Site area	0.89 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psh)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	45,173,059	50,593,826	-15,712,108	4,862,199	30,938,920	40,072,586
80	43,537,793	48,762,329	-17,543,605	3,030,702	29,107,423	38,241,089
100	43,323,210	48,521,995	-17,783,938	2,790,369	28,867,089	38,000,756
125	43,054,981	48,221,578	-18,084,355	2,489,952	28,566,672	37,700,339
150	42,786,752	47,921,162	-18,384,771	2,189,536	28,266,257	37,399,923
175	42,518,523	47,620,746	-18,685,188	1,889,119	27,965,840	37,099,506
200	42,250,294	47,320,330	-18,985,604	1,588,703	27,665,424	36,799,090
225	41,982,065	47,019,913	-19,286,021	1,288,286	27,365,007	36,498,673
250	41,713,836	46,719,496	-19,586,437	987,870	27,064,590	36,198,256
275	41,445,607	46,419,080	-19,886,853	687,454	26,764,174	35,897,841
300	41,177,378	46,118,663	-20,187,270	387,037	26,463,758	35,597,424
325	40,909,149	45,818,246	-20,487,687	86,620	26,163,341	35,297,007
350	40,640,920	45,517,831	-20,788,103	-213,796	25,862,925	34,996,591
375	40,372,691	45,217,414	-21,088,520	-514,213	25,562,508	34,696,174
400	40,104,461	44,916,997	-21,388,937	-814,630	25,262,091	34,395,757
450	39,568,004	44,316,164	-21,989,769	-1,415,462	24,661,258	33,794,925

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£450	£450

CIL Z1 Med (£995 psh)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,342,538	22,783,643	-43,522,291	-22,947,984	3,128,737	12,262,403
80	19,106,028	21,398,752	-44,907,182	-24,332,875	1,743,846	10,877,512
100	18,884,369	21,150,493	-45,155,440	-24,581,133	1,495,587	10,629,254
125	18,607,294	20,840,169	-45,465,765	-24,891,458	1,185,263	10,318,929
150	18,330,219	20,529,845	-45,776,088	-25,201,781	874,940	10,008,606
175	18,053,145	20,219,522	-46,086,411	-25,512,104	564,616	9,698,283
200	17,776,070	19,909,199	-46,396,735	-25,822,428	254,293	9,387,959
225	17,498,995	19,598,875	-46,707,059	-26,132,752	-56,031	9,077,635
250	17,221,921	19,288,551	-47,017,382	-26,443,075	-366,355	8,767,312
275	16,944,846	18,978,228	-47,327,705	-26,753,398	-676,678	8,456,988
300	16,667,771	18,667,904	-47,638,030	-27,063,723	-987,002	8,146,664
325	16,390,697	18,357,580	-47,948,353	-27,374,046	-1,297,325	7,836,341
350	16,113,622	18,047,257	-48,258,676	-27,684,369	-1,607,649	7,526,017
375	15,836,548	17,736,934	-48,569,000	-27,994,693	-1,917,972	7,215,694
400	15,559,473	17,426,609	-48,879,324	-28,305,017	-2,228,296	6,905,370
450	15,005,324	16,805,963	-49,499,971	-28,925,664	-2,848,943	6,284,723

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£450

CIL Z1 Low (£775 psh)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,582,909	5,132,858	-61,173,076	-40,598,769	-14,522,048	-5,388,382
80	3,588,208	4,018,793	-62,287,140	-41,712,833	-15,636,112	-6,502,446
100	3,359,239	3,762,348	-62,543,586	-41,969,279	-15,892,558	-6,758,892
125	3,073,028	3,441,791	-62,864,143	-42,289,836	-16,213,115	-7,079,449
150	2,786,815	3,121,233	-63,184,700	-42,610,393	-16,533,673	-7,400,007
175	2,500,604	2,800,676	-63,505,257	-42,930,950	-16,854,229	-7,720,563
200	2,214,392	2,480,119	-63,825,815	-43,251,508	-17,174,787	-8,041,121
225	1,928,179	2,159,561	-64,146,373	-43,572,066	-17,495,345	-8,361,679
250	1,641,968	1,839,004	-64,466,929	-43,892,622	-17,815,902	-8,682,236
275	1,355,756	1,518,446	-64,787,487	-44,213,180	-18,136,460	-9,002,793
300	1,069,544	1,197,890	-65,108,044	-44,533,737	-18,457,016	-9,323,350
325	783,332	877,332	-65,428,602	-44,854,295	-18,777,574	-9,643,908
350	497,120	556,774	-65,749,159	-45,174,852	-19,098,132	-9,964,466
375	210,908	236,217	-66,069,716	-45,495,409	-19,418,688	-10,285,022
400	-76,535	-85,720	-66,391,653	-45,817,346	-19,740,626	-10,606,959
450	-658,321	-737,320	-67,043,253	-46,468,946	-20,392,226	-11,258,559

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psh)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,695,700	23,179,184	-43,126,750	-22,552,443	3,524,278	12,657,944
80	19,455,605	21,790,277	-44,515,656	-23,941,349	2,135,371	11,269,038
100	19,233,945	21,542,019	-44,763,915	-24,189,608	1,887,113	11,020,779
125	18,956,871	21,231,695	-45,074,238	-24,499,931	1,576,790	10,710,456
150	18,679,796	20,921,371	-45,384,562	-24,810,255	1,266,465	10,400,131
175	18,402,721	20,611,048	-45,694,886	-25,120,579	956,142	10,089,808
200	18,125,647	20,300,725	-46,005,209	-25,430,902	645,819	9,779,485
225	17,848,573	19,990,401	-46,315,532	-25,741,225	335,495	9,469,162
250	17,571,497	19,680,077	-46,625,857	-26,051,550	25,171	9,158,837
275	17,294,423	19,369,754	-46,936,180	-26,361,873	-285,152	8,848,514
300	17,017,348	19,059,430	-47,246,503	-26,672,196	-595,475	8,538,191
325	16,740,274	18,749,107	-47,556,826	-26,982,519	-905,799	8,227,867
350	16,463,199	18,438,783	-47,867,151	-27,292,844	-1,216,123	7,917,543
375	16,186,124	18,128,459	-48,177,474	-27,603,167	-1,526,446	7,607,220
400	15,909,050	17,818,136	-48,487,797	-27,913,490	-1,836,770	7,296,896
450	15,354,900	17,197,488	-49,108,445	-28,534,138	-2,457,417	6,676,249

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£450

Site type 8

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,314,388	5,952,115	-60,353,819	-39,779,512	-13,702,791	-4,569,125
80	4,307,108	4,823,961	-61,481,972	-40,907,665	-14,830,945	-5,697,278
100	4,078,138	4,567,514	-61,738,419	-41,164,112	-15,087,391	-5,953,725
125	3,791,926	4,246,958	-62,058,976	-41,484,669	-15,407,948	-6,274,282
150	3,505,714	3,926,400	-62,379,534	-41,805,227	-15,728,506	-6,594,840
175	3,219,503	3,605,843	-62,700,090	-42,125,783	-16,049,063	-6,915,396
200	2,933,290	3,285,285	-63,020,648	-42,446,341	-16,369,620	-7,235,954
225	2,647,079	2,964,729	-63,341,205	-42,766,898	-16,690,177	-7,556,511
250	2,360,867	2,644,171	-63,661,763	-43,087,456	-17,010,735	-7,877,069
275	2,074,655	2,323,613	-63,982,320	-43,408,013	-17,331,293	-8,197,627
300	1,788,443	2,003,056	-64,302,877	-43,728,570	-17,651,849	-8,518,183
325	1,502,231	1,682,499	-64,623,435	-44,049,128	-17,972,407	-8,838,741
350	1,216,020	1,361,942	-64,943,992	-44,369,685	-18,292,964	-9,159,298
375	929,807	1,041,384	-65,264,549	-44,690,242	-18,613,522	-9,479,856
400	643,595	720,826	-65,585,107	-45,010,800	-18,934,080	-9,800,413
450	71,171	79,712	-66,226,222	-45,651,915	-19,575,194	-10,441,528

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,776,570	-3,109,759	-69,415,692	-48,841,385	-22,764,664	-13,630,998
80	-3,659,673	-4,098,834	-70,404,767	-49,830,460	-23,753,739	-14,620,073
100	-3,892,387	-4,359,474	-70,665,407	-50,091,100	-24,014,380	-14,880,713
125	-4,183,280	-4,685,274	-70,991,207	-50,416,900	-24,340,180	-15,206,513
150	-4,474,173	-5,011,074	-71,317,007	-50,742,700	-24,665,980	-15,532,314
175	-4,765,066	-5,336,874	-71,642,807	-51,068,500	-24,991,780	-15,858,114
200	-5,055,959	-5,662,674	-71,968,607	-51,394,300	-25,317,580	-16,183,914
225	-5,346,852	-5,988,474	-72,294,407	-51,720,100	-25,643,380	-16,509,714
250	-5,637,745	-6,314,274	-72,620,208	-52,045,901	-25,969,180	-16,835,514
275	-5,928,638	-6,640,074	-72,946,008	-52,371,701	-26,294,980	-17,161,314
300	-6,219,531	-6,965,874	-73,271,808	-52,697,501	-26,620,780	-17,487,114
325	-6,510,424	-7,291,675	-73,597,609	-53,023,302	-26,946,581	-17,812,915
350	-6,801,317	-7,617,475	-73,923,409	-53,349,102	-27,272,381	-18,138,715
375	-7,092,210	-7,943,275	-74,249,209	-53,674,902	-27,598,181	-18,464,515
400	-7,383,103	-8,269,075	-74,575,009	-54,000,702	-27,923,981	-18,790,315
450	-7,964,889	-8,920,676	-75,226,609	-54,652,302	-28,575,581	-19,441,915

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,396,752	7,164,363	-59,141,571	-38,567,264	-12,490,543	-3,356,877
80	5,385,457	6,031,711	-60,274,222	-39,699,915	-13,623,194	-4,489,528
100	5,156,487	5,775,266	-60,530,668	-39,956,361	-13,879,640	-4,745,974
125	4,870,275	5,454,708	-60,851,226	-40,276,919	-14,200,198	-5,066,532
150	4,584,062	5,134,150	-61,171,783	-40,597,476	-14,520,756	-5,387,090
175	4,297,851	4,813,593	-61,492,340	-40,918,033	-14,841,312	-5,707,646
200	4,011,639	4,493,036	-61,812,898	-41,238,591	-15,161,870	-6,028,204
225	3,725,428	4,172,479	-62,133,455	-41,559,148	-15,482,427	-6,348,761
250	3,439,215	3,851,921	-62,454,012	-41,879,705	-15,802,985	-6,669,319
275	3,153,004	3,531,364	-62,774,569	-42,200,262	-16,123,541	-6,989,875
300	2,866,792	3,210,807	-63,095,127	-42,520,820	-16,444,099	-7,310,433
325	2,580,579	2,890,249	-63,415,685	-42,841,378	-16,764,657	-7,630,991
350	2,294,368	2,569,692	-63,736,241	-43,161,934	-17,085,214	-7,951,548
375	2,008,156	2,249,134	-64,056,799	-43,482,492	-17,405,772	-8,272,105
400	1,721,944	1,928,578	-64,377,356	-43,803,049	-17,726,328	-8,592,662
450	1,149,520	1,287,462	-65,018,472	-44,444,165	-18,367,444	-9,233,778

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,776,570	-3,109,759	-69,415,692	-48,841,385	-22,764,664	-13,630,998
80	-3,659,673	-4,098,834	-70,404,767	-49,830,460	-23,753,739	-14,620,073
100	-3,892,387	-4,359,474	-70,665,407	-50,091,100	-24,014,380	-14,880,713
125	-4,183,280	-4,685,274	-70,991,207	-50,416,900	-24,340,180	-15,206,513
150	-4,474,173	-5,011,074	-71,317,007	-50,742,700	-24,665,980	-15,532,314
175	-4,765,066	-5,336,874	-71,642,807	-51,068,500	-24,991,780	-15,858,114
200	-5,055,959	-5,662,674	-71,968,607	-51,394,300	-25,317,580	-16,183,914
225	-5,346,852	-5,988,474	-72,294,407	-51,720,100	-25,643,380	-16,509,714
250	-5,637,745	-6,314,274	-72,620,208	-52,045,901	-25,969,180	-16,835,514
275	-5,928,638	-6,640,074	-72,946,008	-52,371,701	-26,294,980	-17,161,314
300	-6,219,531	-6,965,874	-73,271,808	-52,697,501	-26,620,780	-17,487,114
325	-6,510,424	-7,291,675	-73,597,609	-53,023,302	-26,946,581	-17,812,915
350	-6,801,317	-7,617,475	-73,923,409	-53,349,102	-27,272,381	-18,138,715
375	-7,092,210	-7,943,275	-74,249,209	-53,674,902	-27,598,181	-18,464,515
400	-7,383,103	-8,269,075	-74,575,009	-54,000,702	-27,923,981	-18,790,315
450	-7,964,889	-8,920,676	-75,226,609	-54,652,302	-28,575,581	-19,441,915

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 9

Flats
No of units 400 units
Density: 630 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	0%
% Shered Ownership	30%

Site area	0.63 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psm)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	36,530,872	57,536,123	-8,769,810	11,804,497	37,881,217	47,014,884
80	34,538,490	54,398,121	-11,907,812	8,666,495	34,743,215	43,876,881
100	34,197,468	53,861,013	-12,444,921	8,129,386	34,206,107	43,339,773
125	33,771,191	53,189,626	-13,116,307	7,458,000	33,534,721	42,668,387
150	33,344,913	52,518,238	-13,787,695	6,786,612	32,863,333	41,996,999
175	32,918,636	51,846,852	-14,459,081	6,115,226	32,191,946	41,325,613
200	32,492,359	51,175,466	-15,130,468	5,443,839	31,520,560	40,654,226
225	32,066,082	50,504,080	-15,801,854	4,772,453	30,849,174	39,982,840
250	31,639,942	49,831,334	-16,474,599	4,099,708	30,176,428	39,310,094
275	31,205,694	49,148,968	-17,156,966	3,417,341	29,494,062	38,627,728
300	30,772,444	48,466,600	-17,839,334	2,734,973	28,811,694	37,945,360
325	30,339,196	47,784,233	-18,521,700	2,052,607	28,129,327	37,262,994
350	29,905,946	47,101,865	-19,204,068	1,370,239	27,446,959	36,580,626
375	29,472,698	46,419,499	-19,886,435	687,872	26,764,593	35,898,259
400	29,039,448	45,737,131	-20,568,803	5,504	26,082,225	35,215,891
450	28,172,950	44,372,396	-21,933,537	-1,359,230	24,717,491	33,851,157

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£400	£450	£450

CIL Z1 Med (£995 psm)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-579,513	-912,734	-67,218,667	-46,644,360	-20,567,639	-11,433,973
80	-2,048,892	-3,227,004	-69,532,938	-48,958,631	-22,881,910	-13,748,244
100	-2,418,728	-3,809,496	-70,115,430	-49,541,123	-23,464,402	-14,330,736
125	-2,881,024	-4,537,613	-70,843,546	-50,269,239	-24,192,518	-15,058,852
150	-3,343,319	-5,265,727	-71,571,661	-50,997,354	-24,920,633	-15,786,967
175	-3,805,614	-5,993,842	-72,299,776	-51,725,469	-25,648,748	-16,515,082
200	-4,267,909	-6,721,957	-73,027,890	-52,453,583	-26,376,863	-17,243,197
225	-4,730,205	-7,450,073	-73,756,007	-53,181,700	-27,104,979	-17,971,313
250	-5,192,501	-8,178,188	-74,484,122	-53,909,815	-27,833,094	-18,699,428
275	-5,654,796	-8,906,303	-75,212,237	-54,637,930	-28,561,209	-19,427,543
300	-6,117,092	-9,634,420	-75,940,353	-55,366,046	-29,289,325	-20,155,659
325	-6,579,387	-10,362,534	-76,668,468	-56,094,161	-30,017,440	-20,883,774
350	-7,041,682	-11,090,649	-77,396,583	-56,822,276	-30,745,555	-21,611,889
375	-7,503,977	-11,818,764	-78,124,697	-57,550,391	-31,473,670	-22,340,004
400	-7,966,273	-12,546,880	-78,852,814	-58,278,507	-32,201,786	-23,068,120
450	-8,890,864	-14,003,110	-80,309,044	-59,734,737	-33,658,016	-24,524,350

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z1 Low (£775 psm)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-24,632,390	-38,796,014	-105,101,947	-84,527,640	-58,450,920	-49,317,254
80	-25,688,082	-40,458,729	-106,764,663	-86,190,356	-60,113,635	-50,979,969
100	-26,057,918	-41,041,221	-107,347,155	-86,772,848	-60,696,127	-51,562,461
125	-26,520,214	-41,769,338	-108,075,271	-87,500,964	-61,424,243	-52,290,577
150	-26,982,509	-42,497,452	-108,803,386	-88,229,079	-62,152,358	-53,018,692
175	-27,444,805	-43,225,567	-109,531,501	-88,957,194	-62,880,473	-53,746,807
200	-27,907,101	-43,953,684	-110,259,617	-89,685,310	-63,608,589	-54,474,923
225	-28,369,396	-44,681,798	-110,987,732	-90,413,425	-64,336,704	-55,203,038
250	-28,831,691	-45,409,913	-111,715,847	-91,141,540	-65,064,819	-55,931,153
275	-29,293,987	-46,138,030	-112,443,963	-91,869,656	-65,792,936	-56,659,269
300	-29,756,282	-46,866,145	-113,172,078	-92,597,771	-66,521,050	-57,387,384
325	-30,218,577	-47,594,259	-113,900,193	-93,325,886	-67,249,165	-58,115,499
350	-30,680,873	-48,322,374	-114,628,308	-94,054,001	-67,977,280	-58,843,614
375	-31,143,169	-49,050,491	-115,356,424	-94,782,117	-68,705,396	-59,571,730
400	-31,605,464	-49,778,605	-116,084,539	-95,510,232	-69,433,511	-60,299,845
450	-32,530,055	-51,234,837	-117,540,770	-96,966,463	-70,889,743	-61,756,076

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psm)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-32,857	-51,750	-66,357,684	-45,783,377	-19,706,656	-10,572,990
80	-1,511,637	-2,380,829	-68,686,762	-48,112,455	-22,035,735	-12,902,069
100	-1,881,474	-2,963,321	-69,269,254	-48,694,947	-22,618,227	-13,484,560
125	-2,343,769	-3,691,436	-69,997,369	-49,423,062	-23,346,341	-14,212,675
150	-2,806,065	-4,419,552	-70,725,486	-50,151,179	-24,074,458	-14,940,792
175	-3,268,360	-5,147,667	-71,453,600	-50,879,293	-24,802,573	-15,668,907
200	-3,730,655	-5,875,782	-72,181,715	-51,607,408	-25,530,688	-16,397,021
225	-4,192,951	-6,603,898	-72,909,832	-52,335,525	-26,258,804	-17,125,138
250	-4,655,246	-7,332,013	-73,637,946	-53,063,639	-26,986,919	-17,853,253
275	-5,117,541	-8,060,128	-74,366,061	-53,791,754	-27,715,034	-18,581,367
300	-5,579,837	-8,788,243	-75,094,176	-54,519,869	-28,443,148	-19,309,482
325	-6,042,133	-9,516,359	-75,822,293	-55,247,986	-29,171,265	-20,037,599
350	-6,504,428	-10,244,474	-76,550,407	-55,976,100	-29,899,380	-20,765,714
375	-6,966,723	-10,972,589	-77,278,522	-56,704,215	-30,627,495	-21,493,828
400	-7,429,019	-11,700,705	-78,006,639	-57,432,332	-31,355,611	-22,221,945
450	-8,353,609	-13,156,935	-79,462,868	-58,888,561	-32,811,841	-23,678,174

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,539,078	-37,074,047	-103,379,981	-82,805,674	-56,728,953	-47,595,287
80	-24,613,574	-38,766,379	-105,072,312	-84,498,005	-58,421,285	-49,287,618
100	-24,983,410	-39,348,871	-105,654,804	-85,080,497	-59,003,776	-49,870,110
125	-25,445,705	-40,076,985	-106,382,919	-85,808,612	-59,731,891	-50,598,225
150	-25,908,001	-40,805,102	-107,111,035	-86,536,728	-60,460,008	-51,326,341
175	-26,370,296	-41,533,217	-107,839,150	-87,264,843	-61,188,122	-52,054,456
200	-26,832,591	-42,261,332	-108,567,265	-87,992,958	-61,916,237	-52,782,571
225	-27,294,888	-42,989,448	-109,295,381	-88,721,074	-62,644,354	-53,510,688
250	-27,757,183	-43,717,563	-110,023,496	-89,449,189	-63,372,469	-54,238,802
275	-28,219,478	-44,445,678	-110,751,611	-90,177,304	-64,100,583	-54,966,917
300	-28,681,773	-45,173,792	-111,479,726	-90,905,419	-64,828,698	-55,695,032
325	-29,144,069	-45,901,909	-112,207,842	-91,633,535	-65,556,815	-56,423,148
350	-29,606,364	-46,630,024	-112,935,957	-92,361,650	-66,284,929	-57,151,263
375	-30,068,659	-47,358,139	-113,664,072	-93,089,765	-67,013,044	-57,879,378
400	-30,530,956	-48,086,255	-114,392,188	-93,817,881	-67,741,161	-58,607,495
450	-31,455,546	-49,542,485	-115,848,418	-95,274,111	-69,197,390	-60,063,724

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-35,565,515	-56,015,687	-122,321,620	-101,747,313	-75,670,593	-66,536,926
80	-36,433,169	-57,382,241	-123,688,175	-103,113,868	-77,037,147	-67,903,481
100	-36,803,005	-57,964,733	-124,270,667	-103,696,360	-77,619,639	-68,485,973
125	-37,265,300	-58,692,848	-124,998,781	-104,424,474	-78,347,754	-69,214,088
150	-37,727,596	-59,420,964	-125,726,898	-105,152,591	-79,075,870	-69,942,204
175	-38,189,892	-60,149,079	-126,455,013	-105,880,706	-79,803,985	-70,670,319
200	-38,652,187	-60,877,194	-127,183,127	-106,608,820	-80,532,100	-71,398,434
225	-39,114,483	-61,605,310	-127,911,244	-107,336,937	-81,260,216	-72,126,550
250	-39,576,778	-62,333,425	-128,639,359	-108,065,052	-81,988,331	-72,854,665
275	-40,039,073	-63,061,540	-129,367,474	-108,793,167	-82,716,446	-73,582,780
300	-40,501,369	-63,789,657	-130,095,590	-109,521,283	-83,444,562	-74,310,896
325	-40,963,664	-64,517,771	-130,823,705	-110,249,398	-84,172,677	-75,039,011
350	-41,425,959	-65,245,886	-131,551,820	-110,977,513	-84,900,792	-75,767,126
375	-41,888,255	-65,974,001	-132,279,934	-111,705,627	-85,628,907	-76,495,241
400	-42,350,551	-66,702,117	-133,008,051	-112,433,744	-86,357,023	-77,223,357
450	-43,275,141	-68,158,347	-134,464,281	-113,889,974	-87,813,253	-78,679,587

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-21,899,108	-34,491,096	-100,797,029	-80,222,722	-54,146,002	-45,012,335
80	-23,001,810	-36,227,851	-102,533,785	-81,959,478	-55,882,757	-46,749,091
100	-23,371,647	-36,810,345	-103,116,278	-82,541,971	-56,465,251	-47,331,584
125	-23,833,943	-37,538,460	-103,844,393	-83,270,086	-57,193,365	-48,059,699
150	-24,296,238	-38,266,574	-104,572,508	-83,998,201	-57,921,480	-48,787,814
175	-24,758,533	-38,994,689	-105,300,623	-84,726,316	-58,649,595	-49,515,929
200	-25,220,829	-39,722,806	-106,028,739	-85,454,432	-59,377,711	-50,244,045
225	-25,683,124	-40,450,921	-106,756,854	-86,182,547	-60,105,826	-50,972,160
250	-26,145,419	-41,179,035	-107,484,969	-86,910,662	-60,833,941	-51,700,275
275	-26,607,715	-41,907,152	-108,213,085	-87,638,778	-61,562,058	-52,428,391
300	-27,070,011	-42,635,267	-108,941,200	-88,366,893	-62,290,172	-53,156,506
325	-27,532,306	-43,363,381	-109,669,315	-89,095,008	-63,018,287	-53,884,621
350	-27,994,601	-44,091,496	-110,397,430	-89,823,123	-63,746,402	-54,612,736
375	-28,456,897	-44,819,613	-111,125,546	-90,551,239	-64,474,518	-55,340,852
400	-28,919,192	-45,547,728	-111,853,661	-91,279,354	-65,202,633	-56,068,967
450	-29,843,783	-47,003,959	-113,309,892	-92,735,585	-66,658,865	-57,525,198

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-35,565,515	-56,015,687	-122,321,620	-101,747,313	-75,670,593	-66,536,926
80	-36,433,169	-57,382,241	-123,688,175	-103,113,868	-77,037,147	-67,903,481
100	-36,803,005	-57,964,733	-124,270,667	-103,696,360	-77,619,639	-68,485,973
125	-37,265,300	-58,692,848	-124,998,781	-104,424,474	-78,347,754	-69,214,088
150	-37,727,596	-59,420,964	-125,726,898	-105,152,591	-79,075,870	-69,942,204
175	-38,189,892	-60,149,079	-126,455,013	-105,880,706	-79,803,985	-70,670,319
200	-38,652,187	-60,877,194	-127,183,127	-106,608,820	-80,532,100	-71,398,434
225	-39,114,483	-61,605,310	-127,911,244	-107,336,937	-81,260,216	-72,126,550
250	-39,576,778	-62,333,425	-128,639,359	-108,065,052	-81,988,331	-72,854,665
275	-40,039,073	-63,061,540	-129,367,474	-108,793,167	-82,716,446	-73,582,780
300	-40,501,369	-63,789,657	-130,095,590	-109,521,283	-83,444,562	-74,310,896
325	-40,963,664	-64,517,771	-130,823,705	-110,249,398	-84,172,677	-75,039,011
350	-41,425,959	-65,245,886	-131,551,820	-110,977,513	-84,900,792	-75,767,126
375	-41,888,255	-65,974,001	-132,279,934	-111,705,627	-85,628,907	-76,495,241
400	-42,350,551	-66,702,117	-133,008,051	-112,433,744	-86,357,023	-77,223,357
450	-43,275,141	-68,158,347	-134,464,281	-113,889,974	-87,813,253	-78,679,587

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Appendix 4 - Residential appraisal results (Affordable Rent, Tower Hamlets Living Rent, London Living Rent and London Living Rent) at base costs and values

Community Infrastructure Levy Viability
LB Tower Hamlets
Results summary

#N/A = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	35%			
Tenure Split	SR	LBTH LR	Lon LR	SO
	35%	35%	30%	0%

Site type	T1 - 3 Houses			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	400	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	200	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	300	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 High (£800 psf)	#N/A	#N/A	400	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	150

Site type	T2 - 6 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	450	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	450	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	375	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	375	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	225

Site type	T3 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	125	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T4 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	125	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T5 - 25 Houses and Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	375
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	0	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T6 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	0
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	#N/A	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	#N/A	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	#N/A	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	125	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	150	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T9 - 400 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	300	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2- Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type	1
	Houses
No of units	3 units
Density:	100 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	30%
% Shered Ownership	0%

Site area	0.0300 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CiL Z1 High (£1,350 psf)

Private values £14531 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,460,532	48,684,416	-17,621,517	2,952,790	29,029,510	38,163,176
80	1,422,878	47,429,257	-18,876,676	1,697,631	27,774,351	36,908,018
100	1,419,744	47,324,813	-18,981,120	1,593,187	27,669,907	36,803,574
125	1,415,826	47,194,216	-19,111,717	1,462,590	27,539,311	36,672,977
150	1,411,910	47,063,653	-19,242,280	1,332,027	27,408,747	36,542,413
175	1,407,993	46,933,090	-19,372,844	1,201,463	27,278,184	36,411,850
200	1,404,076	46,802,526	-19,503,407	1,070,900	27,147,621	36,281,287
225	1,400,159	46,671,963	-19,633,970	940,337	27,017,057	36,150,723
250	1,396,241	46,541,366	-19,764,567	809,740	26,886,461	36,020,127
275	1,392,324	46,410,803	-19,895,130	679,177	26,755,897	35,889,563
300	1,388,407	46,280,240	-20,025,694	548,613	26,625,334	35,759,000
325	1,384,490	46,149,676	-20,156,257	418,050	26,494,771	35,628,437
350	1,380,573	46,019,113	-20,286,820	287,487	26,364,207	35,497,873
375	1,376,655	45,888,516	-20,417,417	156,890	26,233,611	35,367,277
400	1,372,739	45,757,953	-20,547,980	26,327	26,103,047	35,236,713
450	1,364,905	45,496,826	-20,809,107	-234,800	25,841,921	34,975,587

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£400	£450	£450

CiL Z1 Med (£995 psf)

Private values £10710 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£950,342	31,678,059	-34,627,874	-14,053,567	12,023,154	21,156,820
80	921,462	30,715,400	-35,590,533	-15,016,226	11,060,495	20,194,161
100	918,329	30,610,956	-35,694,977	-15,120,670	10,956,051	20,089,717
125	914,411	30,480,360	-35,825,574	-15,251,267	10,825,454	19,959,120
150	910,494	30,349,796	-35,956,137	-15,381,830	10,694,891	19,828,557
175	906,577	30,219,233	-36,086,700	-15,512,393	10,564,327	19,697,993
200	902,660	30,088,670	-36,217,264	-15,642,957	10,433,764	19,567,430
225	898,742	29,958,073	-36,347,860	-15,773,553	10,303,167	19,436,833
250	894,825	29,827,510	-36,478,424	-15,904,117	10,172,604	19,306,270
275	890,908	29,696,946	-36,608,987	-16,034,680	10,042,041	19,175,707
300	886,991	29,566,383	-36,739,550	-16,165,243	9,911,477	19,045,143
325	883,075	29,435,820	-36,870,114	-16,295,807	9,780,914	18,914,580
350	879,157	29,305,223	-37,000,710	-16,426,403	9,650,317	18,783,983
375	875,240	29,174,660	-37,131,274	-16,556,967	9,519,754	18,653,420
400	871,323	29,044,096	-37,261,837	-16,687,530	9,389,191	18,522,857
450	863,489	28,782,970	-37,522,964	-16,948,657	9,128,064	18,261,730

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CiL Z1 Low (£775 psf)

Private values £8342 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	634,167	21,138,896	-45,167,038	-24,592,731	1,483,990	10,617,656
80	610,726	20,357,525	-45,948,409	-25,374,102	702,619	9,836,285
100	607,591	20,253,047	-46,052,886	-25,478,579	598,142	9,731,808
125	603,675	20,122,484	-46,183,449	-25,609,142	467,578	9,601,244
150	599,758	19,991,921	-46,314,013	-25,739,706	337,015	9,470,681
175	595,841	19,861,357	-46,444,576	-25,870,269	206,452	9,340,118
200	591,923	19,730,761	-46,575,173	-26,000,866	75,855	9,209,521
225	588,006	19,600,197	-46,705,736	-26,131,429	-54,708	9,078,958
250	584,089	19,469,634	-46,836,299	-26,261,992	-185,272	8,948,394
275	580,172	19,339,071	-46,966,863	-26,392,556	-315,835	8,817,831
300	576,255	19,208,507	-47,097,426	-26,523,119	-446,398	8,687,268
325	572,337	19,077,911	-47,228,023	-26,653,716	-576,995	8,556,671
350	568,420	18,947,347	-47,358,586	-26,784,279	-707,558	8,426,108
375	564,504	18,816,784	-47,489,149	-26,914,842	-838,122	8,295,544
400	560,587	18,686,221	-47,619,713	-27,045,406	-968,685	8,164,981
450	552,752	18,425,061	-47,880,873	-27,306,566	-1,229,845	7,903,821

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£450

CiL Z2 High (£1,000 psf)

Private values £10764 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	957,527	31,917,562	-34,388,372	-13,814,065	12,262,656	21,396,322
80	928,524	30,950,816	-35,355,118	-14,780,811	11,295,910	20,429,576
100	925,390	30,846,338	-35,459,595	-14,885,288	11,191,433	20,325,099
125	921,473	30,715,775	-35,590,158	-15,015,851	11,060,869	20,194,535
150	917,556	30,585,212	-35,720,722	-15,146,415	10,930,306	20,063,972
175	913,639	30,454,648	-35,851,285	-15,276,978	10,799,743	19,933,409
200	909,722	30,324,052	-35,981,882	-15,407,575	10,669,146	19,802,812
225	905,805	30,193,488	-36,112,445	-15,538,138	10,538,583	19,672,249
250	901,888	30,062,925	-36,243,008	-15,668,701	10,408,019	19,541,685
275	897,971	29,932,362	-36,373,572	-15,799,265	10,277,456	19,411,122
300	894,054	29,801,798	-36,504,135	-15,929,828	10,146,893	19,280,559
325	890,136	29,671,202	-36,634,732	-16,060,425	10,016,296	19,149,962
350	886,219	29,540,638	-36,765,295	-16,190,988	9,885,733	19,019,399
375	882,302	29,410,075	-36,895,858	-16,321,551	9,755,169	18,888,835
400	878,385	29,279,512	-37,026,422	-16,452,115	9,624,606	18,758,272
450	870,551	29,018,352	-37,287,582	-16,713,275	9,363,446	18,497,112

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 1

CiL Z2 Med (£785 psf)

Private values £8450 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	648,539	21,617,967	-44,687,967	-24,113,660	1,963,061	11,096,727
80	624,850	20,828,322	-45,477,611	-24,903,304	1,173,416	10,307,083
100	621,716	20,723,878	-45,582,055	-25,007,748	1,068,972	10,202,639
125	617,799	20,593,315	-45,712,619	-25,138,312	938,409	10,072,075
150	613,882	20,462,718	-45,843,215	-25,268,908	807,812	9,941,479
175	609,965	20,332,155	-45,973,779	-25,399,472	677,249	9,810,915
200	606,048	20,201,591	-46,104,342	-25,530,035	546,686	9,680,352
225	602,131	20,071,028	-46,234,905	-25,660,598	416,122	9,549,789
250	598,214	19,940,465	-46,365,469	-25,791,162	285,559	9,419,225
275	594,296	19,809,868	-46,496,065	-25,921,758	154,962	9,288,629
300	590,379	19,679,305	-46,626,629	-26,052,322	24,399	9,158,065
325	586,462	19,548,741	-46,757,192	-26,182,885	-106,164	9,027,502
350	582,545	19,418,178	-46,887,755	-26,313,448	-236,728	8,896,939
375	578,628	19,287,615	-47,018,319	-26,444,012	-367,291	8,766,375
400	574,711	19,157,018	-47,148,915	-26,574,608	-497,888	8,635,778
450	566,877	18,895,891	-47,410,042	-26,835,735	-759,014	8,374,652

CiL Z2 Low (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	490,452	16,348,385	-49,957,549	-29,383,242	-3,306,521	5,827,145
80	469,482	15,649,384	-50,656,549	-30,082,242	-4,005,521	5,128,145
100	466,348	15,544,940	-50,760,993	-30,186,686	-4,109,965	5,023,701
125	462,430	15,414,344	-50,891,590	-30,317,283	-4,240,562	4,893,104
150	458,513	15,283,780	-51,022,153	-30,447,846	-4,371,125	4,762,541
175	454,597	15,153,217	-51,152,716	-30,578,409	-4,501,689	4,631,977
200	450,680	15,022,654	-51,283,280	-30,708,973	-4,632,252	4,501,414
225	446,763	14,892,090	-51,413,843	-30,839,536	-4,762,815	4,370,851
250	442,845	14,761,494	-51,544,440	-30,970,133	-4,893,412	4,240,254
275	438,928	14,630,930	-51,675,003	-31,100,696	-5,023,975	4,109,691
300	435,011	14,500,367	-51,805,566	-31,231,259	-5,154,539	3,979,127
325	431,094	14,369,804	-51,936,130	-31,361,823	-5,285,102	3,848,564
350	427,177	14,239,240	-52,066,693	-31,492,386	-5,415,665	3,718,001
375	423,259	14,108,644	-52,197,290	-31,622,983	-5,546,262	3,587,404
400	419,342	13,978,080	-52,327,853	-31,753,546	-5,676,825	3,456,841
450	411,509	13,716,954	-52,588,980	-32,014,673	-5,937,952	3,195,714

CiL Z3 High (£800 psf)

Private values £8611 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	670,096	22,336,540	-43,969,393	-23,395,086	2,681,634	11,815,300
80	646,036	21,534,535	-44,771,399	-24,197,092	1,879,629	11,013,295
100	642,903	21,430,091	-44,875,843	-24,301,536	1,775,185	10,908,851
125	638,986	21,299,528	-45,006,406	-24,432,099	1,644,622	10,778,288
150	635,069	21,168,964	-45,136,969	-24,562,662	1,514,058	10,647,725
175	631,151	21,038,368	-45,267,566	-24,693,259	1,383,462	10,517,128
200	627,234	20,907,804	-45,398,129	-24,823,822	1,252,898	10,386,565
225	623,317	20,777,241	-45,528,693	-24,954,386	1,122,335	10,256,001
250	619,400	20,646,678	-45,659,256	-25,084,949	991,772	10,125,438
275	615,483	20,516,114	-45,789,819	-25,215,512	861,208	9,994,875
300	611,566	20,385,518	-45,920,416	-25,346,109	730,612	9,864,278
325	607,649	20,254,954	-46,050,979	-25,476,672	600,048	9,733,715
350	603,732	20,124,391	-46,181,543	-25,607,236	469,485	9,603,151
375	599,815	19,993,828	-46,312,106	-25,737,799	338,922	9,472,588
400	595,898	19,863,264	-46,442,669	-25,868,362	208,358	9,342,025
450	588,063	19,602,104	-46,703,829	-26,129,522	-52,802	9,080,865

CiL Z3 Med (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	490,452	16,348,385	-49,957,549	-29,383,242	-3,306,521	5,827,145
80	469,482	15,649,384	-50,656,549	-30,082,242	-4,005,521	5,128,145
100	466,348	15,544,940	-50,760,993	-30,186,686	-4,109,965	5,023,701
125	462,430	15,414,344	-50,891,590	-30,317,283	-4,240,562	4,893,104
150	458,513	15,283,780	-51,022,153	-30,447,846	-4,371,125	4,762,541
175	454,597	15,153,217	-51,152,716	-30,578,409	-4,501,689	4,631,977
200	450,680	15,022,654	-51,283,280	-30,708,973	-4,632,252	4,501,414
225	446,763	14,892,090	-51,413,843	-30,839,536	-4,762,815	4,370,851
250	442,845	14,761,494	-51,544,440	-30,970,133	-4,893,412	4,240,254
275	438,928	14,630,930	-51,675,003	-31,100,696	-5,023,975	4,109,691
300	435,011	14,500,367	-51,805,566	-31,231,259	-5,154,539	3,979,127
325	431,094	14,369,804	-51,936,130	-31,361,823	-5,285,102	3,848,564
350	427,177	14,239,240	-52,066,693	-31,492,386	-5,415,665	3,718,001
375	423,259	14,108,644	-52,197,290	-31,622,983	-5,546,262	3,587,404
400	419,342	13,978,080	-52,327,853	-31,753,546	-5,676,825	3,456,841
450	411,509	13,716,954	-52,588,980	-32,014,673	-5,937,952	3,195,714

CiL Z3 Low (£575 psf)

Private values £6189 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	346,736	11,557,874	-54,748,059	-34,173,752	-8,097,032	1,036,634
80	328,237	10,941,244	-55,364,689	-34,790,382	-8,713,662	420,004
100	325,104	10,836,800	-55,469,133	-34,894,826	-8,818,106	315,560
125	321,187	10,706,237	-55,599,697	-35,025,390	-8,948,669	184,997
150	317,270	10,575,673	-55,730,260	-35,155,953	-9,079,232	54,434
175	313,352	10,445,077	-55,860,857	-35,286,550	-9,209,829	-76,163
200	309,435	10,314,513	-55,991,420	-35,417,113	-9,340,392	-206,726
225	305,518	10,183,950	-56,121,983	-35,547,676	-9,470,956	-337,290
250	301,602	10,053,387	-56,252,547	-35,678,240	-9,601,519	-467,853
275	297,685	9,922,823	-56,383,110	-35,808,803	-9,732,082	-598,416
300	293,767	9,792,227	-56,513,707	-35,939,400	-9,862,679	-729,013
325	289,850	9,661,663	-56,644,270	-36,069,963	-9,993,243	-859,576
350	285,933	9,531,100	-56,774,834	-36,200,527	-10,123,806	-990,140
375	282,016	9,400,537	-56,905,397	-36,331,090	-10,254,369	-1,120,703
400	278,099	9,269,973	-57,035,960	-36,461,653	-10,384,933	-1,251,266
450	270,264	9,008,813	-57,297,120	-36,722,813	-10,646,093	-1,512,426

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£450

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£400	£450

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£150

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	2
Flats	
No of units	6 units
Density:	350 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	30%
% Shered Ownership	0%

Site area	0.02 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CiL Z1 High (£1,350 psf)

Private values	£14531 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,760,544	102,698,405	36,392,471	56,966,778	83,043,499	92,177,165
80	1,708,692	99,673,679	33,367,745	53,942,052	80,018,773	89,152,439
100	1,703,298	99,359,035	33,053,102	53,627,409	79,704,129	88,837,796
125	1,696,556	98,965,774	32,659,841	53,234,148	79,310,869	88,444,535
150	1,689,815	98,572,514	32,266,580	52,840,887	78,917,608	88,051,274
175	1,683,073	98,179,253	31,873,319	52,447,626	78,524,347	87,658,013
200	1,676,331	97,785,992	31,480,059	52,054,366	78,131,086	87,264,752
225	1,669,589	97,392,673	31,086,740	51,661,047	77,737,767	86,871,433
250	1,662,847	96,999,412	30,693,479	51,267,786	77,344,506	86,478,173
275	1,656,105	96,606,151	30,300,218	50,874,525	76,951,246	86,084,912
300	1,649,364	96,212,891	29,906,957	50,481,264	76,557,985	85,691,651
325	1,642,622	95,819,630	29,513,696	50,088,003	76,164,724	85,298,390
350	1,635,881	95,426,369	29,120,436	49,694,743	75,771,463	84,905,129
375	1,629,139	95,033,108	28,727,175	49,301,482	75,378,202	84,511,869
400	1,622,397	94,639,847	28,333,914	48,908,221	74,984,942	84,118,608
450	1,608,913	93,853,268	27,547,334	48,121,641	74,198,362	83,332,028

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CiL Z1 Med (£995 psf)

Private values	£10710 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,069,377	62,380,349	-3,925,585	16,648,722	42,725,443	51,859,109
80	1,029,412	60,049,015	-6,256,918	14,317,389	40,394,109	49,527,775
100	1,024,018	59,734,371	-6,571,562	14,002,745	40,079,466	49,213,132
125	1,017,276	59,341,111	-6,964,823	13,609,484	39,686,205	48,819,871
150	1,010,535	58,947,850	-7,358,084	13,216,223	39,292,944	48,426,610
175	1,003,793	58,554,589	-7,751,344	12,822,963	38,899,683	48,033,349
200	997,051	58,161,328	-8,144,605	12,429,702	38,506,422	47,640,089
225	990,310	57,768,067	-8,537,866	12,036,441	38,113,162	47,246,828
250	983,568	57,374,807	-8,931,127	11,643,180	37,719,901	46,853,567
275	976,826	56,981,488	-9,324,446	11,249,861	37,326,582	46,460,248
300	970,084	56,588,227	-9,717,707	10,856,600	36,933,321	46,066,987
325	963,342	56,194,966	-10,110,968	10,463,339	36,540,060	45,673,726
350	956,601	55,801,705	-10,504,228	10,070,079	36,146,799	45,280,466
375	949,859	55,408,444	-10,897,489	9,676,818	35,753,539	44,887,205
400	943,117	55,015,184	-11,290,750	9,283,557	35,360,278	44,493,944
450	929,634	54,228,662	-12,077,271	8,497,036	34,573,756	43,707,422

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CiL Z1 Low (£775 psf)

Private values	£8342 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	641,048	37,394,466	-28,911,467	-8,337,160	17,739,560	26,873,227
80	608,450	35,492,893	-30,813,040	-10,238,733	15,837,988	24,971,654
100	603,056	35,178,250	-31,127,684	-10,553,377	15,523,344	24,657,010
125	596,314	34,784,989	-31,520,944	-10,946,637	15,130,083	24,263,749
150	589,572	34,391,728	-31,914,205	-11,339,898	14,736,822	23,870,489
175	582,831	33,998,467	-32,307,466	-11,733,159	14,343,562	23,477,228
200	576,089	33,605,207	-32,700,727	-12,126,420	13,950,301	23,083,967
225	569,348	33,211,946	-33,093,988	-12,519,681	13,557,040	22,690,706
250	562,606	32,818,685	-33,487,248	-12,912,941	13,163,779	22,297,445
275	555,863	32,425,366	-33,880,567	-13,306,260	12,770,460	21,904,126
300	549,122	32,032,105	-34,273,828	-13,699,521	12,377,199	21,510,866
325	542,380	31,638,844	-34,667,089	-14,092,782	11,983,939	21,117,605
350	535,639	31,245,584	-35,060,350	-14,486,043	11,590,678	20,724,344
375	528,897	30,852,323	-35,453,611	-14,879,304	11,197,417	20,331,083
400	522,155	30,459,062	-35,846,871	-15,272,564	10,804,156	19,937,822
450	508,672	29,672,540	-36,633,393	-16,059,086	10,017,635	19,151,301

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CiL Z2 High (£1,000 psf)

Private values	£10764 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,079,112	62,948,224	-3,357,709	17,216,598	43,293,319	52,426,985
80	1,038,979	60,607,111	-5,698,822	14,875,485	40,952,206	50,085,872
100	1,033,585	60,292,468	-6,013,466	14,560,841	40,637,562	49,771,228
125	1,026,844	59,899,207	-6,406,727	14,167,580	40,244,301	49,377,967
150	1,020,102	59,505,946	-6,799,987	13,774,320	39,851,040	48,984,706
175	1,013,360	59,112,685	-7,193,248	13,381,059	39,457,780	48,591,446
200	1,006,619	58,719,425	-7,586,509	12,987,798	39,064,519	48,198,185
225	999,877	58,326,164	-7,979,770	12,594,537	38,671,258	47,804,924
250	993,135	57,932,903	-8,373,030	12,201,277	38,277,997	47,411,663
275	986,393	57,539,584	-8,766,350	11,807,957	37,884,678	47,018,344
300	979,651	57,146,323	-9,159,610	11,414,697	37,491,417	46,625,083
325	972,910	56,753,062	-9,552,871	11,021,436	37,098,156	46,231,823
350	966,168	56,359,801	-9,946,132	10,628,175	36,704,896	45,838,562
375	959,426	55,966,541	-10,339,393	10,234,914	36,311,635	45,445,301
400	952,685	55,573,280	-10,732,654	9,841,653	35,918,374	45,052,040
450	939,202	54,786,758	-11,519,175	9,055,132	35,131,853	44,265,519

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

Site type 2

CiL Z2 Med (£785 psf)

Private values £8450 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	660,518	38,530,217	-27,775,716	-7,201,409	18,875,312	28,008,978
80	627,584	36,609,086	-29,696,847	-9,122,540	16,954,180	26,087,846
100	622,190	36,294,442	-30,011,491	-9,437,184	16,639,537	25,773,203
125	615,449	35,901,182	-30,404,752	-9,830,445	16,246,276	25,379,942
150	608,707	35,507,921	-30,798,013	-10,223,706	15,853,015	24,986,681
175	601,966	35,114,660	-31,191,273	-10,616,966	15,459,754	24,593,420
200	595,224	34,721,399	-31,584,534	-11,010,227	15,066,494	24,200,160
225	588,482	34,328,139	-31,977,795	-11,403,488	14,673,233	23,806,899
250	581,740	33,934,819	-32,371,114	-11,796,807	14,279,914	23,413,580
275	574,998	33,541,559	-32,764,375	-12,190,068	13,886,653	23,020,319
300	568,257	33,148,298	-33,157,636	-12,583,329	13,493,392	22,627,058
325	561,515	32,755,037	-33,550,896	-12,976,589	13,100,131	22,233,797
350	554,773	32,361,776	-33,944,157	-13,369,850	12,706,870	21,840,537
375	548,032	31,968,515	-34,337,418	-13,763,111	12,313,610	21,447,276
400	541,290	31,575,255	-34,730,679	-14,156,372	11,920,349	21,054,015
450	527,807	30,788,733	-35,517,200	-14,942,893	11,133,827	20,267,493

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CiL Z2 Low (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	446,353	26,037,247	-40,268,687	-19,694,380	6,382,341	15,516,007
80	417,103	24,331,025	-41,974,908	-21,400,601	4,676,120	13,809,786
100	411,709	24,016,382	-42,289,552	-21,715,245	4,361,476	13,495,142
125	404,968	23,623,121	-42,682,813	-22,108,506	3,968,215	13,101,881
150	398,226	23,229,860	-43,076,073	-22,501,766	3,574,954	12,708,621
175	391,485	22,836,599	-43,469,334	-22,895,027	3,181,694	12,315,360
200	384,743	22,443,339	-43,862,595	-23,288,288	2,788,433	11,922,099
225	378,001	22,050,078	-44,255,856	-23,681,549	2,395,172	11,528,838
250	371,259	21,656,759	-44,649,175	-24,074,868	2,001,853	11,135,519
275	364,517	21,263,498	-45,042,436	-24,468,129	1,608,592	10,742,258
300	357,775	20,870,237	-45,435,696	-24,861,389	1,215,331	10,348,997
325	351,034	20,476,976	-45,828,957	-25,254,650	822,071	9,955,737
350	344,292	20,083,716	-46,222,218	-25,647,911	428,810	9,562,476
375	337,551	19,690,455	-46,615,479	-26,041,172	35,549	9,169,215
400	330,809	19,297,194	-47,008,740	-26,434,433	-357,712	8,775,954
450	317,326	18,510,672	-47,795,261	-27,220,954	-1,144,233	7,989,433

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£375	£450

CiL Z3 High (£800 psf)

Private values £8611 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	689,722	40,233,786	-26,072,148	-5,497,841	20,578,880	29,712,546
80	656,285	38,283,317	-28,022,617	-7,448,310	18,628,411	27,762,077
100	650,893	37,968,731	-28,337,202	-7,762,895	18,313,826	27,447,492
125	644,151	37,575,471	-28,730,463	-8,156,156	17,920,565	27,054,231
150	637,409	37,182,210	-29,123,724	-8,549,417	17,527,304	26,660,970
175	630,668	36,788,949	-29,516,984	-8,942,677	17,134,043	26,267,709
200	623,926	36,395,688	-29,910,245	-9,335,938	16,740,783	25,874,449
225	617,183	36,002,369	-30,303,564	-9,729,257	16,347,463	25,481,130
250	610,442	35,609,108	-30,696,825	-10,122,518	15,954,203	25,087,869
275	603,700	35,215,848	-31,090,086	-10,515,779	15,560,942	24,694,608
300	596,959	34,822,587	-31,483,347	-10,909,040	15,167,681	24,301,347
325	590,217	34,429,326	-31,876,607	-11,302,300	14,774,420	23,908,086
350	583,475	34,036,065	-32,269,868	-11,695,561	14,381,159	23,514,826
375	576,734	33,642,804	-32,663,129	-12,088,822	13,987,899	23,121,565
400	569,992	33,249,544	-33,056,390	-12,482,083	13,594,638	22,728,304
450	556,508	32,462,964	-33,842,970	-13,268,663	12,808,058	21,941,724

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CiL Z3 Med (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	446,353	26,037,247	-40,268,687	-19,694,380	6,382,341	15,516,007
80	417,103	24,331,025	-41,974,908	-21,400,601	4,676,120	13,809,786
100	411,709	24,016,382	-42,289,552	-21,715,245	4,361,476	13,495,142
125	404,968	23,623,121	-42,682,813	-22,108,506	3,968,215	13,101,881
150	398,226	23,229,860	-43,076,073	-22,501,766	3,574,954	12,708,621
175	391,485	22,836,599	-43,469,334	-22,895,027	3,181,694	12,315,360
200	384,743	22,443,339	-43,862,595	-23,288,288	2,788,433	11,922,099
225	378,001	22,050,078	-44,255,856	-23,681,549	2,395,172	11,528,838
250	371,259	21,656,759	-44,649,175	-24,074,868	2,001,853	11,135,519
275	364,517	21,263,498	-45,042,436	-24,468,129	1,608,592	10,742,258
300	357,775	20,870,237	-45,435,696	-24,861,389	1,215,331	10,348,997
325	351,034	20,476,976	-45,828,957	-25,254,650	822,071	9,955,737
350	344,292	20,083,716	-46,222,218	-25,647,911	428,810	9,562,476
375	337,551	19,690,455	-46,615,479	-26,041,172	35,549	9,169,215
400	330,809	19,297,194	-47,008,740	-26,434,433	-357,712	8,775,954
450	317,326	18,510,672	-47,795,261	-27,220,954	-1,144,233	7,989,433

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£375	£450

CiL Z3 Low (£575 psf)

Private values £6189 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	251,659	14,680,086	-51,625,848	-31,051,541	-4,974,820	4,158,846
80	225,756	13,169,099	-53,136,835	-32,562,528	-6,485,807	2,647,859
100	220,363	12,854,514	-53,451,420	-32,877,113	-6,800,392	2,333,274
125	213,621	12,461,253	-53,844,681	-33,270,374	-7,193,653	1,940,013
150	206,880	12,067,992	-54,237,941	-33,663,634	-7,586,914	1,546,752
175	200,138	11,674,731	-54,631,202	-34,056,895	-7,980,175	1,153,492
200	193,397	11,281,470	-55,024,463	-34,450,156	-8,373,435	760,231
225	186,654	10,888,151	-55,417,782	-34,843,475	-8,766,754	366,912
250	179,912	10,494,891	-55,811,043	-35,236,736	-9,160,015	-26,349
275	173,171	10,101,630	-56,204,304	-35,629,997	-9,553,276	-419,610
300	166,429	9,708,369	-56,597,564	-36,023,257	-9,946,537	-812,871
325	159,688	9,315,108	-56,990,825	-36,416,518	-10,339,798	-1,206,131
350	152,946	8,921,847	-57,384,086	-36,809,779	-10,733,058	-1,599,392
375	146,204	8,528,587	-57,777,347	-37,203,040	-11,126,319	-1,992,653
400	139,463	8,135,326	-58,170,608	-37,596,301	-11,519,580	-2,385,914
450	125,979	7,348,746	-58,957,188	-38,382,881	-12,306,160	-3,172,494

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£225

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2- Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type	3
	Flats
No of units	10 units
Density:	235 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	30%
% Shered Ownership	0%

Site area	0.04 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CiL Z1 High (£1,350 psf)

Private values £14531 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,934,241	68,954,659	2,648,725	23,223,032	49,299,753	58,433,419
80	2,847,818	66,923,732	617,799	21,192,106	47,268,827	56,402,493
100	2,838,830	66,712,495	406,562	20,980,869	47,057,589	56,191,255
125	2,827,594	66,448,449	142,515	20,716,822	46,793,543	55,927,209
150	2,816,358	66,184,402	-121,531	20,452,776	46,529,496	55,663,162
175	2,805,122	65,920,356	-385,578	20,188,729	46,265,450	55,399,116
200	2,793,884	65,656,285	-649,648	19,924,659	46,001,380	55,135,046
225	2,782,648	65,392,239	-913,694	19,660,613	45,737,333	54,870,999
250	2,771,412	65,128,192	-1,177,741	19,396,566	45,473,287	54,606,953
275	2,760,176	64,864,146	-1,441,788	19,132,519	45,209,240	54,342,906
300	2,748,940	64,600,099	-1,705,834	18,868,473	44,945,194	54,078,860
325	2,737,703	64,336,029	-1,969,904	18,604,403	44,681,124	53,814,790
350	2,726,467	64,071,983	-2,233,951	18,340,356	44,417,077	53,550,743
375	2,715,231	63,807,936	-2,497,997	18,076,310	44,153,031	53,286,697
400	2,703,995	63,543,890	-2,762,044	17,812,263	43,888,984	53,022,650
450	2,681,522	63,015,773	-3,290,160	17,284,147	43,360,867	52,494,534

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£450	£450	£450

CiL Z1 Med (£995 psf)

Private values £10710 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,782,295	41,883,933	-24,422,001	-3,847,694	22,229,027	31,362,693
80	1,715,685	40,318,609	-25,987,325	-5,413,018	20,663,703	29,797,369
100	1,706,697	40,107,371	-26,198,562	-5,624,255	20,452,466	29,586,132
125	1,695,461	39,843,325	-26,462,609	-5,888,302	20,188,419	29,322,085
150	1,684,225	39,579,278	-26,726,655	-6,152,348	19,924,373	29,058,039
175	1,672,988	39,315,208	-26,990,725	-6,416,418	19,660,303	28,793,969
200	1,661,752	39,051,162	-27,254,772	-6,680,465	19,396,256	28,529,922
225	1,650,516	38,787,115	-27,518,818	-6,944,511	19,132,210	28,265,876
250	1,639,280	38,523,069	-27,782,865	-7,208,558	18,868,163	28,001,829
275	1,628,044	38,259,022	-28,046,911	-7,472,604	18,604,116	27,737,783
300	1,616,807	37,994,976	-28,310,958	-7,736,651	18,340,070	27,473,736
325	1,605,570	37,730,906	-28,575,028	-8,000,721	18,076,000	27,209,666
350	1,594,334	37,466,859	-28,839,074	-8,264,767	17,811,953	26,945,620
375	1,583,098	37,202,813	-29,103,121	-8,528,814	17,547,907	26,681,573
400	1,571,862	36,938,766	-29,367,167	-8,792,860	17,283,860	26,417,526
450	1,549,389	36,410,650	-29,895,284	-9,320,977	16,755,744	25,889,410

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CiL Z1 Low (£775 psf)

Private values £8342 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,068,414	25,107,721	-41,198,213	-20,623,906	5,452,815	14,586,481
80	1,014,082	23,830,927	-42,475,006	-21,900,699	4,176,021	13,309,687
100	1,005,093	23,619,690	-42,686,244	-22,111,937	3,964,784	13,098,450
125	993,857	23,355,643	-42,950,290	-22,375,983	3,700,738	12,834,404
150	982,621	23,091,597	-43,214,337	-22,640,030	3,436,691	12,570,357
175	971,384	22,827,527	-43,478,407	-22,904,100	3,172,621	12,306,287
200	960,148	22,563,480	-43,742,453	-23,168,146	2,908,574	12,042,241
225	948,912	22,299,434	-44,006,500	-23,432,193	2,644,528	11,778,194
250	937,676	22,035,387	-44,270,546	-23,696,239	2,380,481	11,514,148
275	926,440	21,771,341	-44,534,593	-23,960,286	2,116,435	11,250,101
300	915,203	21,507,271	-44,798,663	-24,224,356	1,852,365	10,986,031
325	903,967	21,243,224	-45,062,709	-24,488,402	1,588,318	10,721,984
350	892,731	20,979,178	-45,326,756	-24,752,449	1,324,272	10,457,938
375	881,495	20,715,131	-45,590,802	-25,016,495	1,060,225	10,193,891
400	870,259	20,451,085	-45,854,849	-25,280,542	796,179	9,929,845
450	847,786	19,922,968	-46,382,965	-25,808,658	268,062	9,401,728

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CiL Z2 High (£1,000 psf)

Private values £10764 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,798,520	42,265,229	-24,040,705	-3,466,398	22,610,323	31,743,989
80	1,731,631	40,693,338	-25,612,595	-5,038,288	21,038,433	30,172,099
100	1,722,643	40,482,101	-25,823,832	-5,249,525	20,827,195	29,960,861
125	1,711,406	40,218,031	-26,087,902	-5,513,595	20,563,125	29,696,791
150	1,700,170	39,953,985	-26,351,949	-5,777,642	20,299,079	29,432,745
175	1,688,934	39,689,938	-26,615,995	-6,041,688	20,035,032	29,168,698
200	1,677,698	39,425,891	-26,880,042	-6,305,735	19,770,986	28,904,652
225	1,666,461	39,161,845	-27,144,088	-6,569,781	19,506,939	28,640,605
250	1,655,225	38,897,798	-27,408,135	-6,833,828	19,242,893	28,376,559
275	1,643,988	38,633,728	-27,672,205	-7,097,898	18,978,823	28,112,489
300	1,632,752	38,369,682	-27,936,252	-7,361,945	18,714,776	27,848,442
325	1,621,516	38,105,635	-28,200,298	-7,625,991	18,450,730	27,584,396
350	1,610,280	37,841,589	-28,464,345	-7,890,038	18,186,683	27,320,349
375	1,599,044	37,577,542	-28,728,391	-8,154,084	17,922,637	27,056,303
400	1,587,807	37,313,472	-28,992,461	-8,418,154	17,658,566	26,792,233
450	1,565,335	36,785,379	-29,520,554	-8,946,247	17,130,473	26,264,140

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 3

CiL Z2 Med (£785 psf)

Private values £8450 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,100,863	25,870,289	-40,435,645	-19,861,338	6,215,383	15,349,049
80	1,045,973	24,580,363	-41,725,571	-21,151,264	4,925,457	14,059,123
100	1,036,984	24,369,126	-41,936,808	-21,362,501	4,714,220	13,847,886
125	1,025,748	24,105,079	-42,200,854	-21,626,547	4,450,173	13,583,840
150	1,014,512	23,841,033	-42,464,901	-21,890,594	4,186,127	13,319,793
175	1,003,276	23,576,986	-42,728,947	-22,154,640	3,922,080	13,055,746
200	992,039	23,312,916	-42,993,017	-22,418,710	3,658,010	12,791,676
225	980,803	23,048,870	-43,257,064	-22,682,757	3,393,964	12,527,630
250	969,567	22,784,823	-43,521,110	-22,946,803	3,129,917	12,263,583
275	958,331	22,520,776	-43,785,157	-23,210,850	2,865,871	11,999,537
300	947,095	22,256,730	-44,049,204	-23,474,897	2,601,824	11,735,490
325	935,858	21,992,660	-44,313,274	-23,738,967	2,337,754	11,471,420
350	924,622	21,728,613	-44,577,320	-24,003,013	2,073,708	11,207,374
375	913,386	21,464,567	-44,841,367	-24,267,060	1,809,661	10,943,327
400	902,150	21,200,520	-45,105,413	-24,531,106	1,545,615	10,679,281
450	879,678	20,672,427	-45,633,506	-25,059,199	1,017,521	10,151,188

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CiL Z2 Low (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	743,922	17,482,159	-48,823,774	-28,249,467	-2,172,746	6,960,920
80	695,171	16,336,522	-49,969,411	-29,395,104	-3,318,384	5,815,282
100	686,182	16,125,285	-50,180,649	-29,606,342	-3,529,621	5,604,045
125	674,946	15,861,238	-50,444,695	-29,870,388	-3,793,667	5,339,999
150	663,710	15,597,192	-50,708,742	-30,134,435	-4,057,714	5,075,952
175	652,474	15,333,145	-50,972,788	-30,398,481	-4,321,761	4,811,906
200	641,237	15,069,075	-51,236,858	-30,662,551	-4,585,831	4,547,836
225	630,001	14,805,029	-51,500,905	-30,926,598	-4,849,877	4,283,789
250	618,765	14,540,982	-51,764,951	-31,190,644	-5,113,924	4,019,743
275	607,529	14,276,936	-52,028,998	-31,454,691	-5,377,970	3,755,696
300	596,293	14,012,889	-52,293,044	-31,718,737	-5,642,017	3,491,650
325	585,056	13,748,819	-52,557,114	-31,982,807	-5,906,087	3,227,579
350	573,820	13,484,773	-52,821,161	-32,246,854	-6,170,133	2,963,533
375	562,584	13,220,726	-53,085,207	-32,510,900	-6,434,180	2,699,486
400	551,348	12,956,680	-53,349,254	-32,774,947	-6,698,226	2,435,440
450	528,876	12,428,586	-53,877,347	-33,303,040	-7,226,319	1,907,347

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CiL Z3 High (£800 psf)

Private values £8611 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,149,536	27,014,105	-39,291,828	-18,717,521	7,359,200	16,492,866
80	1,093,810	25,704,528	-40,601,405	-20,027,098	6,049,623	15,183,289
100	1,084,821	25,493,291	-40,812,642	-20,238,335	5,838,385	14,972,051
125	1,073,585	25,229,245	-41,076,689	-20,502,382	5,574,339	14,708,005
150	1,062,349	24,965,198	-41,340,735	-20,766,428	5,310,292	14,443,958
175	1,051,112	24,701,128	-41,604,805	-21,030,498	5,046,222	14,179,888
200	1,039,876	24,437,081	-41,868,852	-21,294,545	4,782,176	13,915,842
225	1,028,640	24,173,035	-42,132,898	-21,558,591	4,518,129	13,651,795
250	1,017,404	23,908,988	-42,396,945	-21,822,638	4,254,083	13,387,749
275	1,006,168	23,644,942	-42,660,992	-22,086,685	3,990,036	13,123,702
300	994,931	23,380,872	-42,925,062	-22,350,755	3,725,966	12,859,632
325	983,695	23,116,825	-43,189,108	-22,614,801	3,461,920	12,595,586
350	972,459	22,852,779	-43,453,155	-22,878,848	3,197,873	12,331,539
375	961,223	22,588,732	-43,717,201	-23,142,894	2,933,827	12,067,493
400	949,987	22,324,686	-43,981,248	-23,406,941	2,669,780	11,803,446
450	927,514	21,796,569	-44,509,364	-23,935,057	2,141,663	11,275,330

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CiL Z3 Med (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	743,922	17,482,159	-48,823,774	-28,249,467	-2,172,746	6,960,920
80	695,171	16,336,522	-49,969,411	-29,395,104	-3,318,384	5,815,282
100	686,182	16,125,285	-50,180,649	-29,606,342	-3,529,621	5,604,045
125	674,946	15,861,238	-50,444,695	-29,870,388	-3,793,667	5,339,999
150	663,710	15,597,192	-50,708,742	-30,134,435	-4,057,714	5,075,952
175	652,474	15,333,145	-50,972,788	-30,398,481	-4,321,761	4,811,906
200	641,237	15,069,075	-51,236,858	-30,662,551	-4,585,831	4,547,836
225	630,001	14,805,029	-51,500,905	-30,926,598	-4,849,877	4,283,789
250	618,765	14,540,982	-51,764,951	-31,190,644	-5,113,924	4,019,743
275	607,529	14,276,936	-52,028,998	-31,454,691	-5,377,970	3,755,696
300	596,293	14,012,889	-52,293,044	-31,718,737	-5,642,017	3,491,650
325	585,056	13,748,819	-52,557,114	-31,982,807	-5,906,087	3,227,579
350	573,820	13,484,773	-52,821,161	-32,246,854	-6,170,133	2,963,533
375	562,584	13,220,726	-53,085,207	-32,510,900	-6,434,180	2,699,486
400	551,348	12,956,680	-53,349,254	-32,774,947	-6,698,226	2,435,440
450	528,876	12,428,586	-53,877,347	-33,303,040	-7,226,319	1,907,347

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CiL Z3 Low (£575 psf)

Private values £6189 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	419,431	9,856,621	-56,449,312	-35,875,005	-9,798,284	-664,618
80	376,260	8,842,117	-57,463,816	-36,889,509	-10,812,789	-1,679,123
100	367,271	8,630,880	-57,675,054	-37,100,747	-11,024,026	-1,890,360
125	356,035	8,366,833	-57,939,100	-37,364,793	-11,288,072	-2,154,406
150	344,799	8,102,787	-58,203,147	-37,628,840	-11,552,119	-2,418,453
175	333,563	7,838,740	-58,467,193	-37,892,886	-11,816,166	-2,682,499
200	322,327	7,574,694	-58,731,240	-38,156,933	-12,080,212	-2,946,546
225	311,090	7,310,624	-58,995,310	-38,421,003	-12,344,282	-3,210,616
250	299,854	7,046,577	-59,259,356	-38,685,049	-12,608,329	-3,474,662
275	288,618	6,782,531	-59,523,403	-38,949,096	-12,872,375	-3,738,709
300	277,382	6,518,484	-59,787,449	-39,213,142	-13,136,422	-4,002,755
325	266,146	6,254,438	-60,051,496	-39,477,189	-13,400,468	-4,266,802
350	254,909	5,990,368	-60,315,566	-39,741,259	-13,664,538	-4,530,872
375	243,673	5,726,321	-60,579,612	-40,005,305	-13,928,585	-4,794,919
400	232,437	5,462,275	-60,843,659	-40,269,352	-14,192,631	-5,058,965
450	209,965	4,934,181	-61,371,752	-40,797,445	-14,720,724	-5,587,058

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 4

Flats
No of units 11 units
Density: 235 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	30%
% Shered Ownership	0%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CiL Z1 High (£1,350 psf)

Private values £14531 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,227,664	68,954,650	2,648,717	23,223,024	49,299,744	58,433,411
80	3,132,600	66,923,734	617,801	21,192,108	47,268,829	56,402,495
100	3,122,713	66,712,506	406,572	20,980,879	47,057,600	56,191,266
125	3,110,352	66,448,438	142,504	20,716,811	46,793,532	55,927,198
150	3,097,993	66,184,391	-121,542	20,452,765	46,529,486	55,663,152
175	3,085,633	65,920,345	-385,589	20,188,718	46,265,439	55,399,105
200	3,073,274	65,656,298	-649,635	19,924,672	46,001,393	55,135,059
225	3,060,914	65,392,252	-913,682	19,660,625	45,737,346	54,871,012
250	3,048,553	65,128,184	-1,177,750	19,396,557	45,473,278	54,606,944
275	3,036,194	64,864,137	-1,441,796	19,132,511	45,209,232	54,342,898
300	3,023,834	64,600,091	-1,705,843	18,868,464	44,945,185	54,078,851
325	3,011,474	64,336,044	-1,969,889	18,604,418	44,681,139	53,814,805
350	2,999,115	64,071,998	-2,233,936	18,340,371	44,417,092	53,550,758
375	2,986,754	63,807,930	-2,498,004	18,076,303	44,153,024	53,286,690
400	2,974,395	63,543,883	-2,762,050	17,812,257	43,888,978	53,022,644
450	2,949,675	63,015,790	-3,290,143	17,284,164	43,360,885	52,494,551

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£450	£450	£450

CiL Z1 Med (£995 psf)

Private values £10710 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,960,524	41,883,931	-24,422,003	-3,847,696	22,229,025	31,362,691
80	1,887,254	40,318,607	-25,987,327	-5,413,020	20,663,701	29,797,367
100	1,877,367	40,107,378	-26,198,556	-5,624,249	20,452,472	29,586,138
125	1,865,007	39,843,331	-26,462,602	-5,888,295	20,188,426	29,322,092
150	1,852,646	39,579,263	-26,726,670	-6,152,363	19,924,358	29,058,024
175	1,840,287	39,315,217	-26,990,717	-6,416,410	19,660,311	28,793,977
200	1,827,927	39,051,170	-27,254,763	-6,680,456	19,396,265	28,529,931
225	1,815,567	38,787,124	-27,518,810	-6,944,503	19,132,218	28,265,884
250	1,803,208	38,523,077	-27,782,856	-7,208,549	18,868,172	28,001,838
275	1,790,847	38,259,009	-28,046,924	-7,472,617	18,604,104	27,737,770
300	1,778,488	37,994,963	-28,310,971	-7,736,664	18,340,057	27,473,723
325	1,766,128	37,730,916	-28,575,017	-8,000,710	18,076,011	27,209,677
350	1,753,768	37,466,870	-28,839,064	-8,264,757	17,811,964	26,945,630
375	1,741,408	37,202,802	-29,103,131	-8,528,824	17,547,896	26,681,562
400	1,729,048	36,938,755	-29,367,178	-8,792,871	17,283,850	26,417,516
450	1,704,329	36,410,662	-29,895,271	-9,320,964	16,755,757	25,889,423

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CiL Z1 Low (£775 psf)

Private values £8342 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,175,255	25,107,727	-41,198,206	-20,623,899	5,452,822	14,586,488
80	1,115,490	23,830,925	-42,475,008	-21,900,702	4,176,019	13,309,685
100	1,105,603	23,619,696	-42,686,237	-22,111,930	3,964,790	13,098,457
125	1,093,243	23,355,650	-42,950,284	-22,375,977	3,700,744	12,834,410
150	1,080,883	23,091,582	-43,214,352	-22,640,045	3,436,676	12,570,342
175	1,068,523	22,827,535	-43,478,398	-22,904,091	3,172,630	12,306,296
200	1,056,163	22,563,489	-43,742,445	-23,168,138	2,908,583	12,042,249
225	1,043,804	22,299,442	-44,006,491	-23,432,184	2,644,536	11,778,203
250	1,031,443	22,035,374	-44,270,559	-23,696,252	2,380,469	11,514,135
275	1,019,083	21,771,328	-44,534,606	-23,960,299	2,116,422	11,250,088
300	1,006,724	21,507,281	-44,798,652	-24,224,345	1,852,376	10,986,042
325	994,364	21,243,235	-45,062,699	-24,488,392	1,588,329	10,721,995
350	982,005	20,979,188	-45,326,745	-24,752,438	1,324,282	10,457,949
375	969,644	20,715,120	-45,590,813	-25,016,506	1,060,215	10,193,881
400	957,284	20,451,074	-45,854,860	-25,280,553	796,168	9,929,834
450	932,565	19,922,981	-46,382,953	-25,808,646	268,075	9,401,741

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CiL Z2 High (£1,000 psf)

Private values £10764 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,978,372	42,265,211	-24,040,722	-3,466,415	22,610,306	31,743,972
80	1,904,795	40,693,343	-25,612,591	-5,038,284	21,038,437	30,172,103
100	1,894,906	40,482,093	-25,823,841	-5,249,534	20,827,187	29,960,853
125	1,882,547	40,218,046	-26,087,887	-5,513,580	20,563,140	29,696,806
150	1,870,187	39,954,000	-26,351,934	-5,777,627	20,299,094	29,432,760
175	1,857,827	39,689,932	-26,616,002	-6,041,695	20,035,026	29,168,692
200	1,845,467	39,425,885	-26,880,048	-6,305,741	19,770,979	28,904,645
225	1,833,107	39,161,839	-27,144,095	-6,569,788	19,506,933	28,640,599
250	1,820,748	38,897,792	-27,408,141	-6,833,834	19,242,886	28,376,552
275	1,808,388	38,633,746	-27,672,188	-7,097,881	18,978,840	28,112,506
300	1,796,027	38,369,678	-27,936,256	-7,361,949	18,714,772	27,848,438
325	1,783,668	38,105,631	-28,200,302	-7,625,995	18,450,725	27,584,391
350	1,771,308	37,841,585	-28,464,349	-7,890,042	18,186,679	27,320,345
375	1,758,949	37,577,538	-28,728,395	-8,154,088	17,922,632	27,056,298
400	1,746,589	37,313,491	-28,992,442	-8,418,135	17,658,586	26,792,252
450	1,721,869	36,785,377	-29,520,556	-8,946,249	17,130,471	26,264,137

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 4

CiL Z2 Med (£785 psf)

Private values £8450 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,210,949	25,870,267	-40,435,666	-19,861,359	6,215,362	15,349,028
80	1,150,571	24,580,376	-41,725,558	-21,151,251	4,925,470	14,059,136
100	1,140,682	24,369,126	-41,936,808	-21,362,501	4,714,220	13,847,886
125	1,128,323	24,105,079	-42,200,854	-21,626,547	4,450,173	13,583,840
150	1,115,963	23,841,033	-42,464,901	-21,890,594	4,186,127	13,319,793
175	1,103,604	23,576,986	-42,728,947	-22,154,640	3,922,080	13,055,746
200	1,091,243	23,312,918	-42,993,015	-22,418,708	3,658,012	12,791,679
225	1,078,883	23,048,872	-43,257,062	-22,682,755	3,393,966	12,527,632
250	1,066,524	22,784,825	-43,521,108	-22,946,801	3,129,919	12,263,586
275	1,054,164	22,520,779	-43,785,155	-23,210,848	2,865,873	11,999,539
300	1,041,804	22,256,732	-44,049,201	-23,474,894	2,601,826	11,735,492
325	1,029,444	21,992,664	-44,313,269	-23,738,962	2,337,758	11,471,425
350	1,017,084	21,728,618	-44,577,316	-24,003,009	2,073,712	11,207,378
375	1,004,725	21,464,571	-44,841,362	-24,267,055	1,809,665	10,943,331
400	992,365	21,200,525	-45,105,409	-24,531,102	1,545,619	10,679,285
450	967,645	20,672,410	-45,633,523	-25,059,216	1,017,504	10,151,171

CiL Z2 Low (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	818,315	17,482,176	-48,823,757	-28,249,450	-2,172,729	6,960,937
80	764,688	16,336,524	-49,969,409	-29,395,102	-3,318,382	5,815,285
100	754,801	16,125,296	-50,180,638	-29,606,331	-3,529,610	5,604,056
125	742,440	15,861,228	-50,444,706	-29,870,399	-3,793,678	5,339,988
150	730,081	15,597,181	-50,708,752	-30,134,445	-4,057,725	5,075,941
175	717,721	15,333,135	-50,972,799	-30,398,492	-4,321,771	4,811,895
200	705,362	15,069,088	-51,236,845	-30,662,538	-4,585,818	4,547,848
225	693,002	14,805,042	-51,500,892	-30,926,585	-4,849,864	4,283,802
250	680,641	14,540,974	-51,764,960	-31,190,653	-5,113,932	4,019,734
275	668,282	14,276,927	-52,029,006	-31,454,699	-5,377,979	3,755,687
300	655,922	14,012,881	-52,293,053	-31,718,746	-5,642,025	3,491,641
325	643,562	13,748,834	-52,557,099	-31,982,792	-5,906,072	3,227,594
350	631,203	13,484,788	-52,821,146	-32,246,839	-6,170,118	2,963,548
375	618,842	13,220,720	-53,085,214	-32,510,907	-6,434,186	2,699,480
400	606,483	12,956,673	-53,349,260	-32,774,953	-6,698,233	2,435,433
450	581,763	12,428,580	-53,877,353	-33,303,046	-7,226,326	1,907,340

CiL Z3 High (£800 psf)

Private values £8611 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,264,490	27,014,110	-39,291,824	-18,717,517	7,359,204	16,492,870
80	1,203,191	25,704,541	-40,601,392	-20,027,085	6,049,635	15,183,302
100	1,193,303	25,493,291	-40,812,642	-20,238,335	5,838,385	14,972,051
125	1,180,943	25,229,245	-41,076,689	-20,502,382	5,574,339	14,708,005
150	1,168,584	24,965,198	-41,340,735	-20,766,428	5,310,292	14,443,958
175	1,156,223	24,701,130	-41,604,803	-21,030,496	5,046,224	14,179,891
200	1,143,863	24,437,084	-41,868,850	-21,294,543	4,782,178	13,915,844
225	1,131,504	24,173,037	-42,132,896	-21,558,589	4,518,131	13,651,797
250	1,119,144	23,908,991	-42,396,943	-21,822,636	4,254,085	13,387,751
275	1,106,785	23,644,944	-42,660,989	-22,086,682	3,990,038	13,123,704
300	1,094,424	23,380,876	-42,925,057	-22,350,750	3,725,970	12,859,637
325	1,082,064	23,116,830	-43,189,104	-22,614,797	3,461,924	12,595,590
350	1,069,705	22,852,783	-43,453,150	-22,878,843	3,197,877	12,331,543
375	1,057,345	22,588,737	-43,717,197	-23,142,890	2,933,831	12,067,497
400	1,044,984	22,324,669	-43,981,265	-23,406,958	2,669,763	11,803,429
450	1,020,265	21,796,576	-44,509,358	-23,935,051	2,141,670	11,275,336

CiL Z3 Med (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	818,315	17,482,176	-48,823,757	-28,249,450	-2,172,729	6,960,937
80	764,688	16,336,524	-49,969,409	-29,395,102	-3,318,382	5,815,285
100	754,801	16,125,296	-50,180,638	-29,606,331	-3,529,610	5,604,056
125	742,440	15,861,228	-50,444,706	-29,870,399	-3,793,678	5,339,988
150	730,081	15,597,181	-50,708,752	-30,134,445	-4,057,725	5,075,941
175	717,721	15,333,135	-50,972,799	-30,398,492	-4,321,771	4,811,895
200	705,362	15,069,088	-51,236,845	-30,662,538	-4,585,818	4,547,848
225	693,002	14,805,042	-51,500,892	-30,926,585	-4,849,864	4,283,802
250	680,641	14,540,974	-51,764,960	-31,190,653	-5,113,932	4,019,734
275	668,282	14,276,927	-52,029,006	-31,454,699	-5,377,979	3,755,687
300	655,922	14,012,881	-52,293,053	-31,718,746	-5,642,025	3,491,641
325	643,562	13,748,834	-52,557,099	-31,982,792	-5,906,072	3,227,594
350	631,203	13,484,788	-52,821,146	-32,246,839	-6,170,118	2,963,548
375	618,842	13,220,720	-53,085,214	-32,510,907	-6,434,186	2,699,480
400	606,483	12,956,673	-53,349,260	-32,774,953	-6,698,233	2,435,433
450	581,763	12,428,580	-53,877,353	-33,303,046	-7,226,326	1,907,340

CiL Z3 Low (£575 psf)

Private values £6189 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	461,374	9,856,626	-56,449,308	-35,875,001	-9,798,280	-664,614
80	413,887	8,842,123	-57,463,810	-36,889,503	-10,812,782	-1,679,116
100	403,999	8,630,895	-57,675,039	-37,100,732	-11,024,011	-1,890,345
125	391,639	8,366,827	-57,939,107	-37,364,800	-11,288,079	-2,154,413
150	379,279	8,102,780	-58,203,153	-37,628,846	-11,552,125	-2,418,459
175	366,919	7,838,734	-58,467,200	-37,892,893	-11,816,172	-2,682,506
200	354,560	7,574,687	-58,731,246	-38,156,939	-12,080,218	-2,946,552
225	342,200	7,310,641	-58,995,293	-38,420,986	-12,344,265	-3,210,599
250	329,840	7,046,573	-59,259,361	-38,685,054	-12,608,333	-3,474,667
275	317,480	6,782,526	-59,523,407	-38,949,100	-12,872,379	-3,738,713
300	305,120	6,518,480	-59,787,454	-39,213,147	-13,136,426	-4,002,760
325	292,761	6,254,433	-60,051,500	-39,477,193	-13,400,472	-4,266,806
350	280,401	5,990,387	-60,315,547	-39,741,240	-13,664,519	-4,530,853
375	268,040	5,726,319	-60,579,615	-40,005,308	-13,928,587	-4,794,921
400	255,681	5,462,272	-60,843,661	-40,269,354	-14,192,633	-5,058,967
450	230,962	4,934,179	-61,371,754	-40,797,447	-14,720,726	-5,587,060

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2- Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type 5

Houses & Flats
No of units 25 units
Density: 375 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	30%
% Shered Ownership	0%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,780,345	86,705,168	20,399,235	40,973,542	67,050,262	76,183,928
80	5,590,639	83,859,590	17,553,656	38,127,963	64,204,684	73,338,350
100	5,568,067	83,521,008	17,215,075	37,789,382	63,866,102	72,999,768
125	5,539,852	83,097,785	16,791,851	37,366,158	63,442,879	72,576,545
150	5,511,636	82,674,547	16,368,613	36,942,920	63,019,641	72,153,307
175	5,483,422	82,251,323	15,945,390	36,519,697	62,596,418	71,730,084
200	5,455,207	81,828,100	15,522,167	36,096,474	62,173,194	71,306,860
225	5,426,991	81,404,862	15,098,928	35,673,235	61,749,956	70,883,622
250	5,398,776	80,981,638	14,675,705	35,250,012	61,326,733	70,460,399
275	5,370,561	80,558,415	14,252,482	34,826,789	60,903,509	70,037,176
300	5,342,345	80,135,177	13,829,244	34,403,551	60,480,271	69,613,937
325	5,314,130	79,711,954	13,406,020	33,980,327	60,057,048	69,190,714
350	5,285,914	79,288,715	12,982,782	33,557,089	59,633,810	68,767,476
375	5,257,699	78,865,492	12,559,559	33,133,866	59,210,586	68,344,253
400	5,229,485	78,442,269	12,136,335	32,710,642	58,787,363	67,921,029
450	5,173,054	77,595,807	11,289,874	31,864,181	57,940,902	67,074,568

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,921,829	43,827,442	-22,478,492	-1,904,185	24,172,536	33,306,202
80	2,781,288	41,719,319	-24,586,615	-4,012,308	22,064,413	31,198,079
100	2,758,716	41,380,737	-24,925,196	-4,350,889	21,725,832	30,859,498
125	2,730,501	40,957,514	-25,348,419	-4,774,112	21,302,608	30,436,274
150	2,702,286	40,534,291	-25,771,643	-5,197,336	20,879,385	30,013,051
175	2,674,070	40,111,052	-26,194,881	-5,620,574	20,456,147	29,589,813
200	2,645,855	39,687,829	-26,618,104	-6,043,797	20,032,923	29,166,590
225	2,617,639	39,264,591	-27,041,342	-6,467,035	19,609,685	28,743,351
250	2,589,425	38,841,368	-27,464,566	-6,890,259	19,186,462	28,320,128
275	2,561,210	38,418,144	-27,887,789	-7,313,482	18,763,239	27,896,905
300	2,532,994	37,994,906	-28,311,027	-7,736,720	18,340,000	27,473,667
325	2,504,779	37,571,683	-28,734,251	-8,159,944	17,916,777	27,050,443
350	2,476,564	37,148,460	-29,157,474	-8,583,167	17,493,554	26,627,220
375	2,448,348	36,725,221	-29,580,712	-9,006,405	17,070,316	26,203,982
400	2,420,133	36,301,998	-30,003,935	-9,429,628	16,647,092	25,780,758
450	2,363,702	35,455,537	-30,850,397	-10,276,090	15,800,631	24,934,297

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,150,355	17,255,329	-49,050,605	-28,476,298	-2,399,577	6,734,089
80	1,040,282	15,604,234	-50,701,699	-30,127,392	-4,050,671	5,082,995
100	1,017,710	15,265,653	-51,040,281	-30,465,974	-4,389,253	4,744,413
125	989,494	14,842,415	-51,463,519	-30,889,212	-4,812,491	4,321,175
150	961,279	14,419,191	-51,886,742	-31,312,435	-5,235,715	3,897,952
175	933,064	13,995,953	-52,309,980	-31,735,673	-5,658,953	3,474,713
200	904,849	13,572,730	-52,733,204	-32,158,897	-6,082,176	3,051,490
225	876,634	13,149,506	-53,156,427	-32,582,120	-6,505,399	2,628,267
250	848,418	12,726,268	-53,579,665	-33,005,358	-6,928,638	2,205,029
275	820,203	12,303,045	-54,002,889	-33,428,582	-7,351,861	1,781,805
300	791,987	11,879,807	-54,426,127	-33,851,820	-7,775,099	1,358,567
325	763,772	11,456,583	-54,849,350	-34,275,043	-8,198,322	935,344
350	735,557	11,033,360	-55,272,573	-34,698,266	-8,621,546	512,120
375	707,341	10,610,122	-55,695,812	-35,121,505	-9,044,784	88,882
400	679,127	10,186,899	-56,119,035	-35,544,728	-9,468,007	-334,341
450	622,696	9,340,437	-56,965,496	-36,391,189	-10,314,469	-1,180,803

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£375

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,962,091	44,431,361	-21,874,573	-1,300,266	24,776,455	33,910,121
80	2,820,656	42,312,843	-23,993,090	-3,418,783	22,657,937	31,791,604
100	2,798,284	41,974,262	-24,331,672	-3,757,365	22,319,356	31,453,022
125	2,770,069	41,551,038	-24,754,895	-4,180,588	21,896,133	31,029,799
150	2,741,854	41,127,815	-25,178,118	-4,603,811	21,472,909	30,606,575
175	2,713,638	40,704,577	-25,601,357	-5,027,050	21,049,671	30,183,337
200	2,685,424	40,281,354	-26,024,580	-5,450,273	20,626,448	29,760,114
225	2,657,208	39,858,115	-26,447,818	-5,873,511	20,203,209	29,336,876
250	2,628,993	39,434,892	-26,871,041	-6,296,734	19,779,986	28,913,652
275	2,600,778	39,011,669	-27,294,265	-6,719,958	19,356,763	28,490,429
300	2,572,562	38,588,430	-27,717,503	-7,143,196	18,933,525	28,067,191
325	2,544,347	38,165,207	-28,140,726	-7,566,419	18,510,301	27,643,968
350	2,516,132	37,741,984	-28,563,950	-7,989,643	18,087,078	27,220,744
375	2,487,916	37,318,746	-28,987,188	-8,412,881	17,663,840	26,797,506
400	2,459,701	36,895,522	-29,410,411	-8,836,104	17,240,617	26,374,283
450	2,403,271	36,049,061	-30,256,873	-9,682,566	16,394,155	25,527,821

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 5

CiL Z2 Med (£785 psf)

Private values £8450 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,230,878	18,463,166	-47,842,767	-27,268,460	-1,191,739	7,941,927
80	1,119,419	16,791,283	-49,514,650	-28,940,343	-2,863,623	6,270,043
100	1,096,847	16,452,701	-49,853,232	-29,278,925	-3,202,204	5,931,462
125	1,068,631	16,029,463	-50,276,470	-29,702,163	-3,625,443	5,508,224
150	1,040,416	15,606,240	-50,699,694	-30,125,387	-4,048,666	5,085,000
175	1,012,200	15,183,002	-51,122,932	-30,548,625	-4,471,904	4,661,762
200	983,985	14,759,778	-51,546,155	-30,971,848	-4,895,127	4,238,539
225	955,770	14,336,555	-51,969,378	-31,395,071	-5,318,351	3,815,315
250	927,554	13,913,317	-52,392,617	-31,818,310	-5,741,589	3,392,077
275	899,340	13,490,094	-52,815,840	-32,241,533	-6,164,812	2,968,854
300	871,125	13,066,870	-53,239,063	-32,664,756	-6,588,036	2,545,631
325	842,909	12,643,632	-53,662,301	-33,087,994	-7,011,274	2,122,392
350	814,694	12,220,409	-54,085,525	-33,511,218	-7,434,497	1,699,169
375	786,478	11,797,170	-54,508,763	-33,934,456	-7,857,735	1,275,931
400	758,263	11,373,947	-54,931,986	-34,357,679	-8,280,959	852,708
450	701,832	10,527,486	-55,778,448	-35,204,141	-9,127,420	6,246

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CiL Z2 Low (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	345,140	5,177,102	-61,128,831	-40,554,524	-14,477,803	-5,344,137
80	248,916	3,733,733	-62,572,200	-41,997,893	-15,921,173	-6,787,506
100	226,343	3,395,152	-62,910,782	-42,336,475	-16,259,754	-7,126,088
125	198,128	2,971,913	-63,334,020	-42,759,713	-16,682,992	-7,549,326
150	169,913	2,548,690	-63,757,243	-43,182,936	-17,106,216	-7,972,550
175	141,698	2,125,467	-64,180,467	-43,606,160	-17,529,439	-8,395,773
200	113,482	1,702,229	-64,603,705	-44,029,398	-17,952,677	-8,819,011
225	85,267	1,279,005	-65,026,928	-44,452,621	-18,375,900	-9,242,234
250	57,051	855,767	-65,450,166	-44,875,859	-18,799,139	-9,665,473
275	28,836	432,544	-65,873,390	-45,299,083	-19,222,362	-10,088,696
300	621	9,320	-66,296,613	-45,722,306	-19,645,585	-10,511,919
325	-28,046	-420,686	-66,726,620	-46,152,313	-20,075,592	-10,941,926
350	-56,722	-850,827	-67,156,760	-46,582,453	-20,505,732	-11,372,066
375	-85,399	-1,280,982	-67,586,915	-47,012,608	-20,935,888	-11,802,221
400	-114,076	-1,711,137	-68,017,071	-47,442,764	-21,366,043	-12,232,377
450	-171,429	-2,571,433	-68,877,366	-48,303,059	-22,226,338	-13,092,672

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 High (£800 psf)

Private values £8611 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,351,660	20,274,893	-46,031,041	-25,456,734	619,987	9,753,653
80	1,238,124	18,571,856	-47,734,078	-27,159,771	-1,083,050	8,050,616
100	1,215,552	18,233,274	-48,072,659	-27,498,352	-1,421,631	7,712,035
125	1,187,336	17,810,036	-48,495,897	-27,921,590	-1,844,870	7,288,796
150	1,159,121	17,386,813	-48,919,121	-28,344,814	-2,268,093	6,865,573
175	1,130,906	16,963,590	-49,342,344	-28,768,037	-2,691,316	6,442,350
200	1,102,690	16,540,351	-49,765,582	-29,191,275	-3,114,555	6,019,112
225	1,074,475	16,117,128	-50,188,805	-29,614,498	-3,537,778	5,595,888
250	1,046,259	15,693,890	-50,612,044	-30,037,737	-3,961,016	5,172,650
275	1,018,044	15,270,666	-51,035,267	-30,460,960	-4,384,239	4,749,427
300	989,830	14,847,443	-51,458,490	-30,884,183	-4,807,463	4,326,204
325	961,614	14,424,205	-51,881,729	-31,307,422	-5,230,701	3,902,965
350	933,399	14,000,982	-52,304,952	-31,730,645	-5,653,924	3,479,742
375	905,184	13,577,758	-52,728,175	-32,153,868	-6,077,147	3,056,519
400	876,968	13,154,520	-53,151,413	-32,577,106	-6,500,386	2,633,280
450	820,537	12,308,059	-53,997,875	-33,423,568	-7,346,847	1,786,819

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

CiL Z3 Med (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	345,140	5,177,102	-61,128,831	-40,554,524	-14,477,803	-5,344,137
80	248,916	3,733,733	-62,572,200	-41,997,893	-15,921,173	-6,787,506
100	226,343	3,395,152	-62,910,782	-42,336,475	-16,259,754	-7,126,088
125	198,128	2,971,913	-63,334,020	-42,759,713	-16,682,992	-7,549,326
150	169,913	2,548,690	-63,757,243	-43,182,936	-17,106,216	-7,972,550
175	141,698	2,125,467	-64,180,467	-43,606,160	-17,529,439	-8,395,773
200	113,482	1,702,229	-64,603,705	-44,029,398	-17,952,677	-8,819,011
225	85,267	1,279,005	-65,026,928	-44,452,621	-18,375,900	-9,242,234
250	57,051	855,767	-65,450,166	-44,875,859	-18,799,139	-9,665,473
275	28,836	432,544	-65,873,390	-45,299,083	-19,222,362	-10,088,696
300	621	9,320	-66,296,613	-45,722,306	-19,645,585	-10,511,919
325	-28,046	-420,686	-66,726,620	-46,152,313	-20,075,592	-10,941,926
350	-56,722	-850,827	-67,156,760	-46,582,453	-20,505,732	-11,372,066
375	-85,399	-1,280,982	-67,586,915	-47,012,608	-20,935,888	-11,802,221
400	-114,076	-1,711,137	-68,017,071	-47,442,764	-21,366,043	-12,232,377
450	-171,429	-2,571,433	-68,877,366	-48,303,059	-22,226,338	-13,092,672

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 Low (£575 psf)

Private values £6189 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-467,600	-7,013,993	-73,319,926	-52,745,619	-26,668,899	-17,535,233
80	-551,323	-8,269,850	-74,575,784	-54,001,477	-27,924,756	-18,791,090
100	-574,265	-8,613,969	-74,919,902	-54,345,595	-28,268,874	-19,135,208
125	-602,942	-9,044,124	-75,350,057	-54,775,750	-28,699,030	-19,565,364
150	-631,618	-9,474,264	-75,780,198	-55,205,891	-29,129,170	-19,995,504
175	-660,295	-9,904,419	-76,210,353	-55,636,046	-29,559,325	-20,425,659
200	-688,972	-10,334,575	-76,640,508	-56,066,201	-29,989,481	-20,855,814
225	-717,648	-10,764,715	-77,070,648	-56,496,341	-30,419,621	-21,285,955
250	-746,325	-11,194,870	-77,500,804	-56,926,497	-30,849,776	-21,716,110
275	-775,002	-11,625,026	-77,930,959	-57,356,652	-31,279,931	-22,146,265
300	-803,679	-12,055,181	-78,361,114	-57,786,807	-31,710,087	-22,576,420
325	-832,355	-12,485,321	-78,791,255	-58,216,948	-32,140,227	-23,006,561
350	-861,032	-12,915,476	-79,221,410	-58,647,103	-32,570,382	-23,436,716
375	-889,709	-13,345,632	-79,651,565	-59,077,258	-33,000,537	-23,866,871
400	-918,385	-13,775,772	-80,081,705	-59,507,398	-33,430,678	-24,297,012
450	-975,739	-14,636,082	-80,942,016	-60,367,709	-34,290,988	-25,157,322

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 6

Flats
No of units 50 units
Density: 380 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	30%
% Shered Ownership	0%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CiL Z1 High (£1,350 psf)

Private values £14531 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,133,369	77,013,605	10,707,672	31,281,979	57,358,699	66,492,365
80	9,773,836	74,281,150	7,975,217	28,549,524	54,626,244	63,759,911
100	9,727,524	73,929,184	7,623,250	28,197,557	54,274,278	63,407,944
125	9,669,633	73,489,210	7,183,277	27,757,584	53,834,305	62,967,971
150	9,611,743	73,049,245	6,743,311	27,317,618	53,394,339	62,528,005
175	9,553,852	72,609,279	6,303,346	26,877,652	52,954,373	62,088,039
200	9,495,962	72,169,313	5,863,380	26,437,687	52,514,407	61,648,074
225	9,438,071	71,729,340	5,423,406	25,997,713	52,074,434	61,208,100
250	9,380,181	71,289,374	4,983,441	25,557,748	51,634,468	60,768,135
275	9,322,291	70,849,408	4,543,475	25,117,782	51,194,503	60,328,169
300	9,264,400	70,409,443	4,103,509	24,677,816	50,754,537	59,888,203
325	9,206,509	69,969,469	3,663,536	24,237,843	50,314,564	59,448,230
350	9,148,619	69,529,504	3,223,570	23,797,877	49,874,598	59,008,264
375	9,090,729	69,089,538	2,783,604	23,357,911	49,434,632	58,568,298
400	9,032,838	68,649,572	2,343,639	22,917,946	48,994,666	58,128,333
450	8,917,057	67,769,633	1,463,700	22,038,007	48,114,727	57,248,394

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CiL Z1 Med (£995 psf)

Private values £10710 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,524,568	34,386,717	-31,919,216	-11,344,909	14,731,811	23,865,478
80	4,261,501	32,387,405	-33,918,528	-13,344,221	12,732,499	21,866,166
100	4,215,188	32,035,431	-34,270,502	-13,696,195	12,380,525	21,514,191
125	4,157,298	31,595,465	-34,710,468	-14,136,161	11,940,560	21,074,226
150	4,099,408	31,155,500	-35,150,434	-14,576,127	11,500,594	20,634,260
175	4,041,517	30,715,526	-35,590,407	-15,016,100	11,060,620	20,194,287
200	3,983,626	30,275,561	-36,030,373	-15,456,066	10,620,655	19,754,321
225	3,925,736	29,835,595	-36,470,339	-15,896,032	10,180,689	19,314,355
250	3,867,846	29,395,629	-36,910,304	-16,335,997	9,740,723	18,874,389
275	3,809,955	28,955,656	-37,350,278	-16,775,971	9,300,750	18,434,416
300	3,752,064	28,515,690	-37,790,243	-17,215,936	8,860,784	17,994,450
325	3,694,174	28,075,724	-38,230,209	-17,655,902	8,420,818	17,554,485
350	3,636,284	27,635,759	-38,670,175	-18,095,868	7,980,853	17,114,519
375	3,578,394	27,195,793	-39,110,141	-18,535,834	7,540,887	16,674,553
400	3,520,503	26,755,819	-39,550,114	-18,975,807	7,100,914	16,234,580
450	3,404,722	25,875,888	-40,430,045	-19,855,738	6,220,982	15,354,648

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CiL Z1 Low (£775 psf)

Private values £8342 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,048,692	7,970,055	-58,335,878	-37,761,571	-11,684,850	-2,551,184
80	845,406	6,425,082	-59,880,851	-39,306,544	-13,229,824	-4,096,157
100	799,093	6,073,108	-60,232,825	-39,658,518	-13,581,798	-4,448,132
125	741,203	5,633,142	-60,672,791	-40,098,484	-14,021,763	-4,888,097
150	683,313	5,193,177	-61,112,757	-40,538,450	-14,461,729	-5,328,063
175	625,421	4,753,203	-61,552,730	-40,978,423	-14,901,702	-5,768,036
200	567,531	4,313,238	-61,992,696	-41,418,389	-15,341,668	-6,208,002
225	509,641	3,873,272	-62,432,662	-41,858,355	-15,781,634	-6,647,968
250	451,751	3,433,306	-62,872,627	-42,298,320	-16,221,600	-7,087,934
275	393,860	2,993,333	-63,312,601	-42,738,294	-16,661,573	-7,527,907
300	335,969	2,553,367	-63,752,566	-43,178,259	-17,101,539	-7,967,873
325	278,079	2,113,401	-64,192,532	-43,618,225	-17,541,504	-8,407,838
350	220,189	1,673,436	-64,632,498	-44,058,191	-17,981,470	-8,847,804
375	162,299	1,233,470	-65,072,464	-44,498,157	-18,421,436	-9,287,770
400	104,407	793,497	-65,512,437	-44,938,130	-18,861,409	-9,727,743
450	-11,560	-87,853	-66,393,786	-45,819,479	-19,742,759	-10,609,093

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z2 High (£1,000 psf)

Private values £10764 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,603,566	34,987,102	-31,318,832	-10,744,525	15,332,196	24,465,862
80	4,339,139	32,977,455	-33,328,478	-12,754,171	13,322,549	22,456,215
100	4,292,826	32,625,481	-33,680,453	-13,106,146	12,970,575	22,104,241
125	4,234,936	32,185,515	-34,120,418	-13,546,111	12,530,609	21,664,276
150	4,177,046	31,745,549	-34,560,384	-13,986,077	12,090,644	21,224,310
175	4,119,156	31,305,584	-35,000,350	-14,426,043	11,650,678	20,784,344
200	4,061,266	30,865,618	-35,440,315	-14,866,008	11,210,712	20,344,378
225	4,003,374	30,425,645	-35,880,289	-15,305,982	10,770,739	19,904,405
250	3,945,484	29,985,679	-36,320,255	-15,745,948	10,330,773	19,464,439
275	3,887,594	29,545,713	-36,760,220	-16,185,913	9,890,807	19,024,474
300	3,829,704	29,105,747	-37,200,186	-16,625,879	9,450,842	18,584,508
325	3,771,812	28,665,774	-37,640,159	-17,065,852	9,010,868	18,144,535
350	3,713,922	28,225,808	-38,080,125	-17,505,818	8,570,903	17,704,569
375	3,656,032	27,785,843	-38,520,091	-17,945,784	8,130,937	17,264,603
400	3,598,142	27,345,877	-38,960,056	-18,385,750	7,690,971	16,824,637
450	3,482,360	26,465,938	-39,839,996	-19,265,689	6,811,032	15,944,698

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 6

CiL Z2 Med (£785 psf)

Private values £8450 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,206,666	9,170,817	-57,135,117	-36,560,810	-10,484,089	-1,350,423
80	1,000,683	7,605,190	-58,700,744	-38,126,437	-12,049,716	-2,916,050
100	954,370	7,253,215	-59,052,718	-38,478,411	-12,401,690	-3,268,024
125	896,480	6,813,250	-59,492,684	-38,918,377	-12,841,656	-3,707,990
150	838,589	6,373,276	-59,932,657	-39,358,350	-13,281,629	-4,147,963
175	780,699	5,933,311	-60,372,623	-39,798,316	-13,721,595	-4,587,929
200	722,809	5,493,345	-60,812,589	-40,238,282	-14,161,561	-5,027,895
225	664,918	5,053,379	-61,252,554	-40,678,247	-14,601,527	-5,467,860
250	607,027	4,613,406	-61,692,528	-41,118,221	-15,041,500	-5,907,834
275	549,137	4,173,440	-62,132,493	-41,558,186	-15,481,466	-6,347,800
300	491,247	3,733,474	-62,572,459	-41,998,152	-15,921,431	-6,787,765
325	433,356	3,293,509	-63,012,425	-42,438,118	-16,361,397	-7,227,731
350	375,466	2,853,543	-63,452,391	-42,878,084	-16,801,363	-7,667,697
375	317,575	2,413,570	-63,892,364	-43,318,057	-17,241,336	-8,107,670
400	259,685	1,973,604	-64,332,330	-43,758,023	-17,681,302	-8,547,636
450	143,904	1,093,672	-65,212,261	-44,637,954	-18,561,233	-9,427,567

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z2 Low (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-539,941	-4,103,552	-70,409,485	-49,835,178	-23,758,458	-14,624,791
80	-718,934	-5,463,901	-71,769,835	-51,195,528	-25,118,807	-15,985,141
100	-766,003	-5,821,626	-72,127,560	-51,553,253	-25,476,532	-16,342,866
125	-824,841	-6,268,788	-72,574,722	-52,000,415	-25,923,694	-16,790,028
150	-883,679	-6,715,958	-73,021,892	-52,447,585	-26,370,864	-17,237,198
175	-942,516	-7,163,120	-73,469,054	-52,894,747	-26,818,026	-17,684,360
200	-1,001,353	-7,610,282	-73,916,216	-53,341,909	-27,265,188	-18,131,522
225	-1,060,190	-8,057,444	-74,363,378	-53,789,071	-27,712,350	-18,578,684
250	-1,119,027	-8,504,606	-74,810,540	-54,236,233	-28,159,512	-19,025,846
275	-1,177,864	-8,951,768	-75,257,702	-54,683,395	-28,606,674	-19,473,008
300	-1,236,702	-9,398,938	-75,704,872	-55,130,565	-29,053,844	-19,920,178
325	-1,295,539	-9,846,100	-76,152,034	-55,577,727	-29,501,006	-20,367,340
350	-1,354,377	-10,293,262	-76,599,196	-56,024,889	-29,948,168	-20,814,502
375	-1,413,214	-10,740,424	-77,046,358	-56,472,051	-30,395,330	-21,261,664
400	-1,472,051	-11,187,586	-77,493,520	-56,919,213	-30,842,492	-21,708,826
450	-1,589,725	-12,081,911	-78,387,844	-57,813,537	-31,736,816	-22,603,150

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 High (£800 psf)

Private values £8611 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,443,677	10,971,947	-55,333,987	-34,759,680	-8,682,959	450,707
80	1,233,598	9,375,347	-56,930,587	-36,356,280	-10,279,559	-1,145,893
100	1,187,286	9,023,373	-57,282,561	-36,708,254	-10,631,533	-1,497,867
125	1,129,396	8,583,407	-57,722,527	-37,148,220	-11,071,499	-1,937,833
150	1,071,505	8,143,441	-58,162,492	-37,588,185	-11,511,465	-2,377,799
175	1,013,614	7,703,468	-58,602,466	-38,028,159	-11,951,438	-2,817,772
200	955,724	7,263,502	-59,042,431	-38,468,124	-12,391,404	-3,257,738
225	897,834	6,823,536	-59,482,397	-38,908,090	-12,831,369	-3,697,703
250	839,944	6,383,571	-59,922,363	-39,348,056	-13,271,335	-4,137,669
275	782,052	5,943,597	-60,362,336	-39,788,029	-13,711,309	-4,577,642
300	724,162	5,503,632	-60,802,302	-40,227,995	-14,151,274	-5,017,608
325	666,272	5,063,666	-61,242,268	-40,667,961	-14,591,240	-5,457,574
350	608,382	4,623,700	-61,682,233	-41,107,926	-15,031,206	-5,897,540
375	550,490	4,183,727	-62,122,207	-41,547,900	-15,471,179	-6,337,513
400	492,600	3,743,761	-62,562,172	-41,987,865	-15,911,145	-6,777,479
450	376,820	2,863,830	-63,442,104	-42,867,797	-16,791,076	-7,657,410

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

CiL Z3 Med (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-539,941	-4,103,552	-70,409,485	-49,835,178	-23,758,458	-14,624,791
80	-718,934	-5,463,901	-71,769,835	-51,195,528	-25,118,807	-15,985,141
100	-766,003	-5,821,626	-72,127,560	-51,553,253	-25,476,532	-16,342,866
125	-824,841	-6,268,788	-72,574,722	-52,000,415	-25,923,694	-16,790,028
150	-883,679	-6,715,958	-73,021,892	-52,447,585	-26,370,864	-17,237,198
175	-942,516	-7,163,120	-73,469,054	-52,894,747	-26,818,026	-17,684,360
200	-1,001,353	-7,610,282	-73,916,216	-53,341,909	-27,265,188	-18,131,522
225	-1,060,190	-8,057,444	-74,363,378	-53,789,071	-27,712,350	-18,578,684
250	-1,119,027	-8,504,606	-74,810,540	-54,236,233	-28,159,512	-19,025,846
275	-1,177,864	-8,951,768	-75,257,702	-54,683,395	-28,606,674	-19,473,008
300	-1,236,702	-9,398,938	-75,704,872	-55,130,565	-29,053,844	-19,920,178
325	-1,295,539	-9,846,100	-76,152,034	-55,577,727	-29,501,006	-20,367,340
350	-1,354,377	-10,293,262	-76,599,196	-56,024,889	-29,948,168	-20,814,502
375	-1,413,214	-10,740,424	-77,046,358	-56,472,051	-30,395,330	-21,261,664
400	-1,472,051	-11,187,586	-77,493,520	-56,919,213	-30,842,492	-21,708,826
450	-1,589,725	-12,081,911	-78,387,844	-57,813,537	-31,736,816	-22,603,150

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 Low (£575 psf)

Private values £6189 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,145,725	-16,307,513	-82,613,447	-62,039,140	-35,962,419	-26,828,753
80	-2,297,100	-17,457,959	-83,763,892	-63,189,585	-37,112,865	-27,979,199
100	-2,344,170	-17,815,692	-84,121,625	-63,547,318	-37,470,597	-28,336,931
125	-2,403,007	-18,262,854	-84,568,787	-63,994,480	-37,917,759	-28,784,093
150	-2,461,844	-18,710,016	-85,015,949	-64,441,642	-38,364,921	-29,231,255
175	-2,520,682	-19,157,185	-85,463,119	-64,888,812	-38,812,091	-29,678,425
200	-2,579,519	-19,604,347	-85,910,281	-65,335,974	-39,259,253	-30,125,587
225	-2,638,357	-20,051,510	-86,357,443	-65,783,136	-39,706,415	-30,572,749
250	-2,697,194	-20,498,672	-86,804,605	-66,230,298	-40,153,577	-31,019,911
275	-2,756,031	-20,945,834	-87,251,767	-66,677,460	-40,600,739	-31,467,073
300	-2,814,868	-21,392,996	-87,698,929	-67,124,622	-41,047,902	-31,914,235
325	-2,873,706	-21,840,165	-88,146,099	-67,571,792	-41,495,071	-32,361,405
350	-2,932,543	-22,287,327	-88,593,261	-68,018,954	-41,942,233	-32,808,567
375	-2,991,380	-22,734,490	-89,040,423	-68,466,116	-42,389,395	-33,255,729
400	-3,050,217	-23,181,652	-89,487,585	-68,913,278	-42,836,557	-33,702,891
450	-3,167,892	-24,075,976	-90,381,909	-69,807,602	-43,730,882	-34,597,215

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	7
	Flats
No of units	100 units
Density:	210 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	30%
% Shered Ownership	0%

Site area	0.48 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CiL Z1 High (£1,350 psf)

Private values £14531 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,538,448	38,930,740	-27,375,193	-6,800,886	19,275,834	28,409,501
80	17,856,706	37,499,082	-28,806,851	-8,232,544	17,844,176	26,977,843
100	17,765,982	37,308,562	-28,997,372	-8,423,065	17,653,656	26,787,322
125	17,652,575	37,070,409	-29,235,525	-8,661,218	17,415,503	26,549,169
150	17,539,169	36,832,256	-29,473,678	-8,899,371	17,177,350	26,311,016
175	17,425,763	36,594,103	-29,711,831	-9,137,524	16,939,197	26,072,863
200	17,312,358	36,355,952	-29,949,982	-9,375,675	16,701,046	25,834,712
225	17,198,952	36,117,799	-30,188,135	-9,613,828	16,462,893	25,596,559
250	17,085,546	35,879,646	-30,426,288	-9,851,981	16,224,740	25,358,406
275	16,972,139	35,641,493	-30,664,441	-10,090,134	15,986,587	25,120,253
300	16,858,734	35,403,342	-30,902,592	-10,328,285	15,748,436	24,882,102
325	16,745,328	35,165,189	-31,140,745	-10,566,438	15,510,283	24,643,949
350	16,631,922	34,927,036	-31,378,898	-10,804,591	15,272,130	24,405,796
375	16,518,516	34,688,883	-31,617,051	-11,042,744	15,033,977	24,167,643
400	16,405,110	34,450,732	-31,855,202	-11,280,895	14,795,826	23,929,492
450	16,178,298	33,974,426	-32,331,508	-11,757,201	14,319,520	23,453,186

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CiL Z1 Med (£995 psf)

Private values £10710 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,029,752	16,862,479	-49,443,455	-28,869,148	-2,792,427	6,341,239
80	7,528,749	15,810,373	-50,495,560	-29,921,253	-3,844,533	5,289,133
100	7,438,025	15,619,852	-50,686,081	-30,111,774	-4,035,053	5,098,613
125	7,324,619	15,381,699	-50,924,234	-30,349,927	-4,273,206	4,860,460
150	7,211,213	15,143,546	-51,162,387	-30,588,080	-4,511,359	4,622,307
175	7,098,032	14,901,667	-51,404,266	-30,829,959	-4,753,238	4,380,428
200	6,980,771	14,659,619	-51,646,315	-31,072,008	-4,995,287	4,138,379
225	6,865,511	14,417,572	-51,888,361	-31,314,054	-5,237,334	3,896,333
250	6,750,250	14,175,526	-52,130,408	-31,556,101	-5,479,380	3,654,286
275	6,634,989	13,933,477	-52,372,457	-31,798,150	-5,721,429	3,412,237
300	6,519,729	13,691,430	-52,614,503	-32,040,196	-5,963,476	3,170,191
325	6,404,467	13,449,382	-52,856,552	-32,282,245	-6,205,524	2,928,142
350	6,289,207	13,207,335	-53,098,598	-32,524,291	-6,447,571	2,686,095
375	6,173,946	12,965,286	-53,340,647	-32,766,340	-6,689,620	2,444,047
400	6,058,686	12,723,240	-53,582,694	-33,008,387	-6,931,666	2,202,000
450	5,828,164	12,239,144	-54,066,789	-33,492,482	-7,415,761	1,717,905

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CiL Z1 Low (£775 psf)

Private values £8342 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,448,517	3,041,886	-63,264,048	-42,689,741	-16,613,020	-7,479,354
80	1,054,770	2,215,018	-64,090,916	-43,516,609	-17,439,888	-8,306,222
100	962,561	2,021,378	-64,284,555	-43,710,248	-17,633,527	-8,499,861
125	847,301	1,779,332	-64,526,602	-43,952,295	-17,875,574	-8,741,908
150	732,040	1,537,283	-64,768,650	-44,194,343	-18,117,623	-8,983,956
175	616,779	1,295,237	-65,010,697	-44,436,390	-18,359,669	-9,226,003
200	501,519	1,053,190	-65,252,743	-44,678,436	-18,601,716	-9,468,050
225	386,258	811,141	-65,494,792	-44,920,485	-18,843,765	-9,710,098
250	270,997	569,095	-65,736,839	-45,162,532	-19,085,811	-9,952,145
275	155,736	327,046	-65,978,887	-45,404,580	-19,327,860	-10,194,194
300	40,476	84,999	-66,220,934	-45,646,627	-19,569,906	-10,436,240
325	-76,008	-159,616	-66,465,550	-45,891,243	-19,814,522	-10,680,856
350	-193,154	-405,623	-66,711,556	-46,137,249	-20,060,529	-10,926,862
375	-310,300	-651,629	-66,957,563	-46,383,256	-20,306,535	-11,172,869
400	-427,446	-897,636	-67,203,569	-46,629,262	-20,552,541	-11,418,875
450	-661,737	-1,389,649	-67,695,582	-47,121,275	-21,044,554	-11,910,888

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z2 High (£1,000 psf)

Private values £10764 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,177,762	17,173,299	-49,132,634	-28,558,327	-2,481,606	6,652,060
80	7,674,214	16,115,848	-50,190,085	-29,615,778	-3,539,057	5,594,609
100	7,583,488	15,925,326	-50,380,608	-29,806,301	-3,729,580	5,404,086
125	7,470,083	15,687,175	-50,618,759	-30,044,452	-3,967,731	5,165,935
150	7,356,677	15,449,022	-50,856,912	-30,282,605	-4,205,884	4,927,782
175	7,243,271	15,210,869	-51,095,065	-30,520,758	-4,444,037	4,689,629
200	7,128,027	14,968,856	-51,337,078	-30,762,771	-4,686,050	4,447,616
225	7,012,766	14,726,809	-51,579,124	-31,004,817	-4,928,097	4,205,570
250	6,897,506	14,484,763	-51,821,171	-31,246,864	-5,170,143	3,963,523
275	6,782,245	14,242,714	-52,063,220	-31,488,913	-5,412,192	3,721,474
300	6,666,984	14,000,667	-52,305,266	-31,730,959	-5,654,238	3,479,428
325	6,551,723	13,758,619	-52,547,315	-31,973,008	-5,896,287	3,237,379
350	6,436,463	13,516,572	-52,789,361	-32,215,054	-6,138,334	2,995,332
375	6,321,202	13,274,523	-53,031,410	-32,457,103	-6,380,382	2,753,284
400	6,205,941	13,032,477	-53,273,457	-32,699,150	-6,622,429	2,511,237
450	5,975,420	12,548,381	-53,757,552	-33,183,245	-7,106,524	2,027,142

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Site type 7

CiL Z2 Med (£785 psf)

Private values £8450 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,748,183	3,671,183	-62,634,750	-42,060,443	-15,983,723	-6,850,056
80	1,349,282	2,833,492	-63,472,442	-42,898,135	-16,821,414	-7,687,748
100	1,257,073	2,639,852	-63,666,081	-43,091,774	-17,015,053	-7,881,387
125	1,141,812	2,397,806	-63,908,128	-43,333,821	-17,257,100	-8,123,434
150	1,026,551	2,155,757	-64,150,176	-43,575,869	-17,499,149	-8,365,482
175	911,291	1,913,711	-64,392,223	-43,817,916	-17,741,195	-8,607,529
200	796,030	1,671,664	-64,634,269	-44,059,962	-17,983,242	-8,849,576
225	680,769	1,429,615	-64,876,318	-44,302,011	-18,225,290	-9,091,624
250	565,509	1,187,569	-65,118,365	-44,544,058	-18,467,337	-9,333,671
275	450,248	945,520	-65,360,413	-44,786,106	-18,709,386	-9,575,720
300	334,987	703,473	-65,602,460	-45,028,153	-18,951,432	-9,817,766
325	219,726	461,425	-65,844,509	-45,270,202	-19,193,481	-10,059,815
350	104,466	219,378	-66,086,555	-45,512,248	-19,435,528	-10,301,862
375	-10,972	-23,041	-66,328,975	-45,754,668	-19,677,947	-10,544,281
400	-128,117	-269,045	-66,574,979	-46,000,672	-19,923,951	-10,790,285
450	-362,409	-761,058	-67,066,992	-46,492,685	-20,415,964	-11,282,298

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z2 Low (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,573,457	-3,304,259	-69,610,192	-49,035,885	-22,959,165	-13,825,499
80	-1,921,262	-4,034,649	-70,340,583	-49,766,276	-23,689,555	-14,555,889
100	-2,014,978	-4,231,454	-70,537,387	-49,963,080	-23,886,360	-14,752,693
125	-2,132,124	-4,477,460	-70,783,394	-50,209,087	-24,132,366	-14,998,700
150	-2,249,270	-4,723,467	-71,029,400	-50,455,093	-24,378,372	-15,244,706
175	-2,366,416	-4,969,473	-71,275,407	-50,701,100	-24,624,379	-15,490,713
200	-2,483,562	-5,215,480	-71,521,413	-50,947,106	-24,870,385	-15,736,719
225	-2,600,708	-5,461,486	-71,767,420	-51,193,113	-25,116,392	-15,982,726
250	-2,717,854	-5,707,493	-72,013,426	-51,439,119	-25,362,398	-16,228,732
275	-2,835,000	-5,953,499	-72,259,432	-51,685,125	-25,608,405	-16,474,739
300	-2,952,144	-6,199,503	-72,505,437	-51,931,130	-25,854,409	-16,720,743
325	-3,069,290	-6,445,510	-72,751,443	-52,177,136	-26,100,416	-16,966,749
350	-3,186,436	-6,691,516	-72,997,450	-52,423,143	-26,346,422	-17,212,756
375	-3,303,582	-6,937,523	-73,243,456	-52,669,149	-26,592,428	-17,458,762
400	-3,420,728	-7,183,529	-73,489,463	-52,915,156	-26,838,435	-17,704,769
450	-3,655,020	-7,675,542	-73,981,476	-53,407,169	-27,330,448	-18,196,782

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 High (£800 psf)

Private values £8611 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,197,681	4,615,129	-61,690,804	-41,116,497	-15,039,776	-5,906,110
80	1,791,049	3,761,203	-62,544,731	-41,970,424	-15,893,703	-6,760,037
100	1,698,840	3,567,564	-62,738,370	-42,164,063	-16,087,342	-6,953,676
125	1,583,580	3,325,517	-62,980,416	-42,406,110	-16,329,389	-7,195,723
150	1,468,318	3,083,468	-63,222,465	-42,648,158	-16,571,438	-7,437,771
175	1,353,058	2,841,422	-63,464,512	-42,890,205	-16,813,484	-7,679,818
200	1,237,798	2,599,375	-63,706,558	-43,132,251	-17,055,531	-7,921,865
225	1,122,536	2,357,326	-63,948,607	-43,374,300	-17,297,579	-8,163,913
250	1,007,276	2,115,280	-64,190,654	-43,616,347	-17,539,626	-8,405,960
275	892,015	1,873,231	-64,432,702	-43,858,395	-17,781,675	-8,648,009
300	776,755	1,631,184	-64,674,749	-44,100,442	-18,023,721	-8,890,055
325	661,494	1,389,138	-64,916,796	-44,342,489	-18,265,768	-9,132,102
350	546,233	1,147,089	-65,158,844	-44,584,537	-18,507,817	-9,374,150
375	430,973	905,043	-65,400,891	-44,826,584	-18,749,863	-9,616,197
400	315,711	662,994	-65,642,940	-45,068,633	-18,991,912	-9,858,246
450	85,190	178,899	-66,127,035	-45,552,728	-19,476,007	-10,342,341

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 Med (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,573,457	-3,304,259	-69,610,192	-49,035,885	-22,959,165	-13,825,499
80	-1,921,262	-4,034,649	-70,340,583	-49,766,276	-23,689,555	-14,555,889
100	-2,014,978	-4,231,454	-70,537,387	-49,963,080	-23,886,360	-14,752,693
125	-2,132,124	-4,477,460	-70,783,394	-50,209,087	-24,132,366	-14,998,700
150	-2,249,270	-4,723,467	-71,029,400	-50,455,093	-24,378,372	-15,244,706
175	-2,366,416	-4,969,473	-71,275,407	-50,701,100	-24,624,379	-15,490,713
200	-2,483,562	-5,215,480	-71,521,413	-50,947,106	-24,870,385	-15,736,719
225	-2,600,708	-5,461,486	-71,767,420	-51,193,113	-25,116,392	-15,982,726
250	-2,717,854	-5,707,493	-72,013,426	-51,439,119	-25,362,398	-16,228,732
275	-2,835,000	-5,953,499	-72,259,432	-51,685,125	-25,608,405	-16,474,739
300	-2,952,144	-6,199,503	-72,505,437	-51,931,130	-25,854,409	-16,720,743
325	-3,069,290	-6,445,510	-72,751,443	-52,177,136	-26,100,416	-16,966,749
350	-3,186,436	-6,691,516	-72,997,450	-52,423,143	-26,346,422	-17,212,756
375	-3,303,582	-6,937,523	-73,243,456	-52,669,149	-26,592,428	-17,458,762
400	-3,420,728	-7,183,529	-73,489,463	-52,915,156	-26,838,435	-17,704,769
450	-3,655,020	-7,675,542	-73,981,476	-53,407,169	-27,330,448	-18,196,782

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 Low (£575 psf)

Private values £6189 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,619,123	-9,700,158	-76,006,091	-55,431,784	-29,355,063	-20,221,397
80	-4,914,544	-10,320,543	-76,626,476	-56,052,169	-29,975,449	-20,841,783
100	-5,008,261	-10,517,347	-76,823,281	-56,248,974	-30,172,253	-21,038,587
125	-5,125,407	-10,763,354	-77,069,287	-56,494,980	-30,418,260	-21,284,593
150	-5,242,552	-11,009,360	-77,315,294	-56,740,987	-30,664,266	-21,530,600
175	-5,359,698	-11,255,367	-77,561,300	-56,986,993	-30,910,272	-21,776,606
200	-5,476,844	-11,501,373	-77,807,307	-57,233,000	-31,156,279	-22,022,613
225	-5,593,990	-11,747,380	-78,053,313	-57,479,006	-31,402,285	-22,268,619
250	-5,711,136	-11,993,386	-78,299,319	-57,725,012	-31,648,292	-22,514,626
275	-5,828,282	-12,239,392	-78,545,326	-57,971,019	-31,894,298	-22,760,632
300	-5,945,427	-12,485,397	-78,791,330	-58,217,023	-32,140,303	-23,006,636
325	-6,062,573	-12,731,403	-79,037,337	-58,463,030	-32,386,309	-23,252,643
350	-6,179,719	-12,977,410	-79,283,343	-58,709,036	-32,632,316	-23,498,649
375	-6,296,865	-13,223,416	-79,529,350	-58,955,043	-32,878,322	-23,744,656
400	-6,414,011	-13,469,423	-79,775,356	-59,201,049	-33,124,328	-23,990,662
450	-6,648,303	-13,961,436	-80,267,369	-59,693,062	-33,616,341	-24,482,675

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	8
	Flats
No of units	250 units
Density:	280 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	30%
% Shered Ownership	0%

Site area	0.89 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CiL Z1 High (£1,350 psf)

Private values £14531 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	44,172,145	49,472,803	-16,833,131	3,741,176	29,817,897	38,951,563
80	42,554,095	47,660,586	-18,645,347	1,928,960	28,005,680	37,139,346
100	42,339,511	47,420,253	-18,885,681	1,688,626	27,765,347	36,899,013
125	42,071,282	47,119,836	-19,186,098	1,388,209	27,464,930	36,598,596
150	41,803,054	46,819,420	-19,486,514	1,087,793	27,164,514	36,298,180
175	41,534,824	46,519,003	-19,786,930	787,377	26,864,097	35,997,763
200	41,266,596	46,218,587	-20,087,346	486,961	26,563,681	35,697,348
225	40,998,366	45,918,170	-20,387,763	186,544	26,263,265	35,396,931
250	40,730,137	45,617,753	-20,688,180	-113,873	25,962,848	35,096,514
275	40,461,909	45,317,338	-20,988,596	-414,289	25,662,432	34,796,098
300	40,193,679	45,016,921	-21,289,013	-714,706	25,362,015	34,495,681
325	39,925,450	44,716,504	-21,589,430	-1,015,123	25,061,598	34,195,264
350	39,657,222	44,416,088	-21,889,845	-1,315,538	24,761,182	33,894,848
375	39,389,992	44,115,671	-22,190,262	-1,615,955	24,460,765	33,594,432
400	39,120,763	43,815,254	-22,490,679	-1,916,372	24,160,349	33,294,015
450	38,584,305	43,214,422	-23,091,512	-2,517,205	23,559,516	32,693,182

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£450	£450

CiL Z1 Med (£995 psf)

Private values £10710 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,308,617	21,625,652	-44,680,282	-24,105,975	1,970,746	11,104,412
80	18,089,889	20,260,676	-46,045,257	-25,470,950	605,770	9,739,436
100	17,868,229	20,012,417	-46,293,517	-25,719,210	357,511	9,491,177
125	17,591,155	19,702,093	-46,603,840	-26,029,533	47,188	9,180,854
150	17,314,080	19,391,770	-46,914,163	-26,339,856	-263,136	8,870,530
175	17,037,006	19,081,447	-47,224,487	-26,650,180	-573,459	8,560,207
200	16,759,931	18,771,122	-47,534,811	-26,960,504	-883,783	8,249,883
225	16,482,856	18,460,799	-47,845,134	-27,270,827	-1,194,107	7,939,559
250	16,205,782	18,150,476	-48,155,458	-27,581,151	-1,504,430	7,629,236
275	15,928,708	17,840,153	-48,465,781	-27,891,474	-1,814,753	7,318,913
300	15,651,632	17,529,828	-48,776,105	-28,201,798	-2,125,078	7,008,589
325	15,374,558	17,219,505	-49,086,429	-28,512,122	-2,435,401	6,698,265
350	15,097,484	16,909,182	-49,396,752	-28,822,445	-2,745,724	6,387,942
375	14,820,409	16,598,858	-49,707,075	-29,132,768	-3,056,047	6,077,619
400	14,543,334	16,288,534	-50,017,400	-29,443,093	-3,366,372	5,767,294
450	13,989,185	15,667,887	-50,638,046	-30,063,739	-3,987,018	5,146,648

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£125	£450

CiL Z1 Low (£775 psf)

Private values £8342 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,514,891	3,936,678	-62,369,256	-41,794,949	-15,718,228	-6,584,562
80	2,538,560	2,843,187	-63,462,747	-42,888,440	-16,811,719	-7,678,053
100	2,309,590	2,586,741	-63,719,192	-43,144,885	-17,068,165	-7,934,499
125	2,023,379	2,266,184	-64,039,749	-43,465,442	-17,388,721	-8,255,055
150	1,737,167	1,945,627	-64,360,307	-43,786,000	-17,709,279	-8,575,613
175	1,450,954	1,625,069	-64,680,865	-44,106,558	-18,029,837	-8,896,171
200	1,164,743	1,304,512	-65,001,421	-44,427,114	-18,350,394	-9,216,728
225	878,531	983,954	-65,321,979	-44,747,672	-18,670,952	-9,537,285
250	592,319	663,398	-65,642,536	-45,068,229	-18,991,508	-9,857,842
275	306,107	342,840	-65,963,094	-45,388,787	-19,312,066	-10,178,400
300	19,895	22,282	-66,283,652	-45,709,345	-19,632,624	-10,498,958
325	-270,672	-303,153	-66,609,086	-46,034,779	-19,958,059	-10,824,392
350	-561,565	-628,953	-66,934,886	-46,360,579	-20,283,859	-11,150,193
375	-852,458	-954,753	-67,260,686	-46,686,379	-20,609,659	-11,475,993
400	-1,143,352	-1,280,554	-67,586,488	-47,012,181	-20,935,460	-11,801,794
450	-1,725,138	-1,932,154	-68,238,088	-47,663,781	-21,587,060	-12,453,394

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z2 High (£1,000 psf)

Private values £10764 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,664,312	22,024,029	-44,281,904	-23,707,597	2,369,123	11,502,790
80	18,439,466	20,652,202	-45,653,732	-25,079,425	997,296	10,130,962
100	18,217,807	20,403,943	-45,901,990	-25,327,683	749,038	9,882,704
125	17,940,732	20,093,620	-46,212,313	-25,638,006	438,714	9,572,380
150	17,663,657	19,783,296	-46,522,638	-25,948,331	128,390	9,262,056
175	17,386,582	19,472,972	-46,832,961	-26,258,654	-181,933	8,951,733
200	17,109,508	19,162,649	-47,143,284	-26,568,977	-492,257	8,641,409
225	16,832,434	18,852,326	-47,453,608	-26,879,301	-802,580	8,331,086
250	16,555,358	18,542,001	-47,763,932	-27,189,625	-1,112,904	8,020,762
275	16,278,284	18,231,678	-48,074,255	-27,499,948	-1,423,228	7,710,439
300	16,001,210	17,921,355	-48,384,579	-27,810,272	-1,733,551	7,400,115
325	15,724,135	17,611,032	-48,694,902	-28,120,595	-2,043,874	7,089,792
350	15,447,060	17,300,707	-49,005,226	-28,430,919	-2,354,199	6,779,468
375	15,169,986	16,990,384	-49,315,550	-28,741,243	-2,664,522	6,469,144
400	14,892,911	16,680,061	-49,625,873	-29,051,566	-2,974,845	6,158,821
450	14,338,762	16,059,413	-50,246,520	-29,672,213	-3,595,493	5,538,173

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£450

Site type 8

CiL Z2 Med (£785 psf)

Private values £8450 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,246,370	4,755,935	-61,549,999	-40,975,692	-14,898,971	-5,765,305
80	3,257,459	3,648,354	-62,657,580	-42,083,273	-16,006,552	-6,872,886
100	3,028,489	3,391,908	-62,914,026	-42,339,719	-16,262,998	-7,129,332
125	2,742,278	3,071,351	-63,234,582	-42,660,275	-16,583,555	-7,449,889
150	2,456,065	2,750,793	-63,555,140	-42,980,833	-16,904,112	-7,770,446
175	2,169,854	2,430,237	-63,875,697	-43,301,390	-17,224,669	-8,091,003
200	1,883,642	2,109,679	-64,196,255	-43,621,948	-17,545,227	-8,411,561
225	1,597,429	1,789,121	-64,516,812	-43,942,505	-17,865,785	-8,732,119
250	1,311,218	1,468,564	-64,837,369	-44,263,062	-18,186,341	-9,052,675
275	1,025,006	1,148,007	-65,157,927	-44,583,620	-18,506,899	-9,373,233
300	738,794	827,450	-65,478,484	-44,904,177	-18,827,456	-9,693,790
325	452,582	506,892	-65,799,041	-45,224,734	-19,148,014	-10,014,348
350	166,370	186,334	-66,119,599	-45,545,292	-19,468,572	-10,334,905
375	-121,802	-136,418	-66,442,351	-45,868,044	-19,791,323	-10,657,657
400	-412,694	-462,218	-66,768,151	-46,193,844	-20,117,124	-10,983,457
450	-994,480	-1,113,818	-67,419,751	-46,845,444	-20,768,724	-11,635,057

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z2 Low (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,862,055	-4,325,502	-70,631,435	-50,057,128	-23,980,407	-14,846,741
80	-4,726,489	-5,293,668	-71,599,601	-51,025,294	-24,948,574	-15,814,908
100	-4,959,204	-5,554,308	-71,860,242	-51,285,935	-25,209,214	-16,075,548
125	-5,250,097	-5,880,108	-72,186,042	-51,611,735	-25,535,014	-16,401,348
150	-5,540,990	-6,205,908	-72,511,842	-51,937,535	-25,860,814	-16,727,148
175	-5,831,882	-6,531,708	-72,837,642	-52,263,335	-26,186,614	-17,052,948
200	-6,122,775	-6,857,508	-73,163,442	-52,589,135	-26,512,414	-17,378,748
225	-6,413,668	-7,183,308	-73,489,242	-52,914,935	-26,838,214	-17,704,548
250	-6,704,561	-7,509,108	-73,815,042	-53,240,735	-27,164,014	-18,030,348
275	-6,995,454	-7,834,908	-74,140,842	-53,566,535	-27,489,814	-18,356,148
300	-7,286,347	-8,160,709	-74,466,642	-53,892,335	-27,815,614	-18,681,948
325	-7,577,240	-8,486,509	-74,792,442	-54,218,135	-28,141,414	-19,007,748
350	-7,868,133	-8,812,309	-75,118,242	-54,543,935	-28,467,214	-19,333,548
375	-8,159,026	-9,138,109	-75,444,042	-54,869,735	-28,793,014	-19,659,348
400	-8,449,918	-9,463,909	-75,769,842	-55,195,535	-29,118,814	-19,985,148
450	-9,031,704	-10,115,509	-76,421,442	-55,847,135	-29,770,415	-20,636,748

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 High (£800 psf)

Private values £8611 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,343,590	5,984,821	-60,321,113	-39,746,806	-13,670,085	-4,536,419
80	4,335,808	4,856,105	-61,449,829	-40,875,522	-14,798,801	-5,665,135
100	4,106,837	4,599,658	-61,706,275	-41,131,969	-15,055,248	-5,921,582
125	3,820,626	4,279,101	-62,026,832	-41,452,525	-15,375,805	-6,242,138
150	3,534,414	3,958,543	-62,347,390	-41,773,083	-15,696,362	-6,562,696
175	3,248,202	3,637,987	-62,667,947	-42,093,640	-16,016,919	-6,883,253
200	2,961,990	3,317,429	-62,988,504	-42,414,197	-16,337,477	-7,203,811
225	2,675,779	2,996,872	-63,309,061	-42,734,754	-16,658,033	-7,524,367
250	2,389,566	2,676,314	-63,629,619	-43,055,312	-16,978,591	-7,844,925
275	2,103,354	2,355,757	-63,950,177	-43,375,870	-17,299,149	-8,165,483
300	1,817,143	2,035,200	-64,270,733	-43,696,426	-17,619,706	-8,486,040
325	1,530,931	1,714,642	-64,591,291	-44,016,984	-17,940,264	-8,806,597
350	1,244,719	1,394,085	-64,911,848	-44,337,541	-18,260,820	-9,127,154
375	958,507	1,073,528	-65,232,406	-44,658,099	-18,581,378	-9,447,712
400	672,295	752,970	-65,552,964	-44,978,657	-18,901,936	-9,768,270
450	99,871	111,855	-66,194,078	-45,619,771	-19,543,050	-10,409,384

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 Med (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,862,055	-4,325,502	-70,631,435	-50,057,128	-23,980,407	-14,846,741
80	-4,726,489	-5,293,668	-71,599,601	-51,025,294	-24,948,574	-15,814,908
100	-4,959,204	-5,554,308	-71,860,242	-51,285,935	-25,209,214	-16,075,548
125	-5,250,097	-5,880,108	-72,186,042	-51,611,735	-25,535,014	-16,401,348
150	-5,540,990	-6,205,908	-72,511,842	-51,937,535	-25,860,814	-16,727,148
175	-5,831,882	-6,531,708	-72,837,642	-52,263,335	-26,186,614	-17,052,948
200	-6,122,775	-6,857,508	-73,163,442	-52,589,135	-26,512,414	-17,378,748
225	-6,413,668	-7,183,308	-73,489,242	-52,914,935	-26,838,214	-17,704,548
250	-6,704,561	-7,509,108	-73,815,042	-53,240,735	-27,164,014	-18,030,348
275	-6,995,454	-7,834,908	-74,140,842	-53,566,535	-27,489,814	-18,356,148
300	-7,286,347	-8,160,709	-74,466,642	-53,892,335	-27,815,614	-18,681,948
325	-7,577,240	-8,486,509	-74,792,442	-54,218,135	-28,141,414	-19,007,748
350	-7,868,133	-8,812,309	-75,118,242	-54,543,935	-28,467,214	-19,333,548
375	-8,159,026	-9,138,109	-75,444,042	-54,869,735	-28,793,014	-19,659,348
400	-8,449,918	-9,463,909	-75,769,842	-55,195,535	-29,118,814	-19,985,148
450	-9,031,704	-10,115,509	-76,421,442	-55,847,135	-29,770,415	-20,636,748

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 Low (£575 psf)

Private values £6189 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,296,488	-12,652,066	-78,958,000	-58,383,693	-32,306,972	-23,173,306
80	-12,033,057	-13,477,024	-79,782,957	-59,208,650	-33,131,929	-23,998,263
100	-12,265,771	-13,737,664	-80,043,597	-59,469,290	-33,392,570	-24,258,903
125	-12,556,664	-14,063,464	-80,369,397	-59,795,090	-33,718,370	-24,584,704
150	-12,847,557	-14,389,264	-80,695,197	-60,120,890	-34,044,170	-24,910,504
175	-13,138,450	-14,715,064	-81,020,997	-60,446,690	-34,369,970	-25,236,304
200	-13,429,343	-15,040,864	-81,346,797	-60,772,491	-34,695,770	-25,562,104
225	-13,720,236	-15,366,664	-81,672,598	-61,098,291	-35,021,570	-25,887,904
250	-14,011,129	-15,692,464	-81,998,398	-61,424,091	-35,347,370	-26,213,704
275	-14,302,022	-16,018,264	-82,324,198	-61,749,891	-35,673,170	-26,539,504
300	-14,592,914	-16,344,064	-82,649,998	-62,075,691	-35,998,970	-26,865,304
325	-14,883,807	-16,669,864	-82,975,798	-62,401,491	-36,324,770	-27,191,104
350	-15,174,700	-16,995,664	-83,301,598	-62,727,291	-36,650,570	-27,516,904
375	-15,465,593	-17,321,464	-83,627,398	-63,053,091	-36,976,370	-27,842,704
400	-15,756,486	-17,647,264	-83,953,198	-63,378,891	-37,302,170	-28,168,504
450	-16,338,272	-18,298,864	-84,604,798	-64,030,491	-37,953,770	-28,820,104

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2- Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type	9
	Flats
No of units	400 units
Density:	630 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	30%
% Shered Ownership	0%

Site area	0.63 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

CiL Z1 High (£1,350 psf)

Private values £14531 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	35,013,163	55,145,731	-11,160,202	9,414,105	35,490,825	44,624,491
80	33,046,883	52,048,841	-14,257,093	6,317,214	32,393,935	41,527,601
100	32,705,861	51,511,731	-14,794,203	5,780,104	31,856,825	40,990,491
125	32,279,584	50,840,344	-15,465,589	5,108,718	31,185,439	40,319,105
150	31,853,307	50,168,958	-16,136,975	4,437,332	30,514,052	39,647,718
175	31,422,688	49,490,733	-16,815,200	3,759,107	29,835,828	38,969,494
200	30,989,438	48,808,365	-17,497,568	3,076,739	29,153,460	38,287,126
225	30,556,189	48,125,997	-18,179,936	2,394,371	28,471,092	37,604,758
250	30,122,940	47,443,631	-18,862,303	1,712,004	27,788,725	36,922,391
275	29,689,691	46,761,263	-19,544,671	1,029,636	27,106,357	36,240,023
300	29,256,442	46,078,896	-20,227,037	347,270	26,423,991	35,557,657
325	28,823,193	45,396,528	-20,909,405	-335,098	25,741,623	34,875,289
350	28,389,944	44,714,162	-21,591,771	-1,017,464	25,059,256	34,192,922
375	27,956,695	44,031,794	-22,274,139	-1,699,832	24,376,888	33,510,554
400	27,523,446	43,349,428	-22,956,506	-2,382,199	23,694,522	32,828,188
450	26,656,947	41,984,692	-24,321,242	-3,746,935	22,329,786	31,463,452

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£450	£450

CiL Z1 Med (£995 psf)

Private values £10710 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,225,462	-3,505,102	-69,811,035	-49,236,728	-23,160,008	-14,026,342
80	-3,666,532	-5,774,787	-72,080,721	-51,506,414	-25,429,693	-16,296,027
100	-4,036,368	-6,357,279	-72,663,213	-52,088,906	-26,012,185	-16,878,519
125	-4,498,663	-7,085,394	-73,391,327	-52,817,020	-26,740,300	-17,606,634
150	-4,960,959	-7,813,510	-74,119,444	-53,545,137	-27,468,416	-18,334,750
175	-5,423,254	-8,541,625	-74,847,559	-54,273,252	-28,196,531	-19,062,865
200	-5,885,549	-9,269,740	-75,575,674	-55,001,367	-28,924,646	-19,790,980
225	-6,347,845	-9,997,857	-76,303,790	-55,729,483	-29,652,762	-20,519,096
250	-6,810,141	-10,725,971	-77,031,905	-56,457,598	-30,380,877	-21,247,211
275	-7,272,436	-11,454,086	-77,760,020	-57,185,713	-31,108,992	-21,975,326
300	-7,734,731	-12,182,201	-78,488,134	-57,913,827	-31,837,107	-22,703,441
325	-8,197,027	-12,910,317	-79,216,251	-58,641,944	-32,565,223	-23,431,557
350	-8,659,322	-13,638,432	-79,944,366	-59,370,059	-33,293,338	-24,159,672
375	-9,121,617	-14,366,547	-80,672,481	-60,098,174	-34,021,453	-24,887,787
400	-9,583,913	-15,094,664	-81,400,597	-60,826,290	-34,749,569	-25,615,903
450	-10,508,504	-16,550,893	-82,856,827	-62,282,520	-36,205,799	-27,072,133

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z1 Low (£775 psf)

Private values £8342 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-26,278,338	-41,388,382	-107,694,316	-87,120,009	-61,043,288	-51,909,622
80	-27,305,722	-43,006,512	-109,312,446	-88,738,139	-62,661,418	-53,527,752
100	-27,675,558	-43,589,004	-109,894,938	-89,320,631	-63,243,910	-54,110,244
125	-28,137,854	-44,317,121	-110,623,054	-90,048,747	-63,972,026	-54,838,360
150	-28,600,149	-45,045,235	-111,351,169	-90,776,862	-64,700,141	-55,566,475
175	-29,062,445	-45,773,350	-112,079,284	-91,504,977	-65,428,256	-56,294,590
200	-29,524,740	-46,501,465	-112,807,399	-92,233,092	-66,156,371	-57,022,705
225	-29,987,036	-47,229,582	-113,535,515	-92,961,208	-66,884,487	-57,750,821
250	-30,449,331	-47,957,696	-114,263,630	-93,689,323	-67,612,602	-58,478,936
275	-30,911,626	-48,685,811	-114,991,745	-94,417,438	-68,340,717	-59,207,051
300	-31,373,922	-49,413,928	-115,719,861	-95,145,554	-69,068,833	-59,935,167
325	-31,836,217	-50,142,042	-116,447,976	-95,873,669	-69,796,948	-60,663,282
350	-32,298,513	-50,870,157	-117,176,091	-96,601,784	-70,525,063	-61,391,397
375	-32,760,808	-51,598,272	-117,904,206	-97,329,899	-71,253,178	-62,119,512
400	-33,223,104	-52,326,389	-118,632,322	-98,058,015	-71,981,294	-62,847,628
450	-34,147,694	-53,782,618	-120,088,552	-99,514,245	-73,437,524	-64,303,858

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z2 High (£1,000 psf)

Private values £10764 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,678,806	-2,644,119	-68,950,052	-48,375,745	-22,299,024	-13,165,358
80	-3,129,277	-4,928,612	-71,234,545	-50,660,238	-24,583,518	-15,449,852
100	-3,499,114	-5,511,104	-71,817,037	-51,242,730	-25,166,010	-16,032,344
125	-3,961,409	-6,239,219	-72,545,152	-51,970,845	-25,894,125	-16,760,458
150	-4,423,704	-6,967,334	-73,273,267	-52,698,960	-26,622,239	-17,488,573
175	-4,886,000	-7,695,450	-74,001,383	-53,427,076	-27,350,356	-18,216,690
200	-5,348,295	-8,423,565	-74,729,498	-54,155,191	-28,078,471	-18,944,804
225	-5,810,590	-9,151,680	-75,457,613	-54,883,306	-28,806,585	-19,672,919
250	-6,272,886	-9,879,796	-76,185,730	-55,611,423	-29,534,702	-20,401,036
275	-6,735,182	-10,607,911	-76,913,844	-56,339,537	-30,262,817	-21,129,151
300	-7,197,477	-11,336,026	-77,641,959	-57,067,652	-30,990,932	-21,857,265
325	-7,659,772	-12,064,141	-78,370,074	-57,795,767	-31,719,046	-22,585,380
350	-8,122,068	-12,792,257	-79,098,190	-58,523,883	-32,447,163	-23,313,497
375	-8,584,363	-13,520,372	-79,826,305	-59,251,998	-33,175,278	-24,041,611
400	-9,046,658	-14,248,487	-80,554,420	-59,980,113	-33,903,392	-24,769,726
450	-9,971,249	-15,704,718	-82,010,651	-61,436,344	-35,359,624	-26,225,958

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

CiL Z2 Med (£785 psf)

Private values £8450 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-25,185,026	-39,666,416	-105,972,349	-85,398,042	-59,321,322	-50,187,655
80	-26,231,214	-41,314,162	-107,620,095	-87,045,788	-60,969,068	-51,835,401
100	-26,601,050	-41,896,654	-108,202,587	-87,628,280	-61,551,559	-52,417,893
125	-27,063,345	-42,624,768	-108,930,702	-88,356,395	-62,279,674	-53,146,008
150	-27,525,640	-43,352,883	-109,658,817	-89,084,510	-63,007,789	-53,874,123
175	-27,987,936	-44,081,000	-110,386,933	-89,812,626	-63,735,906	-54,602,239
200	-28,450,231	-44,809,115	-111,115,048	-90,540,741	-64,464,020	-55,330,354
225	-28,912,527	-45,537,229	-111,843,163	-91,268,856	-65,192,135	-56,058,469
250	-29,374,823	-46,265,346	-112,571,279	-91,996,972	-65,920,252	-56,786,585
275	-29,837,118	-46,993,461	-113,299,394	-92,725,087	-66,648,366	-57,514,700
300	-30,299,413	-47,721,575	-114,027,509	-93,453,202	-67,376,481	-58,242,815
325	-30,761,708	-48,449,690	-114,755,624	-94,181,317	-68,104,596	-58,970,930
350	-31,224,004	-49,177,807	-115,483,740	-94,909,433	-68,832,713	-59,699,046
375	-31,686,299	-49,905,922	-116,211,855	-95,637,548	-69,560,827	-60,427,161
400	-32,148,595	-50,634,036	-116,939,970	-96,365,663	-70,288,942	-61,155,276
450	-33,073,186	-52,090,268	-118,396,201	-97,821,894	-71,745,173	-62,611,507

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z2 Low (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-37,211,464	-58,608,055	-124,913,989	-104,339,682	-78,262,961	-69,129,295
80	-38,050,809	-59,930,024	-126,235,958	-105,661,651	-79,584,930	-70,451,264
100	-38,420,645	-60,512,516	-126,818,450	-106,244,143	-80,167,422	-71,033,756
125	-38,882,940	-61,240,631	-127,546,564	-106,972,257	-80,895,537	-71,761,871
150	-39,345,236	-61,968,747	-128,274,681	-107,700,374	-81,623,653	-72,489,987
175	-39,807,532	-62,696,862	-129,002,796	-108,428,489	-82,351,768	-73,218,102
200	-40,269,827	-63,424,977	-129,730,911	-109,156,604	-83,079,883	-73,946,217
225	-40,732,122	-64,153,092	-130,459,025	-109,884,718	-83,807,998	-74,674,332
250	-41,194,418	-64,881,208	-131,187,142	-110,612,835	-84,536,114	-75,402,448
275	-41,656,713	-65,609,323	-131,915,257	-111,340,950	-85,264,229	-76,130,563
300	-42,119,008	-66,337,438	-132,643,371	-112,069,064	-85,992,344	-76,858,678
325	-42,581,304	-67,065,554	-133,371,488	-112,797,181	-86,720,460	-77,586,794
350	-43,043,600	-67,793,669	-134,099,603	-113,525,296	-87,448,575	-78,314,909
375	-43,505,895	-68,521,784	-134,827,718	-114,253,411	-88,176,690	-79,043,024
400	-43,968,190	-69,249,899	-135,555,832	-114,981,525	-88,904,805	-79,771,139
450	-44,892,781	-70,706,130	-137,012,064	-116,437,757	-90,361,036	-81,227,370

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 High (£800 psf)

Private values £8611 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,545,057	-37,083,464	-103,389,398	-82,815,091	-56,738,370	-47,604,704
80	-24,619,450	-38,775,634	-105,081,568	-84,507,261	-58,430,540	-49,296,874
100	-24,989,286	-39,358,126	-105,664,060	-85,089,753	-59,013,032	-49,879,366
125	-25,451,583	-40,086,243	-106,392,176	-85,817,869	-59,741,148	-50,607,482
150	-25,913,878	-40,814,357	-107,120,291	-86,545,984	-60,469,263	-51,335,597
175	-26,376,173	-41,542,472	-107,848,406	-87,274,099	-61,197,378	-52,063,712
200	-26,838,468	-42,270,587	-108,576,521	-88,002,214	-61,925,493	-52,791,827
225	-27,300,764	-42,998,704	-109,304,637	-88,730,330	-62,653,609	-53,519,943
250	-27,763,059	-43,726,818	-110,032,752	-89,458,445	-63,381,724	-54,248,058
275	-28,225,354	-44,454,933	-110,760,867	-90,186,560	-64,109,839	-54,976,173
300	-28,687,651	-45,183,050	-111,488,983	-90,914,676	-64,837,955	-55,704,289
325	-29,149,946	-45,911,164	-112,217,098	-91,642,791	-65,566,070	-56,432,404
350	-29,612,241	-46,639,279	-112,945,213	-92,370,906	-66,294,185	-57,160,519
375	-30,074,537	-47,367,396	-113,673,329	-93,099,022	-67,022,302	-57,888,635
400	-30,536,832	-48,095,511	-114,401,444	-93,827,137	-67,750,416	-58,616,750
450	-31,461,422	-49,551,740	-115,857,674	-95,283,367	-69,206,646	-60,072,980

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 Med (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-37,211,464	-58,608,055	-124,913,989	-104,339,682	-78,262,961	-69,129,295
80	-38,050,809	-59,930,024	-126,235,958	-105,661,651	-79,584,930	-70,451,264
100	-38,420,645	-60,512,516	-126,818,450	-106,244,143	-80,167,422	-71,033,756
125	-38,882,940	-61,240,631	-127,546,564	-106,972,257	-80,895,537	-71,761,871
150	-39,345,236	-61,968,747	-128,274,681	-107,700,374	-81,623,653	-72,489,987
175	-39,807,532	-62,696,862	-129,002,796	-108,428,489	-82,351,768	-73,218,102
200	-40,269,827	-63,424,977	-129,730,911	-109,156,604	-83,079,883	-73,946,217
225	-40,732,122	-64,153,092	-130,459,025	-109,884,718	-83,807,998	-74,674,332
250	-41,194,418	-64,881,208	-131,187,142	-110,612,835	-84,536,114	-75,402,448
275	-41,656,713	-65,609,323	-131,915,257	-111,340,950	-85,264,229	-76,130,563
300	-42,119,008	-66,337,438	-132,643,371	-112,069,064	-85,992,344	-76,858,678
325	-42,581,304	-67,065,554	-133,371,488	-112,797,181	-86,720,460	-77,586,794
350	-43,043,600	-67,793,669	-134,099,603	-113,525,296	-87,448,575	-78,314,909
375	-43,505,895	-68,521,784	-134,827,718	-114,253,411	-88,176,690	-79,043,024
400	-43,968,190	-69,249,899	-135,555,832	-114,981,525	-88,904,805	-79,771,139
450	-44,892,781	-70,706,130	-137,012,064	-116,437,757	-90,361,036	-81,227,370

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 Low (£575 psf)

Private values £6189 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-48,144,590	-75,827,729	-142,133,663	-121,559,356	-95,482,635	-86,348,969
80	-48,795,895	-76,853,535	-143,159,468	-122,585,161	-96,508,440	-87,374,774
100	-49,165,732	-77,436,028	-143,741,962	-123,167,655	-97,090,934	-87,957,268
125	-49,628,027	-78,164,143	-144,470,076	-123,895,769	-97,819,049	-88,685,383
150	-50,090,322	-78,892,258	-145,198,191	-124,623,884	-98,547,164	-89,413,497
175	-50,552,619	-79,620,374	-145,926,308	-125,352,001	-99,275,280	-90,141,614
200	-51,014,914	-80,348,489	-146,654,422	-126,080,115	-100,003,395	-90,869,729
225	-51,477,209	-81,076,604	-147,382,537	-126,808,230	-100,731,510	-91,597,843
250	-51,939,504	-81,804,719	-148,110,652	-127,536,345	-101,459,624	-92,325,958
275	-52,401,800	-82,532,835	-148,838,769	-128,264,462	-102,187,741	-93,054,075
300	-52,864,095	-83,260,950	-149,566,883	-128,992,576	-102,915,856	-93,782,190
325	-53,326,390	-83,989,065	-150,294,998	-129,720,691	-103,643,971	-94,510,304
350	-53,788,686	-84,717,181	-151,023,115	-130,448,808	-104,372,087	-95,238,421
375	-54,250,982	-85,445,296	-151,751,229	-131,176,923	-105,100,202	-95,966,536
400	-54,713,277	-86,173,411	-152,479,344	-131,905,037	-105,828,317	-96,694,651
450	-55,637,868	-87,629,642	-153,935,576	-133,361,269	-107,284,548	-98,150,882

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Appendix 5 - Residential appraisal results (Affordable Rent, Tower Hamlets Living Rent, London Living Rent and Shared Ownership) at +10% sales values and +5% build costs

Community Infrastructure Levy Viability
LB Tower Hamlets
Results summary

#N/A = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	35%			
Tenure Split	SR	LBTH LR	Lon LR	SO
	35%	35%	15%	15%
Sales Values	10%			
Build Costs	5%			

Site type	T1 - 3 Houses			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	450

Site type	T2 - 6 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	200	450	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	225	450	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	450	450
CIL Z3 High (£800 psf)	#N/A	0	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	450	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	450

Site type	T3 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	80	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	125	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	0	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	0	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	150

Site type	T4 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	80	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	125	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	0	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	0	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	150

Site type	T5 - 25 Houses and Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	275	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	125	450
CIL Z2 High (£1,000 psf)	#N/A	325	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	200	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	325	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T6 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	100
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	175
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	275
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	#N/A	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	0	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	80	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T9 - 400 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	0	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	1
	Houses
No of units	3 units
Density:	100 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.0300 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CIL Z1 High (£1,350 psm)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,627,288	54,242,935	-12,062,998	8,511,309	34,588,029	43,721,695
80	1,586,765	52,892,166	-13,413,767	7,160,540	33,237,261	42,370,927
100	1,583,632	52,787,722	-13,518,211	7,056,096	33,132,817	42,266,483
125	1,579,715	52,657,159	-13,648,774	6,925,533	33,002,253	42,135,919
150	1,575,798	52,526,596	-13,779,338	6,794,969	32,871,690	42,005,356
175	1,571,880	52,395,999	-13,909,934	6,664,373	32,741,093	41,874,759
200	1,567,963	52,265,436	-14,040,498	6,533,809	32,610,530	41,744,196
225	1,564,046	52,134,872	-14,171,061	6,403,246	32,479,967	41,613,633
250	1,560,129	52,004,309	-14,301,624	6,272,683	32,349,403	41,483,069
275	1,556,212	51,873,746	-14,432,188	6,142,119	32,218,840	41,352,506
300	1,552,294	51,743,149	-14,562,784	6,011,523	32,088,243	41,221,909
325	1,548,378	51,612,586	-14,693,348	5,880,959	31,957,680	41,091,346
350	1,544,461	51,482,022	-14,823,911	5,750,396	31,827,117	40,960,783
375	1,540,544	51,351,459	-14,954,474	5,619,833	31,696,553	40,830,219
400	1,536,627	51,220,896	-15,085,038	5,489,269	31,565,990	40,699,656
450	1,528,792	50,959,736	-15,346,198	5,228,109	31,304,830	40,438,496

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Med (£995 psm)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,066,078	35,535,929	-30,770,004	-10,195,697	15,881,024	25,014,690
80	1,035,208	34,506,944	-31,798,989	-11,224,682	14,852,038	23,985,704
100	1,032,074	34,402,467	-31,903,467	-11,329,160	14,747,561	23,881,227
125	1,028,157	34,271,903	-32,034,030	-11,459,723	14,616,998	23,750,664
150	1,024,240	34,141,340	-32,164,593	-11,590,286	14,486,434	23,620,100
175	1,020,323	34,010,777	-32,295,157	-11,720,850	14,355,871	23,489,537
200	1,016,406	33,880,213	-32,425,720	-11,851,413	14,225,308	23,358,974
225	1,012,488	33,749,617	-32,556,317	-11,982,010	14,094,711	23,228,377
250	1,008,572	33,619,053	-32,686,880	-12,112,573	13,964,147	23,097,814
275	1,004,655	33,488,490	-32,817,443	-12,243,137	13,833,584	22,967,250
300	1,000,738	33,357,927	-32,948,007	-12,373,700	13,703,021	22,836,687
325	996,821	33,227,363	-33,078,570	-12,504,263	13,572,457	22,706,124
350	992,903	33,096,767	-33,209,167	-12,634,860	13,441,861	22,575,527
375	988,986	32,966,203	-33,339,730	-12,765,423	13,311,297	22,444,964
400	985,069	32,835,640	-33,470,294	-12,895,987	13,180,734	22,314,400
450	977,235	32,574,513	-33,731,420	-13,157,113	12,919,607	22,053,274

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psm)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	718,287	23,942,889	-42,363,044	-21,788,737	4,287,984	13,421,650
80	693,398	23,113,274	-43,192,659	-22,618,352	3,458,368	12,592,035
100	690,264	23,008,797	-43,297,137	-22,722,830	3,353,891	12,487,557
125	686,347	22,878,234	-43,427,700	-22,853,393	3,223,328	12,356,994
150	682,430	22,747,670	-43,558,263	-22,983,956	3,092,764	12,226,431
175	678,513	22,617,107	-43,688,827	-23,114,520	2,962,201	12,095,867
200	674,596	22,486,544	-43,819,390	-23,245,083	2,831,638	11,965,304
225	670,678	22,355,947	-43,949,987	-23,375,680	2,701,041	11,834,707
250	666,762	22,225,383	-44,080,550	-23,506,243	2,570,478	11,704,144
275	662,845	22,094,820	-44,211,113	-23,636,806	2,439,914	11,573,581
300	658,928	21,964,257	-44,341,677	-23,767,370	2,309,351	11,443,017
325	655,011	21,833,693	-44,472,240	-23,897,933	2,178,788	11,312,454
350	651,093	21,703,097	-44,602,837	-24,028,530	2,048,191	11,181,857
375	647,176	21,572,533	-44,733,400	-24,159,093	1,917,628	11,051,294
400	643,259	21,441,970	-44,863,963	-24,289,656	1,787,064	10,920,731
450	635,425	21,180,843	-45,125,090	-24,550,783	1,525,938	10,659,604

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psm)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,073,983	35,799,432	-30,506,502	-9,932,195	16,144,526	25,278,192
80	1,042,977	34,765,884	-31,540,049	-10,965,742	15,110,978	24,244,645
100	1,039,843	34,661,440	-31,644,493	-11,070,186	15,006,534	24,140,201
125	1,035,925	34,530,844	-31,775,090	-11,200,783	14,875,938	24,009,604
150	1,032,008	34,400,280	-31,905,653	-11,331,346	14,745,374	23,879,041
175	1,028,092	34,269,717	-32,036,217	-11,461,910	14,614,811	23,748,477
200	1,024,175	34,139,154	-32,166,780	-11,592,473	14,484,248	23,617,914
225	1,020,258	34,008,590	-32,297,343	-11,723,036	14,353,684	23,487,351
250	1,016,340	33,877,994	-32,427,940	-11,853,633	14,223,088	23,356,754
275	1,012,423	33,747,430	-32,558,503	-11,984,196	14,092,524	23,226,191
300	1,008,506	33,616,867	-32,689,067	-12,114,760	13,961,961	23,095,627
325	1,004,589	33,486,303	-32,819,630	-12,245,323	13,831,398	22,965,064
350	1,000,672	33,355,740	-32,950,193	-12,375,886	13,700,834	22,834,501
375	996,754	33,225,143	-33,080,790	-12,506,483	13,570,238	22,703,904
400	992,837	33,094,580	-33,211,353	-12,637,046	13,439,674	22,573,341
450	985,004	32,833,453	-33,472,480	-12,898,173	13,178,548	22,312,214

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 1

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	734,095	24,469,828	-41,836,106	-21,261,799	4,814,922	13,948,588
80	708,935	23,631,155	-42,674,779	-22,100,472	3,976,249	13,109,915
100	705,801	23,526,711	-42,779,223	-22,204,916	3,871,805	13,005,471
125	701,884	23,396,147	-42,909,786	-22,335,479	3,741,242	12,874,908
150	697,967	23,265,551	-43,040,383	-22,466,076	3,610,645	12,744,311
175	694,050	23,134,987	-43,170,946	-22,596,639	3,480,082	12,613,748
200	690,133	23,004,424	-43,301,509	-22,727,203	3,349,518	12,483,184
225	686,216	22,873,861	-43,432,073	-22,857,766	3,218,955	12,352,621
250	682,299	22,743,297	-43,562,636	-22,988,329	3,088,391	12,222,058
275	678,381	22,612,701	-43,693,233	-23,118,926	2,957,795	12,091,461
300	674,464	22,482,137	-43,823,796	-23,249,489	2,827,231	11,960,898
325	670,547	22,351,574	-43,954,360	-23,380,053	2,696,668	11,830,334
350	666,630	22,221,011	-44,084,923	-23,510,616	2,566,105	11,699,771
375	662,713	22,090,447	-44,215,486	-23,641,179	2,435,541	11,569,208
400	658,796	21,959,881	-44,346,083	-23,771,776	2,304,945	11,438,611
450	650,962	21,698,724	-44,607,210	-24,032,903	2,043,818	11,177,484

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	560,199	18,673,307	-47,632,626	-27,058,319	-981,598	8,152,068
80	538,030	17,934,336	-48,371,597	-27,797,290	-1,720,569	7,413,097
100	534,896	17,829,859	-48,476,074	-27,901,767	-1,825,047	7,308,619
125	530,979	17,699,296	-48,606,638	-28,032,331	-1,955,610	7,178,056
150	527,062	17,568,732	-48,737,201	-28,162,894	-2,086,173	7,047,493
175	523,145	17,438,169	-48,867,764	-28,293,457	-2,216,737	6,916,929
200	519,227	17,307,572	-48,998,361	-28,424,054	-2,347,333	6,786,333
225	515,310	17,177,009	-49,128,924	-28,554,617	-2,477,897	6,655,769
250	511,393	17,046,446	-49,259,488	-28,685,181	-2,608,460	6,525,206
275	507,476	16,915,882	-49,390,051	-28,815,744	-2,739,023	6,394,643
300	503,560	16,785,319	-49,520,614	-28,946,307	-2,869,587	6,264,079
325	499,642	16,654,722	-49,651,211	-29,076,904	-3,000,183	6,133,483
350	495,725	16,524,159	-49,781,774	-29,207,467	-3,130,747	6,002,919
375	491,808	16,393,596	-49,912,338	-29,338,031	-3,261,310	5,872,356
400	487,891	16,263,032	-50,042,901	-29,468,594	-3,391,873	5,741,793
450	480,056	16,001,872	-50,304,061	-29,729,754	-3,653,033	5,480,633

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	757,808	25,260,268	-41,045,665	-20,471,358	5,605,362	14,739,029
80	732,240	24,408,009	-41,897,925	-21,323,618	4,753,103	13,886,769
100	729,106	24,303,531	-42,002,402	-21,428,095	4,648,626	13,782,292
125	725,189	24,172,968	-42,132,965	-21,558,658	4,518,062	13,651,728
150	721,272	24,042,405	-42,263,529	-21,689,222	4,387,499	13,521,165
175	717,355	23,911,841	-42,394,092	-21,819,785	4,256,936	13,390,602
200	713,438	23,781,278	-42,524,655	-21,950,349	4,126,372	13,260,038
225	709,520	23,650,681	-42,655,252	-22,080,945	3,995,775	13,129,442
250	705,604	23,520,118	-42,785,815	-22,211,509	3,865,212	12,998,878
275	701,687	23,389,555	-42,916,379	-22,342,072	3,734,649	12,868,315
300	697,770	23,258,991	-43,046,942	-22,472,635	3,604,085	12,737,752
325	693,853	23,128,428	-43,177,506	-22,603,199	3,473,522	12,607,188
350	689,935	22,997,831	-43,308,102	-22,733,795	3,342,925	12,476,592
375	686,018	22,867,268	-43,438,666	-22,864,359	3,212,362	12,346,028
400	682,101	22,736,705	-43,569,229	-22,994,922	3,081,799	12,215,465
450	674,267	22,475,578	-43,830,356	-23,256,049	2,820,672	11,954,338

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	560,199	18,673,307	-47,632,626	-27,058,319	-981,598	8,152,068
80	538,030	17,934,336	-48,371,597	-27,797,290	-1,720,569	7,413,097
100	534,896	17,829,859	-48,476,074	-27,901,767	-1,825,047	7,308,619
125	530,979	17,699,296	-48,606,638	-28,032,331	-1,955,610	7,178,056
150	527,062	17,568,732	-48,737,201	-28,162,894	-2,086,173	7,047,493
175	523,145	17,438,169	-48,867,764	-28,293,457	-2,216,737	6,916,929
200	519,227	17,307,572	-48,998,361	-28,424,054	-2,347,333	6,786,333
225	515,310	17,177,009	-49,128,924	-28,554,617	-2,477,897	6,655,769
250	511,393	17,046,446	-49,259,488	-28,685,181	-2,608,460	6,525,206
275	507,476	16,915,882	-49,390,051	-28,815,744	-2,739,023	6,394,643
300	503,560	16,785,319	-49,520,614	-28,946,307	-2,869,587	6,264,079
325	499,642	16,654,722	-49,651,211	-29,076,904	-3,000,183	6,133,483
350	495,725	16,524,159	-49,781,774	-29,207,467	-3,130,747	6,002,919
375	491,808	16,393,596	-49,912,338	-29,338,031	-3,261,310	5,872,356
400	487,891	16,263,032	-50,042,901	-29,468,594	-3,391,873	5,741,793
450	480,056	16,001,872	-50,304,061	-29,729,754	-3,653,033	5,480,633

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	2
Flats	
No of units	6 units
Density:	350 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.02 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CIL Z1 High (£1,350 psm)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,974,439	115,175,618	48,869,685	69,443,992	95,520,713	104,654,379
80	1,918,908	111,936,273	45,630,340	66,204,647	92,281,367	101,415,034
100	1,913,514	111,621,630	45,315,696	65,890,003	91,966,724	101,100,390
125	1,906,772	111,228,369	44,922,435	65,496,742	91,573,463	100,707,129
150	1,900,030	110,835,108	44,529,175	65,103,482	91,180,202	100,313,868
175	1,893,289	110,441,847	44,135,914	64,710,221	90,786,941	99,920,608
200	1,886,547	110,048,586	43,742,653	64,316,960	90,393,681	99,527,347
225	1,879,806	109,655,326	43,349,392	63,923,699	90,000,420	99,134,086
250	1,873,064	109,262,065	42,956,131	63,530,438	89,607,159	98,740,825
275	1,866,322	108,868,804	42,562,871	63,137,178	89,213,898	98,347,564
300	1,859,580	108,475,485	42,169,551	62,743,858	88,820,579	97,954,245
325	1,852,838	108,082,224	41,776,291	62,350,598	88,427,318	97,560,985
350	1,846,097	107,688,963	41,383,030	61,957,337	88,034,058	97,167,724
375	1,839,355	107,295,703	40,989,769	61,564,076	87,640,797	96,774,463
400	1,832,613	106,902,442	40,596,508	61,170,815	87,247,536	96,381,202
450	1,819,130	106,115,920	39,809,987	60,384,294	86,461,014	95,594,681

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psm)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,214,156	70,825,763	4,519,830	25,094,136	51,170,857	60,304,523
80	1,171,699	68,349,137	2,043,204	22,617,511	48,694,231	57,827,897
100	1,166,307	68,034,552	1,728,618	22,302,925	48,379,646	57,513,312
125	1,159,565	67,641,291	1,335,358	21,909,665	47,986,385	57,120,051
150	1,152,822	67,247,972	942,038	21,516,345	47,593,066	56,726,732
175	1,146,081	66,854,711	548,778	21,123,085	47,199,805	56,333,471
200	1,139,339	66,461,450	155,517	20,729,824	46,806,544	55,940,211
225	1,132,598	66,068,189	-237,744	20,336,563	46,413,284	55,546,950
250	1,125,856	65,674,929	-631,005	19,943,302	46,020,023	55,153,689
275	1,119,114	65,281,668	-1,024,266	19,550,041	45,626,762	54,760,428
300	1,112,373	64,888,407	-1,417,526	19,156,781	45,233,501	54,367,167
325	1,105,631	64,495,146	-1,810,787	18,763,520	44,840,241	53,973,907
350	1,098,889	64,101,886	-2,204,048	18,370,259	44,446,980	53,580,646
375	1,092,147	63,708,566	-2,597,367	17,976,940	44,053,661	53,187,327
400	1,085,405	63,315,306	-2,990,628	17,583,679	43,660,400	52,794,066
450	1,071,922	62,528,784	-3,777,149	16,797,158	42,873,878	52,007,544

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£450	£450	£450

CIL Z1 Low (£775 psm)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	742,993	43,341,286	-22,964,647	-2,390,340	23,686,381	32,820,047
80	708,642	41,337,438	-24,968,495	-4,394,188	21,682,533	30,816,199
100	703,248	41,022,795	-25,283,139	-4,708,832	21,367,889	30,501,555
125	696,506	40,629,534	-25,676,399	-5,102,093	20,974,628	30,108,294
150	689,765	40,236,273	-26,069,660	-5,495,353	20,581,367	29,715,034
175	683,023	39,843,012	-26,462,921	-5,888,614	20,188,107	29,321,773
200	676,281	39,449,752	-26,856,182	-6,281,875	19,794,846	28,928,512
225	669,539	39,056,432	-27,249,501	-6,675,194	19,401,527	28,535,193
250	662,797	38,663,172	-27,642,762	-7,068,455	19,008,266	28,141,932
275	656,056	38,269,911	-28,036,023	-7,461,716	18,615,005	27,748,671
300	649,314	37,876,650	-28,429,283	-7,854,976	18,221,744	27,355,410
325	642,572	37,483,389	-28,822,544	-8,248,237	17,828,484	26,962,150
350	635,831	37,090,129	-29,215,805	-8,641,498	17,435,223	26,568,889
375	629,089	36,696,868	-29,609,066	-9,034,759	17,041,962	26,175,628
400	622,348	36,303,607	-30,002,326	-9,428,019	16,648,701	25,782,367
450	608,863	35,517,027	-30,788,906	-10,214,599	15,862,121	24,995,787

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psm)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,224,863	71,450,368	5,144,434	25,718,741	51,795,462	60,929,128
80	1,182,223	68,963,031	2,657,098	23,231,405	49,308,126	58,441,792
100	1,176,831	68,648,446	2,342,513	22,916,820	48,993,540	58,127,206
125	1,170,089	68,255,185	1,949,252	22,523,559	48,600,279	57,733,946
150	1,163,347	67,861,924	1,555,991	22,130,298	48,207,019	57,340,685
175	1,156,605	67,468,605	1,162,672	21,736,979	47,813,700	56,947,366
200	1,149,863	67,075,345	769,411	21,343,718	47,420,439	56,554,105
225	1,143,121	66,682,084	376,150	20,950,457	47,027,178	56,160,844
250	1,136,380	66,288,823	-17,110	20,557,197	46,633,917	55,767,583
275	1,129,638	65,895,562	-410,371	20,163,936	46,240,656	55,374,323
300	1,122,897	65,502,301	-803,632	19,770,675	45,847,396	54,981,062
325	1,116,155	65,109,041	-1,196,893	19,377,414	45,454,135	54,587,801
350	1,109,413	64,715,780	-1,590,154	18,984,153	45,060,874	54,194,540
375	1,102,672	64,322,519	-1,983,414	18,590,893	44,667,613	53,801,279
400	1,095,929	63,929,200	-2,376,734	18,197,573	44,274,294	53,407,960
450	1,082,446	63,142,678	-3,163,255	17,411,052	43,487,773	52,621,439

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£450	£450	£450

Site type 2

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	764,411	44,590,613	-21,715,321	-1,141,014	24,935,707	34,069,373
80	729,690	42,565,227	-23,740,707	-3,166,400	22,910,321	32,043,987
100	724,296	42,250,583	-24,055,350	-3,481,043	22,595,678	31,729,344
125	717,554	41,857,323	-24,448,611	-3,874,304	22,202,417	31,336,083
150	710,812	41,464,062	-24,841,872	-4,267,565	21,809,156	30,942,822
175	704,071	41,070,801	-25,235,132	-4,660,826	21,415,895	30,549,561
200	697,329	40,677,540	-25,628,393	-5,054,086	21,022,634	30,156,301
225	690,588	40,284,279	-26,021,654	-5,447,347	20,629,374	29,763,040
250	683,846	39,891,019	-26,414,915	-5,840,608	20,236,113	29,369,779
275	677,104	39,497,758	-26,808,176	-6,233,869	19,842,852	28,976,518
300	670,362	39,104,439	-27,201,495	-6,627,188	19,449,533	28,583,199
325	663,620	38,711,178	-27,594,756	-7,020,449	19,056,272	28,189,938
350	656,879	38,317,917	-27,988,016	-7,413,709	18,663,011	27,796,677
375	650,137	37,924,656	-28,381,277	-7,806,970	18,269,751	27,403,417
400	643,395	37,531,396	-28,774,538	-8,200,231	17,876,490	27,010,156
450	629,912	36,744,874	-29,561,059	-8,986,752	17,089,968	26,223,634

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	528,829	30,848,374	-35,457,559	-14,883,252	11,193,468	20,327,135
80	498,161	29,059,378	-37,246,556	-16,672,249	9,404,472	18,538,138
100	492,767	28,744,734	-37,561,199	-16,986,892	9,089,828	18,223,494
125	486,025	28,351,473	-37,954,460	-17,380,153	8,696,567	17,830,234
150	479,284	27,958,212	-38,347,721	-17,773,414	8,303,307	17,436,973
175	472,542	27,564,952	-38,740,982	-18,166,675	7,910,046	17,043,712
200	465,800	27,171,691	-39,134,243	-18,559,936	7,516,785	16,650,451
225	459,058	26,778,372	-39,527,562	-18,953,255	7,123,466	16,257,132
250	452,316	26,385,111	-39,920,823	-19,346,516	6,730,205	15,863,871
275	445,575	25,991,850	-40,314,083	-19,739,776	6,336,944	15,470,611
300	438,833	25,598,589	-40,707,344	-20,133,037	5,943,684	15,077,350
325	432,091	25,205,329	-41,100,605	-20,526,298	5,550,423	14,684,089
350	425,350	24,812,068	-41,493,866	-20,919,559	5,157,162	14,290,828
375	418,608	24,418,807	-41,887,126	-21,312,819	4,763,901	13,897,567
400	411,867	24,025,546	-42,280,387	-21,706,080	4,370,640	13,504,307
450	398,382	23,238,966	-43,066,967	-22,492,660	3,584,061	12,717,727

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	796,535	46,464,544	-19,841,390	732,917	26,809,638	35,943,304
80	761,261	44,406,910	-21,899,024	-1,324,717	24,752,004	33,885,670
100	755,868	44,092,325	-22,213,609	-1,639,302	24,437,419	33,571,085
125	749,127	43,699,064	-22,606,870	-2,032,563	24,044,158	33,177,824
150	742,385	43,305,803	-23,000,131	-2,425,824	23,650,897	32,784,563
175	735,643	42,912,484	-23,393,450	-2,819,143	23,257,578	32,391,244
200	728,901	42,519,223	-23,786,710	-3,212,403	22,864,317	31,997,983
225	722,159	42,125,962	-24,179,971	-3,605,664	22,471,056	31,604,723
250	715,418	41,732,701	-24,573,232	-3,998,925	22,077,796	31,211,462
275	708,676	41,339,441	-24,966,493	-4,392,186	21,684,535	30,818,201
300	701,935	40,946,180	-25,359,754	-4,785,447	21,291,274	30,424,940
325	695,193	40,552,919	-25,753,014	-5,178,707	20,898,013	30,031,679
350	688,451	40,159,658	-26,146,275	-5,571,968	20,504,753	29,638,419
375	681,710	39,766,398	-26,539,536	-5,965,229	20,111,492	29,245,158
400	674,967	39,373,078	-26,932,855	-6,358,548	19,718,173	28,851,839
450	661,484	38,586,557	-27,719,377	-7,145,070	18,931,651	28,065,317

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	528,829	30,848,374	-35,457,559	-14,883,252	11,193,468	20,327,135
80	498,161	29,059,378	-37,246,556	-16,672,249	9,404,472	18,538,138
100	492,767	28,744,734	-37,561,199	-16,986,892	9,089,828	18,223,494
125	486,025	28,351,473	-37,954,460	-17,380,153	8,696,567	17,830,234
150	479,284	27,958,212	-38,347,721	-17,773,414	8,303,307	17,436,973
175	472,542	27,564,952	-38,740,982	-18,166,675	7,910,046	17,043,712
200	465,800	27,171,691	-39,134,243	-18,559,936	7,516,785	16,650,451
225	459,058	26,778,372	-39,527,562	-18,953,255	7,123,466	16,257,132
250	452,316	26,385,111	-39,920,823	-19,346,516	6,730,205	15,863,871
275	445,575	25,991,850	-40,314,083	-19,739,776	6,336,944	15,470,611
300	438,833	25,598,589	-40,707,344	-20,133,037	5,943,684	15,077,350
325	432,091	25,205,329	-41,100,605	-20,526,298	5,550,423	14,684,089
350	425,350	24,812,068	-41,493,866	-20,919,559	5,157,162	14,290,828
375	418,608	24,418,807	-41,887,126	-21,312,819	4,763,901	13,897,567
400	411,867	24,025,546	-42,280,387	-21,706,080	4,370,640	13,504,307
450	398,382	23,238,966	-43,066,967	-22,492,660	3,584,061	12,717,727

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 3

Flats	
No of units	10 units
Density:	235 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.04 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CIL Z1 High (£1,350 psm)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,290,733	77,332,217	11,026,283	31,600,590	57,677,311	66,810,977
80	3,198,179	75,157,196	8,851,263	29,425,570	55,502,291	64,635,957
100	3,189,190	74,945,959	8,640,026	29,214,333	55,291,053	64,424,719
125	3,177,954	74,681,913	8,375,979	28,950,286	55,027,007	64,160,673
150	3,166,718	74,417,866	8,111,933	28,686,240	54,762,960	63,896,626
175	3,155,482	74,153,820	7,847,886	28,422,193	54,498,914	63,632,580
200	3,144,246	73,889,773	7,583,840	28,158,147	54,234,867	63,368,533
225	3,133,009	73,625,703	7,319,770	27,894,077	53,970,797	63,104,463
250	3,121,773	73,361,656	7,055,723	27,630,030	53,706,751	62,840,417
275	3,110,537	73,097,610	6,791,676	27,365,983	53,442,704	62,576,370
300	3,099,301	72,833,563	6,527,630	27,101,937	53,178,658	62,312,324
325	3,088,065	72,569,517	6,263,583	26,837,890	52,914,611	62,048,277
350	3,076,828	72,305,447	5,999,513	26,573,820	52,650,541	61,784,207
375	3,065,592	72,041,400	5,735,467	26,309,774	52,386,495	61,520,161
400	3,054,355	71,777,354	5,471,420	26,045,727	52,122,448	61,256,114
450	3,031,883	71,249,261	4,943,327	25,517,634	51,594,355	60,728,021

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psm)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,023,593	47,554,425	-18,751,508	1,822,799	27,899,519	37,033,186
80	1,952,833	45,891,579	-20,414,354	159,953	26,236,673	35,370,339
100	1,943,843	45,680,318	-20,625,615	-51,308	26,025,413	35,159,079
125	1,932,607	45,416,272	-20,889,662	-315,355	25,761,366	34,895,032
150	1,921,371	45,152,225	-21,153,708	-579,401	25,497,320	34,630,986
175	1,910,135	44,888,179	-21,417,755	-843,448	25,233,273	34,366,939
200	1,898,899	44,624,132	-21,681,801	-1,107,494	24,969,226	34,102,893
225	1,887,663	44,360,086	-21,945,848	-1,371,541	24,705,180	33,838,846
250	1,876,426	44,096,016	-22,209,918	-1,635,611	24,441,110	33,574,776
275	1,865,190	43,831,969	-22,473,964	-1,899,657	24,177,063	33,310,730
300	1,853,954	43,567,923	-22,738,011	-2,163,704	23,913,017	33,046,683
325	1,842,718	43,303,876	-23,002,057	-2,427,750	23,648,970	32,782,637
350	1,831,482	43,039,830	-23,266,104	-2,691,797	23,384,924	32,518,590
375	1,820,245	42,775,760	-23,530,174	-2,955,867	23,120,854	32,254,520
400	1,809,009	42,511,713	-23,794,220	-3,219,913	22,856,807	31,990,473
450	1,786,537	41,983,620	-24,322,313	-3,748,006	22,328,714	31,462,380

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£450	£450

CIL Z1 Low (£775 psm)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,238,322	29,100,578	-37,205,355	-16,631,048	9,445,672	18,579,338
80	1,181,069	27,755,129	-38,550,804	-17,976,497	8,100,224	17,233,890
100	1,172,080	27,543,869	-38,762,065	-18,187,758	7,888,963	17,022,629
125	1,160,843	27,279,822	-39,026,111	-18,451,804	7,624,916	16,758,582
150	1,149,607	27,015,776	-39,290,158	-18,715,851	7,360,870	16,494,536
175	1,138,371	26,751,729	-39,554,204	-18,979,897	7,096,823	16,230,489
200	1,127,135	26,487,683	-39,818,251	-19,243,944	6,832,777	15,966,443
225	1,115,898	26,223,612	-40,082,321	-19,508,014	6,568,707	15,702,373
250	1,104,662	25,959,566	-40,346,367	-19,772,060	6,304,660	15,438,326
275	1,093,426	25,695,519	-40,610,414	-20,036,107	6,040,614	15,174,280
300	1,082,190	25,431,473	-40,874,461	-20,300,154	5,776,567	14,910,233
325	1,070,954	25,167,426	-41,138,507	-20,564,200	5,512,521	14,646,187
350	1,059,718	24,903,380	-41,402,554	-20,828,247	5,248,474	14,382,140
375	1,048,481	24,639,310	-41,666,624	-21,092,317	4,984,404	14,118,070
400	1,037,245	24,375,263	-41,930,670	-21,356,363	4,720,358	13,854,024
450	1,014,773	23,847,170	-42,458,763	-21,884,456	4,192,264	13,325,931

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psm)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,041,440	47,973,834	-18,332,099	2,242,208	28,318,928	37,452,594
80	1,970,373	46,303,765	-20,002,168	572,139	26,648,859	35,782,526
100	1,961,384	46,092,528	-20,213,405	360,902	26,437,622	35,571,288
125	1,950,148	45,828,482	-20,477,452	96,855	26,173,576	35,307,242
150	1,938,911	45,564,411	-20,741,522	-167,215	25,909,506	35,043,172
175	1,927,675	45,300,365	-21,005,568	-431,261	25,645,459	34,779,125
200	1,916,439	45,036,318	-21,269,615	-695,308	25,381,413	34,515,079
225	1,905,203	44,772,272	-21,533,662	-959,355	25,117,366	34,251,032
250	1,893,967	44,508,225	-21,797,708	-1,223,401	24,853,320	33,986,986
275	1,882,730	44,244,155	-22,061,778	-1,487,471	24,589,250	33,722,916
300	1,871,494	43,980,109	-22,325,825	-1,751,518	24,325,203	33,458,869
325	1,860,258	43,716,062	-22,589,871	-2,015,564	24,061,157	33,194,823
350	1,849,022	43,452,016	-22,853,918	-2,279,611	23,797,110	32,930,776
375	1,837,786	43,187,969	-23,117,964	-2,543,657	23,533,063	32,666,730
400	1,826,549	42,923,899	-23,382,034	-2,807,727	23,268,993	32,402,660
450	1,804,077	42,395,806	-23,910,127	-3,335,820	22,740,900	31,874,567

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£450	£450

Site type 3

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,274,017	29,939,396	-36,366,538	-15,792,231	10,284,490	19,418,156
80	1,216,149	28,579,502	-37,726,432	-17,152,125	8,924,596	18,058,262
100	1,207,160	28,368,264	-37,937,669	-17,363,362	8,713,359	17,847,025
125	1,195,924	28,104,218	-38,201,716	-17,627,409	8,449,312	17,582,978
150	1,184,688	27,840,171	-38,465,762	-17,891,455	8,185,266	17,318,932
175	1,173,451	27,576,101	-38,729,832	-18,155,525	7,921,196	17,054,862
200	1,162,215	27,312,055	-38,993,879	-18,419,572	7,657,149	16,790,815
225	1,150,979	27,048,008	-39,257,925	-18,683,618	7,393,103	16,526,769
250	1,139,743	26,783,962	-39,521,972	-18,947,665	7,129,056	16,262,722
275	1,128,507	26,519,915	-39,786,018	-19,211,711	6,865,009	15,998,676
300	1,117,270	26,255,845	-40,050,088	-19,475,781	6,600,939	15,734,606
325	1,106,034	25,991,799	-40,314,135	-19,739,828	6,336,893	15,470,559
350	1,094,798	25,727,752	-40,578,181	-20,003,874	6,072,846	15,206,513
375	1,083,562	25,463,706	-40,842,228	-20,267,921	5,808,800	14,942,466
400	1,072,326	25,199,659	-41,106,274	-20,531,967	5,544,753	14,678,419
450	1,049,853	24,671,543	-41,634,391	-21,060,084	5,016,637	14,150,303

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	881,382	20,712,472	-45,593,461	-25,019,154	1,057,566	10,191,232
80	830,268	19,511,289	-46,794,645	-26,220,338	-143,617	8,990,049
100	821,278	19,300,028	-47,005,906	-26,431,599	-354,878	8,778,788
125	810,042	19,035,981	-47,269,952	-26,695,645	-618,924	8,514,742
150	798,806	18,771,935	-47,533,999	-26,959,692	-882,971	8,250,695
175	787,570	18,507,888	-47,798,045	-27,223,738	-1,147,018	7,986,649
200	776,334	18,243,842	-48,062,092	-27,487,785	-1,411,064	7,722,602
225	765,097	17,979,772	-48,326,162	-27,751,855	-1,675,134	7,458,532
250	753,861	17,715,725	-48,590,208	-28,015,901	-1,939,181	7,194,486
275	742,625	17,451,679	-48,854,255	-28,279,948	-2,203,227	6,930,439
300	731,389	17,187,632	-49,118,301	-28,543,994	-2,467,274	6,666,392
325	720,153	16,923,586	-49,382,348	-28,808,041	-2,731,320	6,402,346
350	708,917	16,659,539	-49,646,394	-29,072,087	-2,995,367	6,138,299
375	697,680	16,395,469	-49,910,464	-29,336,157	-3,259,437	5,874,229
400	686,444	16,131,422	-50,174,511	-29,600,204	-3,523,483	5,610,183
450	663,971	15,603,329	-50,702,604	-30,128,297	-4,051,576	5,082,090

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,327,558	31,197,622	-35,108,311	-14,534,004	11,542,716	20,676,382
80	1,268,770	29,816,084	-36,489,850	-15,915,543	10,161,178	19,294,844
100	1,259,781	29,604,846	-36,701,087	-16,126,780	9,949,941	19,083,607
125	1,248,545	29,340,800	-36,965,134	-16,390,827	9,685,894	18,819,560
150	1,237,308	29,076,730	-37,229,204	-16,654,897	9,421,824	18,555,490
175	1,226,072	28,812,683	-37,493,250	-16,918,943	9,157,778	18,291,444
200	1,214,836	28,548,637	-37,757,297	-17,182,990	8,893,731	18,027,397
225	1,203,600	28,284,590	-38,021,343	-17,447,036	8,629,685	17,763,351
250	1,192,364	28,020,544	-38,285,390	-17,711,083	8,365,638	17,499,304
275	1,181,127	27,756,474	-38,549,460	-17,975,153	8,101,568	17,235,234
300	1,169,891	27,492,427	-38,813,506	-18,239,199	7,837,521	16,971,188
325	1,158,654	27,228,381	-39,077,553	-18,503,246	7,573,475	16,707,141
350	1,147,418	26,964,334	-39,341,599	-18,767,292	7,309,428	16,443,095
375	1,136,182	26,700,288	-39,605,646	-19,031,339	7,045,382	16,179,048
400	1,124,945	26,436,218	-39,869,716	-19,295,409	6,781,312	15,914,978
450	1,102,473	25,908,125	-40,397,809	-19,823,502	6,253,219	15,386,885

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	881,382	20,712,472	-45,593,461	-25,019,154	1,057,566	10,191,232
80	830,268	19,511,289	-46,794,645	-26,220,338	-143,617	8,990,049
100	821,278	19,300,028	-47,005,906	-26,431,599	-354,878	8,778,788
125	810,042	19,035,981	-47,269,952	-26,695,645	-618,924	8,514,742
150	798,806	18,771,935	-47,533,999	-26,959,692	-882,971	8,250,695
175	787,570	18,507,888	-47,798,045	-27,223,738	-1,147,018	7,986,649
200	776,334	18,243,842	-48,062,092	-27,487,785	-1,411,064	7,722,602
225	765,097	17,979,772	-48,326,162	-27,751,855	-1,675,134	7,458,532
250	753,861	17,715,725	-48,590,208	-28,015,901	-1,939,181	7,194,486
275	742,625	17,451,679	-48,854,255	-28,279,948	-2,203,227	6,930,439
300	731,389	17,187,632	-49,118,301	-28,543,994	-2,467,274	6,666,392
325	720,153	16,923,586	-49,382,348	-28,808,041	-2,731,320	6,402,346
350	708,917	16,659,539	-49,646,394	-29,072,087	-2,995,367	6,138,299
375	697,680	16,395,469	-49,910,464	-29,336,157	-3,259,437	5,874,229
400	686,444	16,131,422	-50,174,511	-29,600,204	-3,523,483	5,610,183
450	663,971	15,603,329	-50,702,604	-30,128,297	-4,051,576	5,082,090

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 4

Flats	
No of units	11 units
Density:	235 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CIL Z1 High (£1,350 psm)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,619,805	77,332,208	11,026,275	31,600,582	57,677,302	66,810,968
80	3,517,997	75,157,205	8,851,271	29,425,578	55,502,299	64,635,965
100	3,508,110	74,945,976	8,640,043	29,214,350	55,291,070	64,424,737
125	3,495,749	74,681,908	8,375,975	28,950,282	55,027,003	64,160,669
150	3,483,389	74,417,862	8,111,928	28,686,235	54,762,956	63,896,622
175	3,471,030	74,153,815	7,847,882	28,422,189	54,498,909	63,632,576
200	3,458,670	73,889,769	7,583,835	28,158,142	54,234,863	63,368,529
225	3,446,309	73,625,701	7,319,767	27,894,074	53,970,795	63,104,461
250	3,433,950	73,361,654	7,055,721	27,630,028	53,706,749	62,840,415
275	3,421,590	73,097,608	6,791,674	27,365,981	53,442,702	62,576,368
300	3,409,231	72,833,561	6,527,628	27,101,935	53,178,655	62,312,322
325	3,396,871	72,569,515	6,263,581	26,837,888	52,914,609	62,048,275
350	3,384,510	72,305,447	5,999,513	26,573,820	52,650,541	61,784,207
375	3,372,151	72,041,400	5,735,467	26,309,774	52,386,495	61,520,161
400	3,359,791	71,777,354	5,471,420	26,045,727	52,122,448	61,256,114
450	3,335,072	71,249,261	4,943,327	25,517,634	51,594,355	60,728,021

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psm)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,225,952	47,554,434	-18,751,500	1,822,807	27,899,528	37,033,194
80	2,148,117	45,891,581	-20,414,352	159,955	26,236,675	35,370,342
100	2,138,228	45,680,331	-20,625,602	-51,295	26,025,425	35,159,092
125	2,125,869	45,416,285	-20,889,649	-315,342	25,761,379	34,895,045
150	2,113,509	45,152,238	-21,153,695	-579,388	25,497,332	34,630,999
175	2,101,148	44,888,170	-21,417,763	-843,456	25,233,264	34,366,931
200	2,088,789	44,624,124	-21,681,810	-1,107,503	24,969,218	34,102,884
225	2,076,429	44,360,077	-21,945,856	-1,371,549	24,705,171	33,838,838
250	2,064,070	44,096,031	-22,209,903	-1,635,596	24,441,125	33,574,791
275	2,051,709	43,831,963	-22,473,971	-1,899,664	24,177,057	33,310,723
300	2,039,349	43,567,916	-22,738,017	-2,163,710	23,913,010	33,046,677
325	2,026,990	43,303,870	-23,002,064	-2,427,757	23,648,964	32,782,630
350	2,014,630	43,039,823	-23,266,110	-2,691,803	23,384,917	32,518,584
375	2,002,270	42,775,777	-23,530,157	-2,955,850	23,120,871	32,254,537
400	1,989,910	42,511,709	-23,794,225	-3,219,918	22,856,803	31,990,469
450	1,965,191	41,983,616	-24,322,318	-3,748,011	22,328,710	31,462,376

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£450	£450

CIL Z1 Low (£775 psm)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,362,155	29,100,578	-37,205,355	-16,631,048	9,445,672	18,579,338
80	1,299,175	27,755,112	-38,550,821	-17,976,514	8,100,206	17,233,873
100	1,289,288	27,543,884	-38,762,050	-18,187,743	7,888,978	17,022,644
125	1,276,929	27,279,837	-39,026,096	-18,451,789	7,624,931	16,758,597
150	1,264,568	27,015,769	-39,290,164	-18,715,857	7,360,863	16,494,530
175	1,252,208	26,751,723	-39,554,211	-18,979,904	7,096,817	16,230,483
200	1,239,849	26,487,676	-39,818,257	-19,243,950	6,832,770	15,966,436
225	1,227,489	26,223,630	-40,082,304	-19,507,997	6,568,724	15,702,390
250	1,215,129	25,959,583	-40,346,350	-19,772,043	6,304,677	15,438,343
275	1,202,769	25,695,515	-40,610,418	-20,036,111	6,040,609	15,174,276
300	1,190,409	25,431,469	-40,874,465	-20,300,158	5,776,563	14,910,229
325	1,178,050	25,167,422	-41,138,511	-20,564,204	5,512,516	14,646,182
350	1,165,690	24,903,376	-41,402,558	-20,828,251	5,248,470	14,382,136
375	1,153,329	24,639,308	-41,666,626	-21,092,319	4,984,402	14,118,068
400	1,140,970	24,375,261	-41,930,672	-21,356,365	4,720,355	13,854,022
450	1,116,250	23,847,168	-42,458,765	-21,884,458	4,192,262	13,325,928

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psm)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,245,583	47,973,825	-18,332,108	2,242,199	28,318,920	37,452,586
80	2,167,410	46,303,767	-20,002,166	572,141	26,648,862	35,782,528
100	2,157,522	46,092,517	-20,213,416	360,891	26,437,612	35,571,278
125	2,145,162	45,828,471	-20,477,463	96,844	26,173,565	35,307,231
150	2,132,803	45,564,424	-20,741,509	-167,202	25,909,519	35,043,185
175	2,120,443	45,300,378	-21,005,556	-431,249	25,645,472	34,779,138
200	2,108,083	45,036,310	-21,269,624	-695,317	25,381,404	34,515,070
225	2,095,723	44,772,263	-21,533,670	-959,363	25,117,358	34,251,024
250	2,083,363	44,508,217	-21,797,717	-1,223,410	24,853,311	33,986,977
275	2,071,004	44,244,170	-22,061,763	-1,487,456	24,589,265	33,722,931
300	2,058,644	43,980,124	-22,325,810	-1,751,503	24,325,218	33,458,884
325	2,046,283	43,716,056	-22,589,878	-2,015,571	24,061,150	33,194,816
350	2,033,924	43,452,009	-22,853,924	-2,279,617	23,797,104	32,930,770
375	2,021,564	43,187,963	-23,117,971	-2,543,664	23,533,057	32,666,723
400	2,009,205	42,923,916	-23,382,017	-2,807,710	23,269,011	32,402,677
450	1,984,484	42,395,802	-23,910,132	-3,335,825	22,740,896	31,874,562

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£450	£450

Site type 4

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,401,419	29,939,404	-36,366,529	-15,792,222	10,284,498	19,418,165
80	1,337,764	28,579,506	-37,726,427	-17,152,120	8,924,600	18,058,266
100	1,327,876	28,368,256	-37,937,678	-17,363,371	8,713,350	17,847,016
125	1,315,516	28,104,209	-38,201,724	-17,627,417	8,449,304	17,582,970
150	1,303,157	27,840,163	-38,465,771	-17,891,464	8,185,257	17,318,923
175	1,290,797	27,576,116	-38,729,817	-18,155,510	7,921,211	17,054,877
200	1,278,436	27,312,048	-38,993,885	-18,419,578	7,657,143	16,790,809
225	1,266,077	27,048,002	-39,257,932	-18,683,625	7,393,096	16,526,762
250	1,253,717	26,783,955	-39,521,978	-18,947,671	7,129,050	16,262,716
275	1,241,357	26,519,909	-39,786,025	-19,211,718	6,865,003	15,998,669
300	1,228,998	26,255,862	-40,050,071	-19,475,764	6,600,957	15,734,623
325	1,216,637	25,991,794	-40,314,139	-19,739,832	6,336,889	15,470,555
350	1,204,278	25,727,748	-40,578,186	-20,003,879	6,072,842	15,206,508
375	1,191,918	25,463,701	-40,842,232	-20,267,925	5,808,796	14,942,462
400	1,179,558	25,199,655	-41,106,279	-20,531,972	5,544,749	14,678,415
450	1,154,838	24,671,540	-41,634,393	-21,060,086	5,016,635	14,150,301

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	969,520	20,712,466	-45,593,468	-25,019,161	1,057,560	10,191,226
80	913,294	19,511,282	-46,794,651	-26,220,344	-143,624	8,990,043
100	903,406	19,300,032	-47,005,901	-26,431,594	-354,874	8,778,792
125	891,046	19,035,986	-47,269,948	-26,695,641	-618,920	8,514,746
150	878,687	18,771,939	-47,533,994	-26,959,687	-882,967	8,250,699
175	866,327	18,507,893	-47,798,041	-27,223,734	-1,147,013	7,986,653
200	853,966	18,243,825	-48,062,109	-27,487,802	-1,411,081	7,722,585
225	841,607	17,979,778	-48,326,155	-27,751,848	-1,675,128	7,458,538
250	829,247	17,715,732	-48,590,202	-28,015,895	-1,939,174	7,194,492
275	816,887	17,451,685	-48,854,248	-28,279,941	-2,203,221	6,930,445
300	804,528	17,187,639	-49,118,295	-28,543,988	-2,467,267	6,666,399
325	792,167	16,923,571	-49,382,363	-28,808,056	-2,731,335	6,402,331
350	779,808	16,659,524	-49,646,409	-29,072,102	-2,995,382	6,138,284
375	767,448	16,395,478	-49,910,456	-29,336,149	-3,259,428	5,874,238
400	755,088	16,131,431	-50,174,502	-29,600,195	-3,523,475	5,610,191
450	730,368	15,603,317	-50,702,617	-30,128,310	-4,051,589	5,082,077

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,460,314	31,197,622	-35,108,311	-14,534,004	11,542,716	20,676,382
80	1,395,647	29,816,086	-36,489,848	-15,915,541	10,161,180	19,294,846
100	1,385,758	29,604,836	-36,701,098	-16,126,791	9,949,930	19,083,596
125	1,373,399	29,340,789	-36,965,144	-16,390,837	9,685,883	18,819,550
150	1,361,039	29,076,743	-37,229,191	-16,654,884	9,421,837	18,555,503
175	1,348,679	28,812,696	-37,493,237	-16,918,930	9,157,790	18,291,457
200	1,336,319	28,548,628	-37,757,305	-17,182,998	8,893,723	18,027,389
225	1,323,959	28,284,582	-38,021,352	-17,447,045	8,629,676	17,763,342
250	1,311,600	28,020,535	-38,285,398	-17,711,091	8,365,629	17,499,296
275	1,299,240	27,756,489	-38,549,445	-17,975,138	8,101,583	17,235,249
300	1,286,879	27,492,421	-38,813,513	-18,239,206	7,837,515	16,971,181
325	1,274,520	27,228,374	-39,077,559	-18,503,252	7,573,469	16,707,135
350	1,262,160	26,964,328	-39,341,606	-18,767,299	7,309,422	16,443,088
375	1,249,800	26,700,281	-39,605,652	-19,031,345	7,045,375	16,179,042
400	1,237,441	26,436,235	-39,869,699	-19,295,392	6,781,329	15,914,995
450	1,212,721	25,908,120	-40,397,813	-19,823,506	6,253,215	15,386,881

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	969,520	20,712,466	-45,593,468	-25,019,161	1,057,560	10,191,226
80	913,294	19,511,282	-46,794,651	-26,220,344	-143,624	8,990,043
100	903,406	19,300,032	-47,005,901	-26,431,594	-354,874	8,778,792
125	891,046	19,035,986	-47,269,948	-26,695,641	-618,920	8,514,746
150	878,687	18,771,939	-47,533,994	-26,959,687	-882,967	8,250,699
175	866,327	18,507,893	-47,798,041	-27,223,734	-1,147,013	7,986,653
200	853,966	18,243,825	-48,062,109	-27,487,802	-1,411,081	7,722,585
225	841,607	17,979,778	-48,326,155	-27,751,848	-1,675,128	7,458,538
250	829,247	17,715,732	-48,590,202	-28,015,895	-1,939,174	7,194,492
275	816,887	17,451,685	-48,854,248	-28,279,941	-2,203,221	6,930,445
300	804,528	17,187,639	-49,118,295	-28,543,988	-2,467,267	6,666,399
325	792,167	16,923,571	-49,382,363	-28,808,056	-2,731,335	6,402,331
350	779,808	16,659,524	-49,646,409	-29,072,102	-2,995,382	6,138,284
375	767,448	16,395,478	-49,910,456	-29,336,149	-3,259,428	5,874,238
400	755,088	16,131,431	-50,174,502	-29,600,195	-3,523,475	5,610,191
450	730,368	15,603,317	-50,702,617	-30,128,310	-4,051,589	5,082,077

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 5	
	Houses & Flats
No of units	25 units
Density:	375 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CIL Z1 High (£1,350 psm)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,590,325	98,854,873	32,548,940	53,123,247	79,199,967	88,333,633
80	6,386,688	95,800,326	29,494,392	50,068,699	76,145,420	85,279,086
100	6,364,116	95,461,744	29,155,810	49,730,117	75,806,838	84,940,504
125	6,335,901	95,038,521	28,732,587	49,306,894	75,383,615	84,517,281
150	6,307,686	94,615,297	28,309,364	48,883,671	74,960,392	84,094,058
175	6,279,471	94,192,059	27,886,126	48,460,433	74,537,153	83,670,819
200	6,251,256	93,768,836	27,462,902	48,037,209	74,113,930	83,247,596
225	6,223,040	93,345,598	27,039,664	47,613,971	73,690,692	82,824,358
250	6,194,825	92,922,374	26,616,441	47,190,748	73,267,469	82,401,135
275	6,166,610	92,499,151	26,193,218	46,767,525	72,844,245	81,977,911
300	6,138,394	92,075,913	25,769,979	46,344,286	72,421,007	81,554,673
325	6,110,179	91,652,690	25,346,756	45,921,063	71,997,784	81,131,450
350	6,081,964	91,229,466	24,923,533	45,497,840	71,574,560	80,708,227
375	6,053,749	90,806,228	24,500,295	45,074,602	71,151,322	80,284,988
400	6,025,534	90,383,005	24,077,071	44,651,378	70,728,099	79,861,765
450	5,969,103	89,536,543	23,230,610	43,804,917	69,881,637	79,015,304

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psm)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,445,958	51,689,373	-14,616,561	5,957,746	32,034,467	41,168,133
80	3,296,402	49,446,037	-16,859,897	3,714,410	29,791,131	38,924,797
100	3,273,830	49,107,455	-17,198,478	3,375,829	29,452,549	38,586,215
125	3,245,614	48,684,217	-17,621,717	2,952,590	29,029,311	38,162,977
150	3,217,400	48,260,993	-18,044,940	2,529,367	28,606,088	37,739,754
175	3,189,185	47,837,770	-18,468,163	2,106,144	28,182,864	37,316,531
200	3,160,969	47,414,532	-18,891,401	1,682,906	27,759,626	36,893,292
225	3,132,754	46,991,309	-19,314,625	1,259,682	27,336,403	36,470,069
250	3,104,539	46,568,085	-19,737,848	836,459	26,913,180	36,046,846
275	3,076,323	46,144,847	-20,161,086	413,221	26,489,941	35,623,608
300	3,048,108	45,721,624	-20,584,310	-10,003	26,066,718	35,200,384
325	3,019,892	45,298,396	-21,007,548	-433,241	25,643,480	34,777,146
350	2,991,677	44,875,162	-21,430,771	-856,464	25,220,257	34,353,923
375	2,963,463	44,451,939	-21,853,994	-1,279,687	24,797,033	33,930,699
400	2,935,247	44,028,701	-22,277,233	-1,702,926	24,373,795	33,507,461
450	2,878,817	43,182,254	-23,123,679	-2,549,372	23,527,349	32,661,015

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£450	£450

CIL Z1 Low (£775 psm)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,497,337	22,460,050	-43,845,884	-23,271,577	2,805,144	11,938,810
80	1,381,296	20,719,433	-45,586,500	-25,012,193	1,064,527	10,198,194
100	1,358,728	20,380,852	-45,925,082	-25,350,775	725,946	9,859,612
125	1,330,508	19,957,613	-46,348,320	-25,774,013	302,708	9,436,374
150	1,302,293	19,534,390	-46,771,543	-26,197,236	-120,516	9,013,150
175	1,274,078	19,111,167	-47,194,767	-26,620,460	-543,739	8,589,927
200	1,245,862	18,687,928	-47,618,005	-27,043,698	-966,977	8,166,689
225	1,217,647	18,264,705	-48,041,228	-27,466,921	-1,390,201	7,743,466
250	1,189,431	17,841,467	-48,464,466	-27,890,159	-1,813,439	7,320,227
275	1,161,216	17,418,244	-48,887,690	-28,313,383	-2,236,662	6,897,004
300	1,133,001	16,995,020	-49,310,913	-28,736,606	-2,659,885	6,473,781
325	1,104,785	16,571,782	-49,734,151	-29,159,844	-3,083,124	6,050,543
350	1,076,571	16,148,559	-50,157,375	-29,583,068	-3,506,347	5,627,319
375	1,048,356	15,725,336	-50,580,598	-30,006,291	-3,929,570	5,204,096
400	1,020,140	15,302,097	-51,003,836	-30,429,529	-4,352,808	4,780,858
450	963,709	14,455,636	-51,850,298	-31,275,991	-5,199,270	3,934,396

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£125	£450

CIL Z2 High (£1,000 psm)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,490,245	52,353,679	-13,952,255	6,622,052	32,698,773	41,832,439
80	3,339,927	50,098,909	-16,207,025	4,367,282	30,444,003	39,577,669
100	3,317,355	49,760,327	-16,545,606	4,028,701	30,105,421	39,239,088
125	3,289,140	49,337,104	-16,968,829	3,605,478	29,682,198	38,815,864
150	3,260,924	48,913,866	-17,392,068	3,182,239	29,258,960	38,392,626
175	3,232,709	48,490,642	-17,815,291	2,759,016	28,835,737	37,969,403
200	3,204,495	48,067,419	-18,238,514	2,335,793	28,412,513	37,546,180
225	3,176,279	47,644,181	-18,661,753	1,912,554	27,989,275	37,122,941
250	3,148,064	47,220,958	-19,084,976	1,489,331	27,566,052	36,699,718
275	3,119,849	46,797,734	-19,508,199	1,066,108	27,142,829	36,276,495
300	3,091,633	46,374,496	-19,931,437	642,870	26,719,590	35,853,257
325	3,063,418	45,951,273	-20,354,661	219,646	26,296,367	35,430,033
350	3,035,202	45,528,035	-20,777,899	-203,592	25,873,129	35,006,795
375	3,006,987	45,104,811	-21,201,122	-626,815	25,449,906	34,583,572
400	2,978,773	44,681,588	-21,624,345	-1,050,038	25,026,682	34,160,348
450	2,922,342	43,835,127	-22,470,807	-1,896,500	24,180,221	33,313,887

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£450	£450

Site type 5

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,585,911	23,788,662	-42,517,271	-21,942,964	4,133,756	13,267,423
80	1,468,345	22,025,178	-44,280,756	-23,706,449	2,370,272	11,503,938
100	1,445,773	21,686,596	-44,619,337	-24,045,030	2,031,690	11,165,356
125	1,417,558	21,263,373	-45,042,561	-24,468,254	1,608,467	10,742,133
150	1,389,343	20,840,150	-45,465,784	-24,891,477	1,185,244	10,318,910
175	1,361,127	20,416,911	-45,889,022	-25,314,715	762,005	9,895,672
200	1,332,913	19,993,688	-46,312,245	-25,737,938	338,782	9,472,448
225	1,304,698	19,570,465	-46,735,469	-26,161,162	-84,441	9,049,225
250	1,276,482	19,147,226	-47,158,707	-26,584,400	-507,679	8,625,987
275	1,248,267	18,724,003	-47,581,930	-27,007,623	-930,903	8,202,764
300	1,220,051	18,300,765	-48,005,169	-27,430,862	-1,354,141	7,779,525
325	1,191,836	17,877,542	-48,428,392	-27,854,085	-1,777,364	7,356,302
350	1,163,621	17,454,318	-48,851,615	-28,277,308	-2,200,587	6,933,079
375	1,135,405	17,031,080	-49,274,853	-28,700,546	-2,623,826	6,509,840
400	1,107,190	16,607,857	-49,698,077	-29,123,770	-3,047,049	6,086,617
450	1,050,760	15,761,395	-50,544,538	-29,970,231	-3,893,510	5,240,156

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	611,600	9,174,001	-57,131,933	-36,557,626	-10,480,905	-1,347,239
80	510,792	7,661,883	-58,644,050	-38,069,743	-11,993,022	-2,859,356
100	488,220	7,323,302	-58,982,632	-38,408,325	-12,331,604	-3,197,938
125	460,004	6,900,064	-59,405,870	-38,831,563	-12,754,842	-3,621,176
150	431,789	6,476,840	-59,829,093	-39,254,786	-13,178,066	-4,044,399
175	403,574	6,053,617	-60,252,316	-39,678,009	-13,601,289	-4,467,623
200	375,359	5,630,379	-60,675,555	-40,101,248	-14,024,527	-4,890,861
225	347,144	5,207,155	-61,098,778	-40,524,471	-14,447,750	-5,314,084
250	318,929	4,783,932	-61,522,001	-40,947,694	-14,870,974	-5,737,307
275	290,713	4,360,694	-61,945,240	-41,370,933	-15,294,212	-6,160,546
300	262,498	3,937,471	-62,368,463	-41,794,156	-15,717,435	-6,583,769
325	234,282	3,514,232	-62,791,701	-42,217,394	-16,140,673	-7,007,007
350	206,067	3,091,009	-63,214,924	-42,640,617	-16,563,897	-7,430,230
375	177,852	2,667,786	-63,638,148	-43,063,841	-16,987,120	-7,853,454
400	149,637	2,244,548	-64,061,386	-43,487,079	-17,410,358	-8,276,692
450	93,207	1,398,101	-64,907,832	-44,333,525	-18,256,805	-9,123,139

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,718,771	25,781,566	-40,524,368	-19,950,061	6,126,660	15,260,326
80	1,598,922	23,983,824	-42,322,109	-21,747,802	4,328,919	13,462,585
100	1,576,349	23,645,228	-42,660,706	-22,086,399	3,990,322	13,123,988
125	1,548,134	23,222,004	-43,083,929	-22,509,622	3,567,099	12,700,765
150	1,519,919	22,798,781	-43,507,152	-22,932,845	3,143,875	12,277,542
175	1,491,703	22,375,543	-43,930,390	-23,356,083	2,720,637	11,854,303
200	1,463,488	21,952,320	-44,353,614	-23,779,307	2,297,414	11,431,080
225	1,435,273	21,529,096	-44,776,837	-24,202,530	1,874,191	11,007,857
250	1,407,057	21,105,858	-45,200,075	-24,625,768	1,450,952	10,584,619
275	1,378,842	20,682,635	-45,623,299	-25,048,992	1,027,729	10,161,395
300	1,350,626	20,259,397	-46,046,537	-25,472,230	604,491	9,738,157
325	1,322,412	19,836,173	-46,469,760	-25,895,453	181,268	9,314,934
350	1,294,197	19,412,950	-46,892,983	-26,318,676	-241,956	8,891,710
375	1,265,981	18,989,712	-47,316,222	-26,741,915	-665,194	8,468,472
400	1,237,766	18,566,489	-47,739,445	-27,165,138	-1,088,417	8,045,249
450	1,181,335	17,720,027	-48,585,906	-28,011,599	-1,934,879	7,198,787

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	611,600	9,174,001	-57,131,933	-36,557,626	-10,480,905	-1,347,239
80	510,792	7,661,883	-58,644,050	-38,069,743	-11,993,022	-2,859,356
100	488,220	7,323,302	-58,982,632	-38,408,325	-12,331,604	-3,197,938
125	460,004	6,900,064	-59,405,870	-38,831,563	-12,754,842	-3,621,176
150	431,789	6,476,840	-59,829,093	-39,254,786	-13,178,066	-4,044,399
175	403,574	6,053,617	-60,252,316	-39,678,009	-13,601,289	-4,467,623
200	375,359	5,630,379	-60,675,555	-40,101,248	-14,024,527	-4,890,861
225	347,144	5,207,155	-61,098,778	-40,524,471	-14,447,750	-5,314,084
250	318,929	4,783,932	-61,522,001	-40,947,694	-14,870,974	-5,737,307
275	290,713	4,360,694	-61,945,240	-41,370,933	-15,294,212	-6,160,546
300	262,498	3,937,471	-62,368,463	-41,794,156	-15,717,435	-6,583,769
325	234,282	3,514,232	-62,791,701	-42,217,394	-16,140,673	-7,007,007
350	206,067	3,091,009	-63,214,924	-42,640,617	-16,563,897	-7,430,230
375	177,852	2,667,786	-63,638,148	-43,063,841	-16,987,120	-7,853,454
400	149,637	2,244,548	-64,061,386	-43,487,079	-17,410,358	-8,276,692
450	93,207	1,398,101	-64,907,832	-44,333,525	-18,256,805	-9,123,139

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£325	£450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 6

Flats	
No of units	50 units
Density:	380 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CIL Z1 High (£1,350 psm)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,661,471	88,627,180	22,321,247	42,895,554	68,972,274	78,105,941
80	11,275,656	85,694,987	19,389,053	39,963,360	66,040,081	75,173,747
100	11,229,344	85,343,013	19,037,079	39,611,386	65,688,107	74,821,773
125	11,171,453	84,903,039	18,597,106	39,171,413	65,248,133	74,381,800
150	11,113,562	84,463,074	18,157,140	38,731,447	64,808,168	73,941,834
175	11,055,672	84,023,108	17,717,174	38,291,481	64,368,202	73,501,868
200	10,997,782	83,583,142	17,277,209	37,851,516	63,928,236	73,061,902
225	10,939,892	83,143,176	16,837,243	37,411,550	63,488,271	72,621,937
250	10,882,000	82,703,203	16,397,270	36,971,577	63,048,297	72,181,963
275	10,824,110	82,263,237	15,957,304	36,531,611	62,608,331	71,741,998
300	10,766,220	81,823,272	15,517,338	36,091,645	62,168,366	71,302,032
325	10,708,330	81,383,306	15,077,372	35,651,679	61,728,400	70,862,066
350	10,650,438	80,943,332	14,637,399	35,211,706	61,288,427	70,422,093
375	10,592,548	80,503,367	14,197,433	34,771,740	60,848,461	69,982,127
400	10,534,658	80,063,401	13,757,468	34,331,775	60,408,495	69,542,161
450	10,418,877	79,183,462	12,877,529	33,451,836	59,528,556	68,662,222

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psm)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,491,789	41,737,599	-24,568,335	-3,994,028	22,082,693	31,216,359
80	5,212,087	39,611,861	-26,694,072	-6,119,765	19,956,955	29,090,621
100	5,165,775	39,259,887	-27,046,047	-6,471,740	19,604,981	28,738,647
125	5,107,884	38,819,921	-27,486,012	-6,911,705	19,165,015	28,298,682
150	5,049,994	38,379,955	-27,925,978	-7,351,671	18,725,050	27,858,716
175	4,992,103	37,939,982	-28,365,951	-7,791,644	18,285,076	27,418,742
200	4,934,213	37,500,016	-28,805,917	-8,231,610	17,845,111	26,978,777
225	4,876,322	37,060,051	-29,245,883	-8,671,576	17,405,145	26,538,811
250	4,818,432	36,620,085	-29,685,849	-9,111,542	16,965,179	26,098,845
275	4,760,541	36,180,112	-30,125,822	-9,551,515	16,525,206	25,658,872
300	4,702,651	35,740,146	-30,565,788	-9,991,481	16,085,240	25,218,906
325	4,644,761	35,300,180	-31,005,753	-10,431,446	15,645,274	24,778,940
350	4,586,870	34,860,214	-31,445,719	-10,871,412	15,205,309	24,338,975
375	4,528,979	34,420,241	-31,885,692	-11,311,385	14,765,335	23,899,001
400	4,471,089	33,980,275	-32,325,658	-11,751,351	14,325,370	23,459,036
450	4,355,308	33,100,344	-33,205,590	-12,631,283	13,445,438	22,579,104

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psm)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,668,326	12,679,275	-53,626,659	-33,052,352	-6,975,631	2,158,035
80	1,454,382	11,053,303	-55,252,630	-34,678,323	-8,601,602	532,064
100	1,408,070	10,701,329	-55,604,604	-35,030,297	-8,953,576	180,090
125	1,350,179	10,261,364	-56,044,570	-35,470,263	-9,393,542	-259,876
150	1,292,289	9,821,398	-56,484,536	-35,910,229	-9,833,508	-699,842
175	1,234,399	9,381,432	-56,924,501	-36,350,194	-10,273,474	-1,139,807
200	1,176,508	8,941,459	-57,364,475	-36,790,168	-10,713,447	-1,579,781
225	1,118,618	8,501,493	-57,804,440	-37,230,133	-11,153,413	-2,019,747
250	1,060,727	8,061,527	-58,244,406	-37,670,099	-11,593,378	-2,459,712
275	1,002,837	7,621,562	-58,684,372	-38,110,065	-12,033,344	-2,899,678
300	944,946	7,181,588	-59,124,345	-38,550,038	-12,473,317	-3,339,651
325	887,056	6,741,623	-59,564,311	-38,990,004	-12,913,283	-3,779,617
350	829,165	6,301,657	-60,004,277	-39,429,970	-13,353,249	-4,219,583
375	771,275	5,861,691	-60,444,242	-39,869,935	-13,793,215	-4,659,548
400	713,384	5,421,718	-60,884,216	-40,309,909	-14,233,188	-5,099,522
450	597,603	4,541,786	-61,764,147	-41,189,840	-15,113,119	-5,979,453

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£100

CIL Z2 High (£1,000 psm)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,578,686	42,398,016	-23,907,917	-3,333,610	22,743,111	31,876,777
80	5,297,489	40,260,920	-26,045,014	-5,470,707	20,606,014	29,739,680
100	5,251,177	39,908,946	-26,396,988	-5,822,681	20,254,040	29,387,706
125	5,193,287	39,468,980	-26,836,954	-6,262,647	19,814,074	28,947,740
150	5,135,396	39,029,006	-27,276,927	-6,702,620	19,374,101	28,507,767
175	5,077,505	38,589,041	-27,716,893	-7,142,586	18,934,135	28,067,801
200	5,019,615	38,149,075	-28,156,858	-7,582,551	18,494,169	27,627,835
225	4,961,725	37,709,109	-28,596,824	-8,022,517	18,054,203	27,187,870
250	4,903,835	37,269,144	-29,036,790	-8,462,483	17,614,238	26,747,904
275	4,845,943	36,829,170	-29,476,763	-8,902,456	17,174,264	26,307,931
300	4,788,053	36,389,204	-29,916,729	-9,342,422	16,734,299	25,867,965
325	4,730,163	35,949,239	-30,356,695	-9,782,388	16,294,333	25,427,999
350	4,672,273	35,509,273	-30,796,660	-10,222,353	15,854,367	24,988,033
375	4,614,382	35,069,300	-31,236,634	-10,662,327	15,414,394	24,548,060
400	4,556,491	34,629,334	-31,676,599	-11,102,292	14,974,428	24,108,094
450	4,440,711	33,749,403	-32,556,531	-11,982,224	14,094,497	23,228,163

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 6

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,842,119	14,000,102	-52,305,831	-31,731,524	-5,654,804	3,478,863
80	1,625,187	12,351,421	-53,954,513	-33,380,206	-7,303,485	1,830,181
100	1,578,875	11,999,447	-54,306,487	-33,732,180	-7,655,459	1,478,207
125	1,520,984	11,559,481	-54,746,453	-34,172,146	-8,095,425	1,038,241
150	1,463,094	11,119,515	-55,186,418	-34,612,111	-8,535,391	598,276
175	1,405,203	10,679,542	-55,626,392	-35,052,085	-8,975,364	158,302
200	1,347,313	10,239,576	-56,066,357	-35,492,050	-9,415,330	-281,663
225	1,289,422	9,799,610	-56,506,323	-35,932,016	-9,855,295	-721,629
250	1,231,532	9,359,645	-56,946,289	-36,371,982	-10,295,261	-1,161,595
275	1,173,642	8,919,679	-57,386,255	-36,811,948	-10,735,227	-1,601,561
300	1,115,751	8,479,706	-57,826,228	-37,251,921	-11,175,200	-2,041,534
325	1,057,861	8,039,740	-58,266,194	-37,691,887	-11,615,166	-2,481,500
350	999,970	7,599,774	-58,706,159	-38,131,852	-12,055,132	-2,921,465
375	942,080	7,159,808	-59,146,125	-38,571,818	-12,495,097	-3,361,431
400	884,189	6,719,835	-59,586,098	-39,011,791	-12,935,071	-3,801,405
450	768,408	5,839,904	-60,466,030	-39,891,723	-13,815,002	-4,681,336

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£175

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-70,752	-537,713	-66,843,647	-46,269,340	-20,192,619	-11,058,953
80	-257,814	-1,959,390	-68,265,323	-47,691,016	-21,614,296	-12,480,629
100	-304,884	-2,317,115	-68,623,048	-48,048,741	-21,972,021	-12,838,355
125	-363,721	-2,764,277	-69,070,210	-48,495,903	-22,419,183	-13,285,517
150	-422,559	-3,211,447	-69,517,380	-48,943,073	-22,866,352	-13,732,686
175	-481,396	-3,658,609	-69,964,542	-49,390,235	-23,313,515	-14,179,848
200	-540,233	-4,105,771	-70,411,704	-49,837,397	-23,760,677	-14,627,010
225	-599,070	-4,552,933	-70,858,866	-50,284,559	-24,207,839	-15,074,173
250	-657,907	-5,000,095	-71,306,028	-50,731,721	-24,655,001	-15,521,335
275	-716,744	-5,447,257	-71,753,190	-51,178,884	-25,102,163	-15,968,497
300	-775,581	-5,894,419	-72,200,353	-51,626,046	-25,549,325	-16,415,659
325	-834,420	-6,341,589	-72,647,522	-52,073,215	-25,996,495	-16,862,828
350	-893,257	-6,788,751	-73,094,684	-52,520,377	-26,443,657	-17,309,990
375	-952,094	-7,235,913	-73,541,846	-52,967,539	-26,890,819	-17,757,153
400	-1,010,931	-7,683,075	-73,989,008	-53,414,701	-27,337,981	-18,204,315
450	-1,128,605	-8,577,399	-74,883,333	-54,309,026	-28,232,305	-19,098,639

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,102,810	15,981,355	-50,324,579	-29,750,272	-3,673,551	5,460,115
80	1,881,394	14,298,597	-52,007,337	-31,433,030	-5,356,309	3,777,357
100	1,835,082	13,946,623	-52,359,311	-31,785,004	-5,708,283	3,425,383
125	1,777,192	13,506,657	-52,799,277	-32,224,970	-6,148,249	2,985,417
150	1,719,300	13,066,684	-53,239,250	-32,664,943	-6,588,222	2,545,444
175	1,661,410	12,626,718	-53,679,216	-33,104,909	-7,028,188	2,105,478
200	1,603,520	12,186,752	-54,119,181	-33,544,874	-7,468,154	1,665,512
225	1,545,630	11,746,786	-54,559,147	-33,984,840	-7,908,119	1,225,547
250	1,487,740	11,306,821	-54,999,113	-34,424,806	-8,348,085	785,581
275	1,429,848	10,866,847	-55,439,086	-34,864,779	-8,788,059	345,608
300	1,371,958	10,426,882	-55,879,052	-35,304,745	-9,228,024	-94,358
325	1,314,068	9,986,916	-56,319,018	-35,744,711	-9,667,990	-534,324
350	1,256,178	9,546,950	-56,758,983	-36,184,676	-10,107,956	-974,290
375	1,198,286	9,106,977	-57,198,957	-36,624,650	-10,547,929	-1,414,263
400	1,140,396	8,667,011	-57,638,922	-37,064,615	-10,987,895	-1,854,229
450	1,024,616	7,787,080	-58,518,854	-37,944,547	-11,867,826	-2,734,160

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£275

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-70,752	-537,713	-66,843,647	-46,269,340	-20,192,619	-11,058,953
80	-257,814	-1,959,390	-68,265,323	-47,691,016	-21,614,296	-12,480,629
100	-304,884	-2,317,115	-68,623,048	-48,048,741	-21,972,021	-12,838,355
125	-363,721	-2,764,277	-69,070,210	-48,495,903	-22,419,183	-13,285,517
150	-422,559	-3,211,447	-69,517,380	-48,943,073	-22,866,352	-13,732,686
175	-481,396	-3,658,609	-69,964,542	-49,390,235	-23,313,515	-14,179,848
200	-540,233	-4,105,771	-70,411,704	-49,837,397	-23,760,677	-14,627,010
225	-599,070	-4,552,933	-70,858,866	-50,284,559	-24,207,839	-15,074,173
250	-657,907	-5,000,095	-71,306,028	-50,731,721	-24,655,001	-15,521,335
275	-716,744	-5,447,257	-71,753,190	-51,178,884	-25,102,163	-15,968,497
300	-775,581	-5,894,419	-72,200,353	-51,626,046	-25,549,325	-16,415,659
325	-834,420	-6,341,589	-72,647,522	-52,073,215	-25,996,495	-16,862,828
350	-893,257	-6,788,751	-73,094,684	-52,520,377	-26,443,657	-17,309,990
375	-952,094	-7,235,913	-73,541,846	-52,967,539	-26,890,819	-17,757,153
400	-1,010,931	-7,683,075	-73,989,008	-53,414,701	-27,337,981	-18,204,315
450	-1,128,605	-8,577,399	-74,883,333	-54,309,026	-28,232,305	-19,098,639

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 7

Flats	
No of units	100 units
Density:	210 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.48 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CIL Z1 High (£1,350 psm)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,377,752	44,893,280	-21,412,654	-838,347	25,238,374	34,372,040
80	20,647,177	43,359,072	-22,946,862	-2,372,555	23,704,166	32,837,832
100	20,556,452	43,168,549	-23,137,384	-2,563,077	23,513,643	32,647,309
125	20,443,046	42,930,396	-23,375,537	-2,801,230	23,275,490	32,409,156
150	20,329,641	42,692,245	-23,613,688	-3,039,381	23,037,339	32,171,006
175	20,216,234	42,454,092	-23,851,841	-3,277,534	22,799,186	31,932,853
200	20,102,828	42,215,939	-24,089,994	-3,515,687	22,561,033	31,694,700
225	19,989,422	41,977,786	-24,328,147	-3,753,840	22,322,880	31,456,547
250	19,876,017	41,739,635	-24,566,298	-3,991,991	22,084,729	31,218,396
275	19,762,611	41,501,482	-24,804,451	-4,230,144	21,846,576	30,980,243
300	19,649,204	41,263,329	-25,042,604	-4,468,297	21,608,423	30,742,090
325	19,535,798	41,025,176	-25,280,757	-4,706,450	21,370,270	30,503,937
350	19,422,393	40,787,025	-25,518,908	-4,944,601	21,132,120	30,265,786
375	19,308,987	40,548,872	-25,757,061	-5,182,754	20,893,967	30,027,633
400	19,195,581	40,310,719	-25,995,214	-5,420,907	20,655,814	29,789,480
450	18,968,769	39,834,415	-26,471,518	-5,897,211	20,179,510	29,313,176

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Med (£995 psm)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,818,187	20,618,192	-45,687,741	-25,113,434	963,286	10,096,952
80	9,286,424	19,501,491	-46,804,442	-26,230,135	-153,414	8,980,252
100	9,195,699	19,310,969	-46,994,965	-26,420,658	-343,937	8,789,729
125	9,082,293	19,072,816	-47,233,118	-26,658,811	-582,090	8,551,576
150	8,968,888	18,834,665	-47,471,269	-26,896,962	-820,241	8,313,425
175	8,855,482	18,596,512	-47,709,422	-27,135,115	-1,058,394	8,075,272
200	8,742,076	18,358,359	-47,947,575	-27,373,268	-1,296,547	7,837,119
225	8,628,669	18,120,206	-48,185,728	-27,611,421	-1,534,700	7,598,966
250	8,515,264	17,882,055	-48,423,879	-27,849,572	-1,772,851	7,360,815
275	8,401,858	17,643,902	-48,662,032	-28,087,725	-2,011,004	7,122,662
300	8,288,452	17,405,749	-48,900,185	-28,325,878	-2,249,157	6,884,509
325	8,175,046	17,167,596	-49,138,338	-28,564,031	-2,487,310	6,646,356
350	8,061,640	16,929,445	-49,376,489	-28,802,182	-2,725,461	6,408,205
375	7,948,234	16,691,292	-49,614,642	-29,040,335	-2,963,614	6,170,052
400	7,833,416	16,450,173	-49,855,761	-29,281,454	-3,204,733	5,928,933
450	7,602,894	15,966,077	-50,339,856	-29,765,549	-3,688,828	5,444,838

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

CIL Z1 Low (£775 psm)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,595,041	5,449,586	-60,856,347	-40,282,040	-14,205,319	-5,071,653
80	2,181,575	4,581,307	-61,724,627	-41,150,320	-15,073,599	-5,939,933
100	2,089,366	4,387,669	-61,918,264	-41,343,957	-15,267,236	-6,133,570
125	1,974,106	4,145,623	-62,160,311	-41,586,004	-15,509,283	-6,375,617
150	1,858,845	3,903,574	-62,402,359	-41,828,052	-15,751,332	-6,617,665
175	1,743,585	3,661,528	-62,644,406	-42,070,099	-15,993,378	-6,859,712
200	1,628,323	3,419,479	-62,886,455	-42,312,148	-16,235,427	-7,101,761
225	1,513,063	3,177,432	-63,128,501	-42,554,194	-16,477,474	-7,343,807
250	1,397,802	2,935,384	-63,370,550	-42,796,243	-16,719,522	-7,585,856
275	1,282,541	2,693,337	-63,612,596	-43,038,289	-16,961,569	-7,827,903
300	1,167,281	2,451,290	-63,854,643	-43,280,336	-17,203,615	-8,069,949
325	1,052,020	2,209,242	-64,096,692	-43,522,385	-17,445,664	-8,311,998
350	936,760	1,967,195	-64,338,738	-43,764,431	-17,687,711	-8,554,045
375	821,498	1,725,146	-64,580,787	-44,006,480	-17,929,759	-8,796,093
400	706,238	1,483,100	-64,822,834	-44,248,527	-18,171,806	-9,038,140
450	475,716	999,004	-65,306,929	-44,732,622	-18,655,901	-9,522,235

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psm)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,980,997	20,960,095	-45,345,839	-24,771,532	1,305,189	10,438,855
80	9,446,435	19,837,513	-46,468,421	-25,894,114	182,607	9,316,273
100	9,355,711	19,646,992	-46,658,941	-26,084,634	-7,914	9,125,752
125	9,242,304	19,408,839	-46,897,094	-26,322,787	-246,067	8,887,599
150	9,128,898	19,170,686	-47,135,247	-26,560,940	-484,220	8,649,446
175	9,015,492	18,932,533	-47,373,400	-26,799,093	-722,373	8,411,293
200	8,902,087	18,694,382	-47,611,551	-27,037,244	-960,524	8,173,143
225	8,788,681	18,456,229	-47,849,704	-27,275,397	-1,198,677	7,934,990
250	8,675,274	18,218,076	-48,087,857	-27,513,550	-1,436,830	7,696,837
275	8,561,868	17,979,923	-48,326,010	-27,751,703	-1,674,983	7,458,684
300	8,448,463	17,741,772	-48,564,161	-27,989,854	-1,913,133	7,220,533
325	8,335,057	17,503,619	-48,802,314	-28,228,007	-2,151,286	6,982,380
350	8,221,651	17,265,466	-49,040,467	-28,466,160	-2,389,439	6,744,227
375	8,108,244	17,027,313	-49,278,620	-28,704,313	-2,627,592	6,506,074
400	7,994,839	16,789,162	-49,516,771	-28,942,464	-2,865,743	6,267,923
450	7,764,876	16,306,239	-49,999,694	-29,425,387	-3,348,667	5,784,999

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£450

Site type 7

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,924,674	6,141,814	-60,164,119	-39,589,812	-13,513,091	-4,379,425
80	2,505,538	5,261,630	-61,044,304	-40,469,997	-14,393,276	-5,259,610
100	2,413,329	5,067,990	-61,237,943	-40,663,636	-14,586,915	-5,453,249
125	2,298,069	4,825,944	-61,479,990	-40,905,683	-14,828,962	-5,695,296
150	2,182,807	4,583,895	-61,722,038	-41,147,731	-15,071,011	-5,937,344
175	2,067,547	4,341,849	-61,964,085	-41,389,778	-15,313,057	-6,179,391
200	1,952,287	4,099,802	-62,206,131	-41,631,824	-15,555,104	-6,421,438
225	1,837,025	3,857,753	-62,448,180	-41,873,873	-15,797,153	-6,663,486
250	1,721,765	3,615,707	-62,690,227	-42,115,920	-16,039,199	-6,905,533
275	1,606,504	3,373,658	-62,932,275	-42,357,968	-16,281,248	-7,147,582
300	1,491,244	3,131,611	-63,174,322	-42,600,015	-16,523,294	-7,389,628
325	1,375,982	2,889,563	-63,416,371	-42,842,064	-16,765,343	-7,631,677
350	1,260,722	2,647,516	-63,658,417	-43,084,110	-17,007,390	-7,873,724
375	1,145,462	2,405,469	-63,900,464	-43,326,157	-17,249,436	-8,115,770
400	1,030,200	2,163,421	-64,142,513	-43,568,206	-17,491,485	-8,357,819
450	799,679	1,679,325	-64,626,608	-44,052,301	-17,975,580	-8,841,914

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-712,748	-1,496,771	-67,802,704	-47,228,397	-21,151,677	-12,018,010
80	-1,075,356	-2,258,248	-68,564,182	-47,989,875	-21,913,154	-12,779,488
100	-1,169,073	-2,455,053	-68,760,986	-48,186,679	-22,109,959	-12,976,292
125	-1,286,219	-2,701,059	-69,006,993	-48,432,686	-22,355,965	-13,222,299
150	-1,403,365	-2,947,066	-69,252,999	-48,678,692	-22,601,971	-13,468,305
175	-1,520,510	-3,193,070	-69,499,004	-48,924,697	-22,847,976	-13,714,310
200	-1,637,655	-3,439,077	-69,745,010	-49,170,703	-23,093,982	-13,960,316
225	-1,754,801	-3,685,083	-69,991,016	-49,416,709	-23,339,989	-14,206,323
250	-1,871,947	-3,931,089	-70,237,023	-49,662,716	-23,585,995	-14,452,329
275	-1,989,093	-4,177,096	-70,483,029	-49,908,722	-23,832,002	-14,698,336
300	-2,106,239	-4,423,102	-70,729,036	-50,154,729	-24,078,008	-14,944,342
325	-2,223,385	-4,669,109	-70,975,042	-50,400,735	-24,324,015	-15,190,348
350	-2,340,531	-4,915,115	-71,221,049	-50,646,742	-24,570,021	-15,436,355
375	-2,457,677	-5,161,122	-71,467,055	-50,892,748	-24,816,027	-15,682,361
400	-2,574,822	-5,407,126	-71,713,059	-51,138,753	-25,062,032	-15,928,366
450	-2,809,114	-5,899,139	-72,205,072	-51,630,765	-25,554,045	-16,420,379

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,419,121	7,180,154	-59,125,779	-38,551,472	-12,474,752	-3,341,085
80	2,991,481	6,282,110	-60,023,823	-39,449,516	-13,372,795	-4,239,129
100	2,899,273	6,088,473	-60,217,460	-39,643,153	-13,566,433	-4,432,767
125	2,784,013	5,846,426	-60,459,507	-39,885,200	-13,808,479	-4,674,813
150	2,668,751	5,604,378	-60,701,556	-40,127,249	-14,050,528	-4,916,862
175	2,553,491	5,362,331	-60,943,602	-40,369,295	-14,292,575	-5,158,908
200	2,438,230	5,120,282	-61,185,651	-40,611,344	-14,534,623	-5,400,957
225	2,322,969	4,878,236	-61,427,698	-40,853,391	-14,776,670	-5,643,004
250	2,207,709	4,636,189	-61,669,744	-41,095,437	-15,018,717	-5,885,050
275	2,092,448	4,394,141	-61,911,793	-41,337,486	-15,260,765	-6,127,099
300	1,977,188	4,152,094	-62,153,839	-41,579,532	-15,502,812	-6,369,146
325	1,861,926	3,910,045	-62,395,888	-41,821,581	-15,744,861	-6,611,194
350	1,746,666	3,667,999	-62,637,935	-42,063,628	-15,986,907	-6,853,241
375	1,631,405	3,425,950	-62,879,983	-42,305,676	-16,228,956	-7,095,290
400	1,516,144	3,183,903	-63,122,030	-42,547,723	-16,471,002	-7,337,336
450	1,285,623	2,699,808	-63,606,125	-43,031,818	-16,955,098	-7,821,432

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-712,748	-1,496,771	-67,802,704	-47,228,397	-21,151,677	-12,018,010
80	-1,075,356	-2,258,248	-68,564,182	-47,989,875	-21,913,154	-12,779,488
100	-1,169,073	-2,455,053	-68,760,986	-48,186,679	-22,109,959	-12,976,292
125	-1,286,219	-2,701,059	-69,006,993	-48,432,686	-22,355,965	-13,222,299
150	-1,403,365	-2,947,066	-69,252,999	-48,678,692	-22,601,971	-13,468,305
175	-1,520,510	-3,193,070	-69,499,004	-48,924,697	-22,847,976	-13,714,310
200	-1,637,655	-3,439,077	-69,745,010	-49,170,703	-23,093,982	-13,960,316
225	-1,754,801	-3,685,083	-69,991,016	-49,416,709	-23,339,989	-14,206,323
250	-1,871,947	-3,931,089	-70,237,023	-49,662,716	-23,585,995	-14,452,329
275	-1,989,093	-4,177,096	-70,483,029	-49,908,722	-23,832,002	-14,698,336
300	-2,106,239	-4,423,102	-70,729,036	-50,154,729	-24,078,008	-14,944,342
325	-2,223,385	-4,669,109	-70,975,042	-50,400,735	-24,324,015	-15,190,348
350	-2,340,531	-4,915,115	-71,221,049	-50,646,742	-24,570,021	-15,436,355
375	-2,457,677	-5,161,122	-71,467,055	-50,892,748	-24,816,027	-15,682,361
400	-2,574,822	-5,407,126	-71,713,059	-51,138,753	-25,062,032	-15,928,366
450	-2,809,114	-5,899,139	-72,205,072	-51,630,765	-25,554,045	-16,420,379

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 8

Flats	
No of units	250 units
Density:	280 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.89 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CIL Z1 High (£1,350 psm)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	50,878,092	56,983,463	-9,322,471	11,251,836	37,328,557	46,462,223
80	49,147,465	55,045,160	-11,260,773	9,313,534	35,390,255	44,523,921
100	48,932,882	54,804,828	-11,501,106	9,073,201	35,149,922	44,283,588
125	48,664,653	54,504,411	-11,801,522	8,772,785	34,849,505	43,983,171
150	48,396,423	54,203,994	-12,101,939	8,472,368	34,549,088	43,682,755
175	48,128,195	53,903,578	-12,402,355	8,171,952	34,248,673	43,382,339
200	47,859,966	53,603,161	-12,702,772	7,871,535	33,948,256	43,081,922
225	47,591,737	53,302,746	-13,003,188	7,571,119	33,647,840	42,781,506
250	47,323,508	53,002,329	-13,303,605	7,270,702	33,347,423	42,481,089
275	47,055,278	52,701,912	-13,604,022	6,970,285	33,047,006	42,180,672
300	46,787,050	52,401,496	-13,904,437	6,669,870	32,746,590	41,880,256
325	46,518,821	52,101,079	-14,204,854	6,369,453	32,446,173	41,579,840
350	46,250,591	51,800,662	-14,505,271	6,069,036	32,145,757	41,279,423
375	45,982,363	51,500,247	-14,805,687	5,768,620	31,845,341	40,979,007
400	45,714,134	51,199,830	-15,106,104	5,468,203	31,544,924	40,678,590
450	45,177,676	50,598,997	-15,706,936	4,867,371	30,944,091	40,077,757

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Med (£995 psm)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,588,862	26,419,525	-39,886,408	-19,312,101	6,764,619	15,898,285
80	22,310,785	24,988,079	-41,317,854	-20,743,547	5,333,174	14,466,840
100	22,092,693	24,743,816	-41,562,117	-20,987,810	5,088,911	14,222,577
125	21,815,824	24,433,723	-41,872,211	-21,297,904	4,778,817	13,912,483
150	21,538,750	24,123,400	-42,182,534	-21,608,227	4,468,494	13,602,160
175	21,261,675	23,813,076	-42,492,857	-21,918,550	4,158,171	13,291,837
200	20,984,601	23,502,753	-42,803,180	-22,228,873	3,847,847	12,981,513
225	20,707,526	23,192,429	-43,113,505	-22,539,198	3,537,523	12,671,189
250	20,430,451	22,882,105	-43,423,828	-22,849,521	3,227,200	12,360,866
275	20,153,377	22,571,782	-43,734,151	-23,159,844	2,916,876	12,050,543
300	19,876,303	22,261,459	-44,044,475	-23,470,168	2,606,553	11,740,219
325	19,599,227	21,951,134	-44,354,799	-23,780,492	2,296,229	11,429,895
350	19,322,153	21,640,811	-44,665,122	-24,090,815	1,985,905	11,119,572
375	19,045,078	21,330,488	-44,975,446	-24,401,139	1,675,582	10,809,248
400	18,768,004	21,020,165	-45,285,769	-24,711,462	1,365,259	10,498,925
450	18,213,854	20,399,517	-45,906,416	-25,332,109	744,611	9,878,277

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psm)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,304,951	7,061,545	-59,244,389	-38,670,082	-12,593,361	-3,459,695
80	5,288,026	5,922,589	-60,383,345	-39,809,038	-13,732,317	-4,598,651
100	5,059,056	5,666,143	-60,639,791	-40,065,484	-13,988,763	-4,855,097
125	4,772,845	5,345,586	-60,960,347	-40,386,040	-14,309,320	-5,175,654
150	4,486,632	5,025,028	-61,280,905	-40,706,598	-14,629,877	-5,496,211
175	4,200,421	4,704,472	-61,601,462	-41,027,155	-14,950,434	-5,816,768
200	3,914,209	4,383,914	-61,922,020	-41,347,713	-15,270,992	-6,137,326
225	3,627,996	4,063,356	-62,242,577	-41,668,270	-15,591,550	-6,457,884
250	3,341,785	3,742,799	-62,563,134	-41,988,827	-15,912,106	-6,778,440
275	3,055,573	3,422,242	-62,883,692	-42,309,385	-16,232,664	-7,098,998
300	2,769,361	3,101,685	-63,204,249	-42,629,942	-16,553,221	-7,419,555
325	2,483,149	2,781,127	-63,524,806	-42,950,499	-16,873,779	-7,740,113
350	2,196,937	2,460,569	-63,845,364	-43,271,057	-17,194,337	-8,060,670
375	1,910,725	2,140,013	-64,165,921	-43,591,614	-17,514,893	-8,381,227
400	1,624,513	1,819,455	-64,486,479	-43,912,172	-17,835,451	-8,701,785
450	1,052,090	1,178,340	-65,127,593	-44,553,286	-18,476,566	-9,342,899

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psm)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,975,633	26,852,709	-39,453,224	-18,878,917	7,197,803	16,331,470
80	22,690,904	25,413,813	-40,892,121	-20,317,814	5,758,907	14,892,573
100	22,472,812	25,169,550	-41,136,384	-20,562,077	5,514,644	14,648,310
125	22,200,196	24,864,219	-41,441,714	-20,867,407	5,209,314	14,342,980
150	21,923,284	24,554,078	-41,751,855	-21,177,548	4,899,173	14,032,839
175	21,646,210	24,243,755	-42,062,178	-21,487,871	4,588,849	13,722,516
200	21,369,136	23,933,432	-42,372,502	-21,798,195	4,278,526	13,412,192
225	21,092,060	23,623,108	-42,682,826	-22,108,519	3,968,202	13,101,868
250	20,814,986	23,312,784	-42,993,149	-22,418,842	3,657,878	12,791,545
275	20,537,912	23,002,461	-43,303,472	-22,729,165	3,347,555	12,481,221
300	20,260,837	22,692,138	-43,613,796	-23,039,489	3,037,232	12,170,898
325	19,983,762	22,381,813	-43,924,120	-23,349,813	2,726,908	11,860,574
350	19,706,688	22,071,490	-44,234,443	-23,660,136	2,416,584	11,550,250
375	19,429,613	21,761,167	-44,544,767	-23,970,460	2,106,261	11,239,927
400	19,152,539	21,450,843	-44,855,090	-24,280,783	1,795,938	10,929,604
450	18,598,389	20,830,196	-45,475,738	-24,901,431	1,175,290	10,308,956

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 8

CIL Z2 Med (£785 psm)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,097,832	7,949,572	-58,356,361	-37,782,054	-11,705,333	-2,571,667
80	6,074,618	6,803,572	-59,502,362	-38,928,055	-12,851,334	-3,717,668
100	5,849,333	6,551,252	-59,754,681	-39,180,374	-13,103,653	-3,969,987
125	5,563,634	6,231,270	-60,074,664	-39,500,357	-13,423,636	-4,289,970
150	5,277,421	5,910,712	-60,395,221	-39,820,914	-13,744,194	-4,610,528
175	4,991,209	5,590,154	-60,715,779	-40,141,472	-14,064,752	-4,931,085
200	4,704,998	5,269,597	-61,036,336	-40,462,029	-14,385,308	-5,251,642
225	4,418,785	4,949,040	-61,356,894	-40,782,587	-14,705,866	-5,572,200
250	4,132,574	4,628,483	-61,677,450	-41,103,143	-15,026,423	-5,892,757
275	3,846,362	4,307,925	-61,998,008	-41,423,701	-15,346,981	-6,213,314
300	3,560,150	3,987,369	-62,318,565	-41,744,258	-15,667,537	-6,533,871
325	3,273,938	3,666,811	-62,639,123	-42,064,816	-15,988,095	-6,854,429
350	2,987,726	3,346,253	-62,959,681	-42,385,374	-16,308,653	-7,174,987
375	2,701,514	3,025,696	-63,280,237	-42,705,930	-16,629,210	-7,495,543
400	2,415,302	2,705,138	-63,600,795	-43,026,488	-16,949,767	-7,816,101
450	1,842,879	2,064,024	-64,241,910	-43,667,603	-17,590,882	-8,457,216

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psm)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,762,162	-1,973,621	-68,279,554	-47,705,247	-21,628,527	-12,494,861
80	-2,662,712	-2,982,237	-69,288,171	-48,713,864	-22,637,143	-13,503,477
100	-2,895,426	-3,242,878	-69,548,811	-48,974,504	-22,897,783	-13,764,117
125	-3,186,319	-3,568,678	-69,874,611	-49,300,304	-23,223,583	-14,089,917
150	-3,477,212	-3,894,478	-70,200,411	-49,626,104	-23,549,384	-14,415,717
175	-3,768,105	-4,220,278	-70,526,211	-49,951,904	-23,875,184	-14,741,517
200	-4,058,998	-4,546,078	-70,852,011	-50,277,704	-24,200,984	-15,067,317
225	-4,349,891	-4,871,878	-71,177,811	-50,603,504	-24,526,784	-15,393,117
250	-4,640,784	-5,197,678	-71,503,611	-50,929,304	-24,852,584	-15,718,918
275	-4,931,677	-5,523,478	-71,829,411	-51,255,104	-25,178,384	-16,044,718
300	-5,222,570	-5,849,278	-72,155,211	-51,580,904	-25,504,184	-16,370,518
325	-5,513,463	-6,175,078	-72,481,011	-51,906,705	-25,829,984	-16,696,318
350	-5,804,355	-6,500,878	-72,806,812	-52,232,505	-26,155,784	-17,022,118
375	-6,095,248	-6,826,678	-73,132,612	-52,558,305	-26,481,584	-17,347,918
400	-6,386,141	-7,152,478	-73,458,412	-52,884,105	-26,807,384	-17,673,718
450	-6,967,927	-7,804,078	-74,110,012	-53,535,705	-27,458,984	-18,325,318

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psm)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,287,156	9,281,615	-57,024,319	-36,450,012	-10,373,291	-1,239,625
80	7,243,485	8,112,703	-58,193,231	-37,618,924	-11,542,203	-2,408,537
100	7,018,200	7,860,384	-58,445,550	-37,871,243	-11,794,522	-2,660,856
125	6,736,594	7,544,985	-58,760,948	-38,186,641	-12,109,920	-2,976,254
150	6,454,987	7,229,586	-59,076,347	-38,502,040	-12,425,320	-3,291,654
175	6,173,382	6,914,188	-59,391,746	-38,817,439	-12,740,718	-3,607,052
200	5,891,181	6,598,122	-59,707,811	-39,133,504	-13,056,783	-3,923,117
225	5,604,969	6,277,566	-60,028,368	-39,454,061	-13,377,340	-4,243,674
250	5,318,757	5,957,008	-60,348,925	-39,774,618	-13,697,898	-4,564,232
275	5,032,546	5,636,451	-60,669,482	-40,095,175	-14,018,455	-4,884,788
300	4,746,333	5,315,893	-60,990,040	-40,415,733	-14,339,012	-5,205,346
325	4,460,121	4,995,336	-61,310,598	-40,736,291	-14,659,570	-5,525,904
350	4,173,910	4,674,779	-61,631,154	-41,056,847	-14,980,127	-5,846,461
375	3,887,697	4,354,221	-61,951,712	-41,377,405	-15,300,685	-6,167,018
400	3,601,486	4,033,664	-62,272,269	-41,697,962	-15,621,241	-6,487,575
450	3,029,061	3,392,549	-62,913,385	-42,339,078	-16,262,357	-7,128,691

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psm)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,762,162	-1,973,621	-68,279,554	-47,705,247	-21,628,527	-12,494,861
80	-2,662,712	-2,982,237	-69,288,171	-48,713,864	-22,637,143	-13,503,477
100	-2,895,426	-3,242,878	-69,548,811	-48,974,504	-22,897,783	-13,764,117
125	-3,186,319	-3,568,678	-69,874,611	-49,300,304	-23,223,583	-14,089,917
150	-3,477,212	-3,894,478	-70,200,411	-49,626,104	-23,549,384	-14,415,717
175	-3,768,105	-4,220,278	-70,526,211	-49,951,904	-23,875,184	-14,741,517
200	-4,058,998	-4,546,078	-70,852,011	-50,277,704	-24,200,984	-15,067,317
225	-4,349,891	-4,871,878	-71,177,811	-50,603,504	-24,526,784	-15,393,117
250	-4,640,784	-5,197,678	-71,503,611	-50,929,304	-24,852,584	-15,718,918
275	-4,931,677	-5,523,478	-71,829,411	-51,255,104	-25,178,384	-16,044,718
300	-5,222,570	-5,849,278	-72,155,211	-51,580,904	-25,504,184	-16,370,518
325	-5,513,463	-6,175,078	-72,481,011	-51,906,705	-25,829,984	-16,696,318
350	-5,804,355	-6,500,878	-72,806,812	-52,232,505	-26,155,784	-17,022,118
375	-6,095,248	-6,826,678	-73,132,612	-52,558,305	-26,481,584	-17,347,918
400	-6,386,141	-7,152,478	-73,458,412	-52,884,105	-26,807,384	-17,673,718
450	-6,967,927	-7,804,078	-74,110,012	-53,535,705	-27,458,984	-18,325,318

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 9

Flats	
No of units	400 units
Density:	630 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.63 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

CIL Z1 High (£1,350 psh)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	43,331,791	68,247,570	1,941,637	22,515,944	48,592,665	57,726,331
80	41,222,439	64,925,342	-1,380,592	19,193,715	45,270,436	54,404,102
100	40,881,418	64,388,233	-1,917,700	18,656,607	44,733,327	53,866,994
125	40,455,140	63,716,845	-2,589,088	17,985,219	44,061,939	53,195,606
150	40,028,863	63,045,459	-3,260,474	17,313,832	43,390,553	52,524,219
175	39,602,586	62,374,073	-3,931,861	16,642,446	42,719,167	51,852,833
200	39,176,309	61,702,686	-4,603,247	15,971,060	42,047,781	51,181,447
225	38,750,032	61,031,300	-5,274,633	15,299,674	41,376,394	50,510,060
250	38,323,754	60,359,912	-5,946,021	14,628,286	40,705,006	49,838,672
275	37,897,477	59,688,526	-6,617,408	13,956,899	40,033,620	49,167,286
300	37,471,200	59,017,139	-7,288,794	13,285,513	39,362,234	48,495,900
325	37,044,923	58,345,753	-7,960,180	12,614,127	38,690,847	47,824,514
350	36,618,645	57,674,365	-8,631,568	11,942,739	38,019,460	47,153,126
375	36,192,368	57,002,979	-9,302,954	11,271,353	37,348,073	46,481,739
400	35,766,091	56,331,593	-9,974,341	10,599,966	36,676,687	45,810,353
450	34,913,536	54,988,818	-11,317,115	9,257,192	35,333,913	44,467,579

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£450	£450	£450

CIL Z1 Med (£995 psh)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,732,469	4,303,639	-62,002,294	-41,427,987	-15,351,266	-6,217,600
80	1,229,934	1,937,146	-64,368,788	-43,794,481	-17,717,760	-8,584,094
100	866,049	1,364,028	-64,941,906	-44,367,599	-18,290,878	-9,157,212
125	411,193	647,629	-65,658,304	-45,083,997	-19,007,277	-9,873,610
150	-44,377	-69,894	-66,375,827	-45,801,520	-19,724,800	-10,591,134
175	-506,672	-798,009	-67,103,942	-46,529,635	-20,452,915	-11,319,248
200	-968,968	-1,526,125	-67,832,059	-47,257,752	-21,181,031	-12,047,365
225	-1,431,264	-2,254,240	-68,560,174	-47,985,867	-21,909,146	-12,775,480
250	-1,893,559	-2,982,355	-69,288,288	-48,713,981	-22,637,261	-13,503,595
275	-2,355,855	-3,710,471	-70,016,405	-49,442,098	-23,365,377	-14,231,711
300	-2,818,150	-4,438,586	-70,744,520	-50,170,213	-24,093,492	-14,959,826
325	-3,280,445	-5,166,701	-71,472,634	-50,898,327	-24,821,607	-15,687,941
350	-3,742,740	-5,894,816	-72,200,749	-51,626,442	-25,549,722	-16,416,055
375	-4,205,036	-6,622,932	-72,928,866	-52,354,559	-26,277,838	-17,144,172
400	-4,667,332	-7,351,047	-73,656,981	-53,082,674	-27,005,953	-17,872,287
450	-5,591,923	-8,807,278	-75,113,212	-54,538,905	-28,462,184	-19,328,518

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z1 Low (£775 psh)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,681,004	-37,297,582	-103,603,515	-83,029,208	-56,952,487	-47,818,821
80	-24,753,060	-38,986,070	-105,292,003	-84,717,696	-58,640,975	-49,507,309
100	-25,122,896	-39,568,562	-105,874,495	-85,300,188	-59,223,467	-50,089,801
125	-25,585,191	-40,296,676	-106,602,610	-86,028,303	-59,951,582	-50,817,916
150	-26,047,488	-41,024,793	-107,330,726	-86,756,419	-60,679,699	-51,546,032
175	-26,509,783	-41,752,908	-108,058,841	-87,484,534	-61,407,813	-52,274,147
200	-26,972,078	-42,481,022	-108,786,956	-88,212,649	-62,135,928	-53,002,262
225	-27,434,373	-43,209,137	-109,515,071	-88,940,764	-62,864,043	-53,730,377
250	-27,896,669	-43,937,254	-110,243,187	-89,668,880	-63,592,160	-54,458,493
275	-28,358,964	-44,665,369	-110,971,302	-90,396,995	-64,320,274	-55,186,608
300	-28,821,259	-45,393,483	-111,699,417	-91,125,110	-65,048,389	-55,914,723
325	-29,283,555	-46,121,600	-112,427,533	-91,853,226	-65,776,506	-56,642,839
350	-29,745,851	-46,849,715	-113,155,648	-92,581,341	-66,504,620	-57,370,954
375	-30,208,146	-47,577,830	-113,883,763	-93,309,456	-67,232,735	-58,099,069
400	-30,670,441	-48,305,944	-114,611,878	-94,037,571	-67,960,850	-58,827,184
450	-31,595,032	-49,762,176	-116,068,109	-95,493,802	-69,417,081	-60,283,415

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psh)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,324,115	5,235,481	-61,070,452	-40,496,145	-14,419,424	-5,285,758
80	1,811,403	2,852,960	-63,452,973	-42,878,666	-16,801,945	-7,668,279
100	1,447,519	2,279,842	-64,026,091	-43,451,784	-17,375,064	-8,241,397
125	992,663	1,563,444	-64,742,490	-44,168,183	-18,091,462	-8,957,796
150	537,807	847,045	-65,458,888	-44,884,581	-18,807,860	-9,674,194
175	82,951	130,647	-66,175,286	-45,600,979	-19,524,259	-10,390,593
200	-377,988	-595,331	-66,901,264	-46,326,958	-20,250,237	-11,116,571
225	-840,284	-1,323,447	-67,629,381	-47,055,074	-20,978,353	-11,844,687
250	-1,302,579	-2,051,562	-68,357,496	-47,783,189	-21,706,468	-12,572,802
275	-1,764,874	-2,779,677	-69,085,611	-48,511,304	-22,434,583	-13,300,917
300	-2,227,171	-3,507,794	-69,813,727	-49,239,420	-23,162,699	-14,029,033
325	-2,689,466	-4,235,908	-70,541,842	-49,967,535	-23,890,814	-14,757,148
350	-3,151,761	-4,964,023	-71,269,957	-50,695,650	-24,618,929	-15,485,263
375	-3,614,056	-5,692,138	-71,998,071	-51,423,765	-25,347,044	-16,213,378
400	-4,076,352	-6,420,254	-72,726,188	-52,151,881	-26,075,160	-16,941,494
450	-5,000,942	-7,876,484	-74,182,418	-53,608,111	-27,531,390	-18,397,724

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

CIL Z2 Med (£785 psf)

Private values £8450 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-22,478,361	-35,403,418	-101,709,352	-81,135,045	-55,058,324	-45,924,658
80	-23,571,100	-37,124,483	-103,430,416	-82,856,109	-56,779,389	-47,645,722
100	-23,940,936	-37,706,975	-104,012,908	-83,438,601	-57,361,880	-48,228,214
125	-24,403,232	-38,435,091	-104,741,025	-84,166,718	-58,089,997	-48,956,331
150	-24,865,528	-39,163,206	-105,469,139	-84,894,832	-58,818,112	-49,684,446
175	-25,327,823	-39,891,321	-106,197,254	-85,622,947	-59,546,227	-50,412,560
200	-25,790,119	-40,619,437	-106,925,371	-86,351,064	-60,274,343	-51,140,677
225	-26,252,414	-41,347,552	-107,653,485	-87,079,178	-61,002,458	-51,868,792
250	-26,714,709	-42,075,667	-108,381,600	-87,807,293	-61,730,573	-52,596,906
275	-27,177,004	-42,803,782	-109,109,715	-88,535,408	-62,458,687	-53,325,021
300	-27,639,300	-43,531,898	-109,837,832	-89,263,525	-63,186,804	-54,053,138
325	-28,101,596	-44,260,013	-110,565,946	-89,991,639	-63,914,919	-54,781,253
350	-28,563,891	-44,988,128	-111,294,061	-90,719,754	-64,643,034	-55,509,367
375	-29,026,187	-45,716,244	-112,022,178	-91,447,871	-65,371,150	-56,237,484
400	-29,488,482	-46,444,359	-112,750,292	-92,175,985	-66,099,265	-56,965,599
450	-30,413,072	-47,900,589	-114,206,522	-93,632,215	-67,555,494	-58,421,828

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 Low (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-35,707,443	-56,239,222	-122,545,156	-101,970,849	-75,894,128	-66,760,462
80	-36,572,655	-57,601,932	-123,907,866	-103,333,559	-77,256,838	-68,123,172
100	-36,942,491	-58,184,424	-124,490,358	-103,916,051	-77,839,330	-68,705,664
125	-37,404,787	-58,912,539	-125,218,472	-104,644,165	-78,567,445	-69,433,779
150	-37,867,083	-59,640,655	-125,946,589	-105,372,282	-79,295,561	-70,161,895
175	-38,329,378	-60,368,770	-126,674,704	-106,100,397	-80,023,676	-70,890,010
200	-38,791,673	-61,096,885	-127,402,818	-106,828,511	-80,751,791	-71,618,125
225	-39,253,969	-61,825,001	-128,130,935	-107,556,628	-81,479,907	-72,346,241
250	-39,716,264	-62,553,116	-128,859,050	-108,284,743	-82,208,022	-73,074,356
275	-40,178,559	-63,281,231	-129,587,165	-109,012,858	-82,936,137	-73,802,471
300	-40,640,855	-64,009,346	-130,315,279	-109,740,972	-83,664,252	-74,530,586
325	-41,103,151	-64,737,462	-131,043,396	-110,469,089	-84,392,368	-75,258,702
350	-41,565,446	-65,465,577	-131,771,511	-111,197,204	-85,120,483	-75,986,817
375	-42,027,741	-66,193,692	-132,499,625	-111,925,318	-85,848,598	-76,714,932
400	-42,490,037	-66,921,808	-133,227,742	-112,653,435	-86,576,714	-77,443,048
450	-43,414,627	-68,378,038	-134,683,972	-114,109,665	-88,032,944	-78,899,278

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 High (£800 psf)

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-20,674,395	-32,562,172	-98,868,106	-78,293,799	-52,217,078	-43,083,412
80	-21,798,161	-34,332,103	-100,638,037	-80,063,730	-53,987,009	-44,853,343
100	-22,167,997	-34,914,595	-101,220,529	-80,646,222	-54,569,501	-45,435,835
125	-22,630,293	-35,642,712	-101,948,645	-81,374,338	-55,297,617	-46,163,951
150	-23,092,588	-36,370,826	-102,676,760	-82,102,453	-56,025,732	-46,892,066
175	-23,554,883	-37,098,941	-103,404,875	-82,830,568	-56,753,847	-47,620,181
200	-24,017,179	-37,827,058	-104,132,991	-83,558,684	-57,481,963	-48,348,297
225	-24,479,474	-38,555,172	-104,861,106	-84,286,799	-58,210,078	-49,076,412
250	-24,941,770	-39,283,287	-105,589,221	-85,014,914	-58,938,193	-49,804,527
275	-25,404,066	-40,011,404	-106,317,337	-85,743,030	-59,666,310	-50,532,643
300	-25,866,361	-40,739,519	-107,045,452	-86,471,145	-60,394,424	-51,260,758
325	-26,328,656	-41,467,633	-107,773,567	-87,199,260	-61,122,539	-51,988,873
350	-26,790,951	-42,195,748	-108,501,682	-87,927,375	-61,850,654	-52,716,988
375	-27,253,247	-42,923,865	-109,229,798	-88,655,491	-62,578,770	-53,445,104
400	-27,715,543	-43,651,980	-109,957,913	-89,383,606	-63,306,885	-54,173,219
450	-28,640,134	-45,108,211	-111,414,144	-90,839,837	-64,763,117	-55,629,450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z3 Med (£675 psf)

Private values £7266 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-35,707,443	-56,239,222	-122,545,156	-101,970,849	-75,894,128	-66,760,462
80	-36,572,655	-57,601,932	-123,907,866	-103,333,559	-77,256,838	-68,123,172
100	-36,942,491	-58,184,424	-124,490,358	-103,916,051	-77,839,330	-68,705,664
125	-37,404,787	-58,912,539	-125,218,472	-104,644,165	-78,567,445	-69,433,779
150	-37,867,083	-59,640,655	-125,946,589	-105,372,282	-79,295,561	-70,161,895
175	-38,329,378	-60,368,770	-126,674,704	-106,100,397	-80,023,676	-70,890,010
200	-38,791,673	-61,096,885	-127,402,818	-106,828,511	-80,751,791	-71,618,125
225	-39,253,969	-61,825,001	-128,130,935	-107,556,628	-81,479,907	-72,346,241
250	-39,716,264	-62,553,116	-128,859,050	-108,284,743	-82,208,022	-73,074,356
275	-40,178,559	-63,281,231	-129,587,165	-109,012,858	-82,936,137	-73,802,471
300	-40,640,855	-64,009,346	-130,315,279	-109,740,972	-83,664,252	-74,530,586
325	-41,103,151	-64,737,462	-131,043,396	-110,469,089	-84,392,368	-75,258,702
350	-41,565,446	-65,465,577	-131,771,511	-111,197,204	-85,120,483	-75,986,817
375	-42,027,741	-66,193,692	-132,499,625	-111,925,318	-85,848,598	-76,714,932
400	-42,490,037	-66,921,808	-133,227,742	-112,653,435	-86,576,714	-77,443,048
450	-43,414,627	-68,378,038	-134,683,972	-114,109,665	-88,032,944	-78,899,278

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Appendix 6 - Residential appraisal results (Affordable Rent, Tower Hamlets Living Rent, London Living Rent and Shared Ownership) at -5% sales values

Community Infrastructure Levy Viability
LB Tower Hamlets
Results summary

#N/A = Scheme RLV is lower
than EUV with nil rate of CIL.

Affordable Housing	35%			
Tenure Split	SR	LBTH LR	Lon LR	SO
	35%	35%	15%	15%
Sales Values	-5%			
Build Costs	0%			

Site type	T1 - 3 Houses			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	0	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	0	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 High (£800 psf)	#N/A	#N/A	125	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T2 - 6 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	450	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	450	450
CIL Z2 High (£1,000 psf)	#N/A	450	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	450	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	175	450
CIL Z3 High (£800 psf)	#N/A	#N/A	450	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	175	450
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	80

Site type	T3 - 10 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	250	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	300	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	400
CIL Z3 High (£800 psf)	#N/A	#N/A	400	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	400
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T4 - 11 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	250	450
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	300	450
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	400
CIL Z3 High (£800 psf)	#N/A	#N/A	400	450
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	400
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T5 - 25 Houses and Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	450	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	150
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	200
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	300
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T6 - 50 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	125	450	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	450	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	450	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T7 - 100 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	#N/A	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	#N/A	350
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	#N/A	375
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T8 - 250 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	#N/A	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	#N/A	450
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	#N/A	450
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Site type	T9 - 400 Flats			
	BLV1	BLV2	BLV3	BLV4
CIL Z1 High (£1,350 psf)	#N/A	#N/A	450	450
CIL Z1 Med (£995 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z1 Low (£775 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 High (£1,000 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Med (£785 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z2 Low (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 High (£800 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Med (£675 psf)	#N/A	#N/A	#N/A	#N/A
CIL Z3 Low (£575 psf)	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	1
	Houses
No of units	3 units
Density:	100 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.0300 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CIL Z1 High (£1,350 psf)

Private values	£14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,372,485	45,749,484	-20,556,449	17,858	26,094,578	35,228,244
80	1,336,345	44,544,819	-21,761,114	-1,186,807	24,889,914	34,023,580
100	1,333,210	44,440,342	-21,865,591	-1,291,284	24,785,436	33,919,102
125	1,329,293	44,309,779	-21,996,155	-1,421,848	24,654,873	33,788,539
150	1,325,376	44,179,215	-22,126,718	-1,552,411	24,524,310	33,657,976
175	1,321,460	44,048,652	-22,257,281	-1,682,974	24,393,746	33,527,412
200	1,317,542	43,918,055	-22,387,878	-1,813,571	24,263,150	33,396,816
225	1,313,625	43,787,492	-22,518,441	-1,944,134	24,132,586	33,266,252
250	1,309,708	43,656,929	-22,649,005	-2,074,698	24,002,023	33,135,689
275	1,305,791	43,526,365	-22,779,568	-2,205,261	23,871,460	33,005,126
300	1,301,874	43,395,802	-22,910,131	-2,335,824	23,740,896	32,874,562
325	1,297,956	43,265,205	-23,040,728	-2,466,421	23,610,300	32,743,966
350	1,294,039	43,134,642	-23,171,291	-2,596,984	23,479,736	32,613,402
375	1,290,122	43,004,079	-23,301,855	-2,727,548	23,349,173	32,482,839
400	1,286,205	42,873,515	-23,432,418	-2,858,111	23,218,610	32,352,276
450	1,278,371	42,612,355	-23,693,578	-3,119,271	22,957,450	32,091,116

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£450	£450

CIL Z1 Med (£995 psf)

Private values	£10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£887,804	29,593,452	-36,712,481	-16,138,174	9,938,546	19,072,212
80	859,999	28,666,629	-37,639,305	-17,064,998	9,011,723	18,145,389
100	856,866	28,562,185	-37,743,749	-17,169,442	8,907,279	18,040,945
125	852,949	28,431,621	-37,874,312	-17,300,005	8,776,716	17,910,382
150	849,032	28,301,058	-38,004,875	-17,430,568	8,646,152	17,779,819
175	845,114	28,170,461	-38,135,472	-17,561,165	8,515,556	17,649,222
200	841,197	28,039,898	-38,266,035	-17,691,728	8,384,992	17,518,659
225	837,280	27,909,335	-38,396,599	-17,822,292	8,254,429	17,388,095
250	833,363	27,778,771	-38,527,162	-17,952,855	8,123,866	17,257,532
275	829,445	27,648,175	-38,657,759	-18,083,452	7,993,269	17,126,935
300	825,528	27,517,611	-38,788,322	-18,214,015	7,862,706	16,996,372
325	821,611	27,387,048	-38,918,885	-18,344,578	7,732,142	16,865,809
350	817,695	27,256,485	-39,049,449	-18,475,142	7,601,579	16,735,245
375	813,778	27,125,921	-39,180,012	-18,605,705	7,471,016	16,604,682
400	809,860	26,995,325	-39,310,609	-18,736,302	7,340,419	16,474,085
450	802,026	26,734,198	-39,571,735	-18,997,428	7,079,292	16,212,958

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values	£8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	587,438	19,581,260	-46,724,674	-26,150,367	-73,646	9,060,020
80	564,799	18,826,634	-47,479,300	-26,904,993	-828,272	8,305,394
100	561,666	18,722,190	-47,583,744	-27,009,437	-932,716	8,200,950
125	557,749	18,591,626	-47,714,307	-27,140,000	-1,063,279	8,070,387
150	553,832	18,461,063	-47,844,870	-27,270,563	-1,193,843	7,939,823
175	549,914	18,330,466	-47,975,467	-27,401,160	-1,324,439	7,809,227
200	545,997	18,199,903	-48,106,030	-27,531,723	-1,455,003	7,678,663
225	542,080	18,069,340	-48,236,594	-27,662,287	-1,585,566	7,548,100
250	538,163	17,938,776	-48,367,157	-27,792,850	-1,716,129	7,417,537
275	534,246	17,808,213	-48,497,720	-27,923,413	-1,846,693	7,286,973
300	530,328	17,677,616	-48,628,317	-28,054,010	-1,977,289	7,156,377
325	526,412	17,547,053	-48,758,880	-28,184,573	-2,107,853	7,025,813
350	522,495	17,416,490	-48,889,444	-28,315,137	-2,238,416	6,895,250
375	518,578	17,285,926	-49,020,007	-28,445,700	-2,368,979	6,764,687
400	514,661	17,155,363	-49,150,570	-28,576,263	-2,499,543	6,634,123
450	506,826	16,894,203	-49,411,730	-28,837,423	-2,760,703	6,372,963

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CIL Z2 High (£1,000 psf)

Private values	£10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	894,630	29,821,004	-36,484,929	-15,910,622	10,166,098	19,299,764
80	866,708	28,890,282	-37,415,652	-16,841,345	9,235,376	18,369,042
100	863,574	28,785,804	-37,520,129	-16,945,822	9,130,899	18,264,565
125	859,657	28,655,241	-37,650,692	-17,076,385	9,000,335	18,134,001
150	855,740	28,524,678	-37,781,256	-17,206,949	8,869,772	18,003,438
175	851,823	28,394,114	-37,911,819	-17,337,512	8,739,209	17,872,875
200	847,907	28,263,551	-38,042,382	-17,468,075	8,608,645	17,742,311
225	843,989	28,132,954	-38,172,979	-17,598,672	8,478,049	17,611,715
250	840,072	28,002,391	-38,303,542	-17,729,235	8,347,485	17,481,151
275	836,155	27,871,828	-38,434,106	-17,859,799	8,216,922	17,350,588
300	832,238	27,741,264	-38,564,669	-17,990,362	8,086,359	17,220,025
325	828,321	27,610,701	-38,695,232	-18,120,925	7,955,795	17,089,461
350	824,404	27,480,104	-38,825,829	-18,251,522	7,825,199	16,958,865
375	820,486	27,349,541	-38,956,392	-18,382,085	7,694,635	16,828,301
400	816,569	27,218,978	-39,086,956	-18,512,649	7,564,072	16,697,738
450	808,736	26,957,851	-39,348,082	-18,773,775	7,302,945	16,436,611

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 1

CiL Z2 Med (£785 psf)

Private values £8450 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	601,091	20,036,364	-46,269,569	-25,695,262	381,458	9,515,124
80	578,217	19,273,906	-47,032,027	-26,457,720	-381,000	8,752,667
100	575,084	19,169,462	-47,136,471	-26,562,164	-485,444	8,648,223
125	571,167	19,038,899	-47,267,035	-26,692,728	-616,007	8,517,659
150	567,250	18,908,336	-47,397,598	-26,823,291	-746,570	8,387,096
175	563,332	18,777,739	-47,528,195	-26,953,888	-877,167	8,256,499
200	559,415	18,647,176	-47,658,758	-27,084,451	-1,007,730	8,125,936
225	555,498	18,516,612	-47,789,321	-27,215,014	-1,138,294	7,995,373
250	551,581	18,386,049	-47,919,885	-27,345,578	-1,268,857	7,864,809
275	547,665	18,255,486	-48,050,448	-27,476,141	-1,399,420	7,734,246
300	543,747	18,124,889	-48,181,045	-27,606,738	-1,530,017	7,603,649
325	539,830	17,994,326	-48,311,608	-27,737,301	-1,660,580	7,473,086
350	535,913	17,863,762	-48,442,171	-27,867,864	-1,791,144	7,342,523
375	531,996	17,733,199	-48,572,735	-27,998,428	-1,921,707	7,211,959
400	528,079	17,602,636	-48,703,298	-28,128,991	-2,052,270	7,081,396
450	520,244	17,341,475	-48,964,458	-28,390,151	-2,313,430	6,820,236

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£450

CiL Z2 Low (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	450,908	15,030,251	-51,275,682	-30,701,375	-4,624,655	4,509,012
80	430,618	14,353,942	-51,951,991	-31,377,684	-5,300,964	3,832,702
100	427,484	14,249,465	-52,056,469	-31,482,162	-5,405,441	3,728,225
125	423,567	14,118,901	-52,187,032	-31,612,725	-5,536,004	3,597,662
150	419,650	13,988,338	-52,317,595	-31,743,288	-5,666,568	3,467,098
175	415,733	13,857,775	-52,448,159	-31,873,852	-5,797,131	3,336,535
200	411,815	13,727,178	-52,578,755	-32,004,448	-5,927,728	3,205,938
225	407,898	13,596,615	-52,709,319	-32,135,012	-6,058,291	3,075,375
250	403,982	13,466,051	-52,839,882	-32,265,575	-6,188,854	2,944,812
275	400,065	13,335,488	-52,970,445	-32,396,138	-6,319,418	2,814,248
300	396,148	13,204,925	-53,101,009	-32,526,702	-6,449,981	2,683,685
325	392,230	13,074,328	-53,231,605	-32,657,298	-6,580,578	2,553,088
350	388,313	12,943,765	-53,362,169	-32,787,862	-6,711,141	2,422,525
375	384,396	12,813,201	-53,492,732	-32,918,425	-6,841,704	2,291,962
400	380,479	12,682,638	-53,623,295	-33,048,989	-6,972,268	2,161,398
450	372,644	12,421,478	-53,884,456	-33,310,149	-7,233,428	1,900,238

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CiL Z3 High (£800 psf)

Private values £8611 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	621,570	20,718,987	-45,586,946	-25,012,640	1,064,081	10,197,747
80	598,345	19,944,832	-46,361,102	-25,786,795	289,926	9,423,592
100	595,212	19,840,388	-46,465,546	-25,891,239	185,482	9,319,148
125	591,294	19,709,791	-46,596,142	-26,021,835	54,885	9,188,551
150	587,377	19,579,228	-46,726,706	-26,152,399	-75,678	9,057,988
175	583,460	19,448,664	-46,857,269	-26,282,962	-206,241	8,927,425
200	579,543	19,318,101	-46,987,832	-26,413,525	-336,805	8,796,861
225	575,626	19,187,538	-47,118,396	-26,544,089	-467,368	8,666,298
250	571,708	19,056,941	-47,248,992	-26,674,686	-597,965	8,535,701
275	567,791	18,926,378	-47,379,556	-26,805,249	-728,528	8,405,138
300	563,874	18,795,814	-47,510,119	-26,935,812	-859,092	8,274,575
325	559,958	18,665,251	-47,640,683	-27,066,376	-989,655	8,144,011
350	556,041	18,534,688	-47,771,246	-27,196,939	-1,120,218	8,013,448
375	552,123	18,404,091	-47,901,843	-27,327,536	-1,250,815	7,882,851
400	548,206	18,273,528	-48,032,406	-27,458,099	-1,381,378	7,752,288
450	540,372	18,012,401	-48,293,533	-27,719,226	-1,642,505	7,491,161

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£125	£450

CiL Z3 Med (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	450,908	15,030,251	-51,275,682	-30,701,375	-4,624,655	4,509,012
80	430,618	14,353,942	-51,951,991	-31,377,684	-5,300,964	3,832,702
100	427,484	14,249,465	-52,056,469	-31,482,162	-5,405,441	3,728,225
125	423,567	14,118,901	-52,187,032	-31,612,725	-5,536,004	3,597,662
150	419,650	13,988,338	-52,317,595	-31,743,288	-5,666,568	3,467,098
175	415,733	13,857,775	-52,448,159	-31,873,852	-5,797,131	3,336,535
200	411,815	13,727,178	-52,578,755	-32,004,448	-5,927,728	3,205,938
225	407,898	13,596,615	-52,709,319	-32,135,012	-6,058,291	3,075,375
250	403,982	13,466,051	-52,839,882	-32,265,575	-6,188,854	2,944,812
275	400,065	13,335,488	-52,970,445	-32,396,138	-6,319,418	2,814,248
300	396,148	13,204,925	-53,101,009	-32,526,702	-6,449,981	2,683,685
325	392,230	13,074,328	-53,231,605	-32,657,298	-6,580,578	2,553,088
350	388,313	12,943,765	-53,362,169	-32,787,862	-6,711,141	2,422,525
375	384,396	12,813,201	-53,492,732	-32,918,425	-6,841,704	2,291,962
400	380,479	12,682,638	-53,623,295	-33,048,989	-6,972,268	2,161,398
450	372,644	12,421,478	-53,884,456	-33,310,149	-7,233,428	1,900,238

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CiL Z3 Low (£575 psf)

Private values £6189 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	314,378	10,479,276	-55,826,657	-35,252,350	-9,175,630	-41,964
80	296,437	9,881,217	-56,424,717	-35,850,410	-9,773,689	-640,023
100	293,302	9,776,740	-56,529,194	-35,954,887	-9,878,166	-744,500
125	289,385	9,646,176	-56,659,757	-36,085,450	-10,008,730	-875,063
150	285,468	9,515,613	-56,790,321	-36,216,014	-10,139,293	-1,005,627
175	281,551	9,385,050	-56,920,884	-36,346,577	-10,269,856	-1,136,190
200	277,634	9,254,453	-57,051,481	-36,477,174	-10,400,453	-1,266,787
225	273,717	9,123,890	-57,182,044	-36,607,737	-10,531,016	-1,397,350
250	269,800	8,993,326	-57,312,607	-36,738,300	-10,661,580	-1,527,913
275	265,883	8,862,763	-57,443,171	-36,868,864	-10,792,143	-1,658,477
300	261,966	8,732,200	-57,573,734	-36,999,427	-10,922,706	-1,789,040
325	258,048	8,601,603	-57,704,331	-37,130,024	-11,053,303	-1,919,637
350	254,131	8,471,040	-57,834,894	-37,260,587	-11,183,866	-2,050,200
375	250,214	8,340,476	-57,965,457	-37,391,150	-11,314,430	-2,180,763
400	246,297	8,209,913	-58,096,021	-37,521,714	-11,444,993	-2,311,327
450	238,463	7,948,753	-58,357,181	-37,782,874	-11,706,153	-2,572,487

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2- Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type	2
	Flats
No of units	6 units
Density:	350 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.02 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CIL Z1 High (£1,350 psf)

Private values	£14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,642,974	95,840,125	29,534,191	50,108,498	76,185,219	85,318,885
80	1,593,143	92,933,327	26,627,394	47,201,701	73,278,422	82,412,088
100	1,587,750	92,618,742	26,312,809	46,887,116	72,963,836	82,097,503
125	1,581,008	92,225,481	25,919,548	46,493,855	72,570,576	81,704,242
150	1,574,266	91,832,162	25,526,229	46,100,536	72,177,257	81,310,923
175	1,567,524	91,438,902	25,132,968	45,707,275	71,783,996	80,917,662
200	1,560,782	91,045,641	24,739,707	45,314,014	71,390,735	80,524,401
225	1,554,041	90,652,380	24,346,446	44,920,753	70,997,474	80,131,140
250	1,547,299	90,259,119	23,953,186	44,527,493	70,604,213	79,737,880
275	1,540,558	89,865,858	23,559,925	44,134,232	70,210,953	79,344,619
300	1,533,816	89,472,598	23,166,664	43,740,971	69,817,692	78,951,358
325	1,527,074	89,079,337	22,773,403	43,347,710	69,424,431	78,558,097
350	1,520,332	88,686,018	22,380,084	42,954,391	69,031,112	78,164,778
375	1,513,590	88,292,757	21,986,823	42,561,130	68,637,851	77,771,517
400	1,506,849	87,899,496	21,593,563	42,167,870	68,244,590	77,378,256
450	1,493,365	87,112,975	20,807,041	41,381,348	67,458,069	76,591,735

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values	£10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	986,365	57,537,940	-8,767,994	11,806,313	37,883,034	47,016,700
80	947,827	55,289,900	-11,016,034	9,558,273	35,634,994	44,768,660
100	942,434	54,975,314	-11,330,619	9,243,688	35,320,409	44,454,075
125	935,692	54,582,054	-11,723,880	8,850,427	34,927,148	44,060,814
150	928,951	54,188,793	-12,117,141	8,457,166	34,533,887	43,667,553
175	922,208	53,795,474	-12,510,460	8,063,847	34,140,568	43,274,234
200	915,467	53,402,213	-12,903,721	7,670,586	33,747,307	42,880,973
225	908,725	53,008,952	-13,296,981	7,277,326	33,354,046	42,487,713
250	901,983	52,615,691	-13,690,242	6,884,065	32,960,786	42,094,452
275	895,242	52,222,431	-14,083,503	6,490,804	32,567,525	41,701,191
300	888,500	51,829,170	-14,476,764	6,097,543	32,174,264	41,307,930
325	881,758	51,435,909	-14,870,024	5,704,283	31,781,003	40,914,669
350	875,017	51,042,648	-15,263,285	5,311,022	31,387,742	40,521,409
375	868,274	50,649,329	-15,656,604	4,917,703	30,994,423	40,128,089
400	861,533	50,256,068	-16,049,865	4,524,442	30,601,163	39,734,829
450	848,049	49,469,547	-16,836,387	3,737,920	29,814,641	38,948,307

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Low (£775 psf)

Private values	£8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	579,452	33,801,383	-32,504,550	-11,930,243	14,146,478	23,280,144
80	547,914	31,961,625	-34,344,308	-13,770,001	12,306,719	21,440,385
100	542,520	31,646,981	-34,658,952	-14,084,645	11,992,076	21,125,742
125	535,778	31,253,721	-35,052,213	-14,477,906	11,598,815	20,732,481
150	529,036	30,860,460	-35,445,474	-14,871,167	11,205,554	20,339,220
175	522,295	30,467,199	-35,838,734	-15,264,427	10,812,293	19,945,959
200	515,553	30,073,938	-36,231,995	-15,657,688	10,419,033	19,552,699
225	508,811	29,680,619	-36,625,314	-16,051,007	10,025,713	19,159,380
250	502,069	29,287,358	-37,018,575	-16,444,268	9,632,453	18,766,119
275	495,327	28,894,098	-37,411,836	-16,837,529	9,239,192	18,372,858
300	488,586	28,500,837	-37,805,097	-17,230,790	8,845,931	17,979,597
325	481,844	28,107,576	-38,198,357	-17,624,050	8,452,670	17,586,336
350	475,103	27,714,315	-38,591,618	-18,017,311	8,059,409	17,193,076
375	468,361	27,321,054	-38,984,879	-18,410,572	7,666,149	16,799,815
400	461,619	26,927,794	-39,378,140	-18,803,833	7,272,888	16,406,554
450	448,135	26,141,214	-40,164,720	-19,590,413	6,486,308	15,619,974

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z2 High (£1,000 psf)

Private values	£10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	995,613	58,077,451	-8,228,483	12,345,824	38,422,545	47,556,211
80	956,916	55,820,097	-10,485,836	10,088,471	36,165,191	45,298,857
100	951,523	55,505,512	-10,800,422	9,773,885	35,850,606	44,984,272
125	944,780	55,112,193	-11,193,741	9,380,566	35,457,287	44,590,953
150	938,039	54,718,932	-11,587,002	8,987,305	35,064,026	44,197,692
175	931,297	54,325,671	-11,980,262	8,594,045	34,670,765	43,804,431
200	924,556	53,932,410	-12,373,523	8,200,784	34,277,504	43,411,171
225	917,814	53,539,149	-12,766,784	7,807,523	33,884,244	43,017,910
250	911,072	53,145,889	-13,160,045	7,414,262	33,490,983	42,624,649
275	904,331	52,752,628	-13,553,306	7,021,001	33,097,722	42,231,388
300	897,589	52,359,367	-13,946,566	6,627,741	32,704,461	41,838,127
325	890,848	51,966,106	-14,339,827	6,234,480	32,311,201	41,444,867
350	884,105	51,572,787	-14,733,146	5,841,161	31,917,881	41,051,548
375	877,363	51,179,526	-15,126,407	5,447,900	31,524,621	40,658,287
400	870,622	50,786,266	-15,519,668	5,054,639	31,131,360	40,265,026
450	857,138	49,999,744	-16,306,189	4,268,118	30,344,838	39,478,504

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

Site type 2

CiL Z2 Med (£785 psf)

Private values £8450 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	597,949	34,880,347	-31,425,587	-10,851,280	15,225,441	24,359,107
80	566,091	33,021,961	-33,283,972	-12,709,665	13,367,056	22,500,722
100	560,698	32,707,376	-33,598,557	-13,024,250	13,052,470	22,186,137
125	553,956	32,314,115	-33,991,818	-13,417,511	12,659,210	21,792,876
150	547,215	31,920,855	-34,385,079	-13,810,772	12,265,949	21,399,615
175	540,472	31,527,535	-34,778,398	-14,204,091	11,872,630	21,006,296
200	533,730	31,134,275	-35,171,659	-14,597,352	11,479,369	20,613,035
225	526,989	30,741,014	-35,564,920	-14,990,613	11,086,108	20,219,774
250	520,247	30,347,753	-35,958,180	-15,383,873	10,692,847	19,826,513
275	513,506	29,954,492	-36,351,441	-15,777,134	10,299,587	19,433,253
300	506,764	29,561,232	-36,744,702	-16,170,395	9,906,326	19,039,992
325	500,022	29,167,971	-37,137,963	-16,563,656	9,513,065	18,646,731
350	493,281	28,774,710	-37,531,224	-16,956,917	9,119,804	18,253,470
375	486,538	28,381,391	-37,924,543	-17,350,236	8,726,485	17,860,151
400	479,797	27,988,130	-38,317,803	-17,743,496	8,333,224	17,466,890
450	466,313	27,201,608	-39,104,325	-18,530,018	7,546,703	16,680,369

CiL Z2 Low (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	394,492	23,012,040	-43,293,894	-22,719,587	3,357,134	12,490,800
80	366,134	21,357,795	-44,948,138	-24,373,832	1,702,889	10,836,555
100	360,741	21,043,210	-45,262,724	-24,688,417	1,388,304	10,521,970
125	353,999	20,649,949	-45,655,985	-25,081,678	995,043	10,128,709
150	347,258	20,256,688	-46,049,245	-25,474,938	601,782	9,735,448
175	340,516	19,863,427	-46,442,506	-25,868,199	208,522	9,342,188
200	333,773	19,470,108	-46,835,825	-26,261,518	-184,798	8,948,869
225	327,032	19,076,847	-47,229,086	-26,654,779	-578,058	8,555,608
250	320,290	18,683,587	-47,622,347	-27,048,040	-971,319	8,162,347
275	313,548	18,290,326	-48,015,608	-27,441,301	-1,364,580	7,769,086
300	306,807	17,897,065	-48,408,868	-27,834,561	-1,757,841	7,375,825
325	300,065	17,503,804	-48,802,129	-28,227,822	-2,151,102	6,982,565
350	293,324	17,110,543	-49,195,390	-28,621,083	-2,544,362	6,589,304
375	286,582	16,717,283	-49,588,651	-29,014,344	-2,937,623	6,196,043
400	279,839	16,323,964	-49,981,970	-29,407,663	-3,330,942	5,802,724
450	266,356	15,537,442	-50,768,491	-30,194,184	-4,117,464	5,016,202

CiL Z3 High (£800 psf)

Private values £8611 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	625,693	36,498,763	-29,807,170	-9,232,863	16,843,857	25,977,523
80	593,358	34,612,553	-31,693,380	-11,119,073	14,957,648	24,091,314
100	587,964	34,297,910	-32,008,024	-11,433,717	14,643,004	23,776,670
125	581,223	33,904,649	-32,401,284	-11,826,977	14,249,743	23,383,409
150	574,481	33,511,388	-32,794,545	-12,220,238	13,856,482	22,990,149
175	567,739	33,118,127	-33,187,806	-12,613,499	13,463,222	22,596,888
200	560,998	32,724,867	-33,581,067	-13,006,760	13,069,961	22,203,627
225	554,256	32,331,606	-33,974,328	-13,400,021	12,676,700	21,810,366
250	547,514	31,938,345	-34,367,588	-13,793,281	12,283,439	21,417,105
275	540,773	31,545,084	-34,760,849	-14,186,542	11,890,179	21,023,845
300	534,030	31,151,765	-35,154,168	-14,579,861	11,496,859	20,630,526
325	527,289	30,758,504	-35,547,429	-14,973,122	11,103,599	20,237,265
350	520,547	30,365,244	-35,940,690	-15,366,383	10,710,338	19,844,004
375	513,805	29,971,983	-36,333,951	-15,759,644	10,317,077	19,450,743
400	507,064	29,578,722	-36,727,211	-16,152,904	9,923,816	19,057,482
450	493,581	28,792,200	-37,513,733	-16,939,426	9,137,295	18,270,961

CiL Z3 Med (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	394,492	23,012,040	-43,293,894	-22,719,587	3,357,134	12,490,800
80	366,134	21,357,795	-44,948,138	-24,373,832	1,702,889	10,836,555
100	360,741	21,043,210	-45,262,724	-24,688,417	1,388,304	10,521,970
125	353,999	20,649,949	-45,655,985	-25,081,678	995,043	10,128,709
150	347,258	20,256,688	-46,049,245	-25,474,938	601,782	9,735,448
175	340,516	19,863,427	-46,442,506	-25,868,199	208,522	9,342,188
200	333,773	19,470,108	-46,835,825	-26,261,518	-184,798	8,948,869
225	327,032	19,076,847	-47,229,086	-26,654,779	-578,058	8,555,608
250	320,290	18,683,587	-47,622,347	-27,048,040	-971,319	8,162,347
275	313,548	18,290,326	-48,015,608	-27,441,301	-1,364,580	7,769,086
300	306,807	17,897,065	-48,408,868	-27,834,561	-1,757,841	7,375,825
325	300,065	17,503,804	-48,802,129	-28,227,822	-2,151,102	6,982,565
350	293,324	17,110,543	-49,195,390	-28,621,083	-2,544,362	6,589,304
375	286,582	16,717,283	-49,588,651	-29,014,344	-2,937,623	6,196,043
400	279,839	16,323,964	-49,981,970	-29,407,663	-3,330,942	5,802,724
450	266,356	15,537,442	-50,768,491	-30,194,184	-4,117,464	5,016,202

CiL Z3 Low (£575 psf)

Private values £6189 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	209,532	12,222,696	-54,083,238	-33,508,931	-7,432,210	1,701,456
80	184,355	10,754,023	-55,551,910	-34,977,603	-8,900,883	232,784
100	178,962	10,439,438	-55,866,496	-35,292,189	-9,215,468	-81,802
125	172,220	10,046,177	-56,259,756	-35,685,449	-9,608,729	-475,063
150	165,478	9,652,858	-56,653,075	-36,078,769	-10,002,048	-868,382
175	158,736	9,259,597	-57,046,336	-36,472,029	-10,395,309	-1,261,642
200	151,994	8,866,336	-57,439,597	-36,865,290	-10,788,569	-1,654,903
225	145,253	8,473,076	-57,832,858	-37,258,551	-11,181,830	-2,048,164
250	138,511	8,079,815	-58,226,119	-37,651,812	-11,575,091	-2,441,425
275	131,769	7,686,554	-58,619,379	-38,045,072	-11,968,352	-2,834,686
300	125,028	7,293,293	-59,012,640	-38,438,333	-12,361,613	-3,227,946
325	118,286	6,900,032	-59,405,901	-38,831,594	-12,754,873	-3,621,207
350	111,545	6,506,772	-59,799,162	-39,224,855	-13,148,134	-4,014,468
375	104,802	6,113,453	-60,192,481	-39,618,174	-13,541,453	-4,407,787
400	98,060	5,720,192	-60,585,742	-40,011,435	-13,934,714	-4,801,048
450	84,577	4,933,670	-61,372,263	-40,797,956	-14,721,236	-5,587,569

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£175	£450

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£175	£450

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£80

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	3
	Flats
No of units	10 units
Density:	235 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.04 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,738,290	64,349,821	-1,956,112	18,618,195	44,694,916	53,828,582
80	2,655,238	62,398,091	-3,907,842	16,666,465	42,743,186	51,876,852
100	2,646,249	62,186,854	-4,119,079	16,455,228	42,531,948	51,665,614
125	2,635,013	61,922,808	-4,383,126	16,191,181	42,267,902	51,401,568
150	2,623,777	61,658,761	-4,647,172	15,927,135	42,003,855	51,137,521
175	2,612,540	61,394,691	-4,911,242	15,663,065	41,739,785	50,873,451
200	2,601,304	61,130,644	-5,175,289	15,399,018	41,475,739	50,609,405
225	2,590,068	60,866,598	-5,439,335	15,134,971	41,211,692	50,345,358
250	2,578,832	60,602,551	-5,703,382	14,870,925	40,947,646	50,081,312
275	2,567,596	60,338,505	-5,967,429	14,606,878	40,683,599	49,817,265
300	2,556,360	60,074,458	-6,231,475	14,342,832	40,419,553	49,553,219
325	2,545,123	59,810,388	-6,495,545	14,078,762	40,155,483	49,289,149
350	2,533,887	59,546,342	-6,759,592	13,814,715	39,891,436	49,025,102
375	2,522,651	59,282,295	-7,023,638	13,550,669	39,627,390	48,761,056
400	2,511,415	59,018,249	-7,287,685	13,286,622	39,363,343	48,497,009
450	2,488,942	58,490,132	-7,815,801	12,758,506	38,835,226	47,968,893

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,643,942	38,632,640	-27,673,293	-7,098,986	18,977,734	28,111,401
80	1,579,712	37,123,226	-29,182,707	-8,608,400	17,468,320	26,601,987
100	1,570,723	36,911,989	-29,393,944	-8,819,637	17,257,083	26,390,749
125	1,559,487	36,647,942	-29,657,991	-9,083,684	16,993,037	26,126,703
150	1,548,251	36,383,896	-29,922,038	-9,347,731	16,728,990	25,862,656
175	1,537,014	36,119,826	-30,186,108	-9,611,801	16,464,920	25,598,586
200	1,525,778	35,855,779	-30,450,154	-9,875,847	16,200,874	25,334,540
225	1,514,542	35,591,733	-30,714,201	-10,139,894	15,936,827	25,070,493
250	1,503,306	35,327,686	-30,978,247	-10,403,940	15,672,781	24,806,447
275	1,492,070	35,063,640	-31,242,294	-10,667,987	15,408,734	24,542,400
300	1,480,833	34,799,570	-31,506,364	-10,932,057	15,144,664	24,278,330
325	1,469,597	34,535,523	-31,770,410	-11,196,103	14,880,617	24,014,284
350	1,458,361	34,271,477	-32,034,457	-11,460,150	14,616,571	23,750,237
375	1,447,125	34,007,430	-32,298,503	-11,724,196	14,352,524	23,486,191
400	1,435,889	33,743,384	-32,562,550	-11,988,243	14,088,478	23,222,144
450	1,413,416	33,215,267	-33,090,666	-12,516,359	13,560,361	22,694,027

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	965,754	22,695,222	-43,610,711	-23,036,404	3,040,317	12,173,983
80	913,189	21,459,940	-44,845,993	-24,271,686	1,805,035	10,938,701
100	904,199	21,248,680	-45,057,254	-24,482,947	1,593,774	10,727,440
125	892,963	20,984,633	-45,321,300	-24,746,993	1,329,727	10,463,394
150	881,727	20,720,587	-45,585,347	-25,011,040	1,065,681	10,199,347
175	870,491	20,456,540	-45,849,393	-25,275,086	801,634	9,935,301
200	859,255	20,192,494	-46,113,440	-25,539,133	537,588	9,671,254
225	848,018	19,928,424	-46,377,510	-25,803,203	273,518	9,407,184
250	836,782	19,664,377	-46,641,556	-26,067,249	9,471	9,143,137
275	825,546	19,400,331	-46,905,603	-26,331,296	-254,575	8,879,091
300	814,310	19,136,284	-47,169,649	-26,595,342	-518,622	8,615,044
325	803,074	18,872,237	-47,433,696	-26,859,389	-782,668	8,350,998
350	791,837	18,608,167	-47,697,766	-27,123,459	-1,046,738	8,086,928
375	780,601	18,344,121	-47,961,813	-27,387,506	-1,310,785	7,822,881
400	769,365	18,080,074	-48,225,859	-27,651,552	-1,574,831	7,558,835
450	746,893	17,551,981	-48,753,952	-28,179,645	-2,102,924	7,030,742

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£450

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,659,355	38,994,844	-27,311,089	-6,736,782	19,339,938	28,473,604
80	1,594,860	37,479,216	-28,826,718	-8,252,411	17,824,310	26,957,976
100	1,585,871	37,267,979	-29,037,955	-8,463,648	17,613,073	26,746,739
125	1,574,634	37,003,909	-29,302,025	-8,727,718	17,349,003	26,482,669
150	1,563,398	36,739,862	-29,566,071	-8,991,764	17,084,956	26,218,622
175	1,552,162	36,475,816	-29,830,118	-9,255,811	16,820,910	25,954,576
200	1,540,926	36,211,769	-30,094,164	-9,519,857	16,556,863	25,690,529
225	1,529,690	35,947,722	-30,358,211	-9,783,904	16,292,817	25,426,483
250	1,518,454	35,683,676	-30,622,257	-10,047,951	16,028,770	25,162,436
275	1,507,217	35,419,606	-30,886,328	-10,312,021	15,764,700	24,898,366
300	1,495,981	35,155,559	-31,150,374	-10,576,067	15,500,654	24,634,320
325	1,484,745	34,891,513	-31,414,421	-10,840,114	15,236,607	24,370,273
350	1,473,509	34,627,466	-31,678,467	-11,104,160	14,972,561	24,106,227
375	1,462,273	34,363,420	-31,942,514	-11,368,207	14,708,514	23,842,180
400	1,451,036	34,099,350	-32,206,584	-11,632,277	14,444,444	23,578,110
450	1,428,564	33,571,257	-32,734,677	-12,160,370	13,916,351	23,050,017

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 3

CiL Z2 Med (£785 psf)

Private values £8450 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	996,581	23,419,654	-42,886,280	-22,311,973	3,764,748	12,898,414
80	943,485	22,171,896	-44,134,037	-23,559,730	2,516,990	11,650,657
100	934,496	21,960,659	-44,345,274	-23,770,967	2,305,753	11,439,419
125	923,260	21,696,612	-44,609,321	-24,035,014	2,041,707	11,175,373
150	912,024	21,432,566	-44,873,369	-24,299,061	1,777,660	10,911,326
175	900,787	21,168,496	-45,137,439	-24,563,131	1,513,590	10,647,256
200	889,551	20,904,449	-45,401,484	-24,827,177	1,249,544	10,383,210
225	878,315	20,640,403	-45,665,531	-25,091,224	985,497	10,119,163
250	867,079	20,376,356	-45,929,577	-25,355,270	721,451	9,855,117
275	855,843	20,112,310	-46,193,624	-25,619,317	457,404	9,591,070
300	844,606	19,848,240	-46,457,694	-25,883,387	193,334	9,327,000
325	833,370	19,584,193	-46,721,740	-26,147,433	-70,713	9,062,954
350	822,134	19,320,147	-46,985,787	-26,411,480	-334,759	8,798,907
375	810,898	19,056,100	-47,249,833	-26,675,526	-598,806	8,534,861
400	799,662	18,792,054	-47,513,880	-26,939,573	-862,852	8,270,814
450	777,189	18,263,937	-48,041,996	-27,467,689	-1,390,969	7,742,697

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£450

CiL Z2 Low (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	657,488	15,450,957	-50,854,977	-30,280,670	-4,203,949	4,929,717
80	610,223	14,340,242	-51,965,692	-31,391,385	-5,314,664	3,819,002
100	601,234	14,129,004	-52,176,929	-31,602,622	-5,525,901	3,607,765
125	589,998	13,864,958	-52,440,976	-31,866,669	-5,789,948	3,343,718
150	578,762	13,600,911	-52,705,022	-32,130,715	-6,053,994	3,079,672
175	567,526	13,336,865	-52,969,069	-32,394,762	-6,318,041	2,815,625
200	556,289	13,072,795	-53,233,139	-32,658,832	-6,582,111	2,551,555
225	545,053	12,808,748	-53,497,185	-32,922,878	-6,846,158	2,287,509
250	533,817	12,544,702	-53,761,232	-33,186,925	-7,110,204	2,023,462
275	522,581	12,280,655	-54,025,278	-33,450,971	-7,374,251	1,759,416
300	511,345	12,016,609	-54,289,325	-33,715,018	-7,638,297	1,495,369
325	500,108	11,752,539	-54,553,395	-33,979,088	-7,902,367	1,231,299
350	488,872	11,488,492	-54,817,441	-34,243,134	-8,166,414	967,252
375	477,636	11,224,446	-55,081,488	-34,507,181	-8,430,460	703,206
400	466,400	10,960,399	-55,345,534	-34,771,227	-8,694,507	439,159
450	443,927	10,432,282	-55,873,651	-35,299,344	-9,222,623	-88,957

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£400

CiL Z3 High (£800 psf)

Private values £8611 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,042,821	24,506,289	-41,799,645	-21,225,338	4,851,383	13,985,049
80	988,929	23,239,842	-43,066,092	-22,491,785	3,584,936	12,718,602
100	979,941	23,028,604	-43,277,329	-22,703,022	3,373,699	12,507,365
125	968,705	22,764,558	-43,541,376	-22,967,069	3,109,652	12,243,318
150	957,469	22,500,511	-43,805,422	-23,231,115	2,845,606	11,979,272
175	946,233	22,236,465	-44,069,469	-23,495,162	2,581,559	11,715,225
200	934,996	21,972,395	-44,333,539	-23,759,232	2,317,489	11,451,155
225	923,760	21,708,348	-44,597,585	-24,023,278	2,053,442	11,187,109
250	912,523	21,444,302	-44,861,632	-24,287,325	1,789,396	10,923,062
275	901,287	21,180,255	-45,125,678	-24,551,371	1,525,349	10,659,016
300	890,051	20,916,209	-45,389,725	-24,815,418	1,261,303	10,394,969
325	878,814	20,652,139	-45,653,795	-25,079,488	997,233	10,130,899
350	867,578	20,388,092	-45,917,841	-25,343,534	733,186	9,866,853
375	856,342	20,124,046	-46,181,888	-25,607,581	469,140	9,602,806
400	845,106	19,859,999	-46,445,934	-25,871,627	205,093	9,338,759
450	822,634	19,331,906	-46,974,027	-26,399,720	-323,000	8,810,666

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£400	£450

CiL Z3 Med (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	657,488	15,450,957	-50,854,977	-30,280,670	-4,203,949	4,929,717
80	610,223	14,340,242	-51,965,692	-31,391,385	-5,314,664	3,819,002
100	601,234	14,129,004	-52,176,929	-31,602,622	-5,525,901	3,607,765
125	589,998	13,864,958	-52,440,976	-31,866,669	-5,789,948	3,343,718
150	578,762	13,600,911	-52,705,022	-32,130,715	-6,053,994	3,079,672
175	567,526	13,336,865	-52,969,069	-32,394,762	-6,318,041	2,815,625
200	556,289	13,072,795	-53,233,139	-32,658,832	-6,582,111	2,551,555
225	545,053	12,808,748	-53,497,185	-32,922,878	-6,846,158	2,287,509
250	533,817	12,544,702	-53,761,232	-33,186,925	-7,110,204	2,023,462
275	522,581	12,280,655	-54,025,278	-33,450,971	-7,374,251	1,759,416
300	511,345	12,016,609	-54,289,325	-33,715,018	-7,638,297	1,495,369
325	500,108	11,752,539	-54,553,395	-33,979,088	-7,902,367	1,231,299
350	488,872	11,488,492	-54,817,441	-34,243,134	-8,166,414	967,252
375	477,636	11,224,446	-55,081,488	-34,507,181	-8,430,460	703,206
400	466,400	10,960,399	-55,345,534	-34,771,227	-8,694,507	439,159
450	443,927	10,432,282	-55,873,651	-35,299,344	-9,222,623	-88,957

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£400

CiL Z3 Low (£575 psf)

Private values £6189 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	349,220	8,206,667	-58,099,266	-37,524,959	-11,448,239	-2,314,572
80	307,258	7,220,566	-59,085,367	-38,511,060	-12,434,340	-3,300,673
100	298,269	7,009,329	-59,296,604	-38,722,297	-12,645,577	-3,511,911
125	287,033	6,745,282	-59,560,651	-38,986,344	-12,909,623	-3,775,957
150	275,796	6,481,212	-59,824,721	-39,250,414	-13,173,693	-4,040,027
175	264,560	6,217,166	-60,088,768	-39,514,461	-13,437,740	-4,304,074
200	253,324	5,953,119	-60,352,814	-39,778,507	-13,701,786	-4,568,120
225	242,088	5,689,073	-60,616,861	-40,042,554	-13,965,833	-4,832,167
250	230,852	5,425,026	-60,880,907	-40,306,600	-14,229,879	-5,096,213
275	219,616	5,160,980	-61,144,954	-40,570,647	-14,493,926	-5,360,260
300	208,379	4,896,910	-61,409,024	-40,834,717	-14,757,996	-5,624,330
325	197,143	4,632,863	-61,673,070	-41,098,763	-15,022,043	-5,888,376
350	185,907	4,368,817	-61,937,117	-41,362,810	-15,286,089	-6,152,423
375	174,671	4,104,770	-62,201,163	-41,626,856	-15,550,136	-6,416,469
400	163,435	3,840,724	-62,465,210	-41,890,903	-15,814,182	-6,680,516
450	140,962	3,312,607	-62,993,326	-42,419,019	-16,342,299	-7,208,633

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2- Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type	4
Flats	
No of units	11 units
Density:	235 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CiL Z1 High (£1,350 psf)

Private values £14531 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,012,119	64,349,819	-1,956,114	18,618,193	44,694,914	53,828,580
80	2,920,762	62,398,091	-3,907,842	16,666,465	42,743,186	51,876,852
100	2,910,874	62,186,863	-4,119,071	16,455,236	42,531,957	51,665,623
125	2,898,514	61,922,795	-4,383,139	16,191,168	42,267,889	51,401,555
150	2,886,154	61,658,748	-4,647,185	15,927,122	42,003,842	51,137,509
175	2,873,795	61,394,702	-4,911,232	15,663,075	41,739,796	50,873,462
200	2,861,435	61,130,655	-5,175,278	15,399,029	41,475,749	50,609,416
225	2,849,075	60,866,609	-5,439,325	15,134,982	41,211,703	50,345,369
250	2,836,715	60,602,541	-5,703,393	14,870,914	40,947,635	50,081,301
275	2,824,355	60,338,494	-5,967,439	14,606,868	40,683,588	49,817,255
300	2,811,995	60,074,448	-6,231,486	14,342,821	40,419,542	49,553,208
325	2,799,636	59,810,401	-6,495,532	14,078,775	40,155,495	49,289,162
350	2,787,276	59,546,355	-6,759,579	13,814,728	39,891,449	49,025,115
375	2,774,916	59,282,287	-7,023,647	13,550,660	39,627,381	48,761,047
400	2,762,556	59,018,240	-7,287,693	13,286,614	39,363,334	48,497,001
450	2,737,837	58,490,147	-7,815,786	12,758,521	38,835,241	47,968,908

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£450	£450	£450

CiL Z1 Med (£995 psf)

Private values £10710 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,808,336	38,632,627	-27,673,306	-7,098,999	18,977,722	28,111,388
80	1,737,683	37,123,222	-29,182,712	-8,608,405	17,468,316	26,601,982
100	1,727,795	36,911,993	-29,393,940	-8,819,633	17,257,087	26,390,754
125	1,715,435	36,647,925	-29,658,008	-9,083,701	16,993,020	26,126,686
150	1,703,075	36,383,879	-29,922,055	-9,347,748	16,728,973	25,862,639
175	1,690,716	36,119,832	-30,186,101	-9,611,794	16,464,927	25,598,593
200	1,678,356	35,855,786	-30,450,148	-9,875,841	16,200,880	25,334,546
225	1,665,996	35,591,739	-30,714,194	-10,139,887	15,936,833	25,070,500
250	1,653,636	35,327,671	-30,978,262	-10,403,955	15,672,766	24,806,432
275	1,641,276	35,063,625	-31,242,309	-10,668,002	15,408,719	24,542,385
300	1,628,916	34,799,578	-31,506,355	-10,932,048	15,144,673	24,278,339
325	1,616,557	34,535,532	-31,770,402	-11,196,095	14,880,626	24,014,292
350	1,604,197	34,271,485	-32,034,448	-11,460,141	14,616,579	23,750,246
375	1,591,837	34,007,417	-32,298,516	-11,724,209	14,352,512	23,486,178
400	1,579,477	33,743,371	-32,562,563	-11,988,256	14,088,465	23,222,131
450	1,554,758	33,215,278	-33,090,656	-12,516,349	13,560,372	22,694,038

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CiL Z1 Low (£775 psf)

Private values £8342 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,062,330	22,695,229	-43,610,705	-23,036,398	3,040,323	12,173,989
80	1,004,508	21,459,934	-44,845,999	-24,271,692	1,805,028	10,938,694
100	994,619	21,248,684	-45,057,249	-24,482,942	1,593,778	10,727,444
125	982,260	20,984,637	-45,321,296	-24,746,989	1,329,732	10,463,398
150	969,900	20,720,591	-45,585,343	-25,011,036	1,065,685	10,199,351
175	957,540	20,456,544	-45,849,389	-25,275,082	801,639	9,935,305
200	945,180	20,192,477	-46,113,457	-25,539,150	537,571	9,671,237
225	932,820	19,928,430	-46,377,503	-25,803,196	273,524	9,407,190
250	920,461	19,664,383	-46,641,550	-26,067,243	9,478	9,143,144
275	908,101	19,400,337	-46,905,597	-26,331,290	-254,569	8,879,097
300	895,741	19,136,290	-47,169,643	-26,595,336	-518,615	8,615,051
325	883,381	18,872,223	-47,433,711	-26,859,404	-782,683	8,350,983
350	871,021	18,608,176	-47,697,757	-27,123,450	-1,046,730	8,086,936
375	858,661	18,344,129	-47,961,804	-27,387,497	-1,310,776	7,822,890
400	846,302	18,080,083	-48,225,851	-27,651,544	-1,574,823	7,558,843
450	821,582	17,551,968	-48,753,965	-28,179,658	-2,102,937	7,030,729

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£450

CiL Z2 High (£1,000 psf)

Private values £10764 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,825,290	38,994,842	-27,311,092	-6,736,785	19,339,936	28,473,602
80	1,754,347	37,479,222	-28,826,711	-8,252,404	17,824,316	26,957,983
100	1,744,458	37,267,972	-29,037,961	-8,463,654	17,613,066	26,746,733
125	1,732,099	37,003,926	-29,302,008	-8,727,701	17,349,020	26,482,686
150	1,719,739	36,739,879	-29,566,054	-8,991,747	17,084,973	26,218,640
175	1,707,378	36,475,811	-29,830,122	-9,255,815	16,820,905	25,954,572
200	1,695,019	36,211,765	-30,094,169	-9,519,862	16,556,859	25,690,525
225	1,682,659	35,947,718	-30,358,215	-9,783,908	16,292,812	25,426,479
250	1,670,300	35,683,672	-30,622,262	-10,047,955	16,028,766	25,162,432
275	1,657,939	35,419,604	-30,886,330	-10,312,023	15,764,698	24,898,364
300	1,645,579	35,155,557	-31,150,376	-10,576,069	15,500,651	24,634,318
325	1,633,220	34,891,511	-31,414,423	-10,840,116	15,236,605	24,370,271
350	1,620,860	34,627,464	-31,678,469	-11,104,162	14,972,558	24,106,225
375	1,608,500	34,363,418	-31,942,516	-11,368,209	14,708,512	23,842,178
400	1,596,140	34,099,350	-32,206,584	-11,632,277	14,444,444	23,578,110
450	1,571,421	33,571,257	-32,734,677	-12,160,370	13,916,351	23,050,017

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 4

CiL Z2 Med (£785 psf)

Private values £8450 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,096,239	23,419,658	-42,886,276	-22,311,969	3,764,752	12,898,418
80	1,037,833	22,171,892	-44,134,041	-23,559,735	2,516,986	11,650,652
100	1,027,946	21,960,663	-44,345,270	-23,770,963	2,305,757	11,439,424
125	1,015,585	21,696,595	-44,609,338	-24,035,031	2,041,690	11,175,356
150	1,003,226	21,432,549	-44,873,385	-24,299,078	1,777,643	10,911,309
175	990,866	21,168,502	-45,137,431	-24,563,124	1,513,597	10,647,263
200	978,506	20,904,456	-45,401,478	-24,827,171	1,249,550	10,383,216
225	966,147	20,640,409	-45,665,524	-25,091,217	985,503	10,119,170
250	953,786	20,376,341	-45,929,592	-25,355,285	721,436	9,855,102
275	941,427	20,112,295	-46,193,639	-25,619,332	457,389	9,591,055
300	929,067	19,848,248	-46,457,685	-25,883,378	193,343	9,327,009
325	916,707	19,584,202	-46,721,732	-26,147,425	-70,704	9,062,962
350	904,348	19,320,155	-46,985,778	-26,411,471	-334,751	8,798,916
375	891,987	19,056,087	-47,249,846	-26,675,539	-598,818	8,534,848
400	879,627	18,792,041	-47,513,893	-26,939,586	-862,865	8,270,801
450	854,908	18,263,948	-48,041,986	-27,467,679	-1,390,958	7,742,708

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£450

CiL Z2 Low (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	723,236	15,450,959	-50,854,975	-30,280,668	-4,203,947	4,929,719
80	671,246	14,340,248	-51,965,685	-31,391,378	-5,314,658	3,819,008
100	661,357	14,128,998	-52,176,935	-31,602,629	-5,525,908	3,607,758
125	648,998	13,864,951	-52,440,982	-31,866,675	-5,789,954	3,343,712
150	636,638	13,600,905	-52,705,029	-32,130,722	-6,054,001	3,079,665
175	624,278	13,336,858	-52,969,075	-32,394,768	-6,318,047	2,815,619
200	611,919	13,072,812	-53,233,122	-32,658,815	-6,582,094	2,551,572
225	599,558	12,808,744	-53,497,189	-32,922,883	-6,846,162	2,287,504
250	587,199	12,544,697	-53,761,236	-33,186,929	-7,110,208	2,023,458
275	574,839	12,280,651	-54,025,283	-33,450,976	-7,374,255	1,759,411
300	562,479	12,016,604	-54,289,329	-33,715,022	-7,638,301	1,495,365
325	550,120	11,752,558	-54,553,376	-33,979,069	-7,902,348	1,231,318
350	537,759	11,488,490	-54,817,444	-34,243,137	-8,166,416	967,250
375	525,399	11,224,443	-55,081,490	-34,507,183	-8,430,462	703,204
400	513,040	10,960,397	-55,345,537	-34,771,230	-8,694,509	439,157
450	488,320	10,432,282	-55,873,651	-35,299,344	-9,222,623	-88,957

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£400

CiL Z3 High (£800 psf)

Private values £8611 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,147,103	24,506,302	-41,799,632	-21,225,325	4,851,396	13,985,062
80	1,087,823	23,239,850	-43,066,083	-22,491,776	3,584,944	12,718,611
100	1,077,934	23,028,600	-43,277,333	-22,703,026	3,373,694	12,507,361
125	1,065,575	22,764,554	-43,541,380	-22,967,073	3,109,648	12,243,314
150	1,053,215	22,500,507	-43,805,426	-23,231,119	2,845,601	11,979,267
175	1,040,856	22,236,461	-44,069,473	-23,495,166	2,581,555	11,715,221
200	1,028,496	21,972,414	-44,333,519	-23,759,212	2,317,508	11,451,174
225	1,016,135	21,708,346	-44,597,587	-24,023,280	2,053,440	11,187,107
250	1,003,776	21,444,300	-44,861,634	-24,287,327	1,789,394	10,923,060
275	991,416	21,180,253	-45,125,680	-24,551,373	1,525,347	10,659,013
300	979,056	20,916,207	-45,389,727	-24,815,420	1,261,301	10,394,967
325	966,697	20,652,160	-45,653,773	-25,079,466	997,254	10,130,920
350	954,336	20,388,092	-45,917,841	-25,343,534	733,186	9,866,853
375	941,977	20,124,046	-46,181,888	-25,607,581	469,140	9,602,806
400	929,617	19,859,999	-46,445,934	-25,871,627	205,093	9,338,759
450	904,897	19,331,885	-46,974,049	-26,399,742	-323,021	8,810,645

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£400	£450

CiL Z3 Med (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	723,236	15,450,959	-50,854,975	-30,280,668	-4,203,947	4,929,719
80	671,246	14,340,248	-51,965,685	-31,391,378	-5,314,658	3,819,008
100	661,357	14,128,998	-52,176,935	-31,602,629	-5,525,908	3,607,758
125	648,998	13,864,951	-52,440,982	-31,866,675	-5,789,954	3,343,712
150	636,638	13,600,905	-52,705,029	-32,130,722	-6,054,001	3,079,665
175	624,278	13,336,858	-52,969,075	-32,394,768	-6,318,047	2,815,619
200	611,919	13,072,812	-53,233,122	-32,658,815	-6,582,094	2,551,572
225	599,558	12,808,744	-53,497,189	-32,922,883	-6,846,162	2,287,504
250	587,199	12,544,697	-53,761,236	-33,186,929	-7,110,208	2,023,458
275	574,839	12,280,651	-54,025,283	-33,450,976	-7,374,255	1,759,411
300	562,479	12,016,604	-54,289,329	-33,715,022	-7,638,301	1,495,365
325	550,120	11,752,558	-54,553,376	-33,979,069	-7,902,348	1,231,318
350	537,759	11,488,490	-54,817,444	-34,243,137	-8,166,416	967,250
375	525,399	11,224,443	-55,081,490	-34,507,183	-8,430,462	703,204
400	513,040	10,960,397	-55,345,537	-34,771,230	-8,694,509	439,157
450	488,320	10,432,282	-55,873,651	-35,299,344	-9,222,623	-88,957

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£400

CiL Z3 Low (£575 psf)

Private values £6189 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	384,142	8,206,667	-58,099,266	-37,524,959	-11,448,239	-2,314,572
80	337,984	7,220,562	-59,085,371	-38,511,064	-12,434,344	-3,300,678
100	328,096	7,009,333	-59,296,600	-38,722,293	-12,645,572	-3,511,906
125	315,736	6,745,265	-59,560,668	-38,986,361	-12,909,640	-3,775,974
150	303,376	6,481,219	-59,824,715	-39,250,408	-13,173,687	-4,040,021
175	291,017	6,217,172	-60,088,761	-39,514,454	-13,437,733	-4,304,067
200	278,657	5,953,126	-60,352,808	-39,778,501	-13,701,780	-4,568,114
225	266,297	5,689,079	-60,616,854	-40,042,547	-13,965,827	-4,832,160
250	253,937	5,425,011	-60,880,922	-40,306,615	-14,229,894	-5,096,228
275	241,577	5,160,965	-61,144,969	-40,570,662	-14,493,941	-5,360,275
300	229,217	4,896,918	-61,409,015	-40,834,708	-14,757,987	-5,624,321
325	216,858	4,632,872	-61,673,062	-41,098,755	-15,022,034	-5,888,368
350	204,498	4,368,825	-61,937,108	-41,362,801	-15,286,081	-6,152,414
375	192,138	4,104,757	-62,201,176	-41,626,869	-15,550,148	-6,416,482
400	179,778	3,840,711	-62,465,223	-41,890,916	-15,814,195	-6,680,529
450	155,059	3,312,618	-62,993,316	-42,419,009	-16,342,288	-7,208,622

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type 5

Houses & Flats
No of units 25 units
Density: 375 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.07 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CiL Z1 High (£1,350 psf)

Private values £14531 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,293,577	79,403,652	13,097,718	33,672,025	59,748,746	68,882,412
80	5,112,244	76,683,665	10,377,731	30,952,038	57,028,759	66,162,425
100	5,089,672	76,345,083	10,039,150	30,613,457	56,690,177	65,823,843
125	5,061,456	75,921,845	9,615,911	30,190,218	56,266,939	65,400,605
150	5,033,241	75,498,622	9,192,688	29,766,995	55,843,716	64,977,382
175	5,005,026	75,075,383	8,769,450	29,343,757	55,420,478	64,554,144
200	4,976,811	74,652,160	8,346,227	28,920,534	54,997,254	64,130,920
225	4,948,596	74,228,937	7,923,003	28,497,310	54,574,031	63,707,697
250	4,920,380	73,805,698	7,499,765	28,074,072	54,150,793	63,284,459
275	4,892,165	73,382,475	7,076,542	27,650,849	53,727,569	62,861,236
300	4,863,950	72,959,252	6,653,319	27,227,626	53,304,346	62,438,012
325	4,835,734	72,536,014	6,230,080	26,804,387	52,881,108	62,014,774
350	4,807,519	72,112,790	5,806,857	26,381,164	52,457,885	61,591,551
375	4,779,303	71,689,552	5,383,619	25,957,926	52,034,646	61,168,313
400	4,751,089	71,266,329	4,960,395	25,534,702	51,611,423	60,745,089
450	4,694,658	70,419,867	4,113,934	24,688,241	50,764,962	59,898,628

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£450	£450	£450	£450

CiL Z1 Med (£995 psf)

Private values £10710 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,577,988	38,669,813	-27,636,121	-7,061,814	19,014,907	28,148,573
80	2,443,360	36,650,403	-29,655,530	-9,081,224	16,995,497	26,129,163
100	2,420,788	36,311,821	-29,994,112	-9,419,805	16,656,916	25,790,582
125	2,392,573	35,888,598	-30,417,335	-9,843,028	16,233,692	25,367,358
150	2,364,357	35,465,360	-30,840,574	-10,266,267	15,810,454	24,944,120
175	2,336,142	35,042,137	-31,263,797	-10,689,490	15,387,231	24,520,897
200	2,307,927	34,618,898	-31,687,035	-11,112,728	14,963,992	24,097,659
225	2,279,712	34,195,675	-32,110,258	-11,535,951	14,540,769	23,674,435
250	2,251,497	33,772,452	-32,533,482	-11,959,175	14,117,546	23,251,212
275	2,223,281	33,349,213	-32,956,720	-12,382,413	13,694,308	22,827,974
300	2,195,066	32,925,990	-33,379,943	-12,805,636	13,271,084	22,404,751
325	2,166,851	32,502,767	-33,803,167	-13,228,860	12,847,861	21,981,527
350	2,138,635	32,079,529	-34,226,405	-13,652,098	12,424,623	21,558,289
375	2,110,420	31,656,305	-34,649,628	-14,075,321	12,001,400	21,135,066
400	2,082,204	31,233,067	-35,072,866	-14,498,559	11,578,161	20,711,828
450	2,025,775	30,386,621	-35,919,313	-15,345,006	10,731,715	19,865,381

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CiL Z1 Low (£775 psf)

Private values £8342 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	895,087	13,426,312	-52,879,621	-32,305,314	-6,228,594	2,905,072
80	789,404	11,841,063	-54,464,871	-33,890,564	-7,813,843	1,319,823
100	766,832	11,502,481	-54,803,452	-34,229,145	-8,152,424	981,242
125	738,617	11,079,258	-55,226,675	-34,652,368	-8,575,648	558,018
150	710,401	10,656,020	-55,649,914	-35,075,607	-8,998,886	134,780
175	682,186	10,232,796	-56,073,137	-35,498,830	-9,422,109	-288,443
200	653,971	9,809,558	-56,496,375	-35,922,068	-9,845,348	-711,681
225	625,756	9,386,335	-56,919,598	-36,345,291	-10,268,571	-1,134,905
250	597,541	8,963,112	-57,342,822	-36,768,515	-10,691,794	-1,558,128
275	569,325	8,539,873	-57,766,060	-37,191,753	-11,115,032	-1,981,366
300	541,110	8,116,650	-58,189,283	-37,614,976	-11,538,256	-2,404,589
325	512,895	7,693,427	-58,612,507	-38,038,200	-11,961,479	-2,827,813
350	484,679	7,270,189	-59,035,745	-38,461,438	-12,384,717	-3,251,051
375	456,464	6,846,965	-59,458,968	-38,884,661	-12,807,940	-3,674,274
400	428,248	6,423,727	-59,882,206	-39,307,899	-13,231,179	-4,097,513
450	371,819	5,577,281	-60,728,653	-40,154,346	-14,077,625	-4,943,959

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£150

CiL Z2 High (£1,000 psf)

Private values £10764 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,616,236	39,243,538	-27,062,396	-6,488,089	19,588,632	28,722,298
80	2,480,950	37,214,246	-29,091,688	-8,517,381	17,559,340	26,693,006
100	2,458,378	36,875,664	-29,430,269	-8,855,962	17,220,758	26,354,425
125	2,430,163	36,452,441	-29,853,493	-9,279,186	16,797,535	25,931,201
150	2,401,948	36,029,218	-30,276,716	-9,702,409	16,374,312	25,507,978
175	2,373,732	35,605,979	-30,699,954	-10,125,647	15,951,074	25,084,740
200	2,345,517	35,182,756	-31,123,177	-10,548,870	15,527,850	24,661,516
225	2,317,301	34,759,518	-31,546,416	-10,972,109	15,104,612	24,238,278
250	2,289,086	34,336,295	-31,969,639	-11,395,332	14,681,389	23,815,055
275	2,260,871	33,913,071	-32,392,862	-11,818,555	14,258,166	23,391,832
300	2,232,656	33,489,833	-32,816,100	-12,241,793	13,834,927	22,968,593
325	2,204,441	33,066,610	-33,239,324	-12,665,017	13,411,704	22,545,370
350	2,176,226	32,643,386	-33,662,547	-13,088,240	12,988,481	22,122,147
375	2,148,010	32,220,148	-34,085,785	-13,511,478	12,565,242	21,698,909
400	2,119,795	31,796,925	-34,509,008	-13,934,701	12,142,019	21,275,685
450	2,063,364	30,950,463	-35,355,470	-14,781,163	11,295,558	20,429,224

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 5

CiL Z2 Med (£785 psf)

Private values £8450 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	971,583	14,573,747	-51,732,186	-31,157,879	-5,081,159	4,052,508
80	864,584	12,968,764	-53,337,170	-32,762,863	-6,686,142	2,447,524
100	842,012	12,630,182	-53,675,751	-33,101,444	-7,024,724	2,108,942
125	813,796	12,206,944	-54,098,990	-33,524,683	-7,447,962	1,685,704
150	785,581	11,783,720	-54,522,213	-33,947,906	-7,871,185	1,262,481
175	757,366	11,360,497	-54,945,436	-34,371,129	-8,294,409	839,258
200	729,151	10,937,259	-55,368,675	-34,794,368	-8,717,647	416,019
225	700,936	10,514,036	-55,791,898	-35,217,591	-9,140,870	-7,204
250	672,720	10,090,797	-56,215,136	-35,640,829	-9,564,108	-430,442
275	644,505	9,667,574	-56,638,359	-36,064,052	-9,987,332	-853,666
300	616,290	9,244,351	-57,061,583	-36,487,276	-10,410,555	-1,276,889
325	588,074	8,821,113	-57,484,821	-36,910,514	-10,833,793	-1,700,127
350	559,859	8,397,889	-57,908,044	-37,333,737	-11,257,016	-2,123,350
375	531,644	7,974,666	-58,331,267	-37,756,960	-11,680,240	-2,546,574
400	503,429	7,551,428	-58,754,506	-38,180,199	-12,103,478	-2,969,812
450	446,998	6,704,966	-59,600,967	-39,026,660	-12,949,940	-3,816,273

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£200

CiL Z2 Low (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	130,133	1,951,989	-64,353,944	-43,779,637	-17,702,916	-8,569,250
80	37,606	564,086	-65,741,847	-45,167,540	-19,090,820	-9,957,154
100	15,034	225,504	-66,080,429	-45,506,122	-19,429,401	-10,295,735
125	-13,398	-200,964	-66,506,897	-45,932,590	-19,855,869	-10,722,203
150	-42,074	-631,104	-66,937,037	-46,362,730	-20,286,010	-11,152,343
175	-70,751	-1,061,259	-67,367,193	-46,792,886	-20,716,165	-11,582,499
200	-99,428	-1,491,414	-67,797,348	-47,223,041	-21,146,320	-12,012,654
225	-128,104	-1,921,555	-68,227,488	-47,653,181	-21,576,460	-12,442,794
250	-156,781	-2,351,710	-68,657,643	-48,083,336	-22,006,616	-12,872,950
275	-185,458	-2,781,865	-69,087,799	-48,513,492	-22,436,771	-13,303,105
300	-214,134	-3,212,005	-69,517,939	-48,943,632	-22,866,911	-13,733,245
325	-242,811	-3,642,161	-69,948,094	-49,373,787	-23,297,066	-14,163,400
350	-271,488	-4,072,316	-70,378,249	-49,803,942	-23,727,222	-14,593,556
375	-300,165	-4,502,471	-70,808,405	-50,234,098	-24,157,377	-15,023,711
400	-328,841	-4,932,612	-71,238,545	-50,664,238	-24,587,517	-15,453,851
450	-386,195	-5,792,922	-72,098,856	-51,524,549	-25,447,828	-16,314,162

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 High (£800 psf)

Private values £8611 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,086,326	16,294,893	-50,011,041	-29,436,734	-3,360,013	5,773,653
80	977,354	14,660,307	-51,645,626	-31,071,319	-4,994,599	4,139,067
100	954,782	14,321,726	-51,984,208	-31,409,901	-5,333,180	3,800,486
125	926,566	13,898,487	-52,407,446	-31,833,139	-5,756,419	3,377,248
150	898,351	13,475,264	-52,830,669	-32,256,362	-6,179,642	2,954,024
175	870,136	13,052,041	-53,253,893	-32,679,586	-6,602,865	2,530,801
200	841,920	12,628,802	-53,677,131	-33,102,824	-7,026,103	2,107,563
225	813,705	12,205,579	-54,100,354	-33,526,047	-7,449,327	1,684,340
250	785,490	11,782,356	-54,523,578	-33,949,271	-7,872,550	1,261,116
275	757,275	11,359,118	-54,946,816	-34,372,509	-8,295,788	837,878
300	729,060	10,935,894	-55,370,039	-34,795,732	-8,719,011	414,655
325	700,844	10,512,656	-55,793,277	-35,218,970	-9,142,250	-8,584
350	672,629	10,089,433	-56,216,501	-35,642,194	-9,565,473	-431,807
375	644,414	9,666,210	-56,639,724	-36,065,417	-9,988,696	-855,030
400	616,198	9,242,971	-57,062,962	-36,488,655	-10,411,934	-1,278,268
450	559,768	8,396,525	-57,909,409	-37,335,102	-11,258,381	-2,124,715

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£300

CiL Z3 Med (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	130,133	1,951,989	-64,353,944	-43,779,637	-17,702,916	-8,569,250
80	37,606	564,086	-65,741,847	-45,167,540	-19,090,820	-9,957,154
100	15,034	225,504	-66,080,429	-45,506,122	-19,429,401	-10,295,735
125	-13,398	-200,964	-66,506,897	-45,932,590	-19,855,869	-10,722,203
150	-42,074	-631,104	-66,937,037	-46,362,730	-20,286,010	-11,152,343
175	-70,751	-1,061,259	-67,367,193	-46,792,886	-20,716,165	-11,582,499
200	-99,428	-1,491,414	-67,797,348	-47,223,041	-21,146,320	-12,012,654
225	-128,104	-1,921,555	-68,227,488	-47,653,181	-21,576,460	-12,442,794
250	-156,781	-2,351,710	-68,657,643	-48,083,336	-22,006,616	-12,872,950
275	-185,458	-2,781,865	-69,087,799	-48,513,492	-22,436,771	-13,303,105
300	-214,134	-3,212,005	-69,517,939	-48,943,632	-22,866,911	-13,733,245
325	-242,811	-3,642,161	-69,948,094	-49,373,787	-23,297,066	-14,163,400
350	-271,488	-4,072,316	-70,378,249	-49,803,942	-23,727,222	-14,593,556
375	-300,165	-4,502,471	-70,808,405	-50,234,098	-24,157,377	-15,023,711
400	-328,841	-4,932,612	-71,238,545	-50,664,238	-24,587,517	-15,453,851
450	-386,195	-5,792,922	-72,098,856	-51,524,549	-25,447,828	-16,314,162

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 Low (£575 psf)

Private values £6189 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-645,204	-9,678,065	-75,983,999	-55,409,692	-29,332,971	-20,199,305
80	-725,873	-10,888,090	-77,194,024	-56,619,717	-30,542,996	-21,409,330
100	-748,814	-11,232,208	-77,538,142	-56,963,835	-30,887,114	-21,753,448
125	-777,491	-11,662,364	-77,968,297	-57,393,990	-31,317,269	-22,183,603
150	-806,168	-12,092,519	-78,398,452	-57,824,145	-31,747,425	-22,613,758
175	-834,845	-12,522,674	-78,828,608	-58,254,301	-32,177,580	-23,043,914
200	-863,521	-12,952,814	-79,258,748	-58,684,441	-32,607,720	-23,474,054
225	-892,198	-13,382,970	-79,688,903	-59,114,596	-33,037,875	-23,904,209
250	-920,875	-13,813,125	-80,119,058	-59,544,751	-33,468,031	-24,334,365
275	-949,551	-14,243,265	-80,549,199	-59,974,892	-33,898,171	-24,764,505
300	-978,228	-14,673,420	-80,979,354	-60,405,047	-34,328,326	-25,194,660
325	-1,006,905	-15,103,576	-81,409,509	-60,835,202	-34,758,482	-25,624,815
350	-1,035,582	-15,533,731	-81,839,664	-61,265,357	-35,188,637	-26,054,971
375	-1,064,258	-15,963,871	-82,269,805	-61,695,498	-35,618,777	-26,485,111
400	-1,092,935	-16,394,027	-82,699,960	-62,125,653	-36,048,932	-26,915,266
450	-1,150,288	-17,254,322	-83,560,256	-62,985,949	-36,909,228	-27,775,562

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	6
Flats	
No of units	50 units
Density:	380 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,179,297	69,762,654	3,456,720	24,031,027	50,107,748	59,241,414
80	8,836,172	67,154,910	848,977	21,423,284	47,500,004	56,633,670
100	8,789,860	66,802,936	497,003	21,071,310	47,148,030	56,281,696
125	8,731,970	66,362,970	57,037	20,631,344	46,708,064	55,841,731
150	8,674,079	65,922,997	-382,936	20,191,370	46,268,091	55,401,757
175	8,616,188	65,483,031	-822,902	19,751,405	45,828,125	54,961,792
200	8,558,298	65,043,065	-1,262,868	19,311,439	45,388,160	54,521,826
225	8,500,408	64,603,100	-1,702,834	18,871,473	44,948,194	54,081,860
250	8,442,517	64,163,126	-2,142,807	18,431,500	44,508,221	53,641,887
275	8,384,626	63,723,161	-2,582,773	17,991,534	44,068,255	53,201,921
300	8,326,736	63,283,195	-3,022,738	17,551,569	43,628,289	52,761,955
325	8,268,846	62,843,229	-3,462,704	17,111,603	43,188,323	52,321,990
350	8,210,955	62,403,256	-3,902,678	16,671,629	42,748,350	51,882,016
375	8,153,064	61,963,290	-4,342,643	16,231,664	42,308,384	51,442,051
400	8,095,174	61,523,324	-4,782,609	15,791,698	41,868,419	51,002,085
450	7,979,394	60,643,393	-5,662,540	14,911,767	40,988,487	50,122,153

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£450	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,850,935	29,267,105	-37,038,828	-16,464,521	9,612,199	18,745,865
80	3,599,454	27,355,848	-38,950,086	-18,375,779	7,700,942	16,834,608
100	3,553,141	27,003,874	-39,302,060	-18,727,753	7,348,968	16,482,634
125	3,495,251	26,563,908	-39,742,026	-19,167,719	6,909,002	16,042,668
150	3,437,360	26,123,935	-40,181,999	-19,607,692	6,469,029	15,602,695
175	3,379,470	25,683,969	-40,621,965	-20,047,658	6,029,063	15,162,729
200	3,321,579	25,244,003	-41,061,930	-20,487,623	5,589,097	14,722,763
225	3,263,689	24,804,037	-41,501,896	-20,927,589	5,149,132	14,282,798
250	3,205,799	24,364,072	-41,941,862	-21,367,555	4,709,166	13,842,832
275	3,147,908	23,924,098	-42,381,835	-21,807,528	4,269,193	13,402,859
300	3,090,017	23,484,133	-42,821,801	-22,247,494	3,829,227	12,962,893
325	3,032,127	23,044,167	-43,261,767	-22,687,460	3,389,261	12,522,927
350	2,974,237	22,604,201	-43,701,732	-23,127,425	2,949,295	12,082,961
375	2,916,346	22,164,228	-44,141,706	-23,567,399	2,509,322	11,642,988
400	2,858,456	21,724,262	-44,581,671	-24,007,364	2,069,356	11,203,022
450	2,742,675	20,844,331	-45,461,603	-24,887,296	1,189,425	10,323,091

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	548,852	4,171,278	-62,134,655	-41,560,348	-15,483,627	-6,349,961
80	354,163	2,691,642	-63,614,291	-43,039,984	-16,963,264	-7,829,598
100	307,851	2,339,668	-63,966,266	-43,391,959	-17,315,238	-8,181,572
125	249,961	1,899,702	-64,406,231	-43,831,924	-17,755,204	-8,621,537
150	192,070	1,459,729	-64,846,205	-44,271,898	-18,195,177	-9,061,511
175	134,179	1,019,763	-65,286,170	-44,711,863	-18,635,143	-9,501,476
200	76,289	579,797	-65,726,136	-45,151,829	-19,075,108	-9,941,442
225	18,399	139,832	-66,166,102	-45,591,795	-19,515,074	-10,381,408
250	-40,137	-305,044	-66,610,977	-46,036,670	-19,959,950	-10,826,283
275	-98,975	-752,213	-67,058,147	-46,483,840	-20,407,119	-11,273,453
300	-157,813	-1,199,376	-67,505,309	-46,931,002	-20,854,281	-11,720,615
325	-216,650	-1,646,538	-67,952,471	-47,378,164	-21,301,443	-12,167,777
350	-275,487	-2,093,700	-68,399,633	-47,825,326	-21,748,605	-12,614,939
375	-334,324	-2,540,862	-68,846,795	-48,272,488	-22,195,768	-13,062,101
400	-393,161	-2,988,024	-69,293,957	-48,719,650	-22,642,930	-13,509,263
450	-510,836	-3,882,356	-70,188,289	-49,613,982	-23,537,261	-14,403,595

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,925,983	29,837,469	-36,468,464	-15,894,157	10,182,563	19,316,229
80	3,673,211	27,916,401	-38,389,533	-17,815,226	8,261,495	17,395,161
100	3,626,898	27,564,427	-38,741,507	-18,167,200	7,909,521	17,043,187
125	3,569,007	27,124,453	-39,181,480	-18,607,173	7,469,548	16,603,214
150	3,511,117	26,684,488	-39,621,446	-19,047,139	7,029,582	16,163,248
175	3,453,227	26,244,522	-40,061,412	-19,487,105	6,589,616	15,723,282
200	3,395,336	25,804,556	-40,501,377	-19,927,070	6,149,650	15,283,317
225	3,337,445	25,364,583	-40,941,351	-20,367,044	5,709,677	14,843,343
250	3,279,555	24,924,617	-41,381,316	-20,807,009	5,269,711	14,403,377
275	3,221,665	24,484,651	-41,821,282	-21,246,975	4,829,746	13,963,412
300	3,163,774	24,044,686	-42,261,248	-21,686,941	4,389,780	13,523,446
325	3,105,883	23,604,712	-42,701,221	-22,126,914	3,949,807	13,083,473
350	3,047,993	23,164,747	-43,141,187	-22,566,880	3,509,841	12,643,507
375	2,990,103	22,724,781	-43,581,153	-23,006,846	3,069,875	12,203,541
400	2,932,213	22,284,815	-44,021,118	-23,446,811	2,629,909	11,763,575
450	2,816,431	21,404,876	-44,901,057	-24,326,750	1,749,970	10,883,636

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

Site type 6

CiL Z2 Med (£785 psf)

Private values £8450 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	698,947	5,311,999	-60,993,935	-40,419,628	-14,342,907	-5,209,241
80	501,676	3,812,741	-62,493,193	-41,918,886	-15,842,165	-6,708,499
100	455,364	3,460,766	-62,845,167	-42,270,860	-16,194,139	-7,060,473
125	397,474	3,020,801	-63,285,133	-42,710,826	-16,634,105	-7,500,439
150	339,584	2,580,835	-63,725,098	-43,150,791	-17,074,071	-7,940,405
175	281,692	2,140,862	-64,165,072	-43,590,765	-17,514,044	-8,380,378
200	223,802	1,700,896	-64,605,037	-44,030,731	-17,954,010	-8,820,344
225	165,912	1,260,930	-65,045,003	-44,470,696	-18,393,976	-9,260,309
250	108,022	820,964	-65,484,969	-44,910,662	-18,833,941	-9,700,275
275	50,130	380,991	-65,924,942	-45,350,635	-19,273,915	-10,140,248
300	-7,887	-59,941	-66,365,874	-45,791,568	-19,714,847	-10,581,181
325	-66,724	-507,103	-66,813,037	-46,238,730	-20,162,009	-11,028,343
350	-125,561	-954,265	-67,260,199	-46,685,892	-20,609,171	-11,475,505
375	-184,398	-1,401,427	-67,707,361	-47,133,054	-21,056,333	-11,922,667
400	-243,235	-1,848,589	-68,154,523	-47,580,216	-21,503,495	-12,369,829
450	-360,910	-2,742,913	-69,048,847	-48,474,540	-22,397,819	-13,264,153

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z2 Low (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-967,666	-7,354,264	-73,660,197	-53,085,890	-27,009,170	-17,875,503
80	-1,139,302	-8,658,699	-74,964,632	-54,390,325	-28,313,605	-19,179,938
100	-1,186,373	-9,016,431	-75,322,365	-54,748,058	-28,671,337	-19,537,671
125	-1,245,210	-9,463,593	-75,769,527	-55,195,220	-29,118,499	-19,984,833
150	-1,304,047	-9,910,756	-76,216,689	-55,642,382	-29,565,661	-20,431,995
175	-1,362,884	-10,357,918	-76,663,851	-56,089,544	-30,012,823	-20,879,157
200	-1,421,721	-10,805,080	-77,111,013	-56,536,706	-30,459,985	-21,326,319
225	-1,480,558	-11,252,242	-77,558,175	-56,983,868	-30,907,148	-21,773,481
250	-1,539,396	-11,699,411	-78,005,345	-57,431,038	-31,354,317	-22,220,651
275	-1,598,233	-12,146,574	-78,452,507	-57,878,200	-31,801,479	-22,667,813
300	-1,657,070	-12,593,736	-78,899,669	-58,325,362	-32,248,641	-23,114,975
325	-1,715,908	-13,040,898	-79,346,831	-58,772,524	-32,695,803	-23,562,137
350	-1,774,745	-13,488,060	-79,793,993	-59,219,686	-33,142,966	-24,009,299
375	-1,833,582	-13,935,222	-80,241,155	-59,666,848	-33,590,128	-24,456,461
400	-1,892,419	-14,382,384	-80,688,317	-60,114,010	-34,037,290	-24,903,623
450	-2,010,094	-15,276,716	-81,582,649	-61,008,342	-34,931,621	-25,797,955

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 High (£800 psf)

Private values £8611 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	924,089	7,023,076	-59,282,858	-38,708,551	-12,631,830	-3,498,164
80	722,946	5,494,392	-60,811,541	-40,237,234	-14,160,514	-5,026,847
100	676,634	5,142,418	-61,163,515	-40,589,208	-14,512,488	-5,378,822
125	618,744	4,702,452	-61,603,481	-41,029,174	-14,952,453	-5,818,787
150	560,853	4,262,479	-62,043,454	-41,469,147	-15,392,427	-6,258,761
175	502,962	3,822,513	-62,483,420	-41,909,113	-15,832,393	-6,698,726
200	445,072	3,382,548	-62,923,386	-42,349,079	-16,272,358	-7,138,692
225	387,182	2,942,582	-63,363,352	-42,789,045	-16,712,324	-7,578,658
250	329,291	2,502,608	-63,803,325	-43,229,018	-17,152,297	-8,018,631
275	271,400	2,062,643	-64,243,291	-43,668,984	-17,592,263	-8,458,597
300	213,510	1,622,677	-64,683,256	-44,108,949	-18,032,229	-8,898,563
325	155,620	1,182,711	-65,123,222	-44,548,915	-18,472,194	-9,338,528
350	97,730	742,746	-65,563,188	-44,988,881	-18,912,160	-9,778,494
375	39,838	302,772	-66,003,161	-45,428,854	-19,352,134	-10,218,467
400	-18,347	-139,434	-66,445,367	-45,871,060	-19,794,340	-10,660,673
450	-136,022	-1,033,766	-67,339,699	-46,765,392	-20,688,671	-11,555,005

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 Med (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-967,666	-7,354,264	-73,660,197	-53,085,890	-27,009,170	-17,875,503
80	-1,139,302	-8,658,699	-74,964,632	-54,390,325	-28,313,605	-19,179,938
100	-1,186,373	-9,016,431	-75,322,365	-54,748,058	-28,671,337	-19,537,671
125	-1,245,210	-9,463,593	-75,769,527	-55,195,220	-29,118,499	-19,984,833
150	-1,304,047	-9,910,756	-76,216,689	-55,642,382	-29,565,661	-20,431,995
175	-1,362,884	-10,357,918	-76,663,851	-56,089,544	-30,012,823	-20,879,157
200	-1,421,721	-10,805,080	-77,111,013	-56,536,706	-30,459,985	-21,326,319
225	-1,480,558	-11,252,242	-77,558,175	-56,983,868	-30,907,148	-21,773,481
250	-1,539,396	-11,699,411	-78,005,345	-57,431,038	-31,354,317	-22,220,651
275	-1,598,233	-12,146,574	-78,452,507	-57,878,200	-31,801,479	-22,667,813
300	-1,657,070	-12,593,736	-78,899,669	-58,325,362	-32,248,641	-23,114,975
325	-1,715,908	-13,040,898	-79,346,831	-58,772,524	-32,695,803	-23,562,137
350	-1,774,745	-13,488,060	-79,793,993	-59,219,686	-33,142,966	-24,009,299
375	-1,833,582	-13,935,222	-80,241,155	-59,666,848	-33,590,128	-24,456,461
400	-1,892,419	-14,382,384	-80,688,317	-60,114,010	-34,037,290	-24,903,623
450	-2,010,094	-15,276,716	-81,582,649	-61,008,342	-34,931,621	-25,797,955

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 Low (£575 psf)

Private values £6189 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,493,161	-18,948,027	-85,253,961	-64,679,654	-38,602,933	-29,469,267
80	-2,638,560	-20,053,059	-86,358,992	-65,784,685	-39,707,965	-30,574,298
100	-2,685,630	-20,410,791	-86,716,725	-66,142,418	-40,065,697	-30,932,031
125	-2,744,468	-20,857,954	-87,163,887	-66,589,580	-40,512,859	-31,379,193
150	-2,803,305	-21,305,116	-87,611,049	-67,036,742	-40,960,021	-31,826,355
175	-2,862,142	-21,752,278	-88,058,211	-67,483,904	-41,407,183	-32,273,517
200	-2,920,979	-22,199,440	-88,505,373	-67,931,066	-41,854,346	-32,720,679
225	-2,979,816	-22,646,602	-88,952,535	-68,378,228	-42,301,508	-33,167,841
250	-3,038,654	-23,093,771	-89,399,705	-68,825,398	-42,748,677	-33,615,011
275	-3,097,491	-23,540,934	-89,846,867	-69,272,560	-43,195,839	-34,062,173
300	-3,156,328	-23,988,096	-90,294,029	-69,719,722	-43,643,001	-34,509,335
325	-3,215,165	-24,435,258	-90,741,191	-70,166,884	-44,090,163	-34,956,497
350	-3,274,002	-24,882,420	-91,188,353	-70,614,046	-44,537,326	-35,403,659
375	-3,332,840	-25,329,582	-91,635,515	-71,061,208	-44,984,488	-35,850,821
400	-3,391,678	-25,776,751	-92,082,685	-71,508,378	-45,431,657	-36,297,991
450	-3,509,352	-26,671,076	-92,977,009	-72,402,702	-46,325,981	-37,192,315

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices £66,305,933	Benchmark land value 2- Medium value secondary offices £45,731,626	Benchmark land value 3 - Lower value secondary office or community use £19,654,906	Benchmark land value 4 - Lower value secondary industrial £10,521,240

Site type	7
	Flats
No of units	100 units
Density:	210 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.48 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CIL Z1 High (£1,350 psf)

Private values £14531 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,755,283	35,186,093	-31,119,840	-10,545,533	15,531,188	24,664,854
80	16,104,209	33,818,839	-32,487,095	-11,912,788	14,163,933	23,297,599
100	16,013,484	33,628,316	-32,677,617	-12,103,310	13,973,410	23,107,076
125	15,900,078	33,390,163	-32,915,770	-12,341,463	13,735,257	22,868,923
150	15,786,672	33,152,012	-33,153,921	-12,579,614	13,497,106	22,630,773
175	15,673,266	32,913,859	-33,392,074	-12,817,767	13,258,953	22,392,620
200	15,559,860	32,675,706	-33,630,227	-13,055,920	13,020,800	22,154,467
225	15,446,454	32,437,553	-33,868,380	-13,294,073	12,782,647	21,916,314
250	15,333,049	32,199,402	-34,106,531	-13,532,224	12,544,497	21,678,163
275	15,219,643	31,961,249	-34,344,684	-13,770,377	12,306,344	21,440,010
300	15,106,236	31,723,096	-34,582,837	-14,008,530	12,068,191	21,201,857
325	14,992,830	31,484,943	-34,820,990	-14,246,683	11,830,038	20,963,704
350	14,879,425	31,246,792	-35,059,141	-14,484,834	11,591,887	20,725,553
375	14,766,019	31,008,639	-35,297,294	-14,722,987	11,353,734	20,487,400
400	14,652,613	30,770,486	-35,535,447	-14,961,140	11,115,581	20,249,247
450	14,425,801	30,294,183	-36,011,751	-15,437,444	10,639,277	19,772,943

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CIL Z1 Med (£995 psf)

Private values £10710 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,768,804	14,214,488	-52,091,446	-31,517,139	-5,440,418	3,693,248
80	6,283,552	13,195,459	-53,110,474	-32,536,167	-6,459,446	2,674,220
100	6,191,344	13,001,822	-53,304,111	-32,729,804	-6,653,084	2,480,583
125	6,076,084	12,759,776	-53,546,158	-32,971,851	-6,895,130	2,238,536
150	5,960,822	12,517,727	-53,788,207	-33,213,900	-7,137,179	1,996,487
175	5,845,562	12,275,680	-54,030,253	-33,455,946	-7,379,225	1,754,441
200	5,730,301	12,033,632	-54,272,302	-33,697,995	-7,621,274	1,512,392
225	5,615,040	11,791,585	-54,514,348	-33,940,041	-7,863,321	1,270,345
250	5,499,780	11,549,538	-54,756,395	-34,182,088	-8,105,367	1,028,299
275	5,384,519	11,307,490	-54,998,444	-34,424,137	-8,347,416	786,250
300	5,269,259	11,065,443	-55,240,490	-34,666,183	-8,589,463	544,203
325	5,153,997	10,823,394	-55,482,539	-34,908,232	-8,831,511	302,155
350	5,038,737	10,581,348	-55,724,586	-35,150,279	-9,073,558	60,108
375	4,923,476	10,339,299	-55,966,634	-35,392,327	-9,315,607	-181,941
400	4,808,215	10,097,252	-56,208,681	-35,634,374	-9,557,653	-423,987
450	4,577,694	9,613,157	-56,692,776	-36,118,469	-10,041,749	-908,082

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£350

CIL Z1 Low (£775 psf)

Private values £8342 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	505,796	1,062,171	-65,243,763	-44,669,456	-18,592,735	-9,459,069
80	128,263	269,352	-66,036,582	-45,462,275	-19,385,554	-10,251,888
100	36,053	75,712	-66,230,221	-45,655,914	-19,579,193	-10,445,527
125	-80,502	-169,054	-66,474,987	-45,900,680	-19,823,959	-10,690,293
150	-197,648	-415,060	-66,720,994	-46,146,687	-20,069,966	-10,936,300
175	-314,794	-661,067	-66,967,000	-46,392,693	-20,315,972	-11,182,306
200	-431,940	-907,073	-67,213,007	-46,638,700	-20,561,979	-11,428,313
225	-549,085	-1,153,080	-67,459,013	-46,884,706	-20,807,985	-11,674,319
250	-666,231	-1,399,086	-67,705,019	-47,130,712	-21,053,992	-11,920,326
275	-783,377	-1,645,092	-67,951,026	-47,376,719	-21,299,998	-12,166,332
300	-900,523	-1,891,099	-68,197,032	-47,622,725	-21,546,005	-12,412,339
325	-1,017,668	-2,137,103	-68,443,037	-47,868,730	-21,792,009	-12,658,343
350	-1,134,814	-2,383,110	-68,689,043	-48,114,736	-22,038,015	-12,904,349
375	-1,251,960	-2,629,116	-68,935,050	-48,360,743	-22,284,022	-13,150,356
400	-1,369,106	-2,875,123	-69,181,056	-48,606,749	-22,530,028	-13,396,362
450	-1,603,398	-3,367,136	-69,673,069	-49,098,762	-23,022,041	-13,888,375

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL Z2 High (£1,000 psf)

Private values £10764 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,911,144	14,513,403	-51,792,531	-31,218,224	-5,141,503	3,992,163
80	6,423,446	13,489,236	-52,816,697	-32,242,390	-6,165,669	2,967,997
100	6,331,237	13,295,597	-53,010,336	-32,436,030	-6,359,309	2,774,357
125	6,215,976	13,053,550	-53,252,383	-32,678,076	-6,601,355	2,532,311
150	6,100,715	12,811,502	-53,494,432	-32,920,125	-6,843,404	2,290,262
175	5,985,455	12,569,455	-53,736,478	-33,162,171	-7,085,451	2,048,215
200	5,870,194	12,327,408	-53,978,525	-33,404,218	-7,327,497	1,806,169
225	5,754,933	12,085,360	-54,220,574	-33,646,267	-7,569,546	1,564,120
250	5,639,673	11,843,313	-54,462,620	-33,888,313	-7,811,593	1,322,074
275	5,524,412	11,601,264	-54,704,669	-34,130,362	-8,053,641	1,080,025
300	5,409,151	11,359,218	-54,946,716	-34,372,409	-8,295,688	837,978
325	5,293,890	11,117,169	-55,188,764	-34,614,457	-8,537,737	595,930
350	5,178,630	10,875,123	-55,430,811	-34,856,504	-8,779,783	353,883
375	5,063,369	10,633,076	-55,672,857	-35,098,551	-9,021,830	111,836
400	4,948,108	10,391,027	-55,914,906	-35,340,599	-9,263,879	-130,212
450	4,717,587	9,906,932	-56,399,001	-35,824,695	-9,747,974	-614,308

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£375

Site type 7

CiL Z2 Med (£785 psf)

Private values £8450 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	790,478	1,660,005	-64,645,929	-44,071,622	-17,994,901	-8,861,235
80	408,048	856,901	-65,449,032	-44,874,725	-18,798,005	-9,664,338
100	315,840	663,264	-65,642,670	-45,068,363	-18,991,642	-9,857,976
125	200,579	421,215	-65,884,718	-45,310,411	-19,233,691	-10,100,024
150	85,318	179,169	-66,126,765	-45,552,458	-19,475,737	-10,342,071
175	-30,432	63,908	-66,369,841	-45,795,534	-19,718,814	-10,585,148
200	-147,578	-309,914	-66,615,848	-46,041,541	-19,964,820	-10,831,154
225	-264,723	-555,919	-66,861,852	-46,287,545	-20,210,825	-11,077,158
250	-381,869	-801,925	-67,107,859	-46,533,552	-20,456,831	-11,323,165
275	-499,015	-1,047,932	-67,353,865	-46,779,558	-20,702,837	-11,569,171
300	-616,161	-1,293,938	-67,599,872	-47,025,565	-20,948,844	-11,815,178
325	-733,307	-1,539,945	-67,845,878	-47,271,571	-21,194,850	-12,061,184
350	-850,453	-1,785,951	-68,091,884	-47,517,577	-21,440,857	-12,307,191
375	-967,599	-2,031,957	-68,337,891	-47,763,584	-21,686,863	-12,553,197
400	-1,084,745	-2,277,964	-68,583,897	-48,009,590	-21,932,870	-12,799,204
450	-1,319,036	-2,769,975	-69,075,908	-48,501,601	-22,424,881	-13,291,214

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z2 Low (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,379,313	-4,996,558	-71,302,492	-50,728,185	-24,651,464	-15,517,798
80	-2,713,258	-5,697,842	-72,003,776	-51,429,469	-25,352,748	-16,219,082
100	-2,806,975	-5,894,647	-72,200,580	-51,626,273	-25,549,552	-16,415,886
125	-2,924,121	-6,140,653	-72,446,587	-51,872,280	-25,795,559	-16,661,893
150	-3,041,266	-6,386,660	-72,692,593	-52,118,286	-26,041,565	-16,907,899
175	-3,158,412	-6,632,666	-72,938,600	-52,364,293	-26,287,572	-17,153,906
200	-3,275,558	-6,878,673	-73,184,606	-52,610,299	-26,533,578	-17,399,912
225	-3,392,704	-7,124,679	-73,430,612	-52,856,305	-26,779,585	-17,645,919
250	-3,509,850	-7,370,685	-73,676,619	-53,102,312	-27,025,591	-17,891,925
275	-3,626,995	-7,616,690	-73,922,623	-53,348,316	-27,271,596	-18,137,929
300	-3,744,141	-7,862,696	-74,168,630	-53,594,323	-27,517,602	-18,383,936
325	-3,861,287	-8,108,703	-74,414,636	-53,840,329	-27,763,608	-18,629,942
350	-3,978,433	-8,354,709	-74,660,643	-54,086,336	-28,009,615	-18,875,949
375	-4,095,579	-8,600,716	-74,906,649	-54,332,342	-28,255,621	-19,121,955
400	-4,212,725	-8,846,722	-75,152,655	-54,578,349	-28,501,628	-19,367,962
450	-4,447,017	-9,338,735	-75,644,668	-55,070,361	-28,993,641	-19,859,975

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 High (£800 psf)

Private values £8611 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,217,501	2,556,752	-63,749,181	-43,174,875	-17,098,154	-7,964,488
80	827,727	1,738,228	-64,567,706	-43,993,399	-17,916,678	-8,783,012
100	735,519	1,544,590	-64,761,343	-44,187,036	-18,110,316	-8,976,649
125	620,258	1,302,542	-65,003,392	-44,429,085	-18,352,364	-9,218,698
150	504,998	1,060,495	-65,245,439	-44,671,132	-18,594,411	-9,460,745
175	389,736	818,446	-65,487,487	-44,913,180	-18,836,460	-9,702,793
200	274,476	576,400	-65,729,534	-45,155,227	-19,078,506	-9,944,840
225	159,215	334,351	-65,971,583	-45,397,276	-19,320,555	-10,186,889
250	43,954	92,304	-66,213,629	-45,639,322	-19,562,601	-10,428,935
275	-72,472	-152,192	-66,458,125	-45,883,818	-19,807,097	-10,673,431
300	-189,618	-398,198	-66,704,131	-46,129,824	-20,053,104	-10,919,438
325	-306,764	-644,204	-66,950,138	-46,375,831	-20,299,110	-11,165,444
350	-423,910	-890,211	-67,196,144	-46,621,837	-20,545,117	-11,411,451
375	-541,056	-1,136,217	-67,442,151	-46,867,844	-20,791,123	-11,657,457
400	-658,202	-1,382,224	-67,688,157	-47,113,850	-21,037,130	-11,903,463
450	-892,493	-1,874,235	-68,180,168	-47,605,861	-21,529,140	-12,395,474

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 Med (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,379,313	-4,996,558	-71,302,492	-50,728,185	-24,651,464	-15,517,798
80	-2,713,258	-5,697,842	-72,003,776	-51,429,469	-25,352,748	-16,219,082
100	-2,806,975	-5,894,647	-72,200,580	-51,626,273	-25,549,552	-16,415,886
125	-2,924,121	-6,140,653	-72,446,587	-51,872,280	-25,795,559	-16,661,893
150	-3,041,266	-6,386,660	-72,692,593	-52,118,286	-26,041,565	-16,907,899
175	-3,158,412	-6,632,666	-72,938,600	-52,364,293	-26,287,572	-17,153,906
200	-3,275,558	-6,878,673	-73,184,606	-52,610,299	-26,533,578	-17,399,912
225	-3,392,704	-7,124,679	-73,430,612	-52,856,305	-26,779,585	-17,645,919
250	-3,509,850	-7,370,685	-73,676,619	-53,102,312	-27,025,591	-17,891,925
275	-3,626,995	-7,616,690	-73,922,623	-53,348,316	-27,271,596	-18,137,929
300	-3,744,141	-7,862,696	-74,168,630	-53,594,323	-27,517,602	-18,383,936
325	-3,861,287	-8,108,703	-74,414,636	-53,840,329	-27,763,608	-18,629,942
350	-3,978,433	-8,354,709	-74,660,643	-54,086,336	-28,009,615	-18,875,949
375	-4,095,579	-8,600,716	-74,906,649	-54,332,342	-28,255,621	-19,121,955
400	-4,212,725	-8,846,722	-75,152,655	-54,578,349	-28,501,628	-19,367,962
450	-4,447,017	-9,338,735	-75,644,668	-55,070,361	-28,993,641	-19,859,975

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 Low (£575 psf)

Private values £6189 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,272,695	-11,072,660	-77,378,594	-56,804,287	-30,727,566	-21,593,900
80	-5,556,877	-11,669,442	-77,975,375	-57,401,068	-31,324,348	-22,190,681
100	-5,650,593	-11,866,246	-78,172,180	-57,597,873	-31,521,152	-22,387,486
125	-5,767,739	-12,112,253	-78,418,186	-57,843,879	-31,767,158	-22,633,492
150	-5,884,885	-12,358,259	-78,664,193	-58,089,886	-32,013,165	-22,879,499
175	-6,002,031	-12,604,266	-78,910,199	-58,335,892	-32,259,171	-23,125,505
200	-6,119,176	-12,850,270	-79,156,203	-58,581,896	-32,505,176	-23,371,509
225	-6,236,322	-13,096,276	-79,402,210	-58,827,903	-32,751,182	-23,617,516
250	-6,353,468	-13,342,283	-79,648,216	-59,073,909	-32,997,189	-23,863,522
275	-6,470,614	-13,588,289	-79,894,223	-59,319,916	-33,243,195	-24,109,529
300	-6,587,760	-13,834,296	-80,140,229	-59,565,922	-33,489,201	-24,355,535
325	-6,704,906	-14,080,302	-80,386,236	-59,811,929	-33,735,208	-24,601,542
350	-6,822,052	-14,326,309	-80,632,242	-60,057,935	-33,981,214	-24,847,548
375	-6,939,198	-14,572,315	-80,878,248	-60,303,942	-34,227,221	-25,093,555
400	-7,056,344	-14,818,321	-81,124,255	-60,549,948	-34,473,227	-25,339,561
450	-7,290,634	-15,310,332	-81,616,266	-61,041,959	-34,965,238	-25,831,572

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2- Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type	8
	Flats
No of units	250 units
Density:	280 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.89 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CiL Z1 High (£1,350 psf)

Private values £14531 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	39,972,736	44,769,465	-21,536,469	-962,162	25,114,559	34,248,225
80	38,426,912	43,038,142	-23,267,792	-2,693,485	23,383,236	32,516,902
100	38,212,329	42,797,808	-23,508,125	-2,933,818	23,142,903	32,276,569
125	37,944,099	42,497,391	-23,808,542	-3,234,235	22,842,486	31,976,152
150	37,675,871	42,196,976	-24,108,958	-3,534,651	22,542,070	31,675,736
175	37,407,642	41,896,559	-24,409,375	-3,835,068	22,241,653	31,375,319
200	37,139,412	41,596,142	-24,709,792	-4,135,485	21,941,236	31,074,902
225	36,871,184	41,295,726	-25,010,207	-4,435,900	21,640,820	30,774,486
250	36,602,955	40,995,309	-25,310,624	-4,736,317	21,340,403	30,474,070
275	36,334,726	40,694,893	-25,611,040	-5,036,733	21,039,988	30,173,654
300	36,066,497	40,394,477	-25,911,457	-5,337,150	20,739,571	29,873,237
325	35,798,268	40,094,060	-26,211,874	-5,637,567	20,439,154	29,572,820
350	35,530,039	39,793,644	-26,512,290	-5,937,983	20,138,738	29,272,404
375	35,261,810	39,493,227	-26,812,706	-6,238,400	19,838,321	28,971,987
400	34,993,580	39,192,810	-27,113,123	-6,538,816	19,537,904	28,671,570
450	34,457,073	38,591,922	-27,714,012	-7,139,705	18,937,016	28,070,682

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CiL Z1 Med (£995 psf)

Private values £10710 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,286,419	18,240,789	-48,065,144	-27,490,837	-1,414,117	7,719,549
80	15,119,669	16,934,029	-49,371,904	-28,797,597	-2,720,876	6,412,790
100	14,898,010	16,685,771	-49,620,162	-29,045,855	-2,969,135	6,164,531
125	14,620,935	16,375,448	-49,930,486	-29,356,179	-3,279,458	5,854,208
150	14,343,860	16,065,123	-50,240,810	-29,666,503	-3,589,782	5,543,884
175	14,066,786	15,754,800	-50,551,133	-29,976,826	-3,900,106	5,233,560
200	13,789,711	15,444,477	-50,861,457	-30,287,150	-4,210,429	4,923,237
225	13,512,636	15,134,152	-51,171,781	-30,597,474	-4,520,753	4,612,913
250	13,235,562	14,823,829	-51,482,104	-30,907,797	-4,831,077	4,302,589
275	12,958,487	14,513,506	-51,792,428	-31,218,121	-5,141,400	3,992,266
300	12,680,661	14,202,341	-52,103,593	-31,529,286	-5,452,565	3,681,101
325	12,399,055	13,886,941	-52,418,992	-31,844,685	-5,767,965	3,365,702
350	12,117,448	13,571,542	-52,734,392	-32,160,085	-6,083,364	3,050,302
375	11,835,842	13,256,144	-53,049,790	-32,475,483	-6,398,762	2,734,904
400	11,554,236	12,940,744	-53,365,189	-32,790,882	-6,714,162	2,419,505
450	10,991,024	12,309,947	-53,995,987	-33,421,680	-7,344,959	1,788,707

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

CiL Z1 Low (£775 psf)

Private values £8342 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,214,416	1,360,146	-64,945,788	-44,371,481	-18,294,760	-9,161,094
80	277,650	310,968	-65,994,965	-45,420,658	-19,343,938	-10,210,271
100	48,681	54,522	-66,251,411	-45,677,104	-19,600,383	-10,466,717
125	-241,416	-270,386	-66,576,319	-46,002,012	-19,925,292	-10,791,625
150	-532,309	-596,186	-66,902,119	-46,327,812	-20,251,092	-11,117,425
175	-823,202	-921,986	-67,227,919	-46,653,612	-20,576,892	-11,443,225
200	-1,114,095	-1,247,786	-67,553,719	-46,979,412	-20,902,692	-11,769,026
225	-1,404,987	-1,573,586	-67,879,519	-47,305,212	-21,228,492	-12,094,826
250	-1,695,880	-1,899,386	-68,205,319	-47,631,012	-21,554,292	-12,420,626
275	-1,986,773	-2,225,186	-68,531,119	-47,956,812	-21,880,092	-12,746,426
300	-2,277,666	-2,550,986	-68,856,920	-48,282,613	-22,205,892	-13,072,226
325	-2,568,559	-2,876,786	-69,182,720	-48,608,413	-22,531,692	-13,398,026
350	-2,859,452	-3,202,586	-69,508,520	-48,934,213	-22,857,492	-13,723,826
375	-3,150,345	-3,528,386	-69,834,320	-49,260,013	-23,183,292	-14,049,626
400	-3,441,239	-3,854,187	-70,160,121	-49,585,814	-23,509,093	-14,375,427
450	-4,023,025	-4,505,787	-70,811,721	-50,237,414	-24,160,693	-15,027,027

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z2 High (£1,000 psf)

Private values £10764 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,624,328	18,619,247	-47,686,686	-27,112,379	-1,035,659	8,098,008
80	15,451,767	17,305,979	-48,999,954	-28,425,647	-2,348,926	6,784,740
100	15,230,107	17,057,720	-49,248,213	-28,673,907	-2,597,186	6,536,480
125	14,953,033	16,747,397	-49,558,537	-28,984,230	-2,907,509	6,226,157
150	14,675,958	16,437,073	-49,868,860	-29,294,553	-3,217,832	5,915,834
175	14,398,884	16,126,750	-50,179,183	-29,604,876	-3,528,156	5,605,510
200	14,121,809	15,816,426	-50,489,508	-29,915,201	-3,838,480	5,295,186
225	13,844,734	15,506,102	-50,799,831	-30,225,524	-4,148,803	4,984,863
250	13,567,660	15,195,779	-51,110,154	-30,535,847	-4,459,127	4,674,540
275	13,290,586	14,885,456	-51,420,478	-30,846,171	-4,769,450	4,364,216
300	13,013,510	14,575,132	-51,730,802	-31,156,495	-5,079,774	4,053,892
325	12,735,547	14,263,812	-52,042,121	-31,467,814	-5,391,093	3,742,573
350	12,453,940	13,948,413	-52,357,520	-31,783,213	-5,706,493	3,427,173
375	12,172,335	13,633,015	-52,672,919	-32,098,612	-6,021,891	3,111,775
400	11,890,728	13,317,615	-52,988,318	-32,414,011	-6,337,290	2,796,376
450	11,327,516	12,686,818	-53,619,116	-33,044,809	-6,968,088	2,165,578

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£450

Site type 8

CiL Z2 Med (£785 psf)

Private values £8450 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,909,321	2,138,439	-64,167,494	-43,593,187	-17,516,466	-8,382,800
80	960,605	1,075,877	-65,230,056	-44,655,749	-18,579,029	-9,445,362
100	731,635	819,431	-65,486,502	-44,912,195	-18,835,474	-9,701,808
125	445,423	498,874	-65,807,060	-45,232,753	-19,156,032	-10,022,366
150	159,211	178,317	-66,127,617	-45,553,310	-19,476,589	-10,342,923
175	-129,078	-144,567	-66,450,500	-45,876,193	-19,799,473	-10,665,806
200	-419,970	-470,367	-66,776,300	-46,201,993	-20,125,273	-10,991,606
225	-710,863	-796,167	-67,102,100	-46,527,793	-20,451,073	-11,317,407
250	-1,001,756	-1,121,967	-67,427,900	-46,853,593	-20,776,873	-11,643,207
275	-1,292,650	-1,447,768	-67,753,702	-47,179,395	-21,102,674	-11,969,008
300	-1,583,543	-1,773,568	-68,079,502	-47,505,195	-21,428,474	-12,294,808
325	-1,874,436	-2,099,368	-68,405,302	-47,830,995	-21,754,274	-12,620,608
350	-2,165,329	-2,425,168	-68,731,102	-48,156,795	-22,080,074	-12,946,408
375	-2,456,222	-2,750,968	-69,056,902	-48,482,595	-22,405,874	-13,272,208
400	-2,747,115	-3,076,768	-69,382,702	-48,808,395	-22,731,674	-13,598,008
450	-3,328,900	-3,728,368	-70,034,302	-49,459,995	-23,383,274	-14,249,608

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z2 Low (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,828,433	-6,527,845	-72,833,778	-52,259,471	-26,182,751	-17,049,085
80	-6,659,048	-7,458,134	-73,764,067	-53,189,760	-27,113,039	-17,979,373
100	-6,891,762	-7,718,774	-74,024,707	-53,450,400	-27,373,680	-18,240,013
125	-7,182,655	-8,044,574	-74,350,507	-53,776,200	-27,699,480	-18,565,813
150	-7,473,548	-8,370,374	-74,676,307	-54,102,000	-28,025,280	-18,891,614
175	-7,764,441	-8,696,174	-75,002,107	-54,427,800	-28,351,080	-19,217,414
200	-8,055,334	-9,021,974	-75,327,907	-54,753,600	-28,676,880	-19,543,214
225	-8,346,227	-9,347,774	-75,653,707	-55,079,400	-29,002,680	-19,869,014
250	-8,637,120	-9,673,574	-75,979,508	-55,405,201	-29,328,480	-20,194,814
275	-8,928,013	-9,999,374	-76,305,308	-55,731,001	-29,654,280	-20,520,614
300	-9,218,905	-10,325,174	-76,631,108	-56,056,801	-29,980,080	-20,846,414
325	-9,509,798	-10,650,974	-76,956,908	-56,382,601	-30,305,880	-21,172,214
350	-9,800,691	-10,976,774	-77,282,708	-56,708,401	-30,631,680	-21,498,014
375	-10,091,584	-11,302,574	-77,608,508	-57,034,201	-30,957,480	-21,823,814
400	-10,382,477	-11,628,374	-77,934,308	-57,360,001	-31,283,280	-22,149,614
450	-10,964,263	-12,279,974	-78,585,908	-58,011,601	-31,934,880	-22,801,214

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 High (£800 psf)

Private values £8611 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,951,679	3,305,881	-63,000,052	-42,425,745	-16,349,025	-7,215,359
80	1,985,036	2,223,240	-64,082,694	-43,508,387	-17,431,666	-8,298,000
100	1,756,066	1,966,794	-64,339,139	-43,764,832	-17,688,112	-8,554,446
125	1,469,854	1,646,236	-64,659,697	-44,085,390	-18,008,669	-8,875,003
150	1,183,643	1,325,680	-64,980,254	-44,405,947	-18,329,226	-9,195,560
175	897,430	1,005,122	-65,300,812	-44,726,505	-18,649,784	-9,516,118
200	611,219	684,565	-65,621,368	-45,047,061	-18,970,341	-9,836,674
225	325,007	364,007	-65,941,926	-45,367,619	-19,290,898	-10,157,232
250	38,794	43,450	-66,262,484	-45,688,177	-19,611,456	-10,477,790
275	-251,464	-281,640	-66,587,573	-46,013,266	-19,936,545	-10,802,879
300	-542,357	-607,440	-66,913,373	-46,339,066	-20,262,345	-11,128,679
325	-833,250	-933,240	-67,239,173	-46,664,866	-20,588,145	-11,454,479
350	-1,124,143	-1,259,040	-67,564,973	-46,990,666	-20,913,945	-11,780,279
375	-1,415,035	-1,584,840	-67,890,773	-47,316,466	-21,239,746	-12,106,079
400	-1,705,928	-1,910,640	-68,216,573	-47,642,266	-21,565,546	-12,431,879
450	-2,287,714	-2,562,240	-68,868,173	-48,293,866	-22,217,146	-13,083,479

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 Med (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,828,433	-6,527,845	-72,833,778	-52,259,471	-26,182,751	-17,049,085
80	-6,659,048	-7,458,134	-73,764,067	-53,189,760	-27,113,039	-17,979,373
100	-6,891,762	-7,718,774	-74,024,707	-53,450,400	-27,373,680	-18,240,013
125	-7,182,655	-8,044,574	-74,350,507	-53,776,200	-27,699,480	-18,565,813
150	-7,473,548	-8,370,374	-74,676,307	-54,102,000	-28,025,280	-18,891,614
175	-7,764,441	-8,696,174	-75,002,107	-54,427,800	-28,351,080	-19,217,414
200	-8,055,334	-9,021,974	-75,327,907	-54,753,600	-28,676,880	-19,543,214
225	-8,346,227	-9,347,774	-75,653,707	-55,079,400	-29,002,680	-19,869,014
250	-8,637,120	-9,673,574	-75,979,508	-55,405,201	-29,328,480	-20,194,814
275	-8,928,013	-9,999,374	-76,305,308	-55,731,001	-29,654,280	-20,520,614
300	-9,218,905	-10,325,174	-76,631,108	-56,056,801	-29,980,080	-20,846,414
325	-9,509,798	-10,650,974	-76,956,908	-56,382,601	-30,305,880	-21,172,214
350	-9,800,691	-10,976,774	-77,282,708	-56,708,401	-30,631,680	-21,498,014
375	-10,091,584	-11,302,574	-77,608,508	-57,034,201	-30,957,480	-21,823,814
400	-10,382,477	-11,628,374	-77,934,308	-57,360,001	-31,283,280	-22,149,614
450	-10,964,263	-12,279,974	-78,585,908	-58,011,601	-31,934,880	-22,801,214

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 Low (£575 psf)

Private values £6189 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,891,144	-14,438,081	-80,744,014	-60,169,707	-34,092,987	-24,959,321
80	-13,600,286	-15,232,321	-81,538,254	-60,963,947	-34,887,226	-25,753,560
100	-13,833,001	-15,492,961	-81,798,894	-61,224,587	-35,147,867	-26,014,200
125	-14,123,894	-15,818,761	-82,124,694	-61,550,387	-35,473,667	-26,340,000
150	-14,414,786	-16,144,561	-82,450,494	-61,876,187	-35,799,467	-26,665,800
175	-14,705,679	-16,470,361	-82,776,294	-62,201,987	-36,125,267	-26,991,601
200	-14,996,572	-16,796,161	-83,102,094	-62,527,787	-36,451,067	-27,317,401
225	-15,287,466	-17,121,962	-83,427,896	-62,853,589	-36,776,868	-27,643,202
250	-15,578,359	-17,447,762	-83,753,696	-63,179,389	-37,102,668	-27,969,002
275	-15,869,252	-17,773,562	-84,079,496	-63,505,189	-37,428,468	-28,294,802
300	-16,160,145	-18,099,362	-84,405,296	-63,830,989	-37,754,268	-28,620,602
325	-16,451,038	-18,425,162	-84,731,096	-64,156,789	-38,080,068	-28,946,402
350	-16,741,931	-18,750,962	-85,056,896	-64,482,589	-38,405,868	-29,272,202
375	-17,032,824	-19,076,762	-85,382,696	-64,808,389	-38,731,668	-29,598,002
400	-17,323,716	-19,402,562	-85,708,496	-65,134,189	-39,057,468	-29,923,802
450	-17,905,502	-20,054,163	-86,360,096	-65,785,789	-39,709,068	-30,575,402

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Tower Hamlets

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Higher value secondary offices	Benchmark land value 2- Medium value secondary offices	Benchmark land value 3 - Lower value secondary office or community use	Benchmark land value 4 - Lower value secondary industrial
£66,305,933	£45,731,626	£19,654,906	£10,521,240

Site type 9

Flats
No of units 400 units
Density: 630 dph

Affordable %	35%
% Social Rent	35%
% LBTH Living Rent	35%
% Lon Living Rent	15%
% Shered Ownership	15%

Site area	0.63 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

CiL Z1 High (£1,350 psf)

Private values £14531 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	28,875,214	45,478,462	-20,827,472	-253,165	25,823,556	34,957,222
80	26,992,192	42,512,702	-23,793,232	-3,218,925	22,857,796	31,991,462
100	26,645,592	41,966,807	-24,339,126	-3,764,819	22,311,901	31,445,568
125	26,212,342	41,284,439	-25,021,494	-4,447,187	21,629,533	30,763,200
150	25,779,094	40,602,073	-25,703,861	-5,129,554	20,947,167	30,080,833
175	25,345,844	39,919,705	-26,386,229	-5,811,922	20,264,799	29,398,465
200	24,912,596	39,237,338	-27,068,595	-6,494,288	19,582,433	28,716,099
225	24,479,346	38,554,970	-27,750,963	-7,176,656	18,900,065	28,033,731
250	24,046,098	37,872,604	-28,433,329	-7,859,022	18,217,698	27,351,364
275	23,612,848	37,190,236	-29,115,697	-8,541,390	17,535,330	26,668,996
300	23,179,600	36,507,870	-29,798,064	-9,223,757	16,852,964	25,986,630
325	22,746,350	35,825,502	-30,480,432	-9,906,125	16,170,596	25,304,262
350	22,308,606	35,136,054	-31,169,879	-10,595,572	15,481,148	24,614,814
375	21,868,271	34,442,527	-31,863,406	-11,289,099	14,787,622	23,921,288
400	21,427,936	33,748,999	-32,556,934	-11,982,627	14,094,093	23,227,760
450	20,547,266	32,361,944	-33,943,989	-13,369,682	12,707,039	21,840,705

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£450	£450

CiL Z1 Med (£995 psf)

Private values £10710 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,841,718	-10,775,705	-77,081,639	-56,507,332	-30,430,611	-21,296,945
80	-8,203,392	-12,920,342	-79,226,276	-58,651,969	-32,575,248	-23,441,582
100	-8,573,228	-13,502,834	-79,808,768	-59,234,461	-33,157,740	-24,024,074
125	-9,035,524	-14,230,951	-80,536,884	-59,962,577	-33,885,856	-24,752,190
150	-9,497,819	-14,959,065	-81,264,999	-60,690,692	-34,613,971	-25,480,305
175	-9,960,114	-15,687,180	-81,993,114	-61,418,807	-35,342,086	-26,208,420
200	-10,422,411	-16,415,297	-82,721,230	-62,146,923	-36,070,202	-26,936,536
225	-10,884,706	-17,143,411	-83,449,345	-62,875,038	-36,798,317	-27,664,651
250	-11,347,001	-17,871,526	-84,177,460	-63,603,153	-37,526,432	-28,392,766
275	-11,809,297	-18,599,643	-84,905,576	-64,331,269	-38,254,549	-29,120,882
300	-12,271,592	-19,327,758	-85,633,691	-65,059,384	-38,982,663	-29,848,997
325	-12,733,887	-20,055,872	-86,361,806	-65,787,499	-39,710,778	-30,577,112
350	-13,196,182	-20,783,987	-87,089,921	-66,515,614	-40,438,893	-31,305,227
375	-13,658,479	-21,512,104	-87,818,037	-67,243,730	-41,167,009	-32,033,343
400	-14,120,774	-22,240,218	-88,546,152	-67,971,845	-41,895,124	-32,761,458
450	-15,045,365	-23,696,450	-90,002,383	-69,428,076	-43,351,356	-34,217,689

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z1 Low (£775 psf)

Private values £8342 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-29,691,951	-46,764,822	-113,070,756	-92,496,449	-66,419,728	-57,286,062
80	-30,660,623	-48,290,482	-114,596,415	-94,022,108	-67,945,388	-58,811,722
100	-31,030,460	-48,872,974	-115,178,907	-94,604,600	-68,527,880	-59,394,214
125	-31,492,755	-49,601,089	-115,907,022	-95,332,715	-69,255,995	-60,122,328
150	-31,955,051	-50,329,205	-116,635,139	-96,060,832	-69,984,111	-60,850,445
175	-32,417,346	-51,057,320	-117,363,253	-96,788,946	-70,712,226	-61,578,560
200	-32,879,641	-51,785,435	-118,091,368	-97,517,061	-71,440,341	-62,306,674
225	-33,341,937	-52,513,551	-118,819,485	-98,245,178	-72,168,457	-63,034,791
250	-33,804,232	-53,241,666	-119,547,599	-98,973,293	-72,896,572	-63,762,906
275	-34,266,528	-53,969,781	-120,275,714	-99,701,407	-73,624,687	-64,491,021
300	-34,728,823	-54,697,896	-121,003,829	-100,429,522	-74,352,802	-65,219,135
325	-35,191,119	-55,426,012	-121,731,946	-101,157,639	-75,080,918	-65,947,252
350	-35,653,414	-56,154,127	-122,460,060	-101,885,753	-75,809,033	-66,675,367
375	-36,115,709	-56,882,242	-123,188,175	-102,613,868	-76,537,148	-67,403,481
400	-36,578,005	-57,610,358	-123,916,292	-103,341,985	-77,265,264	-68,131,598
450	-37,502,595	-59,066,588	-125,372,521	-104,798,214	-78,721,494	-69,587,828

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z2 High (£1,000 psf)

Private values £10764 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,322,394	-9,957,770	-76,263,704	-55,689,397	-29,612,676	-20,479,010
80	-7,693,000	-12,116,476	-78,422,409	-57,848,102	-31,771,381	-22,637,715
100	-8,062,837	-12,698,968	-79,004,901	-58,430,594	-32,353,873	-23,220,207
125	-8,525,133	-13,427,084	-79,733,017	-59,158,710	-33,081,990	-23,948,324
150	-8,987,428	-14,155,199	-80,461,132	-59,886,825	-33,810,105	-24,676,438
175	-9,449,723	-14,883,314	-81,189,247	-60,614,940	-34,538,219	-25,404,553
200	-9,912,019	-15,611,430	-81,917,363	-61,343,057	-35,266,336	-26,132,670
225	-10,374,314	-16,339,545	-82,645,478	-62,071,171	-35,994,451	-26,860,785
250	-10,836,609	-17,067,660	-83,373,593	-62,799,286	-36,722,566	-27,588,899
275	-11,298,904	-17,795,775	-84,101,708	-63,527,401	-37,450,680	-28,317,014
300	-11,761,201	-18,523,891	-84,829,824	-64,255,517	-38,178,797	-29,045,131
325	-12,223,496	-19,252,006	-85,557,939	-64,983,632	-38,906,912	-29,773,245
350	-12,685,791	-19,980,121	-86,286,054	-65,711,747	-39,635,026	-30,501,360
375	-13,148,087	-20,708,237	-87,014,170	-66,439,864	-40,363,143	-31,229,477
400	-13,610,382	-21,436,352	-87,742,285	-67,167,978	-41,091,258	-31,957,592
450	-14,534,972	-22,892,582	-89,198,515	-68,624,208	-42,547,487	-33,413,821

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

CiL Z2 Med (£785 psf)

Private values £8450 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-28,653,304	-45,128,953	-111,434,887	-90,860,580	-64,783,859	-55,650,193
80	-29,639,841	-46,682,749	-112,988,682	-92,414,375	-66,337,655	-57,203,988
100	-30,009,677	-47,265,241	-113,571,174	-92,996,867	-66,920,146	-57,786,480
125	-30,471,972	-47,983,356	-114,299,289	-93,724,982	-67,648,261	-58,514,595
150	-30,934,267	-48,721,470	-115,027,404	-94,453,097	-68,376,376	-59,242,710
175	-31,396,563	-49,449,587	-115,755,520	-95,181,213	-69,104,493	-59,970,826
200	-31,858,858	-50,177,702	-116,483,635	-95,909,328	-69,832,607	-60,698,941
225	-32,321,153	-50,905,816	-117,211,750	-96,637,443	-70,560,722	-61,427,056
250	-32,783,449	-51,633,933	-117,939,866	-97,365,559	-71,288,839	-62,155,172
275	-33,245,745	-52,362,048	-118,667,981	-98,093,674	-72,016,953	-62,883,287
300	-33,708,040	-53,090,163	-119,396,096	-98,821,789	-72,745,068	-63,611,402
325	-34,170,335	-53,818,277	-120,124,211	-99,549,904	-73,473,183	-64,339,517
350	-34,632,631	-54,546,394	-120,852,327	-100,278,020	-74,201,300	-65,067,633
375	-35,094,926	-55,274,509	-121,580,442	-101,006,135	-74,929,414	-65,795,748
400	-35,557,221	-56,002,623	-122,308,557	-101,734,250	-75,657,529	-66,523,863
450	-36,481,813	-57,458,855	-123,764,788	-103,190,481	-77,113,760	-67,980,094

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z2 Low (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-40,078,419	-63,123,510	-129,429,444	-108,855,137	-82,778,416	-73,644,750
80	-40,868,455	-64,367,817	-130,673,751	-110,099,444	-84,022,723	-74,889,057
100	-41,238,292	-64,950,311	-131,256,244	-110,681,937	-84,605,216	-75,471,550
125	-41,700,588	-65,678,425	-131,984,359	-111,410,052	-85,333,331	-76,199,665
150	-42,162,883	-66,406,540	-132,712,474	-112,138,167	-86,061,446	-76,927,780
175	-42,625,178	-67,134,655	-133,440,589	-112,866,282	-86,789,561	-77,655,895
200	-43,087,474	-67,862,771	-134,168,705	-113,594,398	-87,517,677	-78,384,011
225	-43,549,769	-68,590,886	-134,896,820	-114,322,513	-88,245,792	-79,112,126
250	-44,012,064	-69,319,001	-135,624,935	-115,050,628	-88,973,907	-79,840,241
275	-44,474,360	-70,047,118	-136,353,051	-115,778,744	-89,702,023	-80,568,357
300	-44,936,655	-70,775,232	-137,081,166	-116,506,859	-90,430,138	-81,296,472
325	-45,398,951	-71,503,347	-137,809,281	-117,234,974	-91,158,253	-82,024,587
350	-45,861,246	-72,231,462	-138,537,396	-117,963,089	-91,886,368	-82,752,702
375	-46,323,542	-72,959,578	-139,265,512	-118,691,205	-92,614,484	-83,480,818
400	-46,785,837	-73,687,693	-139,993,627	-119,419,320	-93,342,599	-84,208,933
450	-47,710,428	-75,143,925	-141,449,858	-120,875,551	-94,798,830	-85,665,164

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 High (£800 psf)

Private values £8611 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-27,095,333	-42,675,149	-108,981,082	-88,406,775	-62,330,055	-53,196,389
80	-28,108,665	-44,271,147	-110,577,081	-90,002,774	-63,926,053	-54,792,387
100	-28,478,501	-44,853,639	-111,159,573	-90,585,266	-64,508,545	-55,374,879
125	-28,940,797	-45,581,756	-111,887,689	-91,313,382	-65,236,662	-56,102,995
150	-29,403,092	-46,309,871	-112,615,804	-92,041,497	-65,964,776	-56,831,110
175	-29,865,388	-47,037,985	-113,343,919	-92,769,612	-66,692,891	-57,559,225
200	-30,327,684	-47,766,102	-114,072,035	-93,497,728	-67,421,008	-58,287,341
225	-30,789,979	-48,494,217	-114,800,150	-94,225,843	-68,149,122	-59,015,456
250	-31,252,274	-49,222,331	-115,528,265	-94,953,958	-68,877,237	-59,743,571
275	-31,714,569	-49,950,446	-116,256,380	-95,682,073	-69,605,352	-60,471,686
300	-32,176,865	-50,678,563	-116,984,496	-96,410,189	-70,333,469	-61,199,802
325	-32,639,160	-51,406,678	-117,712,611	-97,138,304	-71,061,583	-61,927,917
350	-33,101,455	-52,134,792	-118,440,726	-97,866,419	-71,789,698	-62,656,032
375	-33,563,752	-52,862,909	-119,168,842	-98,594,535	-72,517,815	-63,384,148
400	-34,026,047	-53,591,024	-119,896,957	-99,322,650	-73,245,929	-64,112,263
450	-34,950,637	-55,047,253	-121,353,187	-100,778,880	-74,702,159	-65,568,493

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 Med (£675 psf)

Private values £7266 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-40,078,419	-63,123,510	-129,429,444	-108,855,137	-82,778,416	-73,644,750
80	-40,868,455	-64,367,817	-130,673,751	-110,099,444	-84,022,723	-74,889,057
100	-41,238,292	-64,950,311	-131,256,244	-110,681,937	-84,605,216	-75,471,550
125	-41,700,588	-65,678,425	-131,984,359	-111,410,052	-85,333,331	-76,199,665
150	-42,162,883	-66,406,540	-132,712,474	-112,138,167	-86,061,446	-76,927,780
175	-42,625,178	-67,134,655	-133,440,589	-112,866,282	-86,789,561	-77,655,895
200	-43,087,474	-67,862,771	-134,168,705	-113,594,398	-87,517,677	-78,384,011
225	-43,549,769	-68,590,886	-134,896,820	-114,322,513	-88,245,792	-79,112,126
250	-44,012,064	-69,319,001	-135,624,935	-115,050,628	-88,973,907	-79,840,241
275	-44,474,360	-70,047,118	-136,353,051	-115,778,744	-89,702,023	-80,568,357
300	-44,936,655	-70,775,232	-137,081,166	-116,506,859	-90,430,138	-81,296,472
325	-45,398,951	-71,503,347	-137,809,281	-117,234,974	-91,158,253	-82,024,587
350	-45,861,246	-72,231,462	-138,537,396	-117,963,089	-91,886,368	-82,752,702
375	-46,323,542	-72,959,578	-139,265,512	-118,691,205	-92,614,484	-83,480,818
400	-46,785,837	-73,687,693	-139,993,627	-119,419,320	-93,342,599	-84,208,933
450	-47,710,428	-75,143,925	-141,449,858	-120,875,551	-94,798,830	-85,665,164

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CiL Z3 Low (£575 psf)

Private values £6189 psm

CiL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-50,464,889	-79,482,200	-145,788,133	-125,213,826	-99,137,106	-90,003,439
80	-51,076,288	-80,445,154	-146,751,087	-126,176,780	-100,100,060	-90,966,393
100	-51,446,124	-81,027,646	-147,333,579	-126,759,272	-100,682,551	-91,548,885
125	-51,908,419	-81,755,760	-148,061,694	-127,487,387	-101,410,666	-92,277,000
150	-52,370,715	-82,483,877	-148,789,810	-128,215,503	-102,138,783	-93,005,117
175	-52,833,011	-83,211,992	-149,517,925	-128,943,618	-102,866,898	-93,733,231
200	-53,295,306	-83,940,107	-150,246,040	-129,671,733	-103,595,012	-94,461,346
225	-53,757,602	-84,668,223	-150,974,156	-130,399,849	-104,323,129	-95,189,463
250	-54,219,897	-85,396,338	-151,702,271	-131,127,964	-105,051,244	-95,917,577
275	-54,682,192	-86,124,453	-152,430,386	-131,856,079	-105,779,358	-96,645,692
300	-55,144,487	-86,852,567	-153,158,501	-132,584,194	-106,507,473	-97,373,807
325	-55,606,783	-87,580,684	-153,886,617	-133,312,310	-107,235,590	-98,101,924
350	-56,069,079	-88,308,799	-154,614,732	-134,040,425	-107,963,705	-98,830,038
375	-56,531,374	-89,036,914	-155,342,847	-134,768,540	-108,691,819	-99,558,153
400	-56,993,670	-89,765,030	-156,070,963	-135,496,656	-109,419,936	-100,286,270
450	-57,918,260	-91,221,260	-157,527,193	-136,952,886	-110,876,165	-101,742,499

Maximum CiL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Appendix 7 - Commercial appraisal results

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Office & 10% Aff Workspace
Location:	City Fringe

	£s per sqft	Yield	Rent free
Appraisal 1	£58.00	4.75%	2.00 years
Appraisal 2	£60.00	4.75%	2.00 years
Appraisal 3	£62.00	4.75%	2.00 years
Appraisal 4	£65.00	5.00%	2.00 years
Appraisal 5 (base)	£65.00	4.75%	2.00 years
Appraisal 6	£65.00	4.50%	2.00 years
Appraisal 7	£66.00	4.75%	2.00 years
Appraisal 8	£67.00	4.75%	2.00 years
Appraisal 9	£68.00	4.75%	2.00 years
Appraisal 10	£69.00	4.75%	2.00 years

Existing floorspace as % of new
50%

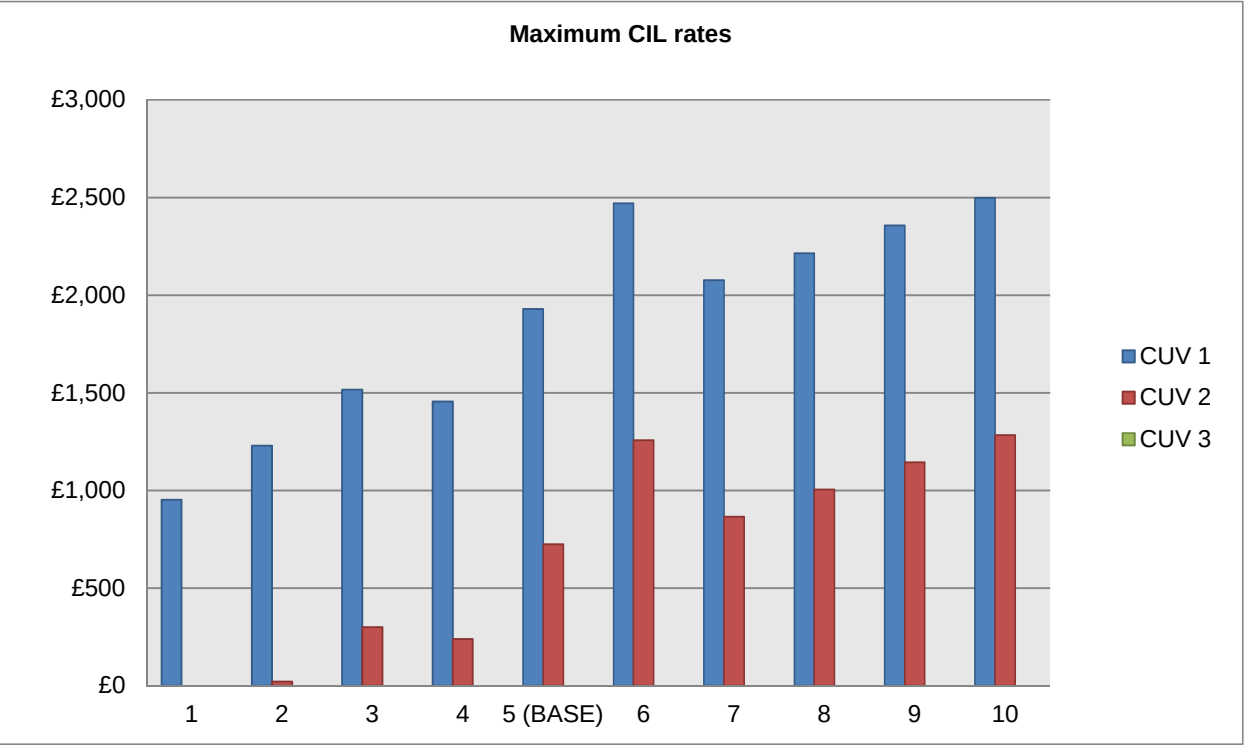
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£35.00	5.50%	2.00 years	20.00%
Current use value 2	£45.00	5.25%	2.00 years	20.00%
Current use value 3	£55.00	5.00%	2.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-12%	£952	£0	£0
Appraisal 2	-8%	£1,229	£21	£0
Appraisal 3	-5%	£1,515	£300	£0
Appraisal 4	0%	£1,455	£240	£0
Appraisal 5 (base)	-	£1,929	£725	£0
Appraisal 6	0%	£2,470	£1,257	£0
Appraisal 7	2%	£2,076	£864	£0
Appraisal 8	3%	£2,214	£1,004	£0
Appraisal 9	4%	£2,356	£1,144	£0
Appraisal 10	6%	£2,497	£1,283	£0



DEVELOPMENT APPRAISAL

Commercial Development

Use class:	Office & 10% Aff Workspace
Location:	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	
Rental Income	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	£ psf	£ per annum
Market Rent	27,000		£58.00	£1,566,000	£60	£1,620,000	£62.00	£1,674,000	£65.00	£1,755,000	£65.00	£1,755,000	£65.00	£1,755,000	£66.00	£1,782,000	£67.00	£1,809,000	£68.00	£1,836,000	£69.00	£1,863,000	£69.00	£1,863,000
Affordable Workspace Rent	3,000		£29.00	£87,000	£30	£90,000	£31.00	£93,000	£32.50	£97,500	£32.50	£97,500	£32.50	£97,500	£33.00	£99,000	£33.50	£100,500	£34.00	£102,000	£34.50	£103,500	£34.50	£103,500
Market Rent			£58.00	£0	£60	£0	£62.00	£0	£65.00	£0	£65.00	£0	£65.00	£0	£66.00	£0	£67.00	£0	£68.00	£0	£69.00	£0	£69.00	£0
Total floor area / rent		30,000		£1,653,000		£1,710,000		£1,767,000		£1,852,500		£1,852,500		£1,852,500		£1,881,000		£1,909,500		£1,938,000		£1,966,500		£1,966,500
Rent free/voids (years)			2.0	0.9114	2.0	0.9114	2.0	0.9114	2.0	0.9070	2.0	0.9114	2.0	0.9157	2.0	0.9114	2.0	0.9114	2.0	0.9114	2.0	0.9114	2.0	0.9114
Yield (NB AW @ 6%)			4.75%		4.75%		4.75%		5.00%		4.75%		4.50%		4.75%		4.75%		4.75%		4.75%		4.75%	
Capitalised rent				£31,367,715		£32,449,360		£33,531,005		£33,310,658		£35,153,473		£37,201,529		£35,694,296		£36,235,119		£36,775,941		£37,316,764		£37,316,764
GROSS DEVELOPMENT VALUE																								
Purchaser's costs	6.80%			£2,133,005		£2,206,556		£2,280,108		£2,265,125		£2,390,436		£2,529,704		£2,427,212		£2,463,988		£2,500,764		£2,537,540		£2,537,540
				£29,234,710		£30,242,804		£31,250,897		£31,045,533		£32,763,037		£34,671,825		£33,267,084		£33,771,131		£34,275,177		£34,779,224		£34,779,224
Land costs				£16,996,184		£16,996,184		£16,996,184		£16,996,184		£16,996,184		£16,996,184		£16,996,184		£16,996,184		£16,996,184		£16,996,184		£16,996,184
Stamp duty and acquisition costs				-£1,155,740		-£1,155,740		-£1,155,740		-£1,155,740		-£1,155,740		-£1,155,740		-£1,155,740		-£1,155,740		-£1,155,740		-£1,155,740		-£1,155,740
Development Costs																								
Existing floor area	50%	15,000																						
Demolition costs	£8 psf			£120,000		£120,000		£120,000		£120,000		£120,000		£120,000		£120,000		£120,000		£120,000		£120,000		£120,000
Building costs	£219 psf			£8,011,121		£8,011,121		£8,011,121		£8,011,121		£8,011,121		£8,011,121		£8,011,121		£8,011,121		£8,011,121		£8,011,121		£8,011,121
Area	82% grs to net	36,585																						
External works & BREEAM	12.00%			£961,335		£961,335		£961,335		£961,335		£961,335		£961,335		£961,335		£961,335		£961,335		£961,335		£961,335
Professional fees	10.00%			£909,246		£909,246		£909,246		£909,246		£909,246		£909,246		£909,246		£909,246		£909,246		£909,246		£909,246
Contingency	5.00%			£500,085		£500,085		£500,085		£500,085		£500,085		£500,085		£500,085		£500,085		£500,085		£500,085		£500,085
Residual S106 & Mayoral CIL	£19 psf			£575,608		£575,608		£575,608		£575,608		£575,608		£575,608		£575,608		£575,608		£575,608		£575,608		£575,608
CIL	£s psf	30,000	-£149	-£4,473,178	-£123	-£3,700,656	-£97	-£2,916,257	-£103	-£3,077,785	-£58	-£1,747,439	-£8	-£252,630	-£46	-£1,368,544	-£32	-£954,747	-£19	-£568,254	-£6	-£180,682	-£6	-£180,682
Disposal Costs																								
Letting Agent's fee (% of rent)	10.00%			£165,300		£171,000		£176,700		£185,250		£185,250		£185,250		£188,100		£190,950		£193,800		£196,650		£196,650
Agent's fees (on capital value)	1.00%			£313,677		£324,494		£335,310		£333,107		£351,535		£372,015		£356,943		£362,351		£367,759		£373,168		£373,168
Legal fees (% of capital value)	0.75%			£235,258		£235,258		£235,258		£235,258		£235,258		£235,258		£235,258		£235,258		£235,258		£235,258		£235,258
Finance																								
Loan arrangement fee				£0		£0		£0		£0		£0		£0		£0		£0		£0		£0		£0
Interest rate	7.00%																							
Interest	18 months			£1,215,842		£1,257,266		£1,299,315		£1,291,167		£1,361,978		£1,441,531		£1,382,304		£1,404,462		£1,425,186		£1,445,967		£1,445,967
Profit on cost				£4,859,974		£5,037,604		£5,202,734		£5,160,699		£5,458,618		£5,772,564		£5,555,186		£5,615,020		£5,703,592		£5,791,027		£5,791,027
Profit on cost (%)				19.94%		19.99%		19.97%		19.94%		19.99%		19.97%		20.05%		19.94%		19.96%		19.98%		19.98%
Net additional floorspace (sq ft)		15,000		15,000		15,000		15,000		15,000		15,000		15,000		15,000		15,000		15,000		15,000		15,000
Net additional floorspace (sq m)		1,394		1,394		1,394		1,394		1,394		1,394		1,394		1,394		1,394		1,394		1,394		1,394

CURRENT USE VALUE
Commercial Development

Use class:	Office & 10% Aff Workspace

	Common assumptions		CUV 1		CUV 2		CUV 3	
Current use value								
Existing space as percentage of new	50%	15,000						
Rent per sq ft			£35 psf		£45 psf		£55 psf	
Rental income per annum			£525,000		£675,000		£825,000	
Rent free/voids (years)			2.0	0.8985	2.0	0.9027	2.0	0.9070
Total revenue, capitalised (including all costs)			5.50%		5.25%		5.00%	
Refurbishment costs	£50 psf		£750,000		£750,000		£750,000	
Fees	7%		£52,500		£52,500		£52,500	
Capitalised rent, net of refurb and fees			£7,773,637		£10,803,973		£14,163,486	
Purchaser's costs	6.80%							
Current use value			£7,773,637		£10,803,973		£14,163,486	
CUV including Landowner premium			20% £9,328,364		20.00% £12,964,767		20.00% £16,996,184	

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Office & 10% Aff Workspace
Location:	North Docklands including CW

	£s per sqft	Yield	Rent free
Appraisal 1	£40.00	4.75%	2.00 years
Appraisal 2	£42.00	4.75%	2.00 years
Appraisal 3	£43.00	4.75%	2.00 years
Appraisal 4	£45.00	5.00%	2.00 years
Appraisal 5 (base)	£45.00	4.75%	2.00 years
Appraisal 6	£45.00	4.50%	2.00 years
Appraisal 7	£46.00	4.75%	2.00 years
Appraisal 8	£47.00	4.75%	2.00 years
Appraisal 9	£48.00	4.75%	2.00 years
Appraisal 10	£49.00	4.75%	2.00 years

Existing floorspace as % of new
50%

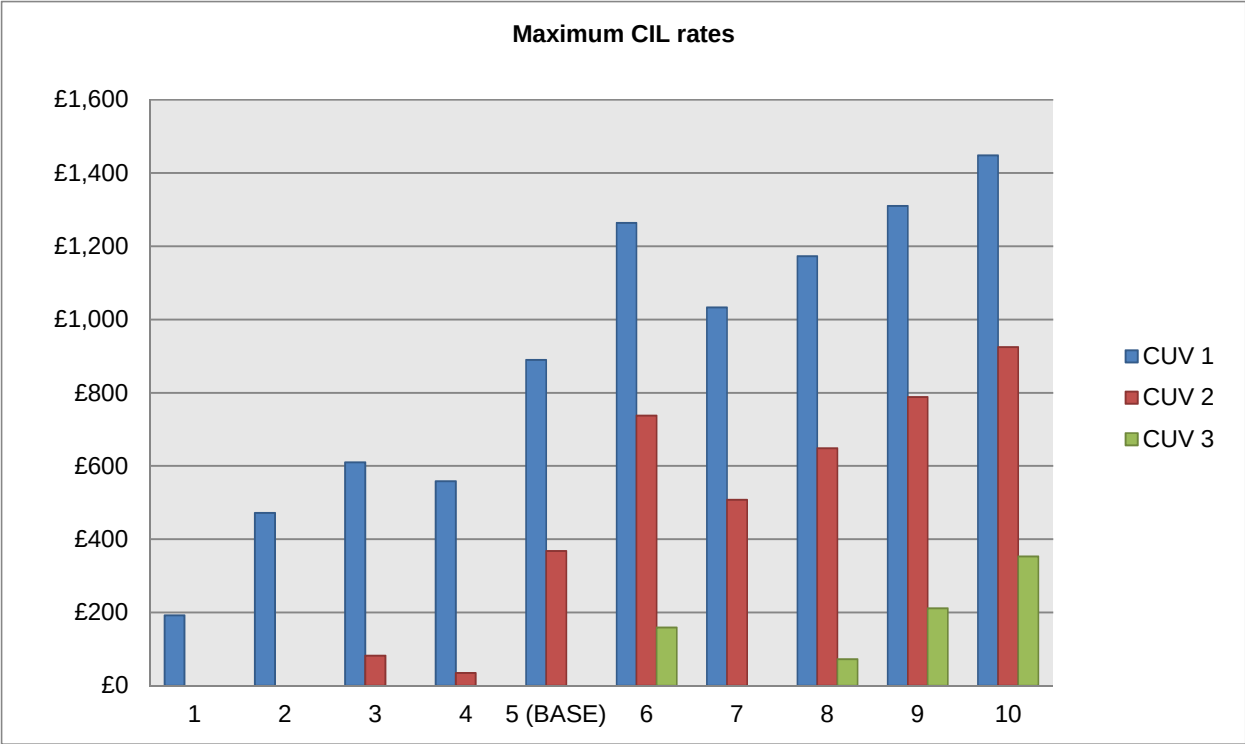
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£20.00	6.25%	2.00 years	20.00%
Current use value 2	£25.00	6.00%	2.00 years	20.00%
Current use value 3	£30.00	5.75%	2.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-13%	£192	£0	£0
Appraisal 2	-7%	£472	£0	£0
Appraisal 3	-5%	£610	£82	£0
Appraisal 4	0%	£559	£34	£0
Appraisal 5 (base)	-	£890	£368	£0
Appraisal 6	0%	£1,264	£738	£159
Appraisal 7	2%	£1,033	£508	£0
Appraisal 8	4%	£1,173	£648	£72
Appraisal 9	6%	£1,311	£788	£211
Appraisal 10	8%	£1,449	£925	£353



DEVELOPMENT APPRAISAL

Commercial Development

Use class:	Office & 10% Aff Workspace
Location:	North Docklands including CW

DEVELOPMENT VALUE			Common assumptions		Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10	
Rental Income	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	£ psf	£ per annum
Market Rent	27,000		£40.00	£1,080,000	£42	£1,134,000	£43.00	£1,161,000	£45.00	£1,215,000	£45.00	£1,215,000	£45.00	£1,215,000	£46.00	£1,242,000	£47.00	£1,269,000	£48.00	£1,296,000	£49.00	£1,323,000	£49.00	£1,323,000
Affordable Workspace Rent	3,000		£20.00	£60,000	£21	£63,000	£21.50	£64,500	£22.50	£67,500	£22.50	£67,500	£22.50	£67,500	£23.00	£69,000	£23.50	£70,500	£24.00	£72,000	£24.50	£73,500	£24.50	£73,500
Market Rent			£40.00	£0	£42	£0	£43.00	£0	£45.00	£0	£45.00	£0	£45.00	£0	£46.00	£0	£47.00	£0	£48.00	£0	£49.00	£0	£49.00	£0
Total floor area / rent		30,000		£1,140,000		£1,197,000		£1,225,500		£1,282,500		£1,282,500		£1,282,500		£1,311,000		£1,339,500		£1,368,000		£1,396,500		£1,396,500
Rent free/voids (years)			2.0	0.9114	2.0	0.9114	2.0	0.9114	2.0	0.9070	2.0	0.9114	2.0	0.9157	2.0	0.9114	2.0	0.9114	2.0	0.9114	2.0	0.9114	2.0	0.9114
Yield (NB AW @ 6%)			4.75%		4.75%		4.75%		5.00%		4.75%		4.50%		4.75%		4.75%		4.75%		4.75%		4.75%	
Capitalised rent				£21,632,907		£22,714,552		£23,255,375		£23,061,224		£24,337,020		£25,754,905		£24,877,843		£25,418,665		£25,959,488		£26,500,311		£26,500,311
GROSS DEVELOPMENT VALUE																								
Purchaser's costs	6.80%			£1,471,038		£1,544,590		£1,581,365		£1,568,163		£1,654,917		£1,751,334		£1,691,693		£1,728,469		£1,765,245		£1,802,021		£1,802,021
				£20,161,869		£21,169,963		£21,674,009		£21,493,061		£22,682,103		£24,003,571		£23,186,149		£23,690,196		£24,194,243		£24,698,290		£24,698,290
Land costs				£7,434,793		£7,434,793		£7,434,793		£7,434,793		£7,434,793		£7,434,793		£7,434,793		£7,434,793		£7,434,793		£7,434,793		£7,434,793
Stamp duty and acquisition costs				-£505,566		-£505,566		-£505,566		-£505,566		-£505,566		-£505,566		-£505,566		-£505,566		-£505,566		-£505,566		-£505,566
Development Costs																								
Existing floor area	50%	15,000																						
Demolition costs	£8 psf			£120,000		£120,000		£120,000		£120,000		£120,000		£120,000		£120,000		£120,000		£120,000		£120,000		£120,000
Building costs	£219 psf			£8,011,121		£8,011,121		£8,011,121		£8,011,121		£8,011,121		£8,011,121		£8,011,121		£8,011,121		£8,011,121		£8,011,121		£8,011,121
Area	82% grs to net	36,585																						
External works & BREEAM	12.00%			£961,335		£961,335		£961,335		£961,335		£961,335		£961,335		£961,335		£961,335		£961,335		£961,335		£961,335
Professional fees	10.00%			£909,246		£909,246		£909,246		£909,246		£909,246		£909,246		£909,246		£909,246		£909,246		£909,246		£909,246
Contingency	5.00%			£500,085		£500,085		£500,085		£500,085		£500,085		£500,085		£500,085		£500,085		£500,085		£500,085		£500,085
Residual S106 & Mayoral CIL	£19 psf			£575,608		£575,608		£575,608		£575,608		£575,608		£575,608		£575,608		£575,608		£575,608		£575,608		£575,608
CIL	£s psf	30,000	-£85	-£2,547,955	-£58	-£1,752,191	-£46	-£1,370,839	-£50	-£1,509,742	-£19	-£584,438	£15	£443,102	-£6	-£189,496	£7	£200,391	£20	£588,678	£33	£983,913		£983,913
Disposal Costs																								
Letting Agent's fee (% of rent)	10.00%			£114,000		£119,700		£122,550		£128,250		£128,250		£128,250		£131,100		£133,950		£136,800		£139,650		£139,650
Agent's fees (on capital value)	1.00%			£216,329		£227,146		£232,554		£230,612		£243,370		£257,549		£248,778		£254,187		£259,595		£265,003		£265,003
Legal fees (% of capital value)	0.75%			£162,247		£162,247		£162,247		£162,247		£162,247		£162,247		£162,247		£162,247		£162,247		£162,247		£162,247
Finance																								
Loan arrangement fee				£0		£0		£0		£0		£0		£0		£0		£0		£0		£0		£0
Interest rate	7.00%																							
Interest	18 months			£837,440		£880,085		£900,539		£893,444		£942,693		£997,383		£963,861		£984,763		£1,005,582		£1,026,765		£1,026,765
Profit on cost				£3,373,187		£3,526,355		£3,620,337		£3,581,629		£3,783,360		£4,008,420		£3,863,039		£3,948,038		£4,034,721		£4,114,091		£4,114,091
Profit on cost (%)				20.09%		19.99%		20.05%		20.00%		20.02%		20.05%		19.99%		20.00%		20.01%		19.99%		19.99%
Net additional floorspace (sq ft)		15,000		15,000		15,000		15,000		15,000		15,000		15,000		15,000		15,000		15,000		15,000		15,000
Net additional floorspace (sq m)		1,394		1,394		1,394		1,394		1,394		1,394		1,394		1,394		1,394		1,394		1,394		1,394

CURRENT USE VALUE
Commercial Development

Use class:	Office & 10% Aff Workspace

	Common assumptions		CUV 1		CUV 2		CUV 3	
Current use value								
Existing space as percentage of new	50%	15,000						
Rent per sq ft			£20 psf		£25 psf		£30 psf	
Rental income per annum			£300,000		£375,000		£450,000	
Rent free/voids (years)			2.0	0.8858	2.0	0.8900	2.0	0.8942
Total revenue, capitalised (including all costs)			6.25%		6.00%		5.75%	
Refurbishment costs	£50 psf		£750,000		£750,000		£750,000	
Fees	7%		£52,500		£52,500		£52,500	
Capitalised rent, net of refurb and fees			£3,449,403		£4,759,978		£6,195,661	
Purchaser's costs	6.80%							
Current use value			£3,449,403		£4,759,978		£6,195,661	
CUV including Landowner premium			20% £4,139,284		20.00% £5,711,973		20.00% £7,434,793	

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Office
Location:	South Docklands

	£s per sqft	Yield	Rent free
Appraisal 1	£32.00	5.50%	2.00 years
Appraisal 2	£33.00	5.50%	2.00 years
Appraisal 3	£34.00	5.50%	2.00 years
Appraisal 4	£35.00	5.75%	2.00 years
Appraisal 5 (base)	£35.00	5.50%	2.00 years
Appraisal 6	£35.00	5.25%	2.00 years
Appraisal 7	£36.00	5.50%	2.00 years
Appraisal 8	£37.00	5.50%	2.00 years
Appraisal 9	£38.00	5.50%	2.00 years
Appraisal 10	£39.00	5.50%	2.00 years

Existing floorspace as % of new
50%

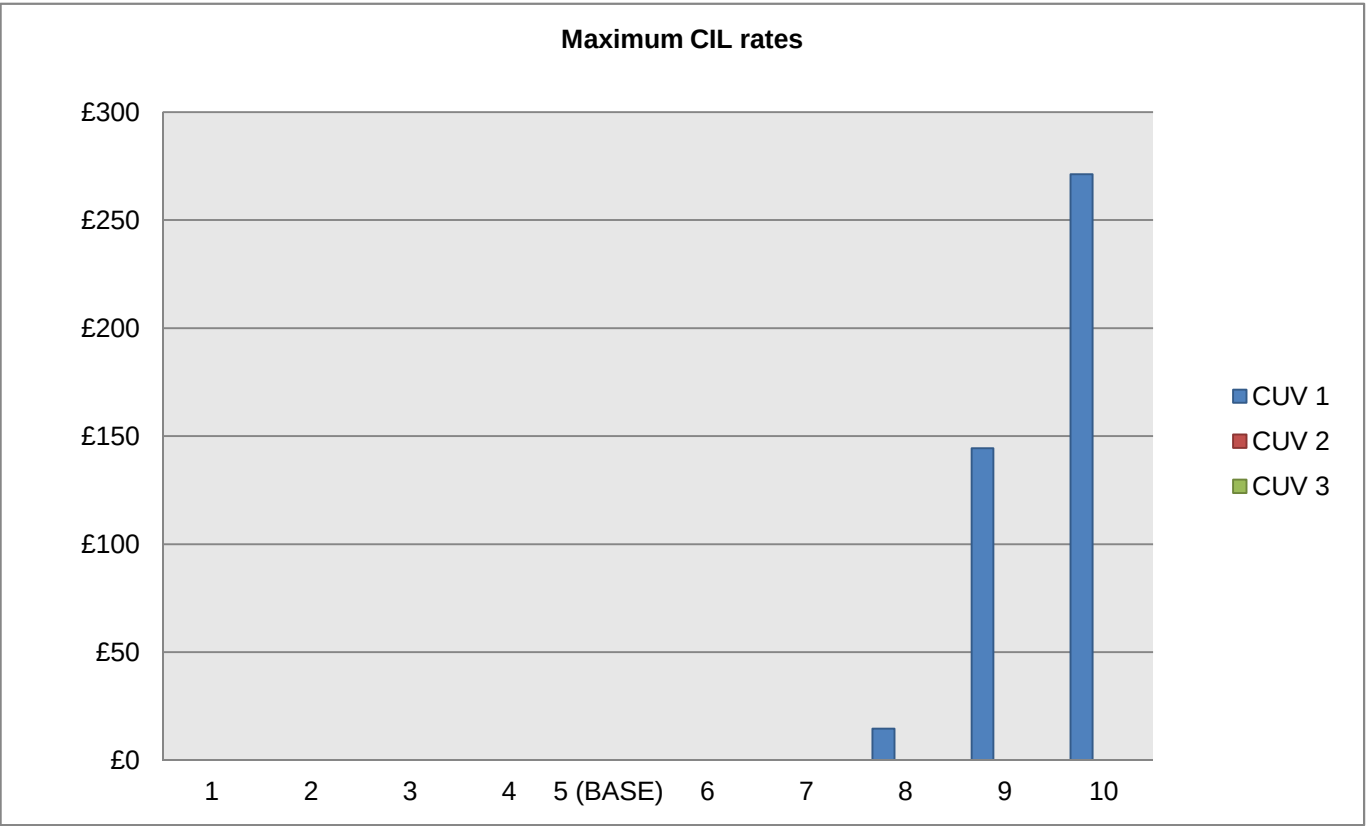
Net off existing floorspace from CIL calculation: N

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£15.00	7.00%	2.00 years	20.00%
Current use value 2	£20.00	6.25%	2.00 years	20.00%
Current use value 3	£25.00	6.00%	2.00 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%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	3%	£0	£0	£0
Appraisal 8	5%	£15	£0	£0
Appraisal 9	8%	£144	£0	£0
Appraisal 10	10%	£271	£0	£0



DEVELOPMENT APPRAISAL

Commercial Development

Use class:	Office
Location:	South Docklands

[illegible]

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	50%	15,000						
Rent per sq ft			£15 psf		£20 psf		£25 psf	
Rental income per annum			£225,000		£300,000		£375,000	
Rent free/voids (years)			2.0	0.8734	2.0	0.8858	2.0	0.8900
Total revenue, capitalised (including all costs)			7.00%		6.25%		6.00%	
Refurbishment costs	£50 psf		£750,000		£750,000		£750,000	
Fees	7%		£52,500		£52,500		£52,500	
Capitalised rent, net of refurb and fees			£2,004,982		£3,449,403		£4,759,978	
	6.80%							
Current use value			£2,004,982		£3,449,403		£4,759,978	
CUV including Landowner premium			20% £2,405,978		20.00% £4,139,284		20.00% £5,711,973	

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Office
Location:	LBTH - Rest of Borough

	£s per sqft	Yield	Rent free
Appraisal 1	£17.00	6.50%	2.00 years
Appraisal 2	£18.00	6.50%	2.00 years
Appraisal 3	£19.00	6.50%	2.00 years
Appraisal 4	£20.00	6.75%	2.00 years
Appraisal 5 (base)	£20.00	6.50%	2.00 years
Appraisal 6	£20.00	6.25%	2.00 years
Appraisal 7	£21.00	6.50%	2.00 years
Appraisal 8	£22.00	6.50%	2.00 years
Appraisal 9	£23.00	6.50%	2.00 years
Appraisal 10	£24.00	6.50%	2.00 years

Existing floorspace as % of new
50%

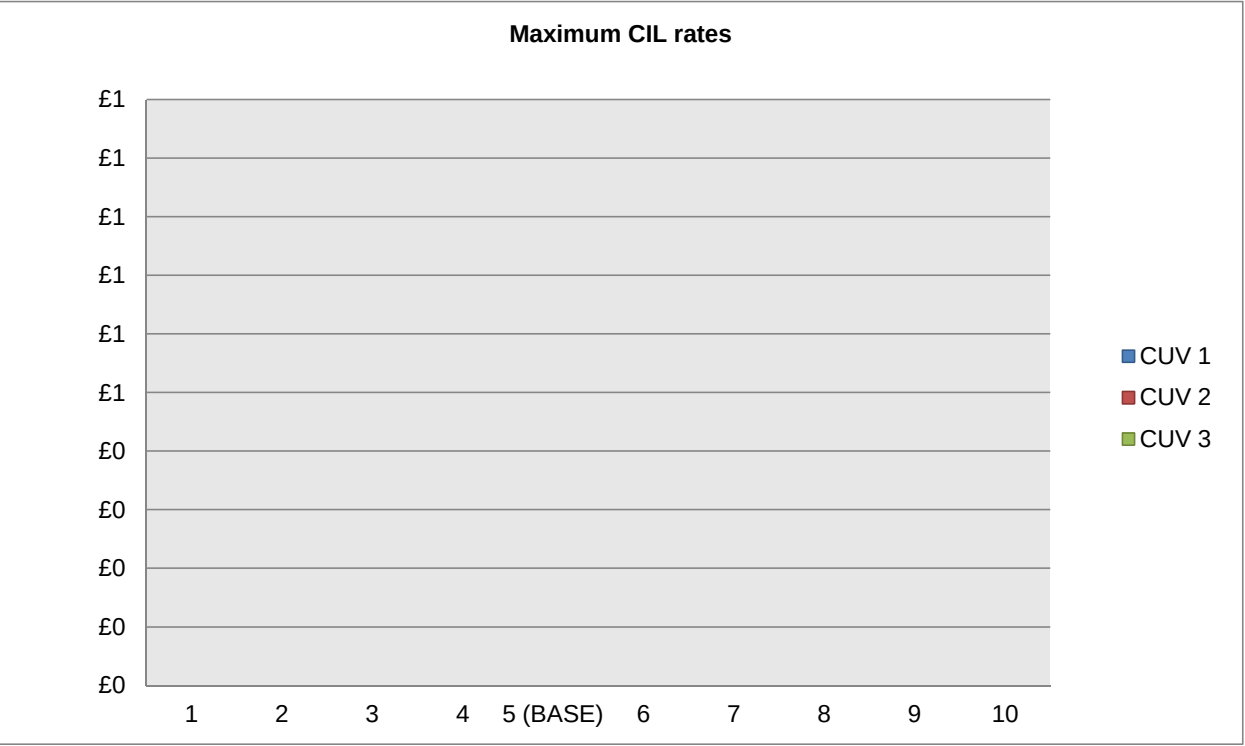
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£9.00	7.50%	2.00 years	20.00%
Current use value 2	£12.50	7.00%	2.00 years	20.00%
Current use value 3	£15.00	7.00%	2.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-18%	£0	£0	£0
Appraisal 2	-11%	£0	£0	£0
Appraisal 3	-5%	£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



DEVELOPMENT APPRAISAL

Commercial Development

Use class:	Office
Location:	LBTH - Rest of Borough

DEVELOPMENT VALUE			Common assumptions		Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10		
Rental Income	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	£ psf	£ per annum	
Rent - area 1	30,000		£17.00	£510,000	£18	£540,000	£19.00	£570,000	£20.00	£600,000	£20.00	£600,000	£20.00	£600,000	£21.00	£630,000	£22.00	£660,000	£23.00	£690,000	£24.00	£720,000	£23.00	£690,000	
Rent - area 2			£17.00	£0	£18	£0	£19.00	£0	£20.00	£0	£20.00	£0	£20.00	£0	£21.00	£0	£22.00	£0	£23.00	£0	£24.00	£0	£23.00	£0	
Rent - area 3			£17.00	£0	£18	£0	£19.00	£0	£20.00	£0	£20.00	£0	£20.00	£0	£21.00	£0	£22.00	£0	£23.00	£0	£24.00	£0	£23.00	£0	
Total floor area / rent	30,000			£510,000		£540,000		£570,000		£600,000		£600,000		£600,000		£630,000		£660,000		£690,000		£720,000		£720,000	
Rent free/voids (years)			2.0	0.8817	2.0	0.8817	2.0	0.8817	2.0	0.8775	2.0	0.8817	2.0	0.8858	2.0	0.8817	2.0	0.8817	2.0	0.8817	2.0	0.8817	2.0	0.8817	
Yield			6.50%		6.50%		6.50%		6.75%		6.50%		6.25%		6.50%		6.50%		6.50%		6.50%		6.50%		6.50%
Capitalised rent				£6,917,634		£7,324,554		£7,731,474		£7,800,307		£8,138,393		£8,503,806		£8,545,313		£8,952,233		£9,359,152		£9,766,072		£9,766,072	
GROSS DEVELOPMENT VALUE																									
Purchaser's costs	6.80%			£470,399		£498,070		£525,740		£530,421		£553,411		£578,259		£581,081		£608,752		£636,422		£664,093		£664,093	
				£6,447,235		£6,826,484		£7,205,733		£7,269,886		£7,584,983		£7,925,547		£7,964,232		£8,343,481		£8,722,730		£9,101,979		£9,101,979	
DEVELOPMENT COSTS																									
Land costs				£2,694,878		£2,694,878		£2,694,878		£2,694,878		£2,694,878		£2,694,878		£2,694,878		£2,694,878		£2,694,878		£2,694,878		£2,694,878	
Stamp duty and acquisition costs				-£183,252		-£183,252		-£183,252		-£183,252		-£183,252		-£183,252		-£183,252		-£183,252		-£183,252		-£183,252		-£183,252	
Development Costs																									
Existing floor area	50%	15,000																							
Demolition costs	£8 psf			£120,000		£120,000		£120,000		£120,000		£120,000		£120,000		£120,000		£120,000		£120,000		£120,000		£120,000	
Building costs	£191 psf			£7,001,659		£7,001,659		£7,001,659		£7,001,659		£7,001,659		£7,001,659		£7,001,659		£7,001,659		£7,001,659		£7,001,659		£7,001,659	
Area	82% grs to net	36,585																							
External works & BREEM	12.00%			£840,199		£840,199		£840,199		£840,199		£840,199		£840,199		£840,199		£840,199		£840,199		£840,199		£840,199	
Professional fees	10.00%			£796,186		£796,186		£796,186		£796,186		£796,186		£796,186		£796,186		£796,186		£796,186		£796,186		£796,186	
Contingency	5.00%			£437,902		£437,902		£437,902		£437,902		£437,902		£437,902		£437,902		£437,902		£437,902		£437,902		£437,902	
Residual S106 & Mayoral CIL	£8 psf			£227,224		£227,224		£227,224		£227,224		£227,224		£227,224		£227,224		£227,224		£227,224		£227,224		£227,224	
CIL	£s psf	30,000	-£233	-£7,002,116	-£224	-£6,705,077	-£214	-£6,412,216	-£212	-£6,365,165	-£204	-£6,119,308	-£195	-£5,853,548	-£194	-£5,826,359	-£184	-£5,534,360	-£175	-£5,243,476	-£165	-£4,952,425	-£165	-£4,952,425	
Disposal Costs																									
Letting Agent's fee (% of rent)	10.00%			£51,000		£54,000		£57,000		£60,000		£60,000		£60,000		£63,000		£66,000		£69,000		£72,000		£72,000	
Agent's fees (on capital value)	1.00%			£69,176		£73,246		£77,315		£81,384		£81,384		£85,038		£85,453		£89,522		£93,592		£97,661		£97,661	
Legal fees (% of capital value)	0.75%			£51,882		£51,882		£51,882		£51,882		£51,882		£51,882		£51,882		£51,882		£51,882		£51,882		£51,882	
Finance																									
Loan arrangement fee				£0		£0		£0		£0		£0		£0		£0		£0		£0		£0		£0	
Interest rate	7.00%																								
Interest	18 months			£267,999		£283,964		£299,711		£302,375		£315,460		£329,604		£331,211		£346,912		£362,554		£378,205		£378,205	
Profit on cost				£1,074,497		£1,133,673		£1,197,246		£1,207,995		£1,260,768		£1,317,775		£1,324,249		£1,388,729		£1,454,382		£1,519,860		£1,519,860	
Profit on cost (%)				20.00%		19.91%		19.93%		19.93%		19.94%		19.94%		19.94%		19.97%		20.01%		20.05%		20.05%	
Net additional floorspace (sq ft)		15,000		15,000		15,000		15,000		15,000		15,000		15,000		15,000		15,000		15,000		15,000		15,000	
Net additional floorspace (sq m)		1,394		1,394		1,394		1,394		1,394		1,394		1,394		1,394		1,394		1,394		1,394		1,394	

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	50%	15,000						
Rent per sq ft			£9 psf		£13 psf		£15 psf	
Rental income per annum			£135,000		£187,500		£225,000	
Rent free/voids (years)			2.0	0.8653	2.0	0.8734	2.0	0.8734
Total revenue, capitalised (including all costs)			7.50%		7.00%		7.00%	
Refurbishment costs	£35 psf		£525,000		£525,000		£525,000	
Fees	7%		£36,750		£36,750		£36,750	
Capitalised rent, net of refurb and fees			£995,849		£1,777,818		£2,245,732	
Purchaser's costs	6.80%							
Current use value			£995,849		£1,777,818		£2,245,732	
CUV including Landowner premium			20% £1,195,018		20.00% £2,133,382		20.00% £2,694,878	

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Industrial and Warehousing
Location:	LB Tower Hamlets

	£s per sqft	Yield	Rent free
Appraisal 1	£10.00	4.75%	2.00 years
Appraisal 2	£11.00	4.75%	2.00 years
Appraisal 3	£12.00	4.75%	2.00 years
Appraisal 4	£12.75	5.00%	2.00 years
Appraisal 5 (base)	£12.75	4.75%	2.00 years
Appraisal 6	£12.75	4.50%	2.00 years
Appraisal 7	£13.00	4.70%	2.00 years
Appraisal 8	£13.50	4.75%	2.00 years
Appraisal 9	£14.00	4.75%	2.00 years
Appraisal 10	£14.50	4.75%	2.00 years

Existing floorspace as % of new
50%

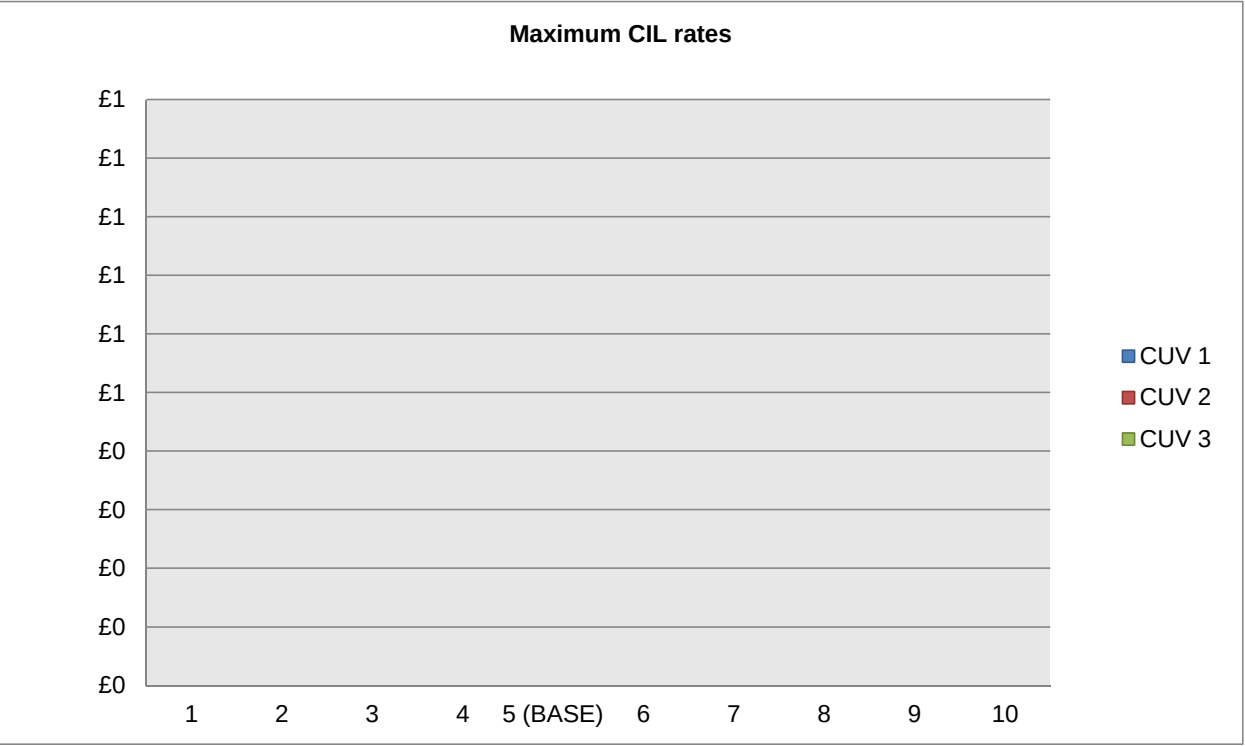
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£7.00	7.00%	2.00 years	20.00%
Current use value 2	£8.00	7.00%	2.00 years	20.00%
Current use value 3	£9.00	7.00%	2.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-28%	£0	£0	£0
Appraisal 2	-16%	£0	£0	£0
Appraisal 3	-6%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	2%	£0	£0	£0
Appraisal 8	6%	£0	£0	£0
Appraisal 9	9%	£0	£0	£0
Appraisal 10	12%	£0	£0	£0



DEVELOPMENT APPRAISAL

Commercial Development

Use class:	Industrial and Warehousing
Location:	LB Tower Hamlets

DEVELOPMENT VALUE			Common assumptions		Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10	
Rental Income	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	£ psf	£ per annum
Rent - area 1	5,000		£10.00	£50,000	£11	£55,000	£12.00	£60,000	£12.75	£63,750	£12.75	£63,750	£12.75	£63,750	£12.75	£63,750	£13.00	£65,000	£13.50	£67,500	£14.00	£70,000	£14.50	£72,500
Rent - area 2	5,000		£10.00	£50,000	£11	£55,000	£12.00	£60,000	£12.75	£63,750	£12.75	£63,750	£12.75	£63,750	£12.75	£63,750	£13.00	£65,000	£13.50	£67,500	£14.00	£70,000	£14.50	£72,500
Rent - area 3	5,000		£10.00	£50,000	£11	£55,000	£12.00	£60,000	£12.75	£63,750	£12.75	£63,750	£12.75	£63,750	£12.75	£63,750	£13.00	£65,000	£13.50	£67,500	£14.00	£70,000	£14.50	£72,500
Total floor area / rent		15,000		£150,000		£165,000		£180,000		£191,250		£191,250		£191,250		£191,250		£195,000		£202,500		£210,000		£217,500
Rent free/voids (years)			2.0	0.9114	2.0	0.9114	2.0	0.9114	2.0	0.9070	2.0	0.9114	2.0	0.9157	2.0	0.9122	2.0	0.9114	2.0	0.9114	2.0	0.9114	2.0	0.9114
Yield			4.75%		4.75%		4.75%		5.00%		4.75%		4.50%		4.70%		4.75%		4.75%		4.75%		4.75%	
Capitalised rent				£2,877,992		£3,165,791		£3,453,590		£3,469,388		£3,669,440		£3,891,852		£3,784,804		£3,885,289				£4,029,189		£4,173,088

CURRENT USE VALUE
Commercial Development

Use class:	Industrial and Warehousing

	Common assumptions		CUV 1		CUV 2		CUV 3	
Current use value								
Existing space as percentage of new	50%	7,500						
Rent per sq ft			£7 psf		£8 psf		£9 psf	
Rental income per annum			£52,500		£60,000		£67,500	
Rent free/voids (years)			2.0	0.8734	2.0	0.8734	2.0	0.8734
Total revenue, capitalised (including all costs)			7.00%		7.00%		7.00%	
Refurbishment costs	£30 psf		£225,000		£225,000		£225,000	
Fees	7%		£15,750		£15,750		£15,750	
Capitalised rent, net of refurb and fees			£414,329		£507,912		£601,494	
Purchaser's costs	6.80%							
Current use value			£414,329		£507,912		£601,494	
CUV including Landowner premium			20%	£497,195	20.00%	£609,494	20.00%	£721,793

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Retail
Location:	Prime - City Fringe & Canary Wharf

	£s per sqft	Yield	Rent free
Appraisal 1	£44.00	4.50%	2.00 years
Appraisal 2	£46.00	4.50%	2.00 years
Appraisal 3	£48.00	4.50%	2.00 years
Appraisal 4	£50.00	4.75%	2.00 years
Appraisal 5 (base)	£50.00	4.50%	2.00 years
Appraisal 6	£50.00	4.25%	2.00 years
Appraisal 7	£52.00	4.50%	2.00 years
Appraisal 8	£54.00	4.50%	2.00 years
Appraisal 9	£56.00	4.50%	2.00 years
Appraisal 10	£60.00	4.50%	2.00 years

Existing floorspace as % of new
50%

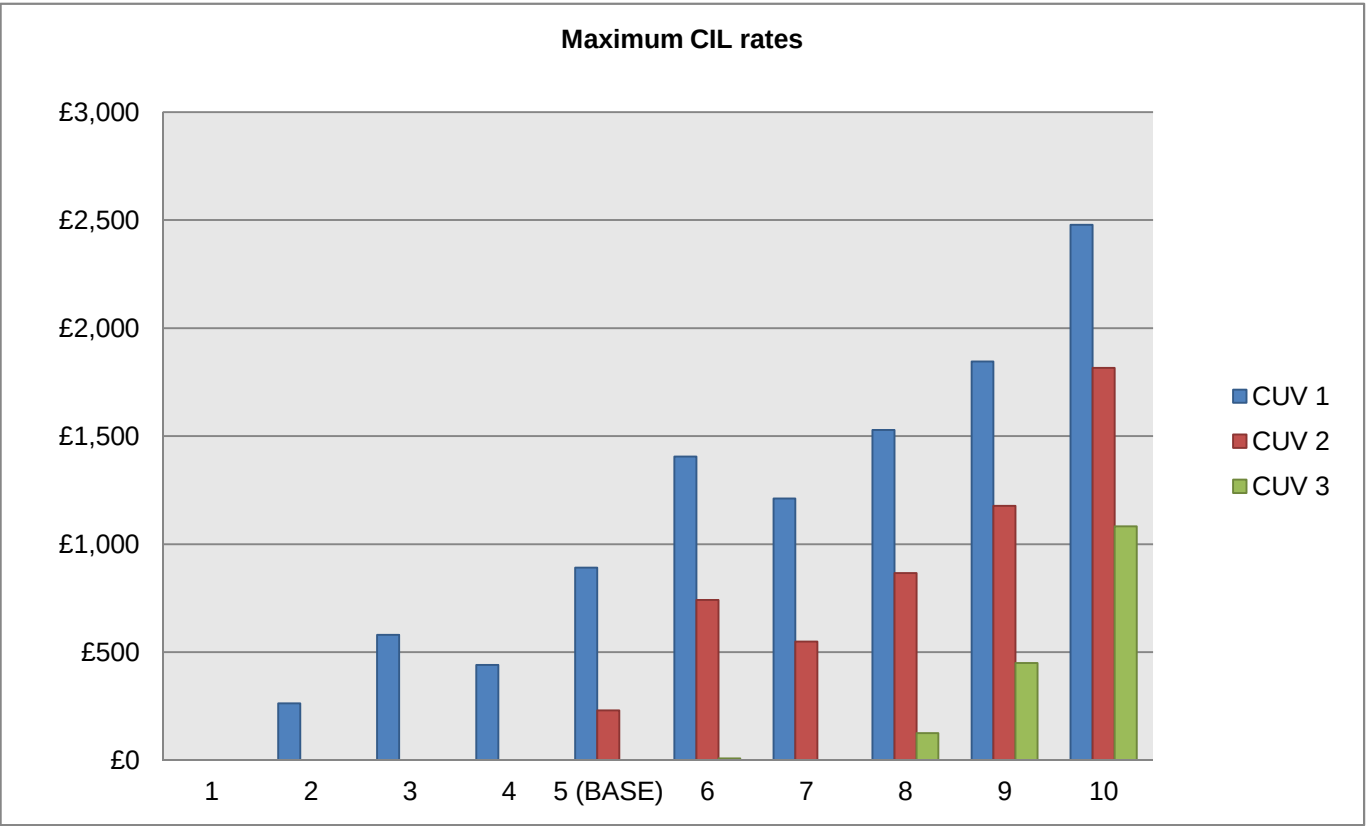
Net off existing floorspace from CIL calculation: N

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£30.00	5.75%	2.00 years	20.00%
Current use value 2	£35.00	5.50%	2.00 years	20.00%
Current use value 3	£40.00	5.25%	2.00 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%	£263	£0	£0
Appraisal 3	-4%	£579	£0	£0
Appraisal 4	0%	£441	£0	£0
Appraisal 5 (base)	-	£892	£230	£0
Appraisal 6	0%	£1,406	£742	£8
Appraisal 7	4%	£1,212	£549	£0
Appraisal 8	7%	£1,529	£865	£125
Appraisal 9	11%	£1,846	£1,177	£450
Appraisal 10	17%	£2,479	£1,816	£1,082



DEVELOPMENT APPRAISAL

Commercial Development

Use class:	Retail
Location:	Prime - City Fringe & Canary Wharf

DEVELOPMENT VALUE			Common assumptions		Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10		
Rental Income	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	£ psf	£ per annum	
Rent - area 1	3,000		£44.00	£132,000	£46	£138,000	£48.00	£144,000	£50.00	£150,000	£50.00	£150,000	£50.00	£150,000	£50.00	£150,000	£52.00	£156,000	£54.00	£162,000	£56.00	£168,000	£60.00	£180,000	
Rent - area 2	3,000		£44.00	£132,000	£46	£138,000	£48.00	£144,000	£50.00	£150,000	£50.00	£150,000	£50.00	£150,000	£50.00	£150,000	£52.00	£156,000	£54.00	£162,000	£56.00	£168,000	£60.00	£180,000	
Rent - area 3	3,000		£44.00	£132,000	£46	£138,000	£48.00	£144,000	£50.00	£150,000	£50.00	£150,000	£50.00	£150,000	£50.00	£150,000	£52.00	£156,000	£54.00	£162,000	£56.00	£168,000	£60.00	£180,000	
Total floor area / rent		9,000		£396,000		£414,000		£432,000		£450,000		£450,000		£450,000		£450,000		£468,000		£486,000		£504,000		£540,000	
Rent free/voids (years)			2.0	0.9157	2.0	0.9157	2.0	0.9157	2.0	0.9114	2.0	0.9157	2.0	0.9201	2.0	0.9157	2.0	0.9157	2.0	0.9157	2.0	0.9157	2.0	0.9157	
Yield			4.50%		4.50%		4.50%		4.75%		4.50%		4.25%		4.50%		4.50%		4.50%		4.50%		4.50%		4.50%
Capitalised rent				£8,058,424		£8,424,716		£8,791,008		£8,633,976		£9,157,300		£9,742,523		£9,523,591		£9,889,883				£10,256,175		£10,988,759	
GROSS DEVELOPMENT VALUE																									
Purchaser's costs	6.80%			£547,973		£572,881		£597,789		£587,110		£622,696		£662,492		£647,604		£672,512				£697,420		£747,236	
				£7,510,451		£7,851,835		£8,193,219		£8,046,866		£8,534,603		£9,080,032		£8,875,987		£9,217,371				£9,558,756		£10,241,524	
DEVELOPMENT COSTS																									
Land costs				£3,425,171		£3,425,171		£3,425,171		£3,425,171		£3,425,171		£3,425,171		£3,425,171		£3,425,171				£3,425,171		£3,425,171	
Stamp duty and acquisition costs				-£232,912		-£232,912		-£232,912		-£232,912		-£232,912		-£232,912		-£232,912		-£232,912				-£232,912		-£232,912	
Development Costs																									
Existing floor area	50%	4,500																							
Demolition costs	£8 psf			£36,000		£36,000		£36,000		£36,000		£36,000		£36,000		£36,000		£36,000				£36,000		£36,000	
Building costs	£242 psf			£2,652,133		£2,652,133		£2,652,133		£2,652,133		£2,652,133		£2,652,133		£2,652,133		£2,652,133				£2,652,133		£2,652,133	
Area	82% grs to net	10,976																							
External works & BREAM	12.00%			£318,256		£318,256		£318,256		£318,256		£318,256		£318,256		£318,256		£318,256				£318,256		£318,256	
Professional fees	10.00%			£300,639		£300,639		£300,639		£300,639		£300,639		£300,639		£300,639		£300,639				£300,639		£300,639	
Contingency	5.00%			£165,351		£165,351		£165,351		£165,351		£165,351		£165,351		£165,351		£165,351				£165,351		£165,351	
Res S106, Mayoral CIL & Crosrail S106	£17 psf			£155,960		£155,960		£155,960		£155,960		£155,960		£155,960		£155,960		£155,960				£155,960		£155,960	
CIL	£s psf	9,000	-£135	-£1,213,511	-£105	-£948,993	-£76	-£684,008	-£89	-£801,826	-£46,672	-£420,051	£1	£6,806	-£17	-£153,815	£12	£104,917	£42			£375,871	£101	£904,867	
Disposal Costs																									
Letting Agent's fee (% of rent)	10.00%			£39,600		£41,400		£43,200		£45,000		£45,000		£45,000		£46,800		£48,600				£50,400		£54,000	
Agent's fees (on capital value)	1.00%			£80,584		£84,247		£87,910		£86,340		£91,573		£97,425		£95,236		£98,899				£102,562		£109,888	
Legal fees (% of capital value)	0.75%			£60,438		£60,438		£60,438		£60,438		£60,438		£60,438		£60,438		£60,438				£60,438		£60,438	
Finance																									
Loan arrangement fee				£0		£0		£0		£0		£0		£0		£0		£0				£0		£0	
Interest rate	7.00%																								
Interest	18 months			£471,448		£485,622		£499,821		£493,648		£513,965		£536,683		£528,230		£542,100				£556,612		£584,958	
Profit on cost				£1,251,293		£1,308,522		£1,365,259		£1,342,667		£1,423,079		£1,513,081		£1,478,499		£1,541,818				£1,592,274		£1,706,774	
Profit on cost (%)				19.99%		20.00%		20.00%		20.03%		20.01%		20.00%		19.99%		20.09%				19.99%		20.00%	
Net additional floorspace (sq ft)		4,500		4,500		4,500		4,500		4,500		4,500		4,500		4,500		4,500				4,500		4,500	
Net additional floorspace (sq m)		418		418		418		418		418		418		418		418		418				418		418	

CURRENT USE VALUE
Commercial Development

Use class:	Retail

	Common assumptions		CUV 1		CUV 2		CUV 3	
Current use value								
Existing space as percentage of new	50%	4,500						
Rent per sq ft			£30 psf		£35 psf		£40 psf	
Rental income per annum			£135,000		£157,500		£180,000	
Rent free/voids (years)			2.0	0.8942	2.0	0.8985	2.0	0.9027
Total revenue, capitalised (including all costs)			5.75%		5.50%		5.25%	
Refurbishment costs	£50 psf		£225,000		£225,000		£225,000	
Fees	7%		£15,750		£15,750		£15,750	
Capitalised rent, net of refurb and fees			£1,858,698		£2,332,091		£2,854,309	
	6.80%							
Current use value			£1,858,698		£2,332,091		£2,854,309	
CUV including Landowner premium			20% £2,230,438		20.00% £2,798,509		20.00% £3,425,171	

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Retail
Location:	LBTH - Rest of Borough

	£s per sqft	Yield	Rent free
Appraisal 1	£25.00	6.00%	2.00 years
Appraisal 2	£27.00	6.00%	2.00 years
Appraisal 3	£29.00	6.00%	2.00 years
Appraisal 4	£30.00	6.25%	2.00 years
Appraisal 5 (base)	£30.00	6.00%	2.00 years
Appraisal 6	£30.00	5.75%	2.00 years
Appraisal 7	£31.00	6.00%	2.00 years
Appraisal 8	£32.00	6.00%	2.00 years
Appraisal 9	£33.00	6.00%	2.00 years
Appraisal 10	£34.00	6.00%	2.00 years

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£9.00	7.00%	2.00 years	20.00%
Current use value 2	£12.50	7.00%	2.00 years	20.00%
Current use value 3	£15.00	7.00%	2.00 years	20.00%

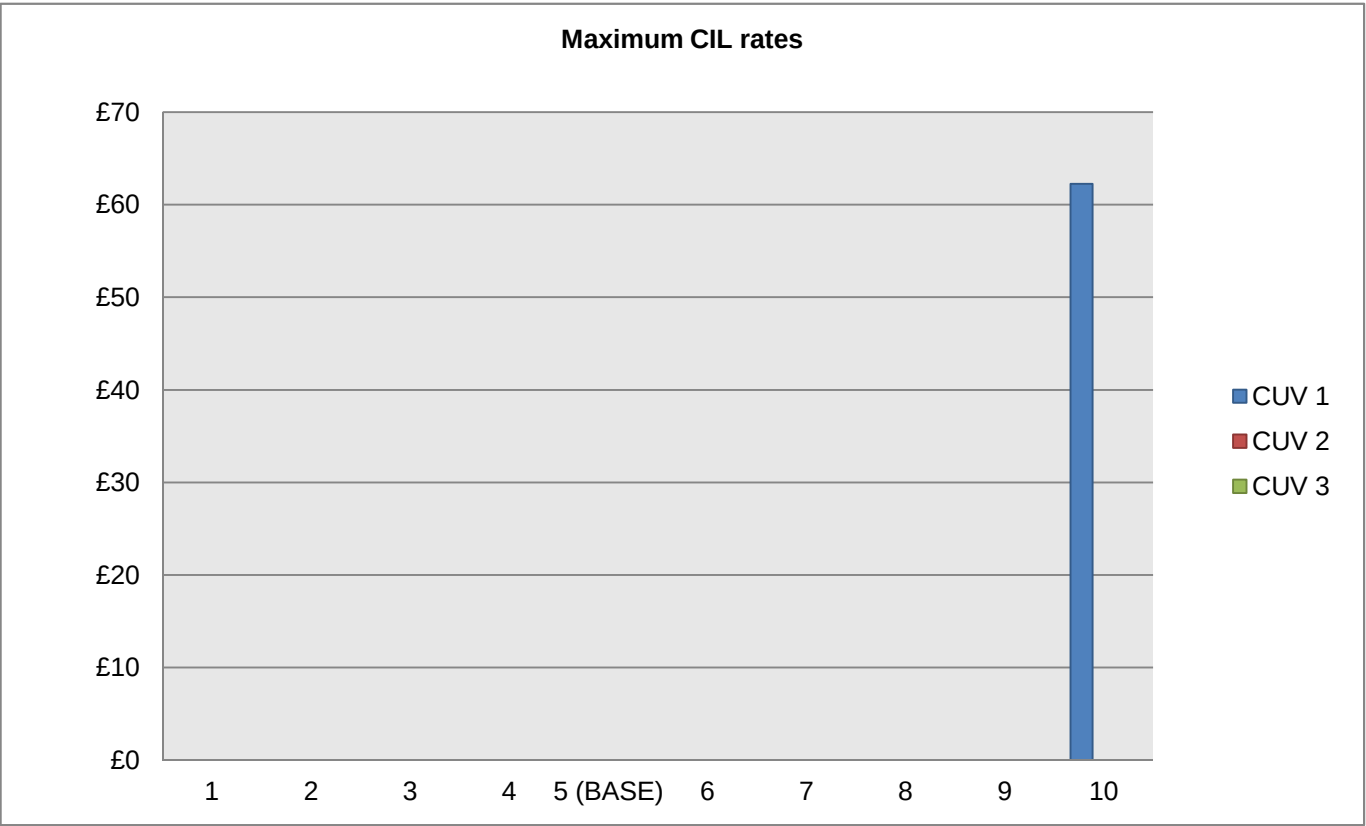
Existing floorspace as % of new
50%

Net off existing floorspace from CIL calculation: N

Ctrl + y to goal seek max CIL

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-20%	£0	£0	£0
Appraisal 2	-11%	£0	£0	£0
Appraisal 3	-3%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	3%	£0	£0	£0
Appraisal 8	6%	£0	£0	£0
Appraisal 9	9%	£0	£0	£0
Appraisal 10	12%	£62	£0	£0



DEVELOPMENT APPRAISAL

Commercial Development

Use class:	Retail
Location:	LBTH - Rest of Borough

DEVELOPMENT VALUE			Common assumptions		Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10			
<u>Rental Income</u>			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	£ psf	£ per annum	
Rent - area 1			3,000	£25.00	£75,000	£27	£81,000	£29.00	£87,000	£30.00	£90,000	£30.00	£90,000	£30.00	£90,000	£31.00	£93,000	£32.00	£96,000	£33.00	£99,000	£34.00	£102,000	£34.00	£102,000	
Rent - area 2			3,000	£25.00	£75,000	£27	£81,000	£29.00	£87,000	£30.00	£90,000	£30.00	£90,000	£30.00	£90,000	£31.00	£93,000	£32.00	£96,000	£33.00	£99,000	£34.00	£102,000	£34.00	£102,000	
Rent - area 3			3,000	£25.00	£75,000	£27	£81,000	£29.00	£87,000	£30.00	£90,000	£30.00	£90,000	£30.00	£90,000	£31.00	£93,000	£32.00	£96,000	£33.00	£99,000	£34.00	£102,000	£34.00	£102,000	
Total floor area / rent					9,000		£225,000		£243,000		£261,000		£270,000		£270,000		£270,000		£279,000		£288,000		£297,000		£306,000	
Rent free/voids (years)				2.0	0.8900	2.0	0.8900	2.0	0.8900	2.0	0.8858	2.0	0.8900	2.0	0.8942	2.0	0.8900	2.0	0.8900	2.0	0.8900	2.0	0.8900	2.0	0.8900	
Yield				6.00%		6.00%		6.00%		6.25%		6.00%		5.75%		6.00%		6.00%		6.00%		6.00%		6.00%		
Capitalised rent					£3,337,487		£3,604,486		£3,871,485		£3,826,713		£4,004,984		£4,198,896		£4,138,483		£4,271,983		£4,405,482		£4,538,982		£4,538,982	
GROSS DEVELOPMENT VALUE																										
Purchaser's costs			6.80%		£226,949		£245,105		£263,261		£260,216		£272,339		£285,525		£281,417		£290,495		£299,573		£308,651		£308,651	
					£3,110,538		£3,359,381		£3,608,224		£3,566,496		£3,732,645		£3,913,372		£3,857,067		£3,981,488		£4,105,910		£4,230,331		£4,230,331	
DEVELOPMENT COSTS																										
Land costs					£808,463		£808,463		£808,463		£808,463		£808,463		£808,463		£808,463		£808,463		£808,463		£808,463		£808,463	
Stamp duty and acquisition costs					-£54,976		-£54,976		-£54,976		-£54,976		-£54,976		-£54,976		-£54,976		-£54,976		-£54,976		-£54,976		-£54,976	
<u>Development Costs</u>																										
Existing floor area			50%	4,500																						
Demolition costs			£8 psf		£36,000		£36,000		£36,000		£36,000		£36,000		£36,000		£36,000		£36,000		£36,000		£36,000		£36,000	
Building costs			£190 psf		£2,080,104		£2,080,104		£2,080,104		£2,080,104		£2,080,104		£2,080,104		£2,080,104		£2,080,104		£2,080,104		£2,080,104		£2,080,104	
Area			82% grs to net	10,976																						
External works & BREAM			12.00%		£249,613		£249,613		£249,613		£249,613		£249,613		£249,613		£249,613		£249,613		£249,613		£249,613		£249,613	
Professional fees			10.00%		£236,572		£236,572		£236,572		£236,572		£236,572		£236,572		£236,572		£236,572		£236,572		£236,572		£236,572	
Contingency			5.00%		£130,114		£130,114		£130,114		£130,114		£130,114		£130,114		£130,114		£130,114		£130,114		£130,114		£130,114	
Res S106, Mayoral CIL & Crosrail S106			£8 psf		£68,167		£68,167		£68,167		£68,167		£68,167		£68,167		£68,167		£68,167		£68,167		£68,167		£68,167	
CIL			£s psf	9,000	-£134	-£1,209,667	-£113	-£1,017,074	-£92	-£824,456	-£95	-£857,956	-£80.906	-£728,150	-£65	-£588,495	-£70	-£632,812	-£60	-£537,699	-£49	-£439,430	-£38	-£344,485	-£38	-£344,485
<u>Disposal Costs</u>																										
Letting Agent's fee (% of rent)			10.00%		£22,500		£24,300		£26,100		£27,000		£27,000		£27,000		£27,900		£28,800		£29,700		£30,600		£30,600	
Agent's fees (on capital value)			1.00%		£33,375		£36,045		£38,715		£38,267		£40,050		£41,989		£41,385		£42,720		£44,055		£45,390		£45,390	
Legal fees (% of capital value)			0.75%		£25,031		£25,031		£25,031		£25,031		£25,031		£25,031		£25,031		£25,031		£25,031		£25,031		£25,031	
<u>Finance</u>																										
Loan arrangement fee					£0		£0		£0		£0		£0		£0		£0		£0		£0		£0		£0	
Interest rate			7.00%																							
Interest			18 months		£166,886		£177,232		£187,579		£185,844		£192,753		£200,186		£197,875		£202,986		£208,262		£213,364		£213,364	
Profit on cost					£518,354		£559,789		£601,196		£594,252		£621,903		£653,602		£643,629		£665,593		£684,233		£706,373		£706,373	
Profit on cost (%)					20.00%		20.00%		19.99%		19.99%		19.99%		20.05%		20.03%		20.07%		20.00%		20.04%		20.04%	
Net additional floorspace (sq ft)			4,500		4,500		4,500		4,500		4,500		4,500		4,500		4,500		4,500		4,500		4,500		4,500	
Net additional floorspace (sq m)			418		418		418		418		418		418		418		418		418		418		418		418	

CURRENT USE VALUE
Commercial Development

Use class:	Retail

LBTH - Rest of Borough

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	4,500					
Rent per sq ft		£9 psf		£13 psf		£15 psf	
Rental income per annum		£40,500		£56,250		£67,500	
Rent free/voids (years)		2.0	0.8734	2.0	0.8734	2.0	0.8734
Total revenue, capitalised (including all costs)		7.00%		7.00%		7.00%	
Refurbishment costs	£35 psf	£157,500		£157,500		£157,500	
Fees	7%	£11,025		£11,025		£11,025	
Capitalised rent, net of refurb and fees		£336,822		£533,345		£673,719	
	6.80%						
Current use value		£336,822		£533,345		£673,719	
CUV including Landowner premium		20%	£404,186	20.00%	£640,014	20.00%	£808,463

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Supermarkets and Retail Warehousing
Location:	Whole Borough

	£s per sqft	Yield	Rent free
Appraisal 1	£21.00	4.50%	.50 years
Appraisal 2	£22.00	4.50%	.50 years
Appraisal 3	£23.00	4.50%	.50 years
Appraisal 4	£24.00	4.75%	.50 years
Appraisal 5 (base)	£24.00	4.50%	.50 years
Appraisal 6	£24.00	4.25%	.50 years
Appraisal 7	£25.00	4.50%	.50 years
Appraisal 8	£26.00	4.50%	.50 years
Appraisal 9	£27.00	4.50%	.50 years
Appraisal 10	£28.00	4.50%	.50 years

Existing floorspace as % of new
50%

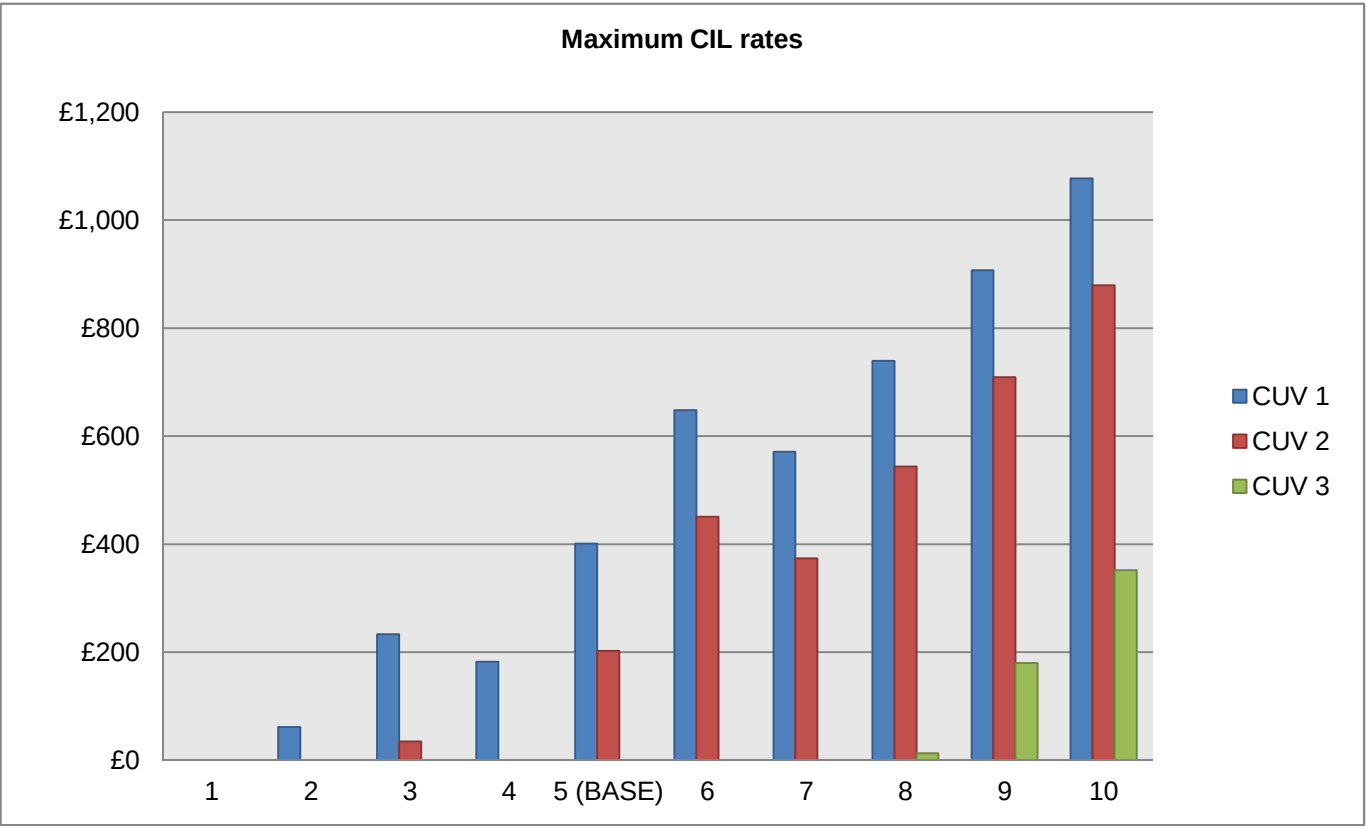
Net off existing floorspace from CIL calculation: N

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£12.50	7.00%	2.00 years	20.00%
Current use value 2	£15.00	7.00%	2.00 years	20.00%
Current use value 3	£20.00	6.50%	2.00 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%	£61	£0	£0
Appraisal 3	-4%	£233	£35	£0
Appraisal 4	0%	£182	£0	£0
Appraisal 5 (base)	-	£401	£203	£0
Appraisal 6	0%	£648	£451	£0
Appraisal 7	4%	£571	£374	£0
Appraisal 8	8%	£740	£544	£12
Appraisal 9	11%	£908	£709	£180
Appraisal 10	14%	£1,077	£879	£352



CURRENT USE VALUE
Commercial Development

Use class:	Supermarkets and Retail Warehousing

	Common assumptions		CUV 1		CUV 2		CUV 3	
Current use value								
Existing space as percentage of new	50%	15,000						
Rent per sq ft			£13 psf		£15 psf		£20 psf	
Rental income per annum			£187,500		£225,000		£300,000	
Rent free/voids (years)			2.0	0.8734	2.0	0.8734	2.0	0.8817
Total revenue, capitalised (including all costs)			7.00%		7.00%		6.50%	
Refurbishment costs	£35 psf		£525,000		£525,000		£525,000	
Fees	7%		£36,750		£36,750		£36,750	
Capitalised rent, net of refurb and fees			£1,777,818		£2,245,732		£3,507,447	
	6.80%							
Current use value			£1,777,818		£2,245,732		£3,507,447	
CUV including Landowner premium			20% £2,133,382		20.00% £2,694,878		20.00% £4,208,936	

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Hotel (4*) - shell and Core Val
Location:	Docklands / Rest of Borough

	£s per sqft	Yield	Rent free
Appraisal 1	£28.00	5.00%	0.00 years
Appraisal 2	£29.00	5.00%	0.00 years
Appraisal 3	£30.00	5.00%	0.00 years
Appraisal 4	£31.82	5.25%	0.00 years
Appraisal 5 (base)	£31.82	5.00%	0.00 years
Appraisal 6	£31.82	4.75%	0.00 years
Appraisal 7	£32.00	5.00%	0.00 years
Appraisal 8	£33.00	5.00%	0.00 years
Appraisal 9	£34.00	5.00%	0.00 years
Appraisal 10	£35.00	5.00%	0.00 years

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£15.00	7.00%	2.00 years	20.00%
Current use value 2	£20.00	6.25%	2.00 years	20.00%
Current use value 3	£25.00	6.00%	2.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-14%	£408	£0	£0
Appraisal 2	-10%	£559	£0	£0
Appraisal 3	-6%	£714	£97	£0
Appraisal 4	0%	£759	£142	£0
Appraisal 5 (base)	-	£992	£377	£0
Appraisal 6	0%	£1,249	£634	£73
Appraisal 7	1%	£1,019	£405	£0
Appraisal 8	4%	£1,170	£557	£0
Appraisal 9	6%	£1,324	£709	£145
Appraisal 10	9%	£1,478	£862	£303

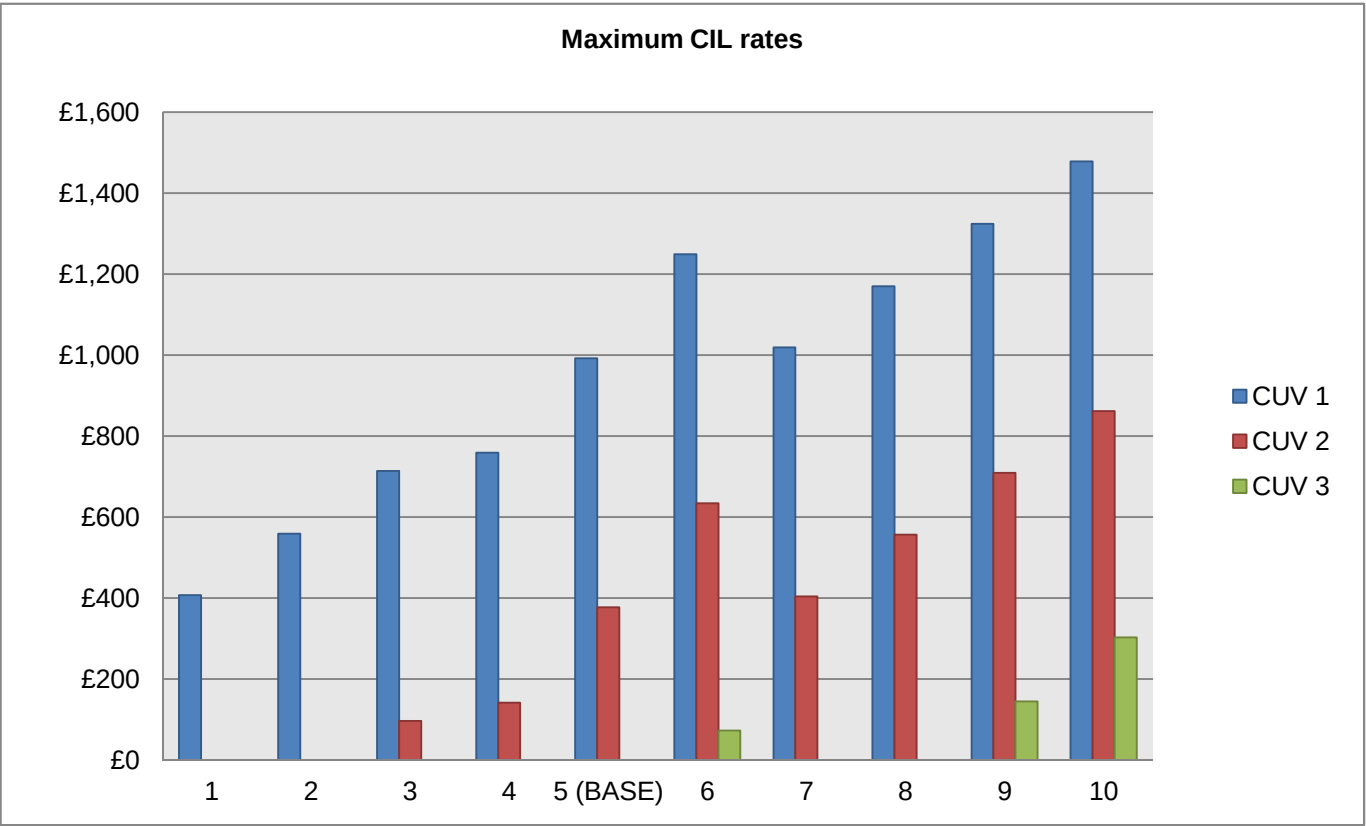
Existing floorspace as % of new
50%

Net off existing floorspace from CIL calculation: N

Ctrl + y to goal seek max CIL

Based on Nhow Hotel (4*) 250 City Road

Capital value (Shell and Core)	£ 59,500,000.00
Capital value per room (Shell and Core)	£ 313,157.89
Final investment in hotel	£ 90,000,000.00
Value per room of investment	£ 473,684.21
Number of Rooms	190
Floor area in sq ft	93,496
Cap val per sq ft	£ 636.39
Goal seek	£ 636.39



DEVELOPMENT APPRAISAL

Commercial Development

Use class:	Hotel (4*) - shell and Core Val
Location:	Docklands / Rest of Borough

DEVELOPMENT VALUE			Common assumptions		Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10	
<u>Rental Income</u>	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	£ psf	£ per annum
Rent - area 1	93,496		£28.00	£2,617,891	£29	£2,711,387	£30.00	£2,804,883	£31.82	£2,975,046	£31.82	£2,974,999	£31.82	£2,975,046	£32.00	£2,991,875	£33.00	£3,085,371	£34.00	£3,178,868	£35.00	£3,272,364	£35.00	£3,272,364
Rent - area 2			£28.00	£0	£29	£0	£30.00	£0	£31.82	£0	£31.82	£0	£31.82	£0	£32.00	£0	£33.00	£0	£34.00	£0	£35.00	£0	£35.00	£0
Rent - area 3			£28.00	£0	£29	£0	£30.00	£0	£31.82	£0	£31.82	£0	£31.82	£0	£32.00	£0	£33.00	£0	£34.00	£0	£35.00	£0	£35.00	£0
Total floor area / rent	93,496			£2,617,891		£2,711,387		£2,804,883		£2,975,046		£2,974,999		£2,975,046		£2,991,875		£3,085,371		£3,178,868		£3,272,364		£3,272,364
Rent free/voids (years)			-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000
Yield			5.00%		5.00%		5.00%		5.25%		5.00%		4.75%		5.00%		5.00%		5.00%		5.00%		5.00%	
Capitalised rent				£52,357,818		£54,227,740		£56,097,662		£56,667,543		£59,499,986		£62,632,548		£59,837,507		£61,707,429		£63,577,351		£65,447,273		£65,447,273
GROSS DEVELOPMENT VALUE																								
Purchaser's costs	6.80%			£3,560,332		£3,687,486		£3,814,641		£3,853,393		£4,045,999		£4,259,013		£4,068,950		£4,196,105		£4,323,260		£4,450,415		£4,450,415
				£48,797,487		£50,540,254		£52,283,021		£52,814,150		£55,453,987		£58,373,535		£55,768,556		£57,511,323		£59,254,091		£60,996,858		£60,996,858
DEVELOPMENT COSTS																								
Land costs				£17,801,575		£17,801,575		£17,801,575		£17,801,575		£17,801,575		£17,801,575		£17,801,575		£17,801,575		£17,801,575		£17,801,575		£17,801,575
Stamp duty and acquisition costs				-£1,210,507		-£1,210,507		-£1,210,507		-£1,210,507		-£1,210,507		-£1,210,507		-£1,210,507		-£1,210,507		-£1,210,507		-£1,210,507		-£1,210,507
Development Costs																								
Existing floor area	50%	46,748																						
Demolition costs	£8 psf			£373,984		£373,984		£373,984		£373,984		£373,984		£373,984		£373,984		£373,984		£373,984		£373,984		£373,984
Building costs	£198 psf			£18,553,296		£18,553,296		£18,553,296		£18,553,296		£18,553,296		£18,553,296		£18,553,296		£18,553,296		£18,553,296		£18,553,296		£18,553,296
Area	100% grs to net	93,496																						
External works & BREAM	12.00%			£2,226,396		£2,226,396		£2,226,396		£2,226,396		£2,226,396		£2,226,396		£2,226,396		£2,226,396		£2,226,396		£2,226,396		£2,226,396
Professional fees	10.00%			£2,115,368		£2,115,368		£2,115,368		£2,115,368		£2,115,368		£2,115,368		£2,115,368		£2,115,368		£2,115,368		£2,115,368		£2,115,368
Contingency	5.00%			£1,163,452		£1,163,452		£1,163,452		£1,163,452		£1,163,452		£1,163,452		£1,163,452		£1,163,452		£1,163,452		£1,163,452		£1,163,452
Res S106, Mayoral CIL & Crosrail S106	£15 psf			£1,403,032		£1,403,032		£1,403,032		£1,403,032		£1,403,032		£1,403,032		£1,403,032		£1,403,032		£1,403,032		£1,403,032		£1,403,032
CIL	£s psf	93,496	-£71	-£6,674,206	-£57	-£5,349,115	-£43	-£4,016,275	-£39	-£3,634,425	-£17.167	-£1,605,059	£7	£635,171	-£15	-£1,357,319	-£0	-£36,035	£13	£1,257,773	£28	£2,630,602		
Disposal Costs																								
Letting Agent's fee (% of rent)	10.00%			£261,789		£271,139		£280,488		£297,505		£297,500		£297,505		£299,188		£308,537		£317,887		£327,236		£327,236
Agent's fees (on capital value)	1.00%			£523,578		£542,277		£560,977		£566,675		£595,000		£626,325		£598,375		£617,074		£635,774		£654,473		£654,473
Legal fees (% of capital value)	0.75%			£392,684		£392,684		£392,684		£392,684		£392,684		£392,684		£392,684		£392,684		£392,684		£392,684		£392,684
Finance																								
Loan arrangement fee				£0		£0		£0		£0		£0		£0		£0		£0		£0		£0		£0
Interest rate	7.00%																							
Interest	24 months			£3,746,506		£3,841,225		£3,936,488		£3,964,807		£4,108,845		£4,267,854		£4,126,541		£4,220,995		£4,313,525		£4,411,586		£4,411,586
Profit on cost				£8,120,540		£8,415,448		£8,702,064		£8,800,309		£9,238,421		£9,727,400		£9,282,491		£9,581,473		£9,909,853		£10,153,682		£10,153,682
Profit on cost (%)				19.96%		19.98%		19.97%		19.99%		19.99%		20.00%		19.97%		19.99%		20.08%		19.97%		19.97%
Net additional floorspace (sq ft)		46,748		46,748		46,748		46,748		46,748		46,748		46,748		46,748		46,748		46,748		46,748		46,748
Net additional floorspace (sq m)		4,343		4,343		4,343		4,343		4,343		4,343		4,343		4,343		4,343		4,343		4,343		4,343

CURRENT USE VALUE
Commercial Development

Use class:	Hotel (4*) - shell and Core Val

	Common assumptions		CUV 1		CUV 2		CUV 3	
Current use value								
Existing space as percentage of new	50%	46,748						
Rent per sq ft			£15 psf		£20 psf		£25 psf	
Rental income per annum			£701,221		£934,961		£1,168,701	
Rent free/voids (years)			2.0	0.8734	2.0	0.8858	2.0	0.8900
Total revenue, capitalised (including all costs)			7.00%		6.25%		6.00%	
Refurbishment costs	£50 psf		£2,337,403		£2,337,403		£2,337,403	
Fees	7%		£163,618		£163,618		£163,618	
Capitalised rent, net of refurb and fees			£6,248,599		£10,750,192		£14,834,646	
	6.80%							
Current use value			£6,248,599		£10,750,192		£14,834,646	
CUV including Landowner premium			20% £7,498,319		20.00% £12,900,230		20.00% £17,801,575	

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Hotel (4*)
Location:	Docklands / City Fringe

	£s per sqft	Yield	Rent free
Appraisal 1	£45.00	5.00%	0.00 years
Appraisal 2	£46.00	5.00%	0.00 years
Appraisal 3	£47.00	5.00%	0.00 years
Appraisal 4	£48.13	5.25%	0.00 years
Appraisal 5 (base)	£48.13	5.00%	0.00 years
Appraisal 6	£48.13	4.75%	0.00 years
Appraisal 7	£49.00	5.00%	0.00 years
Appraisal 8	£50.00	5.00%	0.00 years
Appraisal 9	£51.00	5.00%	0.00 years
Appraisal 10	£52.00	5.00%	0.00 years

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£25.00	6.00%	2.00 years	20.00%
Current use value 2	£35.00	5.50%	2.00 years	20.00%
Current use value 3	£45.00	5.25%	2.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-7%	£1,451	£165	£0
Appraisal 2	-5%	£1,603	£317	£0
Appraisal 3	-2%	£1,758	£466	£0
Appraisal 4	0%	£1,576	£290	£0
Appraisal 5 (base)	-	£1,930	£643	£0
Appraisal 6	0%	£2,321	£1,039	£0
Appraisal 7	2%	£2,064	£776	£0
Appraisal 8	4%	£2,217	£935	£0
Appraisal 9	6%	£2,365	£1,087	£0
Appraisal 10	7%	£2,523	£1,239	£0

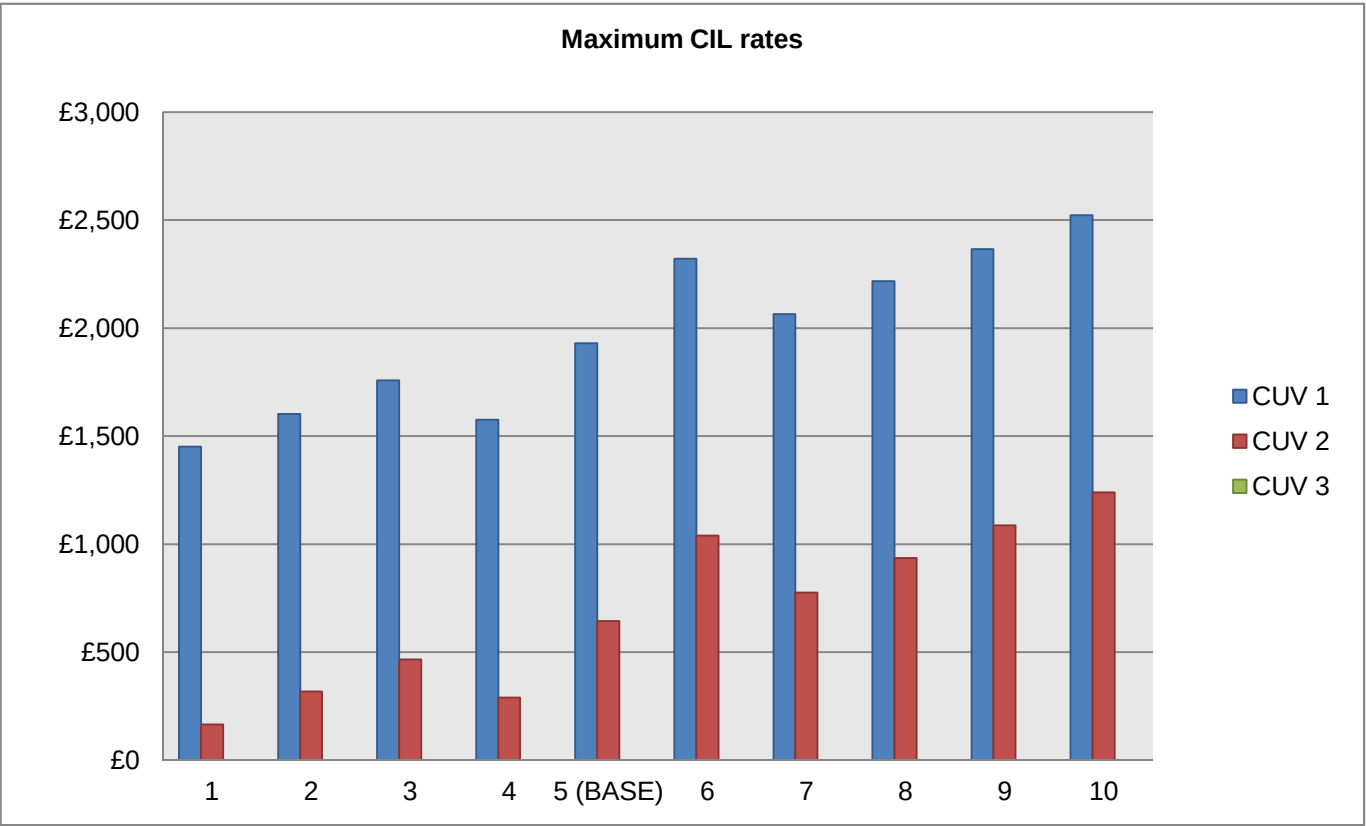
Existing floorspace as % of new
50%

Net off existing floorspace from CIL calculation: N

Ctrl + y to goal seek max CIL

Based on Nhow Hotel (4*) 250 City Road

Capital value (shell and Core)	£ 59,500,000.00
Capital value per room (shell and Core)	£ 313,157.89
Final investment in hotel	£ 90,000,000.00
Value per room of investment	£ 473,684.21
Number of Rooms	190
Floor area in sq ft	93,496
Cap val per sq ft	£ 962.61
Goal seek	£ 962.61



DEVELOPMENT APPRAISAL

Commercial Development

Use class:	Hotel (4*)
Location:	Docklands / 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	
Rental Income	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	£ psf	£ per annum
Rent - area 1	93,496		£45.00	£4,207,325	£46	£4,300,821	£47.00	£4,394,317	£48.13	£4,499,967	£48.13	£4,500,014	£48.13	£4,499,967	£49.00	£4,581,309	£50.00	£4,674,805	£51.00	£4,768,301	£52.00	£4,861,797	£52.00	£4,861,797
Rent - area 2			£45.00	£0	£46	£0	£47.00	£0	£48.13	£0	£48.13	£0	£48.13	£0	£49.00	£0	£50.00	£0	£51.00	£0	£52.00	£0	£52.00	£0
Rent - area 3			£45.00	£0	£46	£0	£47.00	£0	£48.13	£0	£48.13	£0	£48.13	£0	£49.00	£0	£50.00	£0	£51.00	£0	£52.00	£0	£52.00	£0
Total floor area / rent	93,496			£4,207,325		£4,300,821		£4,394,317		£4,499,967		£4,500,014		£4,499,967		£4,581,309		£4,674,805		£4,768,301		£4,861,797		£4,861,797
Rent free/voids (years)			-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000
Yield			5.00%		5.00%		5.00%		5.25%		5.00%		4.75%		5.00%		5.00%		5.00%		5.00%		5.00%	
Capitalised rent				£84,146,494		£86,016,416		£87,886,338		£85,713,666		£90,000,285		£94,736,158		£91,626,182		£93,496,104		£95,366,026		£97,235,948		£97,235,948
GROSS DEVELOPMENT VALUE																								
Purchaser's costs	6.80%			£5,721,962		£5,849,116		£5,976,271		£5,828,529		£6,120,019		£6,442,059		£6,230,580		£6,357,735		£6,484,890		£6,612,044		£6,612,044
				£78,424,532		£80,167,299		£81,910,067		£79,885,137		£83,880,265		£88,294,099		£85,395,602		£87,138,369		£88,881,136		£90,623,904		£90,623,904
DEVELOPMENT COSTS																								
Land costs				£40,405,175		£40,405,175		£40,405,175		£40,405,175		£40,405,175		£40,405,175		£40,405,175		£40,405,175		£40,405,175		£40,405,175		£40,405,175
Stamp duty and acquisition costs				-£2,747,552		-£2,747,552		-£2,747,552		-£2,747,552		-£2,747,552		-£2,747,552		-£2,747,552		-£2,747,552		-£2,747,552		-£2,747,552		-£2,747,552
Development Costs																								
Existing floor area	50%	46,748																						
Demolition costs	£8 psf			£373,984		£373,984		£373,984		£373,984		£373,984		£373,984		£373,984		£373,984		£373,984		£373,984		£373,984
Building costs	£224 psf			£20,915,888		£20,915,888		£20,915,888		£20,915,888		£20,915,888		£20,915,888		£20,915,888		£20,915,888		£20,915,888		£20,915,888		£20,915,888
Area	100% grs to net	93,496																						
External works & BREAM	12.00%			£2,509,907		£2,509,907		£2,509,907		£2,509,907		£2,509,907		£2,509,907		£2,509,907		£2,509,907		£2,509,907		£2,509,907		£2,509,907
Professional fees	10.00%			£2,379,978		£2,379,978		£2,379,978		£2,379,978		£2,379,978		£2,379,978		£2,379,978		£2,379,978		£2,379,978		£2,379,978		£2,379,978
Contingency	5.00%			£1,308,988		£1,308,988		£1,308,988		£1,308,988		£1,308,988		£1,308,988		£1,308,988		£1,308,988		£1,308,988		£1,308,988		£1,308,988
Res S106, Mayoral CIL & Crosrail S106	£15 psf			£1,403,032		£1,403,032		£1,403,032		£1,403,032		£1,403,032		£1,403,032		£1,403,032		£1,403,032		£1,403,032		£1,403,032		£1,403,032
CIL	£s psf	93,496	-£105	-£9,819,097	-£91	-£8,485,664	-£77	-£7,168,930	-£93	-£8,712,939	-£60.465	-£5,653,224	-£24	-£2,233,513	-£48	-£4,509,316	-£34	-£3,181,131	-£19	-£1,815,693	-£5	-£502,054		
Disposal Costs																								
Letting Agent's fee (% of rent)	10.00%			£420,732		£430,082		£439,432		£449,997		£450,001		£449,997		£458,131		£467,481		£476,830		£486,180		£486,180
Agent's fees (on capital value)	1.00%			£841,465		£860,164		£878,863		£857,137		£900,003		£947,362		£916,262		£934,961		£953,660		£972,359		£972,359
Legal fees (% of capital value)	0.75%			£631,099		£631,099		£631,099		£631,099		£631,099		£631,099		£631,099		£631,099		£631,099		£631,099		£631,099
Finance																								
Loan arrangement fee				£0		£0		£0		£0		£0		£0		£0		£0		£0		£0		£0
Interest rate	7.00%																							
Interest	24 months			£6,739,686		£6,834,989		£6,929,124		£6,820,262		£7,037,443		£7,280,138		£7,119,224		£7,214,160		£7,311,704		£7,405,622		£7,405,622
Profit on cost				£13,061,248		£13,347,230		£13,651,080		£13,290,182		£13,965,543		£14,669,617		£14,230,803		£14,522,400		£14,774,136		£15,081,297		£15,081,297
Profit on cost (%)				19.98%		19.97%		20.00%		19.96%		19.98%		19.92%		20.00%		20.00%		19.94%		19.96%		19.96%
Net additional floorspace (sq ft)		46,748		46,748		46,748		46,748		46,748		46,748		46,748		46,748		46,748		46,748		46,748		46,748
Net additional floorspace (sq m)		4.343		4,343		4,343		4,343		4,343		4,343		4,343		4,343		4,343		4,343		4,343		4,343

CURRENT USE VALUE
Commercial Development

Use class: Hotel (4*)

	Common assumptions		CUV 1		CUV 2		CUV 3	
Current use value								
Existing space as percentage of new	50%	46,748						
Rent per sq ft			£25 psf		£35 psf		£45 psf	
Rental income per annum			£1,168,701		£1,636,182		£2,103,662	
Rent free/voids (years)			2.0	0.8900	2.0	0.8985	2.0	0.9027
Total revenue, capitalised (including all costs)			6.00%		5.50%		5.25%	
Refurbishment costs	£50 psf		£2,337,403		£2,337,403		£2,337,403	
Fees	7%		£163,618		£163,618		£163,618	
Capitalised rent, net of refurb and fees			£14,834,646		£24,226,825		£33,670,979	
	6.80%							
Current use value			£14,834,646		£24,226,825		£33,670,979	
CUV including Landowner premium			20% £17,801,575		20.00% £29,072,190		20.00% £40,405,175	

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Hotel (5*)
Location:	Docklands / City Fringe

	£s per sqft	Yield	Rent free
Appraisal 1	£49.00	5.00%	0.00 years
Appraisal 2	£50.00	5.00%	0.00 years
Appraisal 3	£51.00	5.00%	0.00 years
Appraisal 4	£52.41	5.25%	0.00 years
Appraisal 5 (base)	£52.41	5.00%	0.00 years
Appraisal 6	£52.41	4.75%	0.00 years
Appraisal 7	£53.00	5.00%	0.00 years
Appraisal 8	£54.00	5.00%	0.00 years
Appraisal 9	£55.00	5.00%	0.00 years
Appraisal 10	£56.00	5.00%	0.00 years

Existing floorspace as % of new
50%

Net off existing floorspace from CIL calculation: N

Ctrl + y to goal seek max CIL

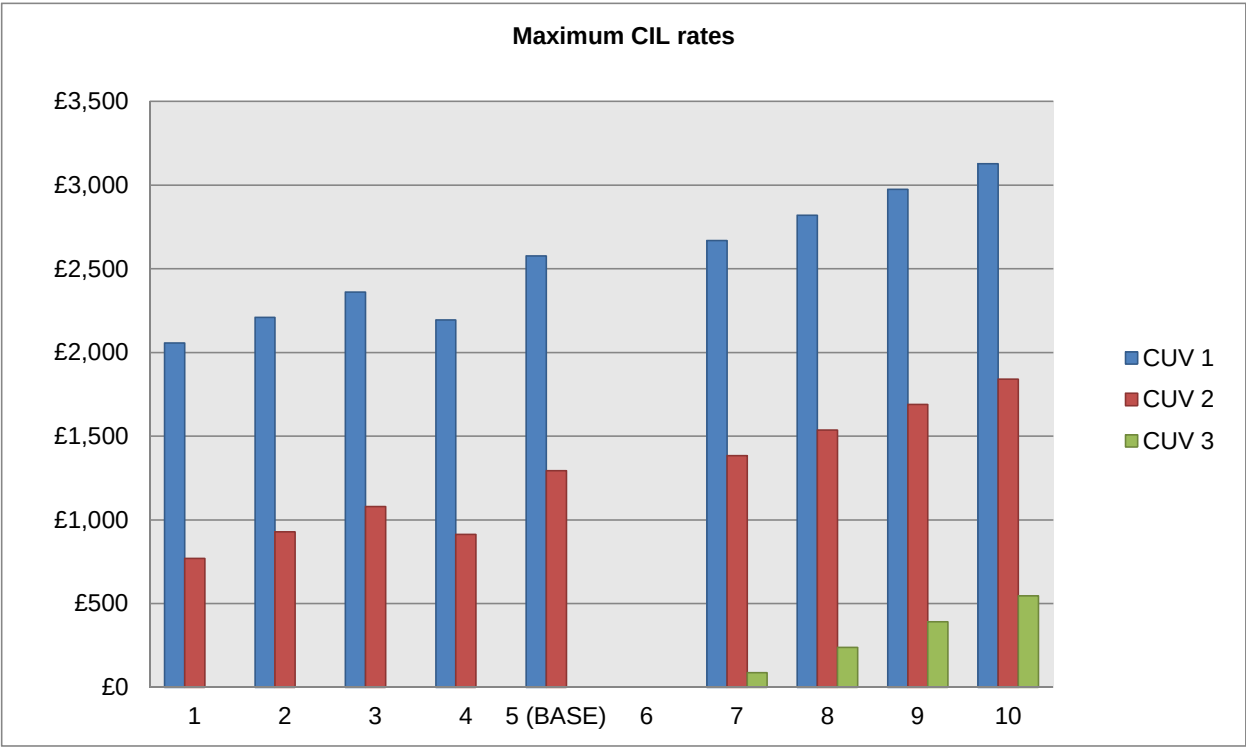
Based on Ace Hotel 100 Shoreditch High Street

Price/ Capital Value	£180,000,000
Capital value per room	£ 1,161,290
Number of Rooms	155
Floor area in sq ft	136,584
Cap val per sq ft	£ 1,317.87
Goal seek	£ 1,048.16

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£25.00	6.00%	2.00 years	20.00%
Current use value 2	£35.00	5.50%	2.00 years	20.00%
Current use value 3	£45.00	5.25%	2.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-7%	£2,058	£770	£0
Appraisal 2	-5%	£2,210	£929	£0
Appraisal 3	-3%	£2,361	£1,081	£0
Appraisal 4	0%	£2,195	£913	£0
Appraisal 5 (base)	-	£2,577	£1,295	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	1%	£2,669	£1,385	£88
Appraisal 8	3%	£2,821	£1,537	£240
Appraisal 9	5%	£2,976	£1,690	£392
Appraisal 10	6%	£3,129	£1,842	£546



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	Hotel (5*)
Location:	Docklands / 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	
					£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	150,000,000	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum
Rental Income	Floor area																							
Rent - area 1	136,584		£49.00	£6,692,635	£50	£6,829,220	£51.00	£6,965,804	£52.41	£7,158,388	£52.41	£7,158,115	£52.41	£7,158,115	£52.41	£967,742	£53.00	£7,238,973	£54.00	£7,375,557	£55.00	£7,512,142	£56.00	£7,648,726
Rent - area 2			£49.00	£0	£50	£0	£51.00	£0	£52.41	£0	£52.41	£0	£52.41	£0	£52.41	£155	£53.00	£0	£54.00	£0	£55.00	£0	£56.00	£0
Rent - area 3			£49.00	£0	£50	£0	£51.00	£0	£52.41	£0	£52.41	£0	£52.41	£0	£52.41	£136,584	£53.00	£0	£54.00	£0	£55.00	£0	£56.00	£0
Total floor area / rent	136,584			£6,692,635		£6,829,220		£6,965,804		£7,158,388		£7,158,115		£7,158,115		£1,104,481		£7,238,973		£7,375,557		£7,512,142		£7,648,726
Rent free/voids (years)			-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000
Yield			5.00%		5.00%		5.00%		5.25%		5.00%		4.75%		5.00%		5.00%		5.00%		5.00%		5.00%	
Capitalised rent				£133,852,708		£136,584,396		£139,316,084		£136,350,251		£143,162,301		£143,162,301		£23,252,239		£144,779,460		£147,511,148		£150,242,836		£152,974,524
GROSS DEVELOPMENT VALUE																								
Purchaser's costs	6.80%			£9,101,984		£9,287,739		£9,473,494		£9,271,817		£9,735,036		£9,735,036		£1,581,152		£9,845,003		£10,030,758		£10,216,513		£10,402,268
				£124,750,724		£127,296,657		£129,842,590		£127,078,434		£133,427,264		£133,427,264		£21,671,086		£134,934,456		£137,480,390		£140,026,323		£142,572,256
DEVELOPMENT COSTS																								
Land costs				£59,026,164		£59,026,164		£59,026,164		£59,026,164		£59,026,164		£59,026,164		£59,026,164		£59,026,164		£59,026,164		£59,026,164		£59,026,164
Stamp duty and acquisition costs				-£4,013,779		-£4,013,779		-£4,013,779		-£4,013,779		-£4,013,779		-£4,013,779		-£4,013,779		-£4,013,779		-£4,013,779		-£4,013,779		-£4,013,779
Development Costs																								
Existing floor area	50%	68,292																						
Demolition costs	£8 psf			£546,338		£546,338		£546,338		£546,338		£546,338		£546,338		£546,338		£546,338		£546,338		£546,338		£546,338
Building costs	£224 psf			£30,555,112		£30,555,112		£30,555,112		£30,555,112		£30,555,112		£30,555,112		£30,555,112		£30,555,112		£30,555,112		£30,555,112		£30,555,112
Area	100% grs to net	136,584																						
External works & BREAM	12.00%			£3,666,613		£3,666,613		£3,666,613		£3,666,613		£3,666,613		£3,666,613		£3,666,613		£3,666,613		£3,666,613		£3,666,613		£3,666,613
Professional fees	10.00%			£3,476,806		£3,476,806		£3,476,806		£3,476,806		£3,476,806		£3,476,806		£3,476,806		£3,476,806		£3,476,806		£3,476,806		£3,476,806
Contingency	5.00%			£1,912,243		£1,912,243		£1,912,243		£1,912,243		£1,912,243		£1,912,243		£1,912,243		£1,912,243		£1,912,243		£1,912,243		£1,912,243
Res S106, Mayoral CIL & Crosrail S106	£15 psf			£2,049,629		£2,049,629		£2,049,629		£2,049,629		£2,049,629		£2,049,629		£2,049,629		£2,049,629		£2,049,629		£2,049,629		£2,049,629
CIL	£s psf	136,584	-£49	-£6,668,994	-£35	-£4,729,104	-£20	-£2,733,360	-£35	-£4,848,454	-£0.217	-£29,587	-£624	-£85,282,078	£8	£1,111,474	£22	£3,043,562	£36	£4,980,429	£51	£6,932,767		
Disposal Costs																								
Letting Agent's fee (% of rent)	10.00%			£669,264		£682,922		£696,580		£715,839		£715,812		£715,812		£110,448		£723,897		£737,556		£751,214		£764,873
Agent's fees (on capital value)	1.00%			£1,338,527		£1,365,844		£1,393,161		£1,363,503		£1,431,623		£1,431,623		£232,522		£1,447,795		£1,475,111		£1,502,428		£1,529,745
Legal fees (% of capital value)	0.75%			£1,003,895		£1,003,895		£1,003,895		£1,003,895		£1,003,895		£1,003,895		£1,003,895		£1,003,895		£1,003,895		£1,003,895		£1,003,895
Finance																								
Loan arrangement fee				£0		£0		£0		£0		£0		£0		£0		£0		£0		£0		£0
Interest rate	7.00%																							
Interest	24 months			£10,400,194		£10,538,855		£10,681,425		£10,532,641		£10,874,728		£10,874,728		£4,780,741		£10,956,300		£11,094,415		£11,232,864		£11,372,395
Profit on cost				£20,788,711		£21,215,118		£21,581,762		£21,091,884		£22,211,666		£22,211,666		£3,606,431		£22,471,969		£22,906,724		£23,336,366		£23,749,454
Profit on cost (%)				20.00%		20.00%		19.93%		19.90%		19.97%		19.97%		19.96%		19.98%		19.99%		20.00%		19.99%
Net additional floorspace (sq ft)		68,292		68,292		68,292		68,292		68,292		68,292		68,292		68,292		68,292		68,292		68,292		68,292
Net additional floorspace (sq m)		6,345		6,345		6,345		6,345		6,345		6,345		6,345		6,345		6,345		6,345		6,345		6,345

CURRENT USE VALUE
Commercial Development

Use class:	Hotel (5*)

	Common assumptions		CUV 1		CUV 2		CUV 3	
Current use value								
Existing space as percentage of new	50%	68,292						
Rent per sq ft			£25 psf		£35 psf		£45 psf	
Rental income per annum			£1,707,305		£2,390,227		£3,073,149	
Rent free/voids (years)			2.0	0.8900	2.0	0.8985	2.0	0.9027
Total revenue, capitalised (including all costs)			6.00%		5.50%		5.25%	
Refurbishment costs	£50 psf		£3,414,610		£3,414,610		£3,414,610	
Fees	7%		£239,023		£239,023		£239,023	
Capitalised rent, net of refurb and fees			£21,671,290		£35,391,916		£49,188,470	
	6.80%							
Current use value			£21,671,290		£35,391,916		£49,188,470	
CUV including Landowner premium			20% £26,005,547		20.00% £42,470,299		20.00% £59,026,164	

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Hotel (Budget)
Location:	Docklands / City Fringe

	£s per sqft	Yield	Rent free
Appraisal 1	£27.00	4.75%	0.00 years
Appraisal 2	£28.00	4.75%	0.00 years
Appraisal 3	£29.00	4.75%	0.00 years
Appraisal 4	£30.42	5.00%	0.00 years
Appraisal 5 (base)	£30.42	4.75%	0.00 years
Appraisal 6	£30.42	4.50%	0.00 years
Appraisal 7	£31.00	4.75%	0.00 years
Appraisal 8	£32.00	4.75%	0.00 years
Appraisal 9	£33.00	4.75%	0.00 years
Appraisal 10	£34.00	4.75%	0.00 years

Existing floorspace as % of new
50%

Net off existing floorspace from CIL calculation: N

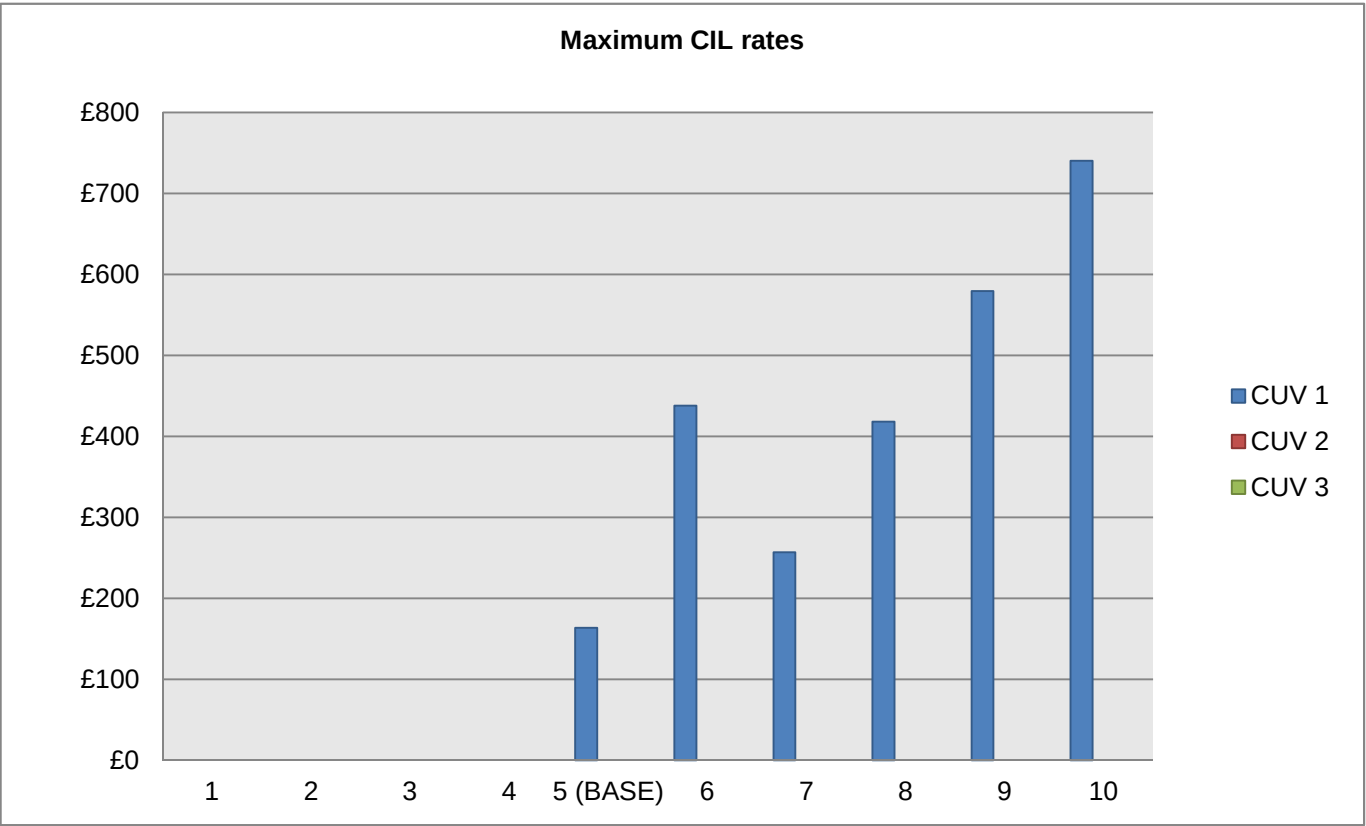
Ctrl + y to goal seek max CIL

Based on Premiere Inn Hub Spitalfields	
Capital value per room	£ 185,185.00
Number of Rooms	189
Floor area in sq ft	54,649
Cap val per sq ft	£ 640.45
Goal seek	£ 640.45

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£25.00	6.00%	2.00 years	20.00%
Current use value 2	£35.00	5.50%	2.00 years	20.00%
Current use value 3	£45.00	5.25%	2.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-13%	£0	£0	£0
Appraisal 2	-9%	£0	£0	£0
Appraisal 3	-5%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£164	£0	£0
Appraisal 6	0%	£438	£0	£0
Appraisal 7	2%	£257	£0	£0
Appraisal 8	5%	£418	£0	£0
Appraisal 9	8%	£579	£0	£0
Appraisal 10	11%	£740	£0	£0



DEVELOPMENT APPRAISAL

Commercial Development

Use class:	Hotel (Budget)
Location:	Docklands / City Fringe

[illegible]

CURRENT USE VALUE
Commercial Development

Use class:	Hotel (Budget)

	Common assumptions		CUV 1		CUV 2		CUV 3	
Current use value								
Existing space as percentage of new	50%	27,324						
Rent per sq ft			£25 psf		£35 psf		£45 psf	
Rental income per annum			£683,110		£956,354		£1,229,599	
Rent free/voids (years)			2.0	0.8900	2.0	0.8985	2.0	0.9027
Total revenue, capitalised (including all costs)			6.00%		5.50%		5.25%	
Refurbishment costs	£50 psf		£1,366,221		£1,366,221		£1,366,221	
Fees	7%		£95,635		£95,635		£95,635	
Capitalised rent, net of refurb and fees			£8,670,907		£14,160,671		£19,680,815	
	6.80%							
Current use value			£8,670,907		£14,160,671		£19,680,815	
CUV including Landowner premium			20% £10,405,088		20.00% £16,992,805		20.00% £23,616,978	

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Hotel (Budget)
Location:	Docklands / Rest of Borough

	£s per sqft	Yield	Rent free
Appraisal 1	£27.00	4.75%	0.00 years
Appraisal 2	£28.00	4.75%	0.00 years
Appraisal 3	£29.00	4.75%	0.00 years
Appraisal 4	£30.42	5.00%	0.00 years
Appraisal 5 (base)	£30.42	4.75%	0.00 years
Appraisal 6	£30.42	4.50%	0.00 years
Appraisal 7	£31.00	4.75%	0.00 years
Appraisal 8	£32.00	4.75%	0.00 years
Appraisal 9	£33.00	4.75%	0.00 years
Appraisal 10	£34.00	4.75%	0.00 years

Existing floorspace as % of new
50%

Net off existing floorspace from CIL calculation: N

Ctrl + y to goal seek max CIL

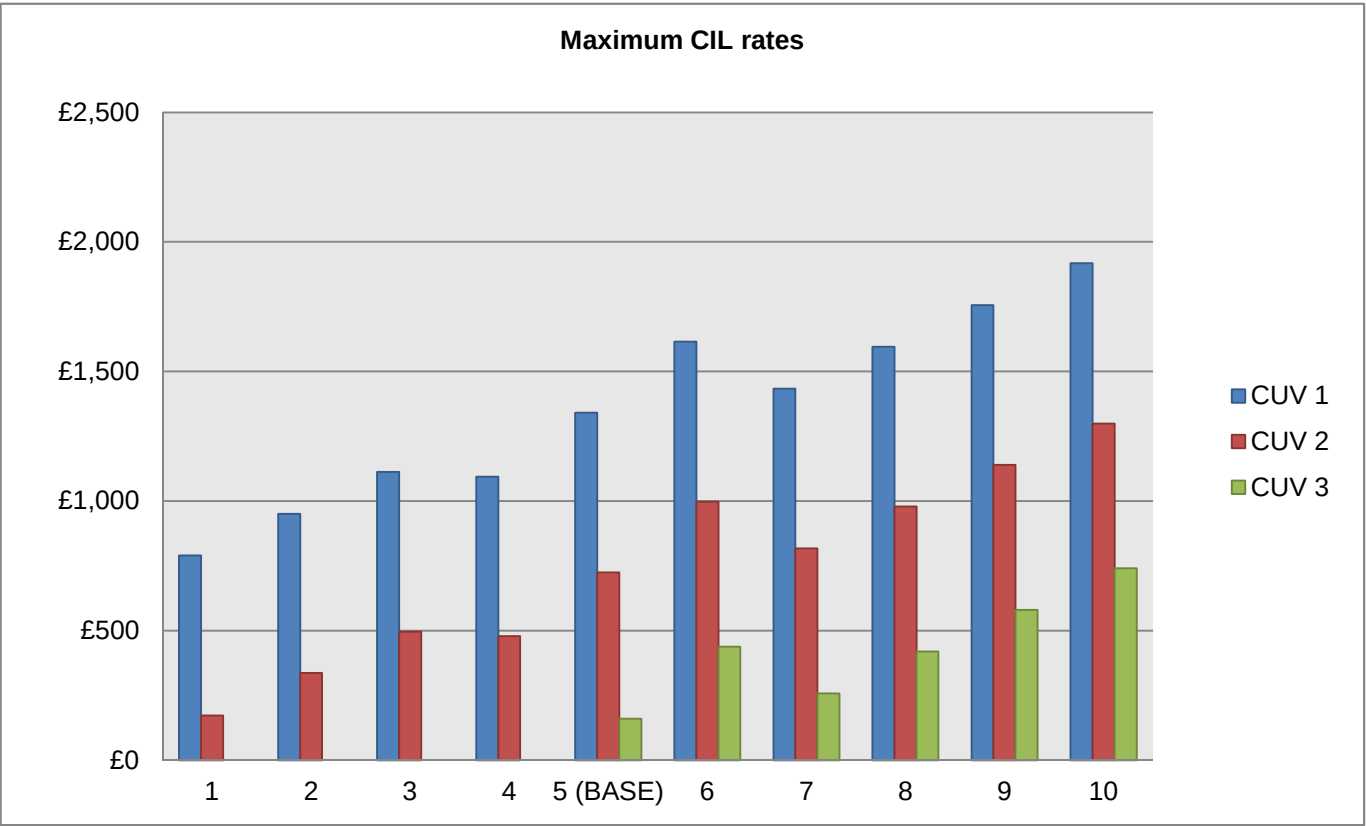
Based on Premiere Inn Hub Spitalfields

Capital value per room	£ 185,185.00
Number of Rooms	189
Floor area in sq ft	54,649
Cap val per sq ft	£ 640.45
Goal seek	£ 640.45

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£15.00	7.00%	2.00 years	20.00%
Current use value 2	£20.00	6.25%	2.00 years	20.00%
Current use value 3	£25.00	6.00%	2.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-13%	£790	£173	£0
Appraisal 2	-9%	£951	£336	£0
Appraisal 3	-5%	£1,112	£497	£0
Appraisal 4	0%	£1,094	£479	£0
Appraisal 5 (base)	-	£1,342	£725	£161
Appraisal 6	0%	£1,616	£998	£439
Appraisal 7	2%	£1,434	£818	£258
Appraisal 8	5%	£1,596	£979	£419
Appraisal 9	8%	£1,756	£1,140	£580
Appraisal 10	11%	£1,918	£1,299	£741



DEVELOPMENT APPRAISAL

Commercial Development

Use class:	Hotel (Budget)
Location:	Docklands / Rest of Borough

[illegible]

CURRENT USE VALUE
Commercial Development

Use class:	Hotel (Budget)

	Common assumptions		CUV 1		CUV 2		CUV 3	
Current use value								
Existing space as percentage of new	50%	27,324						
Rent per sq ft			£15 psf		£20 psf		£25 psf	
Rental income per annum			£409,866		£546,488		£683,110	
Rent free/voids (years)			2.0	0.8734	2.0	0.8858	2.0	0.8900
Total revenue, capitalised (including all costs)			7.00%		6.25%		6.00%	
Refurbishment costs	£50 psf		£1,366,221		£1,366,221		£1,366,221	
Fees	7%		£95,635		£95,635		£95,635	
Capitalised rent, net of refurb and fees			£3,652,330		£6,283,528		£8,670,907	
	6.80%							
Current use value			£3,652,330		£6,283,528		£8,670,907	
CUV including Landowner premium			20% £4,382,796		20.00% £7,540,233		20.00% £10,405,088	

DEVELOPMENT APPRAISAL

Commercial Development

Use class:	STUDENT HSG

0%	of units discounted
100%	of market rents

500	Total units
-	discounted
500	market rent

DEVELOPMENT VALUE	Full rent		Discounted rent	
	Term rent	£224 per week	£155 per week	
	Vacation rent	£214 per week	£155 per week	
Rental Income				
Annual rent per unit - term time (95% occupancy)	51 weeks	95% occupancy	106,448	5,428,823
Annual rent per unit - summer (50% occupancy)	1 weeks	50% occupancy	53,375	53,375
Discounted rents - term time (95% occupancy)	51 weeks	95% occupancy	-	-
Discounted rents - summer (50% occupancy)	1 weeks	50% occupancy	-	-
Operating costs - market	500 units	£2400 per unit	(1,200,000)	
Operating costs - affordable	- units	£2400 per unit	-	
Net annual rent - market				4,282,198
Net annual rent - affordable				-
Cap val - private	4.50% yield			95,159,944
Cap val - affordable	4.50% yield			-
Purchaser's costs (assumes Multiple Dwelling Relief)		4.4%		4,187,038
GROSS DEVELOPMENT VALUE				90,972,907

DEVELOPMENT COSTS				
Existing use value				
Existing space as % of new	50%	71,250		
Rent per sq ft		£20 psf		
Rental income per annum		1,425,000		
Rent free/voids (years)		2.0	0.8858	
Total revenue, capitalised (including all costs)			6.25%	20,196,540
Refurbishment costs		£50 psf	3,562,500	
Fees		7%	249,375	
Existing use value				16,384,665
EUV including Landowner premium		20%		19,661,598
Stamp duty and acquisition costs		6.8%		(1,336,989)
Development Costs				
Demolition costs	£8 psf	71,250 sqft		570,000
Building costs	£196 psf			
Area per unit (incl common areas)	285 sqft pu	142,500 sqft		27,870,903
External works & BREEM			12.00%	3,344,508
Contingency			5.00%	1,560,771
Professional fees			10.00%	3,277,618
Residual S106			£20 psf	2,850,000
Mayoral CIL			£5.57 psf	794,314
Max Borough CIL		£920 psm	£85.45 psf	12,176,215
Disposal Costs				
Letting Agent's fee (% of rent)			0.00%	-
Agent's fees (on capital value)			1.00%	909,729
Legal fees (% of capital value)			0.50%	454,865
Interest on Finance				
Total development duration	24 months			-
Interest on Construction Costs	24 months		7.00%	3,671,103
TOTAL DEVELOPMENT COSTS				75,804,635

PROFIT		
Profit on cost		15,168,271
profit on cost percentage	20.01%	

Assumption on discount for existing floorspace 0%

DEVELOPMENT APPRAISAL
Commercial Development

Use class:	STUDENT HSG

35%	of units discounted
65%	of market rents

500	Total units
175	discounted
325	market rent

DEVELOPMENT VALUE	Full rent		Discounted rent	
	Term rent	£224 per week	£155 per week	
	Vacation rent	£214 per week	£155 per week	
Rental Income				
Annual rent per unit - term time (95% occupancy)	51 weeks	95% occupancy	69,191	3,528,735
Annual rent per unit - summer (50% occupancy)	1 weeks	50% occupancy	34,694	34,694
Discounted rents - term time (95% occupancy)	51 weeks	95% occupancy	25,769	1,314,206
Discounted rents - summer (50% occupancy)	1 weeks	50% occupancy	13,563	13,563
Operating costs - market	325 units	£2400 per unit		(780,000)
Operating costs - affordable	175 units	£2400 per unit		(420,000)
Net annual rent - market				2,783,428
Net annual rent - affordable				907,769
Cap val - private	4.50% yield			61,853,964
Cap val - affordable	4.50% yield			20,172,639
				-
Purchaser's costs (assumes Multiple Dwelling Relief)		4.4%		3,609,171
GROSS DEVELOPMENT VALUE				78,417,432

DEVELOPMENT COSTS				
Existing use value				
Existing space as % of new	50%	71,250		
Rent per sq ft		£20 psf		
Rental income per annum		1,425,000		
Rent free/voids (years)		2.0	0.8858	
Total revenue, capitalised (including all costs)			6.25%	20,196,540
Refurbishment costs		£50 psf	3,562,500	
Fees		7%	249,375	
Existing use value				16,384,665
EUV including Landowner premium		20%		19,661,598
Stamp duty and acquisition costs		6.8%		(1,336,989)
Development Costs				
Demolition costs	£8 psf	71,250 sqft		570,000
Building costs	£196 psf			
Area per unit (incl common areas)	285 sqft pu	142,500 sqft		27,870,903
External works & BREEM			12.00%	3,344,508
Contingency			5.00%	1,560,771
Professional fees			10.00%	3,277,618
Residual S106			£20 psf	2,850,000
Mayoral CIL			£5.57 psf	794,314
Max Borough CIL		£300 psm	£27.84 psf	2,579,022
Disposal Costs				
Letting Agent's fee (% of rent)			0.00%	-
Agent's fees (on capital value)			1.00%	784,174
Legal fees (% of capital value)			0.50%	392,087
Interest on Finance				
Total development duration	24 months			-
Interest on Construction Costs	24 months		7.00%	2,999,300
TOTAL DEVELOPMENT COSTS				65,347,307

PROFIT		
Profit on cost		13,070,126
profit on cost percentage	20.00%	

Assumption on discount for existing floorspace 0%

DEVELOPMENT APPRAISAL

Commercial Development

Use class:	STUDENT HSG

30%	of units discounted
70%	of market rents

500	Total units
150	discounted
350	market rent

DEVELOPMENT VALUE	Full rent		Discounted rent	
	Term rent	£224 per week	£155 per week	
	Vacation rent	£214 per week	£155 per week	
Rental Income				
Annual rent per unit - term time (95% occupancy)	51 weeks	95% occupancy	74,513	3,800,176
Annual rent per unit - summer (50% occupancy)	1 weeks	50% occupancy	37,363	37,363
Discounted rents - term time (95% occupancy)	51 weeks	95% occupancy	22,088	1,126,463
Discounted rents - summer (50% occupancy)	1 weeks	50% occupancy	11,625	11,625
Operating costs - market	350 units	£2400 per unit		(840,000)
Operating costs - affordable	150 units	£2400 per unit		(360,000)
Net annual rent - market				2,997,538
Net annual rent - affordable				778,088
Cap val - private	4.50% yield			66,611,961
Cap val - affordable	4.50% yield			17,290,833
				-
Purchaser's costs (assumes Multiple Dwelling Relief)		4.4%		3,691,723
GROSS DEVELOPMENT VALUE				80,211,071

DEVELOPMENT COSTS				
Existing use value				
Existing space as % of new	50%	71,250		
Rent per sq ft		£20 psf		
Rental income per annum		1,425,000		
Rent free/voids (years)		2.0	0.8858	
Total revenue, capitalised (including all costs)			6.25%	20,196,540
Refurbishment costs		£50 psf	3,562,500	
Fees		7%	249,375	
Existing use value				16,384,665
EUV including Landowner premium		20%		19,661,598
Stamp duty and acquisition costs		6.8%		(1,336,989)
Development Costs				
Demolition costs	£8 psf	71,250 sqft		570,000
Building costs	£196 psf			
Area per unit (incl common areas)	285 sqft pu	142,500 sqft		27,870,903
External works & BREEM			12.00%	3,344,508
Contingency			5.00%	1,560,771
Professional fees			10.00%	3,277,618
Residual S106			£20 psf	2,850,000
Mayoral CIL			£5.57 psf	794,314
Max Borough CIL		£426 psm	£39.61 psf	3,950,674
Disposal Costs				
Letting Agent's fee (% of rent)			0.00%	-
Agent's fees (on capital value)			1.00%	802,111
Legal fees (% of capital value)			0.50%	401,055
Interest on Finance				
Total development duration	24 months			-
Interest on Construction Costs	24 months		7.00%	3,095,315
TOTAL DEVELOPMENT COSTS				66,841,878

PROFIT		
Profit on cost		13,369,193
profit on cost percentage	20.00%	

Assumption on discount for existing floorspace 0%

DEVELOPMENT APPRAISAL
Commercial Development

Use class:	STUDENT HSG

25%	of units discounted
75%	of market rents

500	Total units
125	discounted
375	market rent

DEVELOPMENT VALUE	Full rent		Discounted rent	
	Term rent	£224 per week	£155 per week	
	Vacation rent	£214 per week	£155 per week	
Rental Income				
Annual rent per unit - term time (95% occupancy)	51 weeks	95% occupancy	79,836	4,071,617
Annual rent per unit - summer (50% occupancy)	1 weeks	50% occupancy	40,031	40,031
Discounted rents - term time (95% occupancy)	51 weeks	95% occupancy	18,406	938,719
Discounted rents - summer (50% occupancy)	1 weeks	50% occupancy	9,688	9,688
Operating costs - market	375 units	£2400 per unit		(900,000)
Operating costs - affordable	125 units	£2400 per unit		(300,000)
Net annual rent - market				3,211,648
Net annual rent - affordable				648,406
Cap val - private	4.50% yield			71,369,958
Cap val - affordable	4.50% yield			14,409,028
				-
Purchaser's costs (assumes Multiple Dwelling Relief)		4.4%		3,774,275
GROSS DEVELOPMENT VALUE				82,004,711

DEVELOPMENT COSTS				
Existing use value				
Existing space as % of new	50%	71,250		
Rent per sq ft		£20 psf		
Rental income per annum		1,425,000		
Rent free/voids (years)		2.0	0.8858	
Total revenue, capitalised (including all costs)			6.25%	20,196,540
Refurbishment costs		£50 psf	3,562,500	
Fees		7%	249,375	
Existing use value				16,384,665
EUV including Landowner premium		20%		19,661,598
Stamp duty and acquisition costs		6.8%		(1,336,989)
Development Costs				
Demolition costs	£8 psf	71,250 sqft		570,000
Building costs	£196 psf			
Area per unit (incl common areas)	285 sqft pu	142,500 sqft		27,870,903
External works & BREEM			12.00%	3,344,508
Contingency			5.00%	1,560,771
Professional fees			10.00%	3,277,618
Residual S106			£20 psf	2,850,000
Mayoral CIL			£5.57 psf	794,314
Max Borough CIL		£535 psm	£49.71 psf	5,312,833
Disposal Costs				
Letting Agent's fee (% of rent)			0.00%	-
Agent's fees (on capital value)			1.00%	820,047
Legal fees (% of capital value)			0.50%	410,024
Interest on Finance				
Total development duration	24 months			-
Interest on Construction Costs	24 months		7.00%	3,190,666
TOTAL DEVELOPMENT COSTS				68,326,293

PROFIT		
Profit on cost		13,678,417
profit on cost percentage	20.02%	

Assumption on discount for existing floorspace 0%

Appendix 8 - Strategic sites testing results

Details of Strategic sites

No.	Site name	Existing use	Site size (ha)	Infrastructure requirement	Current ownership	Basis of EUV	Rounded EUVs
1	Bishopsgate Goods Yard	Shoreditch High Street Overground Station; "Box Park" Football Pitches Vacant Land	4.24	1. Strategic Open space 2. Community Use Facility (e.g. Idea Store or Archives Facility)	Private	Vacant Land/Open Storage at £7,193,520 per Ha based on 90% of site cover at £4 per sq ft @ 6.5% and 20% premium.	£23,472,000
2	Bow Common Gas Works	Gas Works	3.94	1. Secondary School 2. Strategic Open Space	Private	Vacant Land/Open Storage at £7,193,520 per Ha based on 90% of site cover at £4 per sq ft @ 6.5% and 20% premium.	£21,811,000
3	Billingsgate Market	Wholesale Market	5.74	1. Secondary School 2. Open Space	Private	Vacant Land/Open Storage at £7,193,520 per Ha based on 90% of site cover at £4 per sq ft @ 6.5% and 20% premium.	£31,775,000
4	North Quay	Vacant land	2.22	1. Open space	Private	Vacant Land/Open Storage at £7,193,520 per Ha based on 90% of site cover at £4 per sq ft @ 6.5% and 20% premium.	£12,289,000
5	Vacant land adjacent to new Reuters Ltd server building	Vacant land	2.71	1. Primary School 2. Open space	Private	Vacant Land/Open Storage at £7,193,520 per Ha based on 90% of site cover at £4 per sq ft @ 6.5% and 20% premium.	£15,002,000
6	Limeharbour - Skylines Site	Industrial and office space	1.56	Primary School	Private	Rent of £20 per sq ft capitalised at 6.5% and 20% premium.	£42,265,000
7	Marsh Wall East - Thames Key site	Offices	1.60	Primary School	Private	Rent of £20 per sq ft capitalised at 6.5% and 20% premium.	£43,773,000
8	Marsh Wall West - Marsh Wall, Alpha Square	Medical centre Pub Business uses	0.40	1. Primary School 2. Health facility	Private	Rent of £15 per sq ft capitalised at 7% and 20% premium.	£5,982,000
9	Millharbour - Mastmaker Road/ Lightermans Road Site	Education and Training Centre	0.97	Health Centre	Private	Rent of £15 per sq ft capitalised at 7% and 20% premium.	£8,202,000



No.	Site name	Existing use	Site size (ha)	Infrastructure requirement	Current ownership	Basis of EUV	Rounded EUVs
10	Crossharbour Town Centre	Supermarket, Car parking,	6.06	1. Idea Store 2. Health Facility 3. Primary School	Private	Rateable Value rental Value adopted and capitalised at 4.5% allowing for 20% premium.	£56,167,000
11	Leven Road Gas Works	Active gas holders	8.56	1. Secondary School 2. Open Space	Private	Vacant Land/Open Storage at £7,193,520 per Ha based on 90% of site cover at £4 per sq ft @ 6.5% and 20% premium.	£23,693,000
12	Whitechapel South - Site bound by raven row	Warehouse Facility used for sports	1.39	None	Private	Rent of £8.50 per sq ft capitalised at 6.75% and 20% premium.	£26,045,000
13	Millharbour South - 5, 6, 7, 8 Greenwich View Place	Secondary Offices	0.95	1. Primary School	Private	Rent of £20 per sq ft capitalised at 6.5% and 20% premium.	£31,992,000
14	Marian Place Gas Works	Gas works	1.9	1. Strategic Open Space	Private	Vacant Land/Open Storage at £7,193,520 per Ha based on 90% of site cover at £4 per sq ft @ 6.5% and 20% premium.	£13,592,000

Scheme	1	Bishopgate Goods Yard	35% AH, CIL & 10% Affordable Workspace
Total Units	996		Gross Site Area per Ha4.24
Total Floor Area sq ft (GIA)	1,048,824.59		Benchmark Land Value£30,333,000
Total Floor Area sq m (GIA)	97,438.18		less land for infrastructure1.255
Total Floor Area sq ft (NIA)	786,616.44		- Strategic Open Space
			- Community Use Facility
Gross to net ratio	75%		(New Store/Archives facility)
Average Unit Size sq ft (GIA)	1053		Net site area2,985
Average Unit Size sq ft (NIA)	79		Existing Floorspace (sq m)-
No Phases	3		Density334
Leisure Facility			

No Pitches	Sq m per Pitch	Sub total	Circulation Area (10.8%)
10	370	3,700	4,069.60

N.B. the number of residential units has been reduced to 996 units to reflect the inclusion of the provision of 5-a-side football pitches, in accordance with Sport England information.

Residential Scheme assumptions

	% Proportion	No units
Market	65%	647.40
Social Rent	12.25%	122
Intermediate - LLR	5.25%	52
Intermediate - SO	5.25%	52
TH Living rent	12.25%	122

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	30%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market	Social Rent	Intermediate - LLR	Intermediate - SO	TH Living Rent	Total
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)
No		194	9,711.03	37	1505	8	362
1b	70	324	22,659.00	37	1464	21	362
2b	95	65	6,150.30	37	3477	18	1464
3b	108	45	4,991.32	18	1739	18	1464
4b				51	565	31	565
Total (sq m)		647	45,512.22	122.01	9,841.18	52.29	4,159.67
Total (sq ft)			489,893.54		102,791.28		44,774.68

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	92,000	990,288	73,600	792,230
Retail	20,000	215,280	16,000	172,224

Affordable Workspace

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Market office	82,800	891,259	66,240	713,007
Affordable office workspace	9,200	99,029	7,360	79,223
Market retail	18,000	193,752	14,400	155,002
Affordable retail workspace	2,000	21,528	1,600	17,222

Timescales

	Phase 1		Phase 2		Phase 3
No Market Resi units	216	Sold on completion	216	Sold on completion	216
Off-plan sales	50%	107.90	50%	107.90	50%
Sale of units per month thereafter	10		10		10
Purchase	9 months		9 months		9 months
Pre-construction	18 months		36 months		36 months
Construction	36 months		11 months		11 months
Sales	11 months	at end of construction	at end of construction		at end of construction

REVENUE

No spaces	value per space	Total revenue
125	£20,000	6,248,939

Rent Per Unit PA	Yield
£900	9%

per sq ft
£1,350

Social Rent	per sq ft
Intermediate - LLR	£229
Intermediate - SO	£443
TH Living rent	£305

Rent per sq ft	Yield	Rent Free & Void (months)
£36	4.75%	24
£90	5.00%	18
£29.00	5.00000%	24
£25.00	5.00%	18

COSTS

per unit	Total
£1,220	£1,215,120

Mayoral CIL

	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL2 contribution
Resi	£90	£90.00	60,682.96	-	60,682.96	£3,640,977.60	N/A	-	0	£3,640,977.60
Office	£185	£185.00	92,000.00	-	92,000.00	£17,020,000.00	£0	£	-	£17,020,000.00
Retail	£165	£165.00	20,000.00	-	20,000.00	£3,360,000.00	£0	£	-	£3,360,000.00
										£23,960,977.60

LBTH CIL

	Base	4	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£280	£280.00	60,682.96	-	60,682.96	£16,391,228.80
Office	£100	£100.00	92,000.00	-	92,000.00	£9,200,000.00
Retail	£100	£100.00	20,000.00	-	20,000.00	£2,000,000.00
						£28,591,228.80

£ per sq m site area	Total figure
£312	£13,228,800

£ per sq m site area	Total figure
£50	£2,120,000

Rail related abnormal costs (% of base build costs)

15%

Build Costs

	Base per sq m	Externals (7.5%) per sq m	BREEAM excellent (1%)	Total
Resi	£3,300	£247.50	£0.0	£3,548
Office	£2,800	£210.00	£29.00	£3,039
Retail	£1,700	£127.50	£17.00	£1,845

Per unit	Total figure
£1,500	£1,454,000

Per unit	Total figure
£5,000	£498,000

Per unit	Total figure
£250	£249,000

Contingency on build costs

5%

Profit

Private/Market on GDV

Affordable on GDV

Marketing agency and legal fees

Resi Sales agent and marketing on GDV

Resi Sales legal fees on GDV

10.00%

Commercial Letting Legal fee on rent pa

Commercial Sales fee on GDV

Commercial Legal fee on GDV

12%

Professional fees

Finance

Appraisal outcome

Ungrown ungeared IRR

21.76%

Residential Scheme assumptions		
	% Proportion	No units
Market	65%	304
Social Rent	12.25%	57
Intermediate - LLR	5.25%	25
Intermediate - SO	5.25%	25
TH Living rent	12.25%	57

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	Market				Social Rent - LLR				Intermediate - SO				ITH Living Rent				Total	
	size (sq m)		No Units	Floor area (Sq m)	No Units		Floor area (Sq m)	No Units		Floor area (Sq m)	No Units		Floor area (Sq m)	No Units		Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	91	4,563.00	14	717	1	184	4	184	91	4,379	122	6,078					
2b	70	102	10,647.00	17	688	17	1905	10	212	102	10,435	139	14,672					
3b	95	30	2,889.90	17	1634	9	851	17	1806	30	2,806	85	8,064					
4b	108	30	3,285.36	9	929	2	265	2	265	30	3,020	30	3,064					
Total		304	21,355.26	57.33	4,483.21	24.57	1,954.54	24.57	1,954.54	57.33	4,560.60	488.90	36,615.90					
Total (sq ft)			230,190.94		48,257.23		21,038.71		49,090.31		230,190.94		369,615.90					

Commercial Scheme assumptions				
Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	0	-	-	-

Timescales									
Phase 1					Phase 2				
No Market Resi units	152	Sold on completion	Sales period (months)		152	Sold on completion	Sales period (months)		
Off-plan sales	50%				50%				
Sale of units per month thereafter	10	76.05		8	10	76.05		8	
Purchase	9 months				9 months				
Pre-construction	9 months				9 months				
Construction	24 months				24 months				
Sales	8 months	at end of construction			8 months	at end of construction			

REVENUE	

	No spaces	value per space	Total revenue
Car parking Spaces	211	£20,000	4,226,837

Ground Rent on Market units	Rent Per Unit PA	Yield
	£350	5%

Private Resi Sales Value	per sq ft
	£685

Affordable Resi Sales Value	Social Rent	£229
	Intermediate - LLR	£286
	Intermediate - SO	£360
	TH Living rent	£305

Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£0	0%	0
Retail	£0	0%	0

COSTS	

	per unit	Total
S.106 Assumptions	£1,220	£570,960

[illegible]

	Base	Indexed	Liable floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Rent	£50	£50.00	-	-	28,513.68	£1,425,684.00
Office	£0	£0.00	-	-	-	£0.00
Retail	£0	£0.00	-	-	£0.00	£1,425,684.00

Demolition	£ per sq m site area	Total figure
	£100	£3,940,000

Site remediation	£ per sq m site area	Total figure
	£260	£10,244,000

Removal of 2 gasholders	£2,000,000

Build Costs	Base per sq m	Externals (7.5%) per sq m	BREEAM excellent (1%)	Total
Resi	£2,600	£195.00	£0.0	£2,795
Office		£0.00	£0.00	£0
Retail		£0.00	£0.00	£0

	Per unit	Total figure
Energy	£1,500	£702,000

	Per unit	Total figure
Wheelchair accessible units (10% of units)	£5,000	£234,000

	Per unit	Total figure
Waste reduction	£250	£117,000

Contingency on build costs	5%

Profit _____

Affordable on GDV	6%

Marketing /agency and legal fees	
Resi Sales agent and marketing on GDV	3.00%
Resi Sales legal fees on GDV	0.50%

Commercial Letting fee on rent pa	10.00%
Commercial Letting Legal fee on rent pa	5.00%
Commercial Sales fee on GDV	1.00%
Commercial Legal fee on GDV	0.50%

Professional fees	12%
Finance	7.00%

Appraisal outcome	

RLV	-£17,521,604

Benchmark land value	£28,186,000

Scheme viable	No

Residential Scheme assumptions		
	% Proportion	No units
Market	100%	468
Social Rent	0.00%	-
Intermediate - LLR	0.00%	-
Intermediate - SO	0.00%	-
TH Living rent	0.00%	-

	Market		Social Rent		Intermediate - LLR		Intermediate - SO		ITH Living Rent		Total	
	size (sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	
1b	50	140	7,020.00	0	0	0	0	0	0	140	7020	
2b	70	234	16,380.00	0	0	0	0	0	0	234	16380	
3b	95	477	4,446.00	0	0	0	0	0	0	4446	4446	
4b	108	477	5,054.40	-	-	-	-	-	-	5054	5054	
		Total	32,900.40	-	-	-	-	-	-	32,900.40	32,900.40	
Total (sq ft)			354,139.91	-	-	-	-	-	-	485.95	354,139.91	

Timescales									
Phase 1					Phase 2				
No Market Resi units	234	Sold on completion	Sales period (months)		234	Sold on completion	Sales period (months)		
Off-plan sales	50%	117.00		12	50%	117.00		12	
Sale of units per month thereafter	10				10				
Purchase	9 months				9 months				
Pre-construction	9 months				9 months				
Construction	24 months				24 months				
Sales	12 months	at end of construction			12 months	at end of construction			

[illegible]

Demolition	£ per sq m site area	Total figure
	£100	£3,940,000
Site remediation	£ per sq m site area	Total figure
	£260	£10,244,000
Removal of 2 gasholders	£2,000,000	

Appraisal outcome	
RLV	£134,164
Benchmark land value less decontamination and demolition of gasholders cost	£14,002,000
Scheme viable	No

Scheme	4b	North Quay	35% AH, CIL & 10% Affordable Workspace		
Total Units	772		Gross Site Area per Ha	3.48	Benchmark Land Value
Total Floor Area sq ft (GIA)	811,112.05				£24,896,000
Total Floor Area sq m (GIA)	75,354.15		less land for infrastructure	0.4	
Total Floor Area sq ft (NIA)	608,334.04		- Open Space		
Gross to net ratio	75%		Net site area	3.08	Existing Floorspace (sq m)
Average Unit Size sq ft (GIA)	1051				-
Average Unit Size sq ft (NIA)	73				
No Phases	4		Density	251	

Residential Scheme assumptions

	% Proportion	No units
Market	65%	502
Social Rent	12.25%	95
Intermediate - LLR	5.25%	41
Intermediate - SO	5.25%	41
TH Living rent	12.25%	95

	Market	Social Rent	Intermediate (LLR)	Intermediate (SO)	Intermediate (TH LR)
Studio	0%	0%	0%	0%	0%
1	30%	25%	15%	15%	25%
2	50%	30%	40%	40%	30%
3	10%	30%	35%	35%	30%
4	10%	15%	10%	10%	15%

	size (sq m)	Market	Social Rent	Intermediate - LLR	Intermediate - SO	TH Living Rent	Total
		No Units	No Units	No Units	No Units	No Units	No Units
1b	50	151	24	6	6	24	210
2b	70	251	18	10	10	25	340
3b	95	50	28	14	14	28	135
4b	108	50	14	4	4	14	87
Total		502	84.87	40.53	40.53	94.57	772.09
Total (sq ft)			379,716.68	79,903.81	34,704.87	34,704.87	56,515.81

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	201,654	2,170,603	161,323	1,736,483
Retail	25,000	268,100	20,000	215,280

Affordable Workspace

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Market office	178,989	1,926,633	143,191	1,541,306
Affordable workspace	22,665	243,970	18,132	195,176

Timescales

	Phase 1	Phase 2	Phase 3	Phase 4
No Market Resi units	125.45	125	125	125
0% plan sales	50%	50%	50%	50%
Sale of units per month thereafter	10	10	10	10
Purchase	9 months	9 months	9 months	9 months
Pre-construction	9 months	9 months	9 months	9 months
Construction	36 months	36 months	36 months	36 months
Sales	6 months	6 months	6 months	6 months

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	50	£35,000	1,750,000
Ground Rent on Market units	Rent Per Unit PA	Yield	
	£450	5%	
Private Resi Sales Value	per sq ft		
	£1,150		
Affordable Resi Sales Value	Social Rent	per sq ft	
	£229		
	Intermediate - LLR		
	£425		
	Intermediate - SO		
	£379		
	TH Living rent		
	£305		
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£48	4.75%	24
Affordable workspace	£22.50	6.00%	24
Retail	£50	4.50%	18

COSTS

	per unit	Total
S.106 Assumptions	£1,220	£941,840

Mayoral CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail \$106 to March 2017	Indexed Crossrail \$106	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£60	£60.00	47,035.39	-	47,035.39	£2,822,123.20	N/A	-	0	£2,822,123.20
Office	£185	£185.00	201,653.98	-	201,653.98	£37,305,985.60	£0	£	-	£37,305,985.60
Retail	£165	£165.00	25,000.00	-	25,000.00	£4,125,000.00	£0	£	-	£4,125,000.00
										£44,253,108.80

LBTH CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£280	£280.00	47,035.39	-	47,035.39	£13,169,908.27
Office	£100	£100.00	201,653.98	-	201,653.98	£20,165,397.92
Retail	£100	£100.00	25,000.00	-	25,000.00	£2,500,000.00
						£35,835,306.19

	£ per sq m site area	Total figure
Demolition	£50	£1,740,000

	£ per sq m site area	Total figure
Site remediation	£90	£3,132,000

Build Costs

	Base per sq m	Externals (5.5%) per sq m	BREEAM excellent (1%)	Total
Resi	£3,700	£203.50	£0.0	£3,904
Office	£3,000	£165.00	£30.00	£3,195
Retail	£2,000	£110.00	£20.00	£2,130

	Per unit	Total figure
Energy	£1,500	£1,158,000

	Per unit	Total figure
Wheelchair accessible units (10% of units)	£5,000	£386,000

	Per unit	Total figure
Waste reduction	£250	£193,000

	Contingency on build costs
	5%

Profit

	Private/Market on GDV
	N/A

	Affordable on GDV
	N/A

Marketing agency and legal fees

	Resi Sales agent and marketing on GDV
	3.00%

	Resi Sales legal fees on GDV
	0.50%

	Commercial Letting fee on rent pa
	10.00%

	Commercial Letting Legal fee on rent pa
	5.00%

	Commercial Sales fee on GDV
	1.00%

	Commercial Legal fee on GDV
	0.50%

Professional fees

	12%
Finance	N/A

Appraisal outcome

	Ungrown ungeared IRR
	22.62%

Scheme5Vacant land adjacent to new Reuters Ltd server building35% AH & CIL					
Total Units	446	Gross Site Area per Ha	2.71	Benchmark Land Value	£19,387,000
Total Floor Area sq ft (GIA)	469,654.39				
Total Floor Area sq m (GIA)	43,631.96	less land for infrastructure	0.8		
Total Floor Area sq ft (NIA)	352,240.79	- Small Open Space		Existing Floorspace (sq m)	-
Gross to net ratio	75%	- Primary school			
		Net site area	1.91		
Average Unit Size sq ft (GIA)	1053				
Average Unit Size sq ft (NIA)	73				
No Phases	2	Density	234		

Residential Scheme assumptions

	% Proportion	No units
Market	65%	290
Social Rent	12.25%	54
Intermediate - LLR	5.25%	23
Intermediate - SO	5.25%	23
TH Living rent	12.25%	55

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

		Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
	size (sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	87	4,348.50	14	683	4	176	4	176	8	410	116	5752
2b	70	145	10,145.50	16	1147	8	656	8	656	22	1530	202	14135
3b	95	29	2,754.05	16	1557	8	779	8	779	10	1817	81	7680
4b	108	29	3,130.92	8	885	2	253	2	253	5	590	47	5112
Total		290	219,376.00	54.64	4,272.46	23.42	1,862.65	23.42	1,862.65	54.64	4,346.21	446.00	352,240.79
Total (sq ft)					45,986.73		20,049.71		20,049.71		46,782.65		

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	0	-	-	-

Timescales							
Phase 1				Phase 2			
No Market Resi units	145	Sold on completion	Sales period (months)	145	Sold on completion	Sales period (months)	
Off-plan sales	50%	72.48		50%	72.48		
Sale of units per month thereafter	10		7	10		7	
Purchase	9 months			9 months			
Pre-construction	24 months			24 months			
Construction	7 months	at end of construction		7 months	at end of construction		
Sales							

REVENUE

Car parking Spaces	No spaces	value per space	Total revenue
	23	£30,000	690,209
Ground Rent on Market units	Rent Per Unit PA	Yield	
	£400	5%	
Private Resi Sales Value	per sq ft		
	£850		
Affordable Resi Sales Value		per sq ft	
	Social Rent	£229	
	Intermediate - LLR	£407	
	Intermediate - SO	£376	
	TH Living rent	£305	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
	£0	0%	0
	Retail	£0	0

COSTS

	per unit	Total
S.106 Assumptions	£1,220	£544,120

Mayoral CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106 to March 2017	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£60	£60.00	27,173.29	-	27,173.29	£1,630,397.60	N/A		0	£1,630,397.60
Office	£185	£185.00	-	-	-	£0.00	£0	-	0	0
Retail	£169	£169.00	-	-	-	£0.00	£0	-	0	0
										£1,630,397.60

LBTH CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£280	£280.00	27,173.29	-	27,173.29	£7,608,622.13
Office	£0	£0.00	-	-	-	£0.00
Retail	£0	£0.00	-	-	-	£0.00

£ per sq m site area	Total figure
£50	£1,355,000

£ per sq m site area	Total figure
£70	£1,897,000

Listed dock related abnormal works

£1,000,000

Build Costs

	Base per sq m	Externals (7.5% per sq m)	BREEAM excellent (1%)	Total
Resi	£2,600	£195.00	£0.0	£2,795
Office	£0	£0.00	£0.00	£0
Retail	£0	£0.00	£0.00	£0

Energy

Per unit	Total figure
£1,500	£869,000

Wheelchair accessible units (10% of units)

Per unit	Total figure
£5,000	£223,000

Waste reduction

Per unit	Total figure
£250	£111,500

Contingency on build costs

5%

Profit

Private/Market on GDV	20%
Affordable on GDV	8%

Marketing agency and legal fees

Resi Sales agent and marketing on GDV	3.00%
Resi Sales legal fees on GDV	0.50%

Commercial Letting fee on rent pa

Commercial Letting Legal fee on rent pa	5.00%
Commercial Sales fee on GDV	1.00%
Commercial Legal fee on GDV	0.50%

Professional fees

12%

Finance

7.00%

Appraisal outcome

RLV	£10,808,303

Benchmark land value	£19,387,000

Scheme viable	No

Scheme	5	Vacant land adjacent to new Reuters Ltd server building	25% AH & CIL
Total Units	446	Gross Site Area per Ha	2.71
Total Floor Area sq ft (GIA)	461,226.68	Benchmark Land Value	£19,387,000
Total Floor Area sq m (GIA)	42,849.00	less land for infrastructure	0.8
Total Floor Area sq ft (NIA)	345,920.01	- Small Open Space	
Gross to net ratio	75%	- Primary school	
Average Unit Size sq ft (GIA)	1034	Net site area	1.91
Average Unit Size sq ft (NIA)	72	Existing Floorspace (sq m)	-
No Phases	2	Density	234

Residential Scheme assumptions

	% Proportion	No units
Market	80%	357
Social Rent	7.00%	31
Intermediate - LLR	3.00%	13
Intermediate - SO	3.00%	13
TH Living rent	7.00%	31

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	107	5,352.00	8	390	2	100	5	234	2	100	134	6177
2b	70	178	12,486.00	9	630	5	375	5	375	12	874	211	14767
3b	95	36	3,389.60	9	890	5	445	5	445	11	1038	65	6207
4b	108	36	3,853.44	5	506	1	145	1	145	3	337	46	4985
Total		357	25,083.04	31.22	2,441.40	13.38	1,064.33	13.38	1,064.33	31.22	2,483.55	446.00	33,136.75
Total (sq ft)			269,993.84		26,279.27		11,456.98		11,456.98		11,456.98		345,920.01

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	0	-	-	-

Timescales							
	Phase 1			Phase 2			
No Market Resi units	178	Sold on completion	Sales period (months)	178	Sold on completion	Sales period (months)	
Off-plan sales	50%	89.20		50%	89.20		
Sale of units per month thereafter	10			10			
Purchase	9 months			9 months			
Pre-construction	9 months			9 months			
Construction	24 months			24 months			
Sales	9 months	at end of construction		9 months	at end of construction		

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	23	£30,000	690,209
Ground Rent on Market units	Rent Per Unit PA	Yield	
	£400	5%	
Private Resi Sales Value	per sq ft		
	£850		
Affordable Resi Sales Value	Social Rent	per sq ft	
	Intermediate - LLR	£229	
	Intermediate - SO	£407	
	TH Living rent	£376	
		£305	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£0	0%	0
Retail	£0	0%	0

COSTS

	per unit	Total
S.106 Assumptions	£1,220	£544,120

Mayoral CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106 to March 2017	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£80	£60.00	33,444.05	-	33,444.05	£2,006,643.20	N/A		0	£2,006,643.20
Office	£185	£185.00	-	-	-	£0.00	£0	-	0	0
Retail	£169	£165.00	-	-	-	£0.00	£0	-	0	0
										£2,006,643.20

LBTH CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£280	£280.00	33,444.05	-	33,444.05	£9,364,334.93
Office	£0	£0.00	-	-	-	£0.00
Retail	£0	£0.00	-	-	-	£0.00

	£ per sq m site area	Total figure
Demolition	£50	£1,355,000

	£ per sq m site area	Total figure
Site remediation	£70	£1,897,000

Listed dock related abnormal works	£1,000,000

Build Costs

	Base per sq m	Externals (7.5%) per sq m	BREEAM excellent (1%)	Total
Resi	£2,600	£195.20	£0.0	£2,795
Office	£0	£0.00	£0.00	£0
Retail	£0	£0.00	£0.00	£0

	Per unit	Total figure
Energy	£1,500	£869,000

	Per unit	Total figure
Wheelchair accessible units (10% of units)	£5,000	£223,000

	Per unit	Total figure
Waste reduction	£250	£111,500

Contingency on build costs	5%

Profit

Private/Market on GDV	20%
Affordable on GDV	8%

Marketing agency and legal fees

Resi Sales agent and marketing on GDV	3.00%
Resi Sales legal fees on GDV	0.50%

Commercial Letting fee on rent pa	10.00%
Commercial Letting Legal fee on rent pa	5.00%
Commercial Sales fee on GDV	1.00%
Commercial Legal fee on GDV	0.50%

Professional fees

Finance	12%
	7.00%

Appraisal outcome

RLV	£19,896,634
Benchmark land value	£19,387,000
Scheme viable	Yes

Scheme6Limeharbour - Skylines Site35% AH & CIL					
Total Units	754	Gross Site Area per Ha	1.56	Benchmark Land Value	£42,265,000
Total Floor Area sq ft (GIA)	793,989.70				
Total Floor Area sq m (GIA)	73,763.44	less land for infrastructure	0.4		
Total Floor Area sq ft (NIA)	995,492.28	- Primary school			
Gross to net ratio	75%	Net site area	1.16	Existing Floorspace (sq m)	8,969
Average Unit Size sq ft (GIA)	1053				
Average Unit Size sq ft (NIA)	73				
No Phases	3	Density	650		

Residential Scheme assumptions

	% Proportion	No units
Market	65%	490
Social Rent	12.25%	92
Intermediate - LLR	5.25%	40
Intermediate - SO	5.25%	40
TH Living rent	12.25%	92

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

		Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
	size (sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	147	7,351.50	23	1,155	6	297	6	297	14	693	196	9,793
2b	70	243	17,153.40	28	1,940	16	1,108	16	1,108	37	2,586	341	23,896
3b	95	49	4,655.95	28	2,632	14	1,318	14	1,318	32	3,071	137	12,992
4b	108	49	5,293.08	14	1,496	4	428	4	428	9	969	80	8,642
Total		490	24,454.03	92.37	7,272.94	39.59	3,148.99	39.59	3,148.99	92.37	7,347.64	754.00	55,322.58
Total (sq ft)			370,863.18		77,747.76		33,895.69		33,895.69		79,089.95		595,492.28

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	0	-	-	-

Timescales									
		Phase 1		Phase 2		Phase 3			
No Market Resi units		163	Sold on completion	163	Sold on completion	163	Sold on completion		
Off-plan sales		50%	81.68	50%	81.68	50%	81.68		
Sale of units per month thereafter		10		10		10			
Purchase		9 months		9 months		9 months			
Pre-construction		9 months		9 months		9 months			
Construction		24 months		24 months		24 months			
Sales		8 months	at end of construction	8 months	at end of construction	8 months	at end of construction		

REVENUE

		No spaces	value per space	Total revenue
Car parking Spaces		39	£35,000	1,361,231
		Rent Per Unit PA	Yield	
Ground Rent on Market units		£500	5%	
		per sq ft		
Private Resi Sales Value		£1,200		
			per sq ft	
Affordable Resi Sales Value		Social Rent	£229	
		Intermediate - LLR	£428	
		Intermediate - SO	£376	
		TH Living rent	£305	

		Rent per sq ft	Yield	Rent Free & Void (months)
Office		£0	0.00%	0
Retail		£0	0.00%	0

COSTS

	per unit	Total
S.106 Assumptions	£1,220	£919,880

Mayoral CIL

	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£60	£60.00	45,938.71	8,969.00	36,969.71	£2,218,182.40	N/A		0	£2,218,182.40
Office	£185	£185.00	-	-	-	£0.00	£0	£	-	0
Retail	£165	£165.00	-	-	-	£0.00	£0	£	-	0
										£2,218,182.40

LBTH CIL

	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£280	£280.00	45,938.71	8,969.00	36,969.71	£10,351,517.87
Office	£0	£0.00	-	-	-	£0.00
Retail	£0	£0.00	-	-	-	£0.00

	£ per sq m	Total figure
	£100	£1,560,000

	£ per sq m site area	Total figure
Site remediation	£70	£1,092,000

		Base per sq m	Externals (5%) per sq m	BREEAM excellent (1%)	Total
Build Costs		£3,450	£172.50	£0.0	£3,623
Resi		£0	£0.00	£0.00	£0
Office		£0	£0.00	£0.00	£0
Retail		£0	£0.00	£0.00	£0

		Per unit	Total figure
Energy		£1,500	£1,131,000

		Per unit	Total figure
Wheelchair accessible units (10% of units)		£5,000	£377,000

		Per unit	Total figure
Waste reduction		£450	£185,500

		Contingency on build costs
		5%

		Profit
Private/Market on GDV		20%
Affordable on GDV		8%

		Marketing /agency and legal fees
Resi Sales agent and marketing on GDV		3.00%
Resi Sales legal fees on GDV		0.50%

		Commercial Letting fee on rent pa
Commercial Letting / Legal fee on rent pa		10.00%
Commercial Sales fee on GDV		5.00%
Commercial Legal fee on GDV		1.00%
		0.50%

		Professional fees
		12%

		Finance
		7.00%

Appraisal outcome

RLV	£18,689,737

Benchmark land value	£42,265,000

Scheme viable	No

Scheme6Limeharbour - Skylines Site20% AH & CIL					
Total Units	754	Gross Site Area per Ha	1.56	Benchmark Land Value	£42,265,000
Total Floor Area sq ft (GIA)	779,741.96				
Total Floor Area sq m (GIA)	72,439.80	less land for infrastructure	0.4		
Total Floor Area sq ft (NIA)	584,906.47	- Primary school			
Gross to net ratio	75%	Net site area	1.16	Existing Floorspace (sq m)	8,969
Average Unit Size sq ft (GIA)	1034				
Average Unit Size sq ft (NIA)	72				
No Phases	3	Density	650		

Residential Scheme assumptions

	% Proportion	No units
Market	80%	603
Social Rent	7.00%	53
Intermediate - LLR	3.00%	23
Intermediate - SO	3.00%	23
TH Living rent	7.00%	53

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

		Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
	size (sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	181	9,048.00	13	660	3	170	3	170	8	398	209	10443
2b	70	302	21,112.00	18	1108	9	633	8	633	21	1473	387	24985
3b	95	60	5,730.40	18	1504	8	752	8	752	18	1755	110	10494
4b	108	60	6,514.56	8	855	2	244	2	244	5	570	78	8428
Total		663	42,404.96	52.78	4,127.49	22.62	1,799.42	22.62	1,799.42	52.78	4,198.45	764.00	54,329.85
Total (sq ft)			456,446.99		44,427.29		19,368.97		19,368.97		45,194.26		584,806.47

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	0	-	-	-

Timescales											
Phase 1				Phase 2				Phase 3			
No Market Resi units	201	Sold on completion	Sales period (months)	201	Sold on completion	Sales period (months)		201	Sold on completion	Sales period (months)	
Off-plan sales	50%	100.53		50%	100.53			50%	100.53		
Sale of units per month thereafter	10		10	10		10		10		10	
Purchase	9 months			9 months				9 months			
Pre-construction	9 months			9 months				9 months			
Construction	24 months			24 months				24 months			
Sales	10 months	at end of construction		10 months	at end of construction			10 months	at end of construction		

REVENUE

No spaces			value per space	Total revenue
Car parking Spaces			39	£35,000
				1,361,231
Rent Per Unit PA			Yield	
Ground Rent on Market units			£500	5%
per sq ft				
Private Resi Sales Value			£1,200	
			per sq ft	
Affordable Resi Sales Value			Social Rent	£229
			Intermediate - LLR	£428
			Intermediate - SO	£376
			TH Living rent	£305

Rent per sq ft			Yield	Rent Free & Void (months)
Office			£0	0.00%
Retail			£0	0.00%

COSTS

per unit	Total
S.106 Assumptions	£1,220
	£919,880

Mayoral CIL

	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£60	£60.00	56,539.95	8,969.00	47,570.95	£2,854,256.80	N/A		0	£2,854,256.80
Office	£185	£185.00	-	-	-	£0.00	£0	£	-	0
Retail	£165	£165.00	-	-	-	£0.00	£0	£	-	0
										£2,854,256.80

LBTH CIL

	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£280	£280.00	56,539.95	8,969.00	47,570.95	£13,319,865.07
Office	£0	£0.00	-	-	-	£0.00
Retail	£0	£0.00	-	-	-	£0.00

£ per sq m	Total figure
£100	£1,560,000

£ per sq m site area	Total figure
£70	£1,092,000

Build Costs

	Base per sq m	Externals (5%) per sq m	BREEAM excellent (1%)	Total
Resi	£3,450	£172.50	£0.0	£3,623
Office	£0	£0.00	£0.00	£0
Retail	£0	£0.00	£0.00	£0

Per unit	Total figure
£1,500	£1,131,000

Per unit	Total figure
£5,000	£377,000

Per unit	Total figure
£450	£188,500

Contingency on build costs

5%

Profit

Private/Market on GDV	20%
Affordable on GDV	8%

Marketing /agency and legal fees

Raw Sales agent and marketing on GDV	3.00%
Raw Sales legal fees on GDV	0.50%

Commercial Letting fee on rent pa	10.00%
Commercial Letting /Legal fee on rent pa	5.00%
Commercial Sales fee on GDV	1.00%
Commercial Legal fee on GDV	0.50%

Professional fees

12%

Finance

7.00%

Appraisal outcome

RLV	£43,181,184

Benchmark land value	£42,265,000

Scheme viable	Yes

Scheme 7 Marsh Wall East - Thames Key site 35% AH & CIL					
Total Units	780	Gross Site Area per Ha	1.6	Benchmark Land Value	£59,900,000
Total Floor Area sq ft (GIA)	821,368.66				
Total Floor Area sq m (GIA)	76,307.01	less land for infrastructure	0.4		
Total Floor Area sq ft (NIA)	616,026.49	- Primary school			
Gross to net ratio	75%	Net site area	1.2	Existing Floorspace (sq m)	21,368
Average Unit Size sq ft (GIA)	1053				
Average Unit Size sq ft (NIA)	73				
No Phases	3	Density	650		

Residential Scheme assumptions

	% Proportion	No units
Market	65%	507
Social Rent	12.25%	96
Intermediate - LLR	5.25%	41
Intermediate - SO	5.25%	41
TH Living rent	12.25%	96

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	152	7,605.00	24	1194	6	307	6	307	14	717	203	10130
2b	70	254	17,743.00	29	2007	16	1147	16	1147	38	2676	363	24700
3b	95	51	4,816.50	29	2723	14	1362	14	1362	33	3177	141	13440
4b	108	51	5,475.60	14	1548	4	442	4	442	10	1032	83	8940
Total		507	35,642.10	95.55	7,472.91	40.95	3,257.57	40.95	3,257.57	95.55	7,601.90	780.09	67,230.25
Total (sq ft)			383,621.56		80,428.72		35,064.51		35,064.51		81,817.19		616,026.49

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	0	-	-	-

Timescales												
	Phase 1				Phase 2				Phase 3			
No Market Resi units	169	Sold on completion	Sales period (months)		169	Sold on completion	Sales period (months)		169	Sold on completion	Sales period (months)	
Off-plan sales	50%	50%	84.50		50%	50%	84.50		50%	50%	84.50	
Sale of units per month thereafter	10			8	10			8	10		8	
Purchase	9 months				9 months				9 months			
Pre-construction	9 months				9 months				9 months			
Construction	24 months				24 months				24 months			
Sales	8 months	at end of construction			8 months	at end of construction			8 months	at end of construction		

REVENUE

Car parking Spaces	No spaces	value per space	Total revenue
	40	£35,000	1,408,274
Ground Rent on Market units	Rent Per Unit PA	Yield	
	£500	5%	
Private Resi Sales Value	per sq ft		
	£1,250		
Affordable Resi Sales Value		per sq ft	
	Social Rent	£229	
	Intermediate - LLR	£428	
	Intermediate - SO	£376	
	TH Living rent	£305	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
	Office	0%	0
	Retail	0%	0

COSTS

S.106 Assumptions	per unit		Total							
	£1,220		£951,600							
Mayoral CIL										
	Base	Indexed	Liable floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£60	£60.00	47,522.80	21,368.00	26,154.80	£1,569,288.00	N/A			0
Office	£185	£185.00				£0.00	£0	£	-	0
Retail	£165	£165.00	-	-	-	£0.00	£0	£	-	0
										£1,569,288.00
										£523,096.00

LBTH CIL	Base	Indexed	Liablr floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
	£280	£280.00	47,522.80	21,368.00	26,154.80	£7,323,344.00
Resi	£0	£0.00	-	-	-	£0.00
Office	£0	£0.00	-	-	-	£0.00
Retail	£0	£0.00	-	-	-	£0.00

Demolition	£ per sq m	Total figure
	£200	£3,200,000
Site remediation	£ per sq m site area	Total figure
	£70	£1,120,000

Build Costs	Base per sq m	Externals (5%) per sq m	BREEAM excellent (1%)	Total
	£3,450	£172.50	£0.0	£3,623
Resi	£0	£0.00	£0.00	£0
Office	£0	£0.00	£0.00	£0
Retail	£0	£0.00	£0.00	£0

Energy	Per unit	Total figure
	£1,500	£1,170,000

Wheelchair accessible units (10% of units)	Per unit	Total figure
	£5,000	£390,000

Waste reduction	Per unit	Total figure
	£250	£195,000

Contingency on build costs	5%

Profit	20%
Private/Market on GDV	6%
Affordable on GDV	

Marketing /agency and legal fees	
Resi Sales agent and marketing on GDV	3.00%
Resi Sales legal fees on GDV	0.50%
Commercial Letting fee on rent pa	10.00%
Commercial Letting / Legal fee on rent pa	5.00%
Commercial Sales fee on GDV	1.00%
Commercial Legal fee on GDV	0.50%

Professional fees	12%

Finance	7.00%

Appraisal outcome

RLV	£50,600,022
Benchmark land value	£59,900,000
Scheme viable	Yes

Scheme	7	Marsh Wall East - Thames Key site		30% AH & CIL	
Total Units	780	Gross Site Area per Ha		1.6	Benchmark Land Value
Total Floor Area sq ft (GIA)	816,455.64				£59,900,000
Total Floor Area sq m (GIA)	75,850.58	less land for infrastructure		0.4	
Total Floor Area sq ft (NIA)	612,341.73	- Primary school			
Gross to net ratio	75%	Net site area		1.2	Existing Floorspace (sq m)
Average Unit Size sq ft (GIA)	1047				21,368
Average Unit Size sq ft (NIA)	73				
No Phases	3	Density		650	

Residential Scheme assumptions

	% Proportion	No units
Market	70%	546
Social Rent	10.50%	82
Intermediate - LLR	4.50%	35
Intermediate - SO	4.50%	35
TH Living rent	10.50%	82

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	164	8,190.00	20	1024	5	263	5	263	12	614	207	10355
2b	70	22	15,110.00	25	1720	14	983	14	983	33	2293	368	25080
3b	95	55	5,187.00	25	2334	12	1167	12	1167	29	2723	132	12576
4b	108	55	5,896.80	12	1327	4	370	4	370	8	885	82	8868
Total		546	35,383.80	81.90	6,404.58	35.10	2,792.21	35.10	2,792.21	81.90	6,515.18	780.00	58,887.84
Total (sq ft)			413,163.22		68,938.90		30,655.29		30,655.29		76,129.02		612,341.73

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	0	-	-	-

Timescales											
	Phase 1			Phase 2			Phase 3				
No Market Resi units	182	Sold on completion	Sales period (months)	182	Sold on completion	Sales period (months)	182	Sold on completion	Sales period (months)		
Off-plan sales	50%	50%	91.00	50%	50%	91.00	50%	50%	91.00		
Sale of units per month thereafter	10			9	10		9	10		9	
Purchase	9 months			9 months			9 months				
Pre-construction	9 months			9 months			9 months				
Construction	24 months			24 months			24 months				
Sales	9 months	at end of construction		9 months	at end of construction		9 months	at end of construction			

REVENUE				
Car parking Spaces	No spaces	value per space	Total revenue	
	40	£35,000	1,400,274	
Ground Rent on Market units	Rent Per Unit PA	Yield		
	£500	5%		
Private Resi Sales Value	per sq ft			
	£1,250			
Affordable Resi Sales Value		per sq ft		
	Social Rent	£229		
	Intermediate - LLR	£428		
	Intermediate - SO	£376		
	TH Living rent	£305		
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)	
	£0	0%	0	
	£0	0%	0	

COSTS											
S.106 Assumptions	per unit		Total								
	£1,220		£951,600								
Mayoral CIL											
	Base	Indexed	Liabe floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution	
Resi	£60	£60.00	51,178.40	21,368.00	29,810.40	£1,788,624.00	N/A		0	£1,788,624.00	
Office	£185	£185.00	-	-	-	£0.00	£0	£	-	0	£
Retail	£165	£165.00	-	-	-	£0.00	£0	£	-	0	£
										£1,788,624.00	
										£596,208.00	
										£596,208.00	
LBTH CIL											

LBTH CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£280	£280.00	51,178.40	21,368.00	29,810.40	£8,346,912.00
Office	£0	£0.00	-	-	-	£0.00
Retail	£0	£0.00	-	-	-	£0.00
						£8,346,912.00

£2,782,304.00

£

2,782,304

Demolition

	£ per sq m	Total figure
	£200	£3,200,000

Site remediation

	£ per sq m site area	Total figure
	£70	£1,120,000

Build Costs

	Base per sq m	Externals (5%) per sq m	BREEAM excellent (1%)	Total
Resi	£3,450	£172.50	£0.0	£3,623
Office		£0.00	£0.00	£0
Retail		£0.00	£0.00	£0

Energy

	Per unit	Total figure
	£1,500	£1,170,000

Wheelchair accessible units (10% of units)

	Per unit	Total figure
	£5,000	£380,000

Waste reduction

	Per unit	Total figure
	£250	£195,000

Contingency on build costs

	5%

Profit

Private/Market on GDV	20%
Affordable on GDV	6%

Marketing /agency and legal fees

Resi Sales agent and marketing on GDV	3.00%
Resi Sales legal fees on GDV	0.50%

Commercial Letting fee on rent pa

Commercial Letting Legal fee on rent pa	10.00%
Commercial Sales fee on GDV	5.00%
Commercial Legal fee on GDV	1.00%
	0.50%

Professional fees

	12%

Finance

	7.00%

Appraisal outcome	
RLV	£58,990,788
Benchmark land value	£59,900,000
Scheme viable	Yes

Scheme	8	Marsh Wall West - Marsh Wall, Alpha Square	35% AH, CIL & 10% Affordable Workspace
Total Units	650		Gross Site Area per Ha0.4Benchmark Land Value£7,681,000
Total Floor Area sq ft (GIA)	684,473.88		
Total Floor Area sq m (GIA)	63,589.18		less land for infrastructure - Primary School(delivered within the building envelope) - Health facility
Total Floor Area sq ft (NIA)	513,355.41		
Gross to net ratio	75%		Existing Floorspace (sq m)3,177
Average Unit Size sq ft (GIA)	1053		
Average Unit Size sq ft (NIA)	73		
No Phases	2	Density	1625

Residential Scheme assumptions

	% Proportion	No units
Market	65%	423
Social Rent	12.25%	80
Intermediate - LLR	5.25%	34
Intermediate - SO	5.25%	34
Tot Living rent	12.25%	80

	Market	Social Rent	Intermediate (inc LBTH LB)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market	No Units	Floor area (Sq m)	Social Rent	No Units	Floor area (Sq m)	Intermediate - LLR	No Units	Floor area (Sq m)	Intermediate - SO	No Units	Floor area (Sq m)	Tot Living Rent	No Units	Floor area (Sq m)	Total	Floor Area (Sq m)
1b	50		127	6,337.50		20	995		5	255		5	255		12	597	169	8442
2b	70		211	14,787.50		24	1672		14	956		14	956		32	2230	294	20600
3b	95		42	4,013.75		24	2265		12	1133		12	1133		26	2445	115	11203
4b	108		42	4,563.00		12	1290		3	369		3	369		6	860	69	7450
Total			423	25,701.75		79.63	6,226.68		34.13	2,714.64		34.13	2,714.64		79.63	6,334.17	650.00	47,691.88
Total (sq ft)				313,769.64			67,623.93			29,229.43			29,229.43			68,180.99		613,335.41

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0			
Retail	400	4,306	320	3,444

Affordable Workspace

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Market retail	360	3,875	288	3,100
Affordable workspace	40	431	32	343

Timescales

	Phase 1			Phase 2			
No Market Resi units	211	Sold on completion	Sales period (months)	211	Sold on completion	Sales period (months)	
Off-plan sales	50%		105.63	50%		105.63	
Sale of units per month thereafter	10			11			11
Purchase	9 months						
Pre-construction	9 months			9 months			
Construction	36 months			36 months			
Sales	11 months	at end of construction		11 months	at end of construction		

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	34	£35,000	1,173,562

	Rent Per Unit PA	Yield
Ground Rent on Market units	£500	5%

	per sq ft
Private Resi Sales Value	£1,250

	per sq ft
Affordable Resi Sales Value	
Social Rent	£229
Intermediate - LLR	£428
Intermediate - SO	£375
Tot Living rent	£205

	Rent per sq ft	Yield	Rent Free & Void (months)
Commercial values			
Office			6
Retail	£24	4.50%	6
Affordable workspace	£12	6.00%	6

COSTS

	per unit	Total
S.106 Assumptions	£1,229	£793,000

Mayoral CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£60	£60.00	39,602.33	3,157.14	36,445.19	£2,186,711.58	N/A		0	£2,186,711.58
Office	£165	£165.00		-	-	£0.00	£0	£	-	£
Retail	£165	£165.00	400.00	19.86	380.14	£62,723.16	£0	£	-	£62,723.16
										£2,249,434.74
										£1,124,717.37
										£1,124,717.37

LBTH CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£280	£280.00	39,602.33	3,157.14	36,445.19	£10,204,654.02
Office	£100	£100.00		-	-	£0.00
Retail	£130	£130.00	400.00	19.86	380.14	£49,419.25
						£10,254,073.27

	£ per sq m	Total figure
Demolition	£120	£480,000

	£ per sq m site area	Total figure
Site remediation	£70	£260,000

Build Costs

	Base per sq m	Externals (5%) per sq m	BREEAM excellent (1%)	Total
Resi	£3,850	£192.50	£0.00	£4,043
Office	£0	£0.00	£0.00	£0
Retail	£1,800	£90.00	£18.00	£1,908

	Per unit	Total figure
Energy	£1,500	£975,000

£487,500 per sq m

	Per unit	Total figure
Wheelchair accessible units (10% of units)	£5,000	£325,000

£162,500 per sq m

	Per unit	Total figure
Waste reduction	£250	£162,500

£81,250 per sq m

	5%
Contingency on build costs	

	20%
Profit	
	8%
Private/Market on GDV	
Affordable on GDV	

	3.00%
Marketing agency and legal fees	
Resi Sales agent and marketing on GDV	
Resi Sales legal fees on GDV	

	10.00%
Commercial Letting fee on rent pa	
	5.00%
Commercial Letting Legal fee on rent pa	
	1.00%
Commercial Sales fee on GDV	
	0.50%
Commercial Legal fee on GDV	

	12%
Professional fees	
	7.00%
Finance	

Appraisal outcome

	£15,292,080
RLV	

	£7,681,000
Benchmark land value	

	Yes
Scheme viable	

Scheme						9 Millharbour - Mastmaker Road/ Lightermans Road Site						35% AH & CIL					
Total Units		360		Gross Site Area per Ha		0.97		Benchmark Land Value		£10,532,000							
Total Floor Area sq ft (GIA)		379,093.23		less land for infrastructure		0											
Total Floor Area sq m (GIA)		35,218.62		N/A													
Total Floor Area sq ft (NIA)		284,319.92		Net site area		0.97		Existing Floorspace (sq m)		4,356.30							
Gross to net ratio		75%															
Average Unit Size sq ft (GIA)		1053															
Average Unit Size sq ft (NIA)		73															
No Phases		1		Density		371											

Residential Scheme assumptions

	% Proportion	No units
Market	65%	234
Social Rent	12.25%	44
Intermediate - LLR	5.25%	19
Intermediate - SO	5.25%	19
TH Living rent	12.25%	44

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	70	3,510.00	11	551	3	142	3	142	7	351	94	4678
2b	70	117	8,190.00	13	928	8	528	8	528	18	1235	163	11468
3b	95	23	2,223.00	13	1257	7	628	7	628	15	1468	65	6203
4b	108	23	2,527.20	7	714	2	204	2	204	4	476	38	4158
Total			18,450.20	44.10	3,448.62	18.90	1,583.50	18.90	1,583.50	44.10	3,588.16	368.00	28,413.97
Total (sq ft)			177,049.95		37,120.95		16,183.62		16,183.62		37,741.78		284,319.92

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	0	-	-	-

Timescales				
No Market Resi units Off-plan sales Sale of units per month thereafter Purchase Pre-construction Construction Sales	Phase 1			
	234	Sold on completion	Sales period (months)	
	50%	117.00		
	10			12
	9 months			
	36 months			
	12 months	at end of construction		

REVENUE				
Car parking Spaces	No spaces	value per space	Total revenue	
	19	£35,000	649,973	
Ground Rent on Market units	Rent Per Unit PA	Yield		
	£500	5%		
Private Resi Sales Value	per sq ft			
	£1,200			
Affordable Resi Sales Value		per sq ft		
	Social Rent	£229		
	Intermediate - LLR	£428		
	Intermediate - SO	£376		
	TH Living rent	£305		
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)	
	£0	0%	0	
	£0	0%	0	
	£0	0%	0	

COSTS											
S.106 Assumptions	per unit		Total								
	£1,220		£439,200								
Mayoral CIL											
	Base	Indexed	Liable floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution	
Resi	£60	£60.00	21,933.60	4,356.30	17,577.30	£1,054,638.00	N/A	£0	£	-	£1,054,638.00
Office	£185	£185.00	-	-	-	£0.00	£0	£	-	-	£0
Retail	£165	£165.00	-	-	-	£0.00	£0	£	-	-	£0
											£1,054,638.00

LBTH CIL	Base	Indexed	Liable floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
	£280	£280.00	21,933.60	4,356.30	17,577.30	£4,921,844.00
	£0	£0.00	-	-	-	£0.00
	£0	£0.00	-	-	-	£0.00

Demolition	£ per sq m	Total figure
	£80	£776,000

Site remediation	£ per sq m site area	Total figure
	£70	£579,000

Build Costs	Base per sq m	Externals (7.5%) per sq m	BREEAM excellent (1%)	Total
	£2,900	£217.50	£0.0	£3,118
	£0	£0.00	£0.00	£0
	£0.00	£0.00	£0.00	£0

Energy	Per unit	Total figure
	£1,500	£340,000

Wheelchair accessible units (10% of units)	Per unit	Total figure
	£5,000	£180,000

Waste reduction	Per unit	Total figure
	£250	£90,000

Contingency on build costs	5%

Profit	Private/Market on GDV	20%
	Affordable on GDV	6%

Marketing /agency and legal fees	Resi Sales agent and marketing on GDV	3.00%
	Resi Sales legal fees on GDV	0.50%

Commercial Letting fee on rent pa	Commercial Letting / Legal fee on rent pa	10.00%
	Commercial Letting / Legal fee on rent pa	5.00%
	Commercial Sales fee on GDV	1.00%
	Commercial Legal fee on GDV	0.50%

Professional fees	12%

Finance	7.00%

Appraisal outcome	
RLV	£36,929,986
Benchmark land value	£10,532,000
Scheme viable	Yes

Scheme	11	Leven Road Gas Works	35% AH & CIL				
Total Units	1,465		Gross Site Area per Ha	8.56	Benchmark Land Value	£	30,619,000
Total Floor Area sq ft (GIA)	1,542,698.82						30619000
Total Floor Area sq m (GIA)	143,320.22		less land for infrastructure	2.5			
Total Floor Area sq ft (NIA)	1,197,024.12		- Strategic open space		Existing Floorspace (sq m)	-	
Gross to net ratio	75%		- Secondary school				
Average Unit Size sq ft (GIA)	1053		Net site area	6.06			
Average Unit Size sq ft (NIA)	73						
Phases	4	Density	242				

Residential Scheme assumptions

	% Proportion	No units
Market	65%	952.25
Social Rent	12.25%	179
Intermediate - LLR	5.25%	77
Intermediate - SO	5.25%	77
TH Living rent	12.25%	179

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

		Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
	size (sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	296	14,283.75	45	2243	12	577	27	1346	381	19027		
2b	70	476	33,328.75	54	3769	31	2154	72	5025	603	48433		
	95		9,046.38	54	5115	27	2557	27	2557	266	25243		
3b	108		10,284.30	27	2607	8	831	8	831	155	16791		
Total		952	66,843.15	179.46	14,033.97	76.91	6,118.39	76.91	6,118.39	1,465.00	107,490.16		
Total (sq ft)			720,576.34		151,061.63		65,858.34		65,858.34		1,157,024.12		

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-

Timescales	Phase 1	Phase 2	Phase 3	Phase 4
No Market Resi units	238	238	238	238
Off-plan sales	50%	50%	50%	50%
Sale of units per month thereafter	10	10	10	10
Purchase	9 months	9 months	9 months	9 months
Pre-construction	9 months	9 months	9 months	9 months
Construction	36 months	36 months	36 months	36 months
Sales	12 months	12 months	12 months	12 months

REVENUE	No spaces	value per space	Total revenue
Car parking Spaces		£20,000	13,231,444
Ground Rent on Market units	Rent Per Unit PA	Yield	
	£350	3%	
Private Resi Sales Value	per sq ft		
	£675		
Affordable Resi Sales Value	Social Rent	per sq ft	
	Intermediate - LLR	£229	
	Intermediate - SO	£359	
	TH Living rent	£305	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£0	0%	0
Retail	£0	0%	0

COSTS										
per unit		Total								
£1,220		£1,787,300								
S.106 Assumptions										
Mayoral CIL										
	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£60	£60	89,257.57	-	89,257.57	£5,355,454.00	N/A		0	£5,355,454.00
Office	£60	£60	-	-	-	£0.00	£0	£	-	0
Retail	£60	£60	-	-	-	£0.00	£0	£	-	0
										£5,355,454.00

LBTH CIL	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£60.00	£60.00	89,257.57	-	89,257.57	£4,462,878.33
Office	£0.00	£0.00	-	-	-	£0.00
Retail	£0.00	£0.00	-	-	-	£0.00
						£4,462,878.33
Demolition	£ per sq m	Total figure				
	£100	£8,560,000				
Site remediation	£ per sq m site area	Total figure				
	£260	£22,256,000				
Removal of 3 gasholders		£3,000,000				
Build Costs	Base per sq m	Externals (7.5%) per sq m	BREEAM excellent (1%)	Total		
Resi	£2,800	£195.00	£0.0	£2,795		
Office	£0.00	£0.00	£0.00	£0		
Retail	£0.00	£0.00	£0.00	£0		
Energy	Per unit	Total figure				
	£1,500	£2,197,500				
Wheelchair accessible units (10% of units)	Per unit	Total figure				
	£5,000	£732,500				
Waste reduction	Per unit	Total figure				
	£250	£386,250				
Contingency on build costs		5%				
Profit		20%				
Private/Market on GDV		6%				
Marketing agency and legal fees		3.00%				
Resi Sales agent and marketing on GDV		0.80%				
Resi Sales legal fees on GDV		10.00%				
Commercial Letting fee on rent pa		5.00%				
Commercial Letting Legal fee on rent pa		1.00%				
Commercial Sales fee on GDV		0.50%				
Commercial Legal fee on GDV		12%				
Professional fees		N/A				
Finance						

Appraisal outcome

Ungrown ungeared IRR	4.38%
Ungrown ungeared IRR assuming contamination deducted from land cost/born by landowner	7.55%

Scheme	11	Leven Road Gas Works	5% AH & CIL				
Total Units	1,465		Gross Site Area per Ha	8.56	Benchmark Land Value	£	30,619,000
Total Floor Area sq ft (GIA)	1,487,332.95						30619000
Total Floor Area sq m (GIA)	136,176.60		less land for infrastructure	2.5			
Total Floor Area sq ft (NIA)	1,115,499.71		- Strategic open space		Existing Floorspace (sq m)	-	
Gross to net ratio	75%		- Secondary school				
Average Unit Size sq ft (GIA)	1015		Net site area	6.06			
Average Unit Size sq ft (NIA)	71						
Phases	4	Density	242				

Residential Scheme assumptions

	% Proportion	No units
Market	95%	1,391.75
Social Rent	1.75%	26
Intermediate - LLR	0.75%	11
Intermediate - SO	0.75%	11
TH Living rent	1.75%	26

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market	No Units	Floor area (Sq m)	Social Rent	No Units	Floor area (Sq m)	Intermediate - LLR	No Units	Floor area (Sq m)	Intermediate - SO	No Units	Floor area (Sq m)	TH Living Rent	No Units	Floor area (Sq m)	Total
1b	50		418	20,876.25	6	320		2	62		2	62		4	192	431	21554
2b	70		696	48,711.25	8	538		4	308		4	308		10	718	723	60563
3b	95		139	13,221.63	8	731		4	365		8	652		8	652	164	15533
4b	108		139	15,030.90	8	415		1	119		1	119		3	277	148	15960
Total			1392	97,846.03	25.64	2,094.85		10.99	874.08		10.99	874.08		25.64	2,039.48	1,465.00	103,632.45
Total (sq ft)				1,063,160.03		21,980.23			9,468.33			9,468.33			21,952.76		1,116,499.71

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-

Timescales	Phase 1	Phase 2	Phase 3	Phase 4
No Market Resi units	348	348	348	348
Off-plan sales	50%	50%	50%	50%
Sale of units per month thereafter	10	10	10	10
Purchase	9 months	9 months	9 months	9 months
Pre-construction	9 months	9 months	9 months	9 months
Construction	36 months	36 months	36 months	36 months
Sales	17 months	17 months	17 months	17 months

REVENUE	No spaces	value per space	Total revenue
Car parking Spaces		£20,000	13,231,444
Ground Rent on Market units	Rent Per Unit PA	Yield	
	£350	3%	
Private Resi Sales Value	per sq ft		
	£675		
Affordable Resi Sales Value	Social Rent	per sq ft	
	Intermediate - LLR	£228	
	Intermediate - SO	£359	
	TH Living rent	£305	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£0	0%	0
Retail	£0	0%	0

COSTS										
per unit		Total								
£1,220		£1,787,300								
S.106 Assumptions										
Mayoral CIL										
	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£60	£60.00	130,453.37	-	130,453.37	£7,827,202.00	N/A		0	£7,827,202.00
Office	£60	£60.00	-	-	-	£0.00	£0	£	-	0
Retail	£60	£60.00	-	-	-	£0.00	£0	£	-	0
										£7,827,202.00

LBTH CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£50	£50.00	130,453.37	-	130,453.37	£6,522,668.33
Office	£0	£0.00	-	-	-	£0.00
Retail	£0	£0.00	-	-	-	£0.00
						£6,522,668.33
	£ per sq m	Total figure				
Demolition	£100	£8,560,000				
	£ per sq m site area	Total figure				
Site remediation	£260	£22,256,000				
Removal of 3 gasholders	£3,000,000					
Build Costs	Base per sq m	Externals (7.5%) per sq m	BREEAM excellent (1%)	Total		
Resi	£2,800	£195.00	£0.0	£2,795		
Office	£0.00	£0.00	£0.00	£0		
Retail	£0.00	£0.00	£0.00	£0		
	Per unit	Total figure				
Energy	£1,500	£2,197,500				
	Per unit	Total figure				
Wheelchair accessible units (10% of units)	£5,000	£732,500				
	Per unit	Total figure				
Waste reduction	£250	£366,250				
Contingency on build costs	5%					
Profit						
Private/Market on GDV	20%					
Affordable on GDV	6%					
Marketing agency and legal fees						
Resi Sales agent and marketing on GDV	3.00%					
Resi Sales legal fees on GDV	0.50%					
Commercial Letting fee on rent pa	10.00%					
Commercial Letting Legal fee on rent pa	5.00%					
Commercial Sales fee on GDV	1.00%					
Commercial Legal fee on GDV	0.50%					
Professional fees	12%					
Finance	N/A					

Appraisal outcome

Ungrown ungeared IRR	
Ungrown ungeared IRR assuming contamination deducted from land cost/born by landowner	13.31%

Scheme	12	Whitechapel South - Site bound by raven row	35% AH & CIL
Total Units	564	Gross Site Area per Ha	1.3923
Total Floor Area sq ft (GIA)	593,912.72	Benchmark Land Value	£ 32,990,000
Total Floor Area sq m (GIA)	55,175.84	less land for infrastructure	0
Total Floor Area sq ft (NIA)	445,434.54	N/A	
Gross to net ratio	75%	Net site area	1.3923
		Existing Floorspace (sq m)	23,880
Average Unit Size sq ft (GIA)	1053		
Average Unit Size sq ft (NIA)	73		
No Phases	2	Density	405

Residential Scheme assumptions

	% Proportion	No units
Market	65%	367
Social Rent	12.25%	69
Intermediate - LLR	5.25%	30
Intermediate - SO	5.25%	30
TH Living rent	12.25%	69

	Market	Social Rent	Intermediate (Inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

		Market		Social Rent		Intermediate - LLK		Intermediate - SO		TH Living Rent - SO		Total	
size (sq m)		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	110	5,499.00	17	864	4	222	10	518	10	732	4	222
2b	70	183	12,831.00	21	1,451	12	826	12	820	26	1935	26	1,935
3b	95	37	3,482.70	21	1,969	10	985	10	985	24	2718	24	2,718
4b	108	37	3,959.28	10	1,119	3	320	3	320	7	746	7	746
Total		367	25,771.98	69.09	5,402.54	29.61	2,385.48	29.61	2,385.48	69.69	5,496.11	69.69	5,496.11
Total (sq ft)			277,409.59		58,156.15		25,354.34		25,354.34		59,160.12		59,160.12

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	3,505	37,728	2,804	30,182
Retail	0			

Timescales

	Phase 1		Phase 2	
No Market Resi units	183	Sold on completion	183	Sold on completion
Off-plan sales	50%	91.65	50%	91.65
Sale of units per month thereafter	10		10	
Purchase	9 months		9 months	
Pre-construction	9 months		9 months	
Construction	30 months		30 months	
Sales	9 months	at end of construction	9 months	at end of construction

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	29	£35,000	1,018,290

	Rent Per Unit PA	Yield
Ground Rent on Market units	£450	5%

	per sq ft
Private Resi Sales Value	£1,000

	per sq ft
Affordable Resi Sales Value	£229
Social Rent	£428
Intermediate - LLR	£376
Intermediate - SO	£305
TH Living rent	

	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£20	6.50%	24
Retail	£0	0%	0

COSTS

	per unit	Total
S.106 Assumptions	£1,220	£688,080

Mayoral CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£60	£60.00	34,362.64	22,453.65	11,908.99	£714,539.39	N/A	£0	-	0
Office	£60	£60.00	3,505.00	1,426.35	2,078.65	£124,719.01	£0	£	-	0
Retail	£60	£60.00	-	-	-	£0.00	£0	£	-	0
										£839,258.40
										£419,629.20

LBTH CIL

	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£150	£150.00	34,362.64	22,453.65	11,908.99	£1,786,348.47
Office	£0	£0.00	3,505.00	1,426.35	2,078.65	£0.00
Retail	£0	£0.00	-	-	-	£0.00

£893,174.23 £ 893,174

	£ per sq m	Total figure
Demolition	£250	£3,480,750

	£ per sq m site area	Total figure
Site remediation	£70	£974,610

Build Costs

	Base per sq m	Externals (5%) per sq m	BREEAM excellent (1%)	Total
Resi	£3,000	£150.00	£0.0	£3,150
Office	£2,700	£135.00	£27.00	£2,862
Retail	£0.00	£0.00	£0.00	£0

	Per unit	Total figure
Energy	£1,500	£846,000

	Per unit	Total figure
Wheelchair accessible units (10% of units)	£5,000	£282,000

	Per unit	Total figure
Waste reduction	£250	£141,000

	Contingency on build costs
	5%

Profit

	Private/Market on GDV
Affordable on GDV	6%

Marketing /agency and legal fees

	Resi Sales agent and marketing on GDV
Resi Sales legal fees on GDV	3.50%
	0.50%

	Commercial Letting fee on rent pa
Commercial Letting / Legal fee on rent pa	10.00%
Commercial Sales fee on GDV	5.00%
Commercial Legal fee on GDV	1.00%
	0.50%

Professional fees

	Professional fees
	12%

Finance

	Finance
	7.00%

Appraisal outcome

	RLV
	£18,756,710

	Benchmark land value
	£32,990,000

	Scheme viable
	No

Scheme	12	Whitechapel South - Site bound by raven row	20% AH & CIL
Total Units	564	Gross Site Area per Ha	1.3923
Total Floor Area sq ft (GIA)	583,255.26	Benchmark Land Value	£ 32,990,000
Total Floor Area sq m (GIA)	54,185.74	less land for infrastructure	0
Total Floor Area sq ft (NIA)	437,441.45	N/A	
Gross to net ratio	75%	Net site area	1.3923
		Existing Floorspace (sq m)	23,880
Average Unit Size sq ft (GIA)	1034		
Average Unit Size sq ft (NIA)	72		
No Phases	2	Density	405

Residential Scheme assumptions

	% Proportion	No units
Market	80%	451
Social Rent	7.00%	39
Intermediate - LLR	3.00%	17
Intermediate - SO	3.00%	17
TH Living rent	7.00%	39

	Market	Social Rent	Intermediate (Inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market	No Units	Floor area (Sq m)	Social Rent	No Units	Floor area (Sq m)	Intermediate - LLR	No Units	Floor area (Sq m)	Intermediate - SO	No Units	Floor area (Sq m)	TH Living Rent - SO	No Units	Floor area (Sq m)	Total
1b	50		135	6,785.00		10	494		3	127		3	127		6	296	156
2b	70		228	15,792.00		12	820		7	474		7	474		14	1102	287
3b	95		45	4,286.40		12	1125		6	563		6	563		14	1313	83
4b	108		45	4,872.96		6	640		2	183		2	183		4	426	58
Total			451	31,719.36		39.48	3,087.34		16.92	1,345.99		16.92	1,345.99		39.48	3,140.53	564.00
Total (sq ft)				341,427.19			33,232.08			14,488.19			14,488.19			33,805.78	437,441.45

Commercial Scheme assumptions	170,713.80	-	16,818.04	-	7,244.10	-	7,244.10	-	16,902.89
	170713.5955	0	16816.04235	0	7244.090652	0	7244.090652	0	16902.89219

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	3,505	37,728	2,804	30,182
Retail	0			

Timescales								
	Phase 1				Phase 2			
No Market Resi units	228	Sold on completion	Sales period (months)		228	Sold on completion	Sales period (months)	
Off-plan sales	50%	112.80		11	50%	112.80		
Sale of units per month thereafter	10				10		11	
Purchase	9 months				9 months			
Pre-construction	9 months				9 months			
Construction	30 months				30 months			
Sales	11 months	at end of construction			11 months	at end of construction		

REVENUE			
Car parking Spaces	No spaces	value per space	Total revenue
	29	£35,000	1,018,290
Ground Rent on Market units	Rent Per Unit PA	Yield	
	£450	5%	
Private Resi Sales Value	per sq ft		
	£1,000		
Affordable Resi Sales Value	Social Rent	per sq ft	
	Intermediate - LLR	£229	
	Intermediate - SO	£428	
	TH Living rent	£376	
		£305	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
Office	£20	6.50%	24
Retail	£0	0%	0

COSTS										
S.106 Assumptions	per unit		Total							
	£1,220		£688,080							
Mayoral CIL										
	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£60	£60.00	42,292.48	22,429.17	19,863.31	£1,191,798.55	N/A	£0	-	£1,191,798.55
Office	£60	£60.00	3,505.00	1,450.83	2,054.17	£123,250.25	£0	£	-	£123,250.25
Retail	£60	£60.00	-	-	-	£0.00	£0	£	-	£0.00
										£1,315,048.80

LBTH CIL	Base	Indexed	Liabie floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£150	£150.00	42,292.48	22,429.17	19,863.31	£2,979,496.37
Office	£0	£0.00	3,505.00	1,450.83	2,054.17	£0.00
Retail	£0	£0.00	-	-	-	£0.00

Demolition	£ per sq m	Total figure
	£250	£3,480,750
Site remediation	£ per sq m site area	Total figure
	£70	£974,610

Build Costs	Base per sq m	Externals (5%) per sq m	BREEAM excellent (1%)	Total
Resi	£3,000	£150.00	£0.0	£3,150
Office	£2,700	£135.00	£27.00	£2,862
Retail	£0.00	£0.00	£0.00	£0

Energy	Per unit	Total figure
	£1,500	£546,000

Wheelchair accessible units (10% of units)	Per unit	Total figure
	£5,000	£282,000

Waste reduction	Per unit	Total figure
	£250	£141,000

Contingency on build costs	5%

Profit	20%
Private/Market on GDV	6%
Affordable on GDV	

Marketing /agency and legal fees	3.50%
Resi Sales agent and marketing on GDV	0.50%
Resi Sales legal fees on GDV	
Commercial Letting fee on rent pa	10.00%
Commercial Letting /Legal fee on rent pa	5.00%
Commercial Sales fee on GDV	1.00%
Commercial Legal fee on GDV	0.50%

Professional fees	12%

Finance	7.00%

Appraisal outcome	
RLV	£34,746,511
Benchmark land value	£32,990,000
Scheme viable	Yes

Scheme13Millharbour South - 5, 6, 7, 8 Greenwich View Place35% AH & CIL					
Total Units	437	Gross Site Area per Ha	0.95	Benchmark Land Value	£ 43,778,000
Total Floor Area sq ft (GIA)	460,177.05				
Total Floor Area sq m (GIA)	42,751.49	less land for infrastructure	0.4		
Total Floor Area sq ft (NIA)	345,132.79	- Primary school			
Gross to net ratio	75%	Net site area	0.55	Existing Floorspace (sq m)	15,617
Average Unit Size sq ft (GIA)	1053				
Average Unit Size sq ft (NIA)	73				
No Phases	2	Density	795		

Residential Scheme assumptions

	% Proportion	No units
Market	65%	284
Social Rent	12.25%	54
Intermediate - LLR	5.25%	23
Intermediate - SO	5.25%	23
TH Living rent	12.25%	54

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent - SO		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	85	4,260.75	13	669	3	172	3	172	8	401	114	5670
2b	70	142	9,941.75	18	1,124	8	642	8	642	21	1,469	198	13,805
3b	95	28	2,698.48	18	1,526	8	763	8	763	19	1,760	79	7,530
4b	108	28	3,067.74	8	867	2	248	2	248	5	578	46	5,009
Total		284	19,968.72	53.53	4,186.24	22.94	1,825.98	22.94	1,825.98	53.53	4,258.51	437.00	33,963.62
Total (sq ft)			214,943.25		45,060.70		19,646.12		19,646.12		45,838.61		345,132.79

Commercial Scheme assumptions	107,471.62	-	22,530.35	-	9,822.56	-	9,822.56	-	22,919.30
	107471.6241	0	22530.35175	0	9822.558359	0	9822.558359	0	22919.30284

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	0	-	-	-

Timescales							
	Phase 1				Phase 2		
	No Market Resi units	142.03	Sold on completion	Sales period (months)	No Market Resi units	142.03	Sold on completion
Off-plan sales	50%	71.01			50%	71.01	
Sale of units per month thereafter	10			7	10		7
Purchase	9 months				9 months		
Pre-construction	9 months				9 months		
Construction	24 months				24 months		
Sales	7 months	at end of construction			7 months	at end of construction	

REVENUE			
Car parking Spaces	No spaces	value per space	Total revenue
	34	£30,000	1,095,910
Ground Rent on Market units	Rent Per Unit PA	Yield	
	£450	5%	
Private Resi Sales Value	per sq ft		
	£1,000		
Affordable Resi Sales Value	Social Rent	per sq ft	
	Intermediate - LLR	£229	
	Intermediate - SO	£428	
	Intermediate - SO	£376	
	TH Living rent	£305	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
	£0	0%	0
	£0	0%	0

COSTS

S.106 Assumptions

Mayoral CIL

LBTH CIL

Demolition

Site remediation

Build Costs

Energy

Wheelchair accessible units (10% of units)

Waste reduction

Contingency on build costs

Profit

Marketing/agency and legal fees

Commercial Letting fee on rent pa

Commercial Letting Legal fee on rent pa

Commercial Sales fee on GDV

Commercial Legal fee on GDV

Professional fees

Finance

per unit

Total

£1,220

£533,140

Base

Indexed

Liable floorspace (sq m GIA)

Existing floorspace apportionment

Net additional floorspace

CIL liability

Base Crossrail S106

Indexed Crossrail S106 to March 2017

Crossrail liability

Total MCIL and Crossrail contribution

Resi

Office

Retail

£60

£60.00

26,624.95

15,617.00

11,007.95

£660,477.20

N/A

£0

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£660,477.20

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£660,477.20

£330,238.60

£330,238.60

Base

Indexed

Liable floorspace (sq m GIA)

Existing floorspace apportionment

Net additional floorspace

CIL liability

£280

£280.00

26,624.95

15,617.00

11,007.95

£3,082,226.93

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Appraisal outcome	
RLV	-£0,598,758
Benchmark land value	£43,778,000
Scheme viable	No

Scheme	13	Millharbour South - 5, 6, 7, 8 Greenwich View Place	100% PVT & CIL
Total Units	437		Gross Site Area per Ha0.95Benchmark Land Value£43,778,000
Total Floor Area sq ft (GIA)	440,909.23		
Total Floor Area sq m (GIA)	40,961.47	less land for infrastructure	0.4
Total Floor Area sq ft (NIA)	330,681.92	- Primary school	
Gross to net ratio	75%	Net site area	0.55Existing Floorspace (sq m)15,617
Average Unit Size sq ft (GIA)	1009		
Average Unit Size sq ft (NIA)	70		
No Phases	2	Density	795

Residential Scheme assumptions

	% Proportion	No units
Market	100%	437
Social Rent	0.00%	-
Intermediate - LLR	0.00%	-
Intermediate - SO	0.00%	-
TH Living rent	0.00%	-

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

		Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent - SO		Total	
	size (sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	131	6,555.00	0	0	0	0	0	0	0	0	0	131
2b	70	219	15,295.00	0	0	0	0	0	0	0	0	0	219
3b	95	44	4,151.50	0	0	0	0	0	0	0	0	0	44
4b	108	44	4,719.60	0	0	0	0	0	0	0	0	0	44
Total		437	30,721.10	-	-	-	-	-	-	-	-	-	437.00
Total (sq ft)			330,681.92	-	-	-	-	-	-	-	-	-	330,681.92

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	0	-	-	-

Timescales							
	Phase 1			Phase 2			
No Market Resi units	218.50	Sold on completion	Sales period (months)	218.50	Sold on completion	Sales period (months)	
Off-plan sales	50%	109.25		50%	109.25		
Sale of units per month thereafter	10		11	10		11	
Purchase	9 months			9 months			
Pre-construction	9 months			9 months			
Construction	24 months			24 months			
Sales	11 months	at end of construction		11 months	at end of construction		

REVENUE

	No spaces	value per space	Total revenue
Car parking Spaces	34	£30,000	1,095,910
Ground Rent on Market units	Rent Per Unit PA£450	Yield5%	
Private Resi Sales Value	per sq ft£1,000		
Affordable Resi Sales Value	Social Rent£229	per sq ft£229	
	Intermediate - LLR£428	Intermediate - LLR£428	
	Intermediate - SO£376	Intermediate - SO£376	
	TH Living rent£305	TH Living rent£305	
Commercial values	Rent per sq ft£0	Yield0%	Rent Free & Void (months)0
Office	£0	0%	0
Retail	£0	0%	0

COSTS

	per unit	Total
S.106 Assumptions	£1,220	£533,140

Mayoral CIL

	Base	Indexed	Liable floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£60	£60.00	40,961.47	15,617.00	25,344.47	£1,520,668.00	N/A		0	£1,520,668.00
Office	£185	£185.00	-	-	-	£0.00	£0	£-	0	0
Retail	£165	£165.00	-	-	-	£0.00	£0	£-	0	0
										£1,520,668.00

LBTH CIL

	Base	Indexed	Liable floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£280	£280.00	40,961.47	15,617.00	25,344.47	£7,095,450.67
Office	£0	£0.00	-	-	-	£0.00
Retail	£0	£0.00	-	-	-	£0.00

	£ per sq m	Total figure
Demolition	£250	£2,375,000

	£ per sq m site area	Total figure
Site remediation	£70	£985,000

Build Costs

	Base per sq m	Externals (5%) per sq m	BREEAM excellent (1%)	Total
Resi	£3,650	£182.50	£0.0	£3,833
Office	£0.00	£0.00	£0.00	£0
Retail	£0.00	£0.00	£0.00	£0

	Per unit	Total figure
Energy	£1,500	£655,500

	Per unit	Total figure
Wheelchair accessible units (10% of units)	£5,000	£2,18,500

	Per unit	Total figure
Waste reduction	£450	£199,250

Contingency on build costs

	5%

Profit

Private/Market on GDV	20%
Affordable on GDV	8%

Marketing /agency and legal fees

Resi Sales agent and marketing on GDV	3.00%
Resi Sales legal fees on GDV	0.50%

Commercial Letting fee on rent pa	10.00%
Commercial Letting /Legal fee on rent pa	5.00%
Commercial Sales fee on GDV	1.00%
Commercial Legal fee on GDV	0.50%

Professional fees

	12%

Finance

	7.00%

Appraisal outcome

RLV	£24,395,804

Benchmark land value	£43,778,000

Scheme viable	No

Scheme14Marian Place Gas Works35% AH, CIL & Retention of 2 Gasholders						
Total Units	630	Gross Site Area per Ha	1.9	Benchmark Land Value	£	13,592,000
Total Floor Area sq ft (GIA)	663,413.14	less land for infrastructure	1			
Total Floor Area sq m (GIA)	61,632.59	- Strategic Open Space				
Total Floor Area sq ft (NIA)	497,559.86			Existing Floorspace (sq m)	-	
Gross to net ratio	75%	Net site area	0.9			
Average Unit Size sq ft (GIA)	1053					
Average Unit Size sq ft (NIA)	73	Density	700			
No Phases	2					

Residential Scheme assumptions

	% Proportion	No units
Market	65%	410
Social Rent	12.25%	77
Intermediate - LLR	5.25%	33
Intermediate - SO	5.25%	33
TH Living rent	12.25%	77

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	35%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		TH Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1b	50	123	6,142.50	19	963	5	248	5	248	12	579	164	8152
2b	70	23	14,332.20	23	1621	13	926	13	926	31	2161	285	19956
3b	95	41	3,890.25	23	2199	12	1100	12	1100	27	2566	114	10855
4b	108	41	4,422.60	12	1250	3	357	3	357	8	853	67	7221
Total			28,787.83	77.18	6,035.09	33.08	2,631.12	33.08	2,631.12	77.18	6,139.271	630.00	46,224.44
Total (sq ft)			309,672.42		64,961.65		28,321.34		28,321.34		66,083.12		497,559.86

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	0	-	-	-

Timescales									
	Phase 1				Phase 2				
	No Market Resi units	205	Sold on completion	Sales period (months)	205	Sold on completion	Sales period (months)		
Off-plan sales	50%	50%	102.38		50%	102.38			
Sale of units per month thereafter		10		10	10		10		
Purchase		9 months				9 months			
Pre-construction		36 months				36 months			
Construction		10 months	at end of construction			10 months	at end of construction		
Sales									

REVENUE

Car parking Spaces	No spaces	value per space	Total revenue
	158	£30,000	4,740,000
Ground Rent on Market units	Rent Per Unit PA	Yield	
	£400	5%	
Private Resi Sales Value	per sq ft		
	£885		
Affordable Resi Sales Value	per sq ft		
	Social Rent	£229	
	Intermediate - LLR	£467	
	Intermediate - SO	£376	
	TH Living rent	£395	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
	£0	0%	0
	£0	0%	0

COSTS

S.106 Assumptions	per unit		Total							
	£1,220		£768,600							
Mayoral CIL										
	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 to March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£90	£60.00	38,383.80	-	38,383.80	£2,303,028.00	N/A		0	£2,303,028.00
Office	£60	£60.00	-	-	-	£0.00	£0	£	-	0
Retail	£60	£60.00	-	-	-	£0.00	£0	£	-	0
										£2,303,028.00

LBTH CIL	Base	Indexed	Liabile floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
	£150	£150.00	38,383.80	-	38,383.80	£5,757,570.00
Resi	£0	£0.00	-	-	-	£0.00
Office	£0	£0.00	-	-	-	£0.00
Retail	£0	£0.00	-	-	-	£0.00

Demolition	£ per sq m	Total figure
	£100	£1,900,000
Site remediation	£ per sq m site area	Total figure
	£250	£4,940,000

Retention and refurbishment of 2 Gasholders

£18,000,000

Removal of 2 gasholders

£2,000,000

Build Costs

	Base per sq m	Externals (5%) per sq m	BREEAM excellent (1%)	Total
Resi	£3,500	£175.00	£0.0	£3,675
Office		£0.00	£0.00	£0
Retail		£0.00	£0.00	£0

Energy	Per unit	Total figure
	£1,500	£945,000

Wheelchair accessible units (10% of units)	Per unit	Total figure
	£5,000	£315,000

Waste reduction	Per unit	Total figure
	£250	£197,500

Contingency on build costs

5%

Profit

Private/Market on GDV	20%
Affordable on GDV	6%

Marketing agency and legal fees

Resi Sales agent and marketing on GDV	3.00%
Resi Sales legal fees on GDV	0.50%

Commercial Letting fee on rent pa	10.00%
Commercial Letting Legal fee on rent pa	5.00%
Commercial Sales fee on GDV	1.00%
Commercial Legal fee on GDV	0.50%

Professional fees

12%

Finance

7.00%

Appraisal outcome

RLV	-£44,620,586
Benchmark land value	£13,592,000
Scheme viable	No

Scheme	14	Marian Place Gas Works	100% PVT, CIL & Retention of 2 Gasholders				
Total Units	630	315	Gross Site Area per Ha	1.9	Benchmark Land Value	£	13,592,000
Total Floor Area sq ft (GIA)	635,635.73		less land for infrastructure	1			
Total Floor Area sq m (GIA)	59,052.00		- Strategic Open Space				
Total Floor Area sq ft (NIA)	476,726.80		Net site area	0.9	Existing Floorspace (sq m)	-	
Gross to net ratio	75%						
Average Unit Size sq ft (GIA)	1009						
Average Unit Size sq ft (NIA)	70						
No Phases	2		Density	700			

Residential Scheme assumptions

	% Proportion	No units
Market	100%	630
Social Rent	0.00%	-
Intermediate - LLR	0.00%	-
Intermediate - SO	0.00%	-
T1H Living rent	0.00%	-

	Market	Social Rent	Intermediate (inc LBTH LR)
Studio	0%	0%	0%
1	30%	25%	15%
2	50%	30%	40%
3	10%	30%	25%
4	10%	15%	10%

	size (sq m)	Market		Social Rent		Intermediate - LLR		Intermediate - SO		T1H Living Rent		Total	
		No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor area (Sq m)	No Units	Floor Area (Sq m)
1a	50	189	9,450.00	0	0	0	0	0	0	0	0	189	9450
2a	70	315	22,050.00	0	0	0	0	0	0	0	0	315	22050
3a	95	63	5,985.00	0	0	0	0	0	0	0	0	63	5985
4a	105	63	6,615.00	0	0	0	0	0	0	0	0	63	6615
Total		630	44,289.00	-	-	-	-	-	-	-	-	630.00	44,289.00
Total (sq ft)			476,726.80		-		-		-		-		476,726.80

Commercial Scheme assumptions

Use	GIA Sq m	GIA Sq ft	NIA sq m	NIA sq ft
Office	0	-	-	-
Retail	0	-	-	-

Timescales

	Phase 1				Phase 2			
No Market Resi units	315	Sold on completion	Sales period (months)		315	Sold on completion	Sales period (months)	
Off-plan sales	50%				50%			
Sale of units per month thereafter	10	157.50		16	10	157.50		16
Purchase	9 months				9 months			
Pre-construction	9 months				9 months			
Construction	36 months				36 months			
Sales	16 months	at end of construction			16 months	at end of construction		

REVENUE

Car parking Spaces	No spaces	value per space	Total revenue
	158	£30,000	4,740,000
Ground Rent on Market units	Rent Per Unit PA	Yield	
	£400	5%	
Private Resi Sales Value	per sq ft		
	£885		
Affordable Resi Sales Value		per sq ft	
	Social Rent	£229	
	Intermediate - LLR	£407	
	Intermediate - SO	£376	
Commercial values	T1H Living rent	£305	
Commercial values	Rent per sq ft	Yield	Rent Free & Void (months)
	£0	0%	0
Retail	£0	0%	0

COSTS

		per unit	Total							
		£1,220	£768,600							
S.106 Assumptions										
Mayoral CIL										
	Base	Indexed	Liable floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability	Base Crossrail S106	Indexed Crossrail S106 March 2017	Crossrail liability	Total MCIL and Crossrail contribution
Resi	£90	£90.00	59,052.00	-	59,052.00	£3,543,120.00	N/A		0	£3,543,120.00
Office	£90	£90.00	-	-	-	£0.00	£	£	-	0
Retail	£90	£90.00	-	-	-	£0.00	£	£	-	0
										£3,543,120.00

	Base	Indexed	Liable floorspace (sq m GIA)	Existing floorspace apportionment	Net additional floorspace	CIL liability
Resi	£190	£190.00	59,052.00	-	59,052.00	£8,857,800.00
Office	£0	£0.00	-	-	-	£0.00
Retail	£0	£0.00	-	-	-	£0.00
						£8,857,800.00

Demolition	£ per sq m	Total figure
	£100	£1,900,000

Site remediation	£ per sq m site area	Total figure
	£260	£4,940,000

Retention and refurbishment of 2 Gasholders	£18,000,000

Removal of 2 gasholders	£2,000,000

	Base per sq m	Externals (5%) per sq m	BREEAM excellent (1%)	Total
Resi	£3,500	£175.00	£0.0	£3,675
Office	£0.00	£0.00	£0.00	£0
Retail	£0.00	£0.00	£0.00	£0

Energy	Per unit	Total figure
	£1,500	£945,000

Wheelchair accessible units (10% of units)	Per unit	Total figure
	£5,000	£315,000

Waste reduction	Per unit	Total figure
	£250	£157,500

Contingency on build costs	5%

Profit	20%
Affordable on GDV	8%

Marketing agency and legal fees	3.00%
Resi Sales agent and marketing on GDV	0.50%
Resi Sales legal fees on GDV	

Commercial Letting fee on rent pa	10.00%
Commercial Letting Legal fee on rent pa	5.00%
Commercial Sales fee on GDV	1.00%
Commercial Legal fee on GDV	0.50%

Professional fees	12%

Finance	7.00%

Appraisal outcome

RLV	-£7,931,818

Benchmark land value less decontamination and demolition of gasholders cost	£8,652,000

Scheme viable	Yes

Appendix 9 - Strategic Sites Appraisals

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 2018

Bishopsgate Goods Yard

Report Date: 29 August 2018

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018
Bishopsgate Goods Yard

Summary Appraisal for Merged Phases 1 2 3

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	163,298	1,350.00	220,452,091	220,452,091
Aff Resi - Social Rent	1	34,234	229.00	7,839,531	7,839,531
Aff Resi - London Living rent	1	14,925	443.00	6,611,728	6,611,728
Aff Resi - Shared Ownership	1	14,925	376.00	5,611,760	5,611,760
Aff Resi - TH Living Rent	1	34,825	305.00	10,621,550	10,621,550
Car parking	42	0	0.00	50,000	2,100,000
Private Resi	1	163,298	1,350.00	220,452,091	220,452,091
Aff Resi - Social Rent	1	34,234	229.00	7,839,531	7,839,531
Aff Resi - London Living rent	1	14,925	443.00	6,611,728	6,611,728
Aff Resi - Shared Ownership	1	14,925	376.00	5,611,760	5,611,760
Aff Resi - TH Living Rent	1	34,825	305.00	10,621,550	10,621,550
Car parking	42	0	0.00	50,000	2,100,000
Private Resi	1	163,298	1,350.00	220,452,091	220,452,091
Aff Resi - Social Rent	1	34,234	229.00	7,839,531	7,839,531
Aff Resi - London Living rent	1	14,925	443.00	6,611,728	6,611,728
Aff Resi - Shared Ownership	1	14,925	376.00	5,611,760	5,611,760
Aff Resi - TH Living Rent	1	34,825	305.00	10,621,550	10,621,550
Car parking	<u>41</u>	<u>0</u>	<u>0.00</u>	<u>50,000</u>	<u>2,050,000</u>
Totals	140	786,618			759,659,982

Rental Area Summary

	Units	ft²	Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	216			600	129,600	129,600
Office	1	237,669	58.00	13,784,809	13,784,809	13,784,809
Retail	1	51,667	55.00	2,841,696	2,841,696	2,841,696
Affordable Office	1	264,077	29.00	7,658,227	7,658,227	7,658,227
Affordable Retail	1	5,741	27.50	157,872	157,872	157,872
Ground Rents	216			600	129,600	129,600
Office	1	237,669	58.00	13,784,809	13,784,809	13,784,809
Retail	1	51,667	55.00	2,841,696	2,841,696	2,841,696
Affordable Office	1	26,408	29.00	765,823	765,823	765,823
Affordable Retail	1	5,741	27.50	157,872	157,872	157,872
Ground Rents	215			600	129,000	129,000
Office	1	237,669	58.00	13,784,809	13,784,809	13,784,809
Retail	1	51,667	55.00	2,841,696	2,841,696	2,841,696
Affordable Office	1	26,408	29.00	765,823	765,823	765,823
Affordable Retail	<u>1</u>	<u>5,741</u>	<u>27.50</u>	<u>157,872</u>	<u>157,872</u>	<u>157,872</u>
Totals	659	1,202,124			59,931,204	59,931,204

Investment Valuation

Ground Rents					
Current Rent	129,600	YP @	5.0000%	20.0000	2,592,000
Office					
Market Rent	13,784,809	YP @	4.2500%	23.5294	
(2yrs Rent Free)		PV 2yrs @	4.2500%	0.9201	298,441,830
Retail					
Market Rent	2,841,696	YP @	5.0000%	20.0000	
(1yr 6mths Rent Free)		PV 1yr 6mths @	5.0000%	0.9294	52,823,073
Affordable Office					
Market Rent	7,658,227	YP @	6.0000%	16.6667	

APPRAISAL SUMMARY

BNP PARIBAS REAL ESTATE

CIL Viability Assessment Aug 2018

Bishopsgate Goods Yard

(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	113,596,582
Affordable Retail					
Market Rent	157,872	YP @	6.0000%	16.6667	
(1yr 6mths Rent Free)		PV 1yr 6mths @	6.0000%	0.9163	2,410,988
Ground Rents					
Current Rent	129,600	YP @	5.0000%	20.0000	2,592,000
Office					
Market Rent	13,784,809	YP @	4.2500%	23.5294	
(2yrs Rent Free)		PV 2yrs @	4.2500%	0.9201	298,441,830
Retail					
Market Rent	2,841,696	YP @	5.0000%	20.0000	
(1yr 6mths Rent Free)		PV 1yr 6mths @	5.0000%	0.9294	52,823,073
Affordable Office					
Market Rent	765,823	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	11,359,658
Affordable Retail					
Market Rent	157,872	YP @	6.0000%	16.6667	
(1yr 6mths Rent Free)		PV 1yr 6mths @	6.0000%	0.9163	2,410,988
Ground Rents					
Current Rent	129,000	YP @	5.0000%	20.0000	2,580,000
Office					
Market Rent	13,784,809	YP @	4.2500%	23.5294	
(2yrs Rent Free)		PV 2yrs @	4.2500%	0.9201	298,441,830
Retail					
Market Rent	2,841,696	YP @	5.0000%	20.0000	
(1yr 6mths Rent Free)		PV 1yr 6mths @	5.0000%	0.9294	52,823,073
Affordable Office					
Market Rent	765,823	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	11,359,658
Affordable Retail					
Market Rent	157,872	YP @	6.0000%	16.6667	
(1yr 6mths Rent Free)		PV 1yr 6mths @	6.0000%	0.9163	2,410,988
					1,205,107,572

GROSS DEVELOPMENT VALUE **1,964,767,554**

Purchaser's Costs 6.80% (81,947,315)
(81,947,315)

NET DEVELOPMENT VALUE **1,882,820,239**

Income from Tenants

Ground Rents 108,000
Ground Rents 108,000
Ground Rents 107,500
323,500

NET REALISATION **1,883,143,739**

OUTLAY

ACQUISITION COSTS

Fixed Price 30,333,000
Stamp Duty 5.00% 1,516,650
Agent Fee 1.00% 303,330
Legal Fee 0.80% 242,664
32,395,644

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

Bishopsgate Goods Yard

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost	
Office	297,086 ft²	282.00 pf²	83,778,365	
Retail	64,584 ft²	171.00 pf²	11,043,864	
Affordable Office	330,096 ft²	282.00 pf²	93,087,072	
Affordable Retail	7,176 ft²	171.00 pf²	1,227,096	
Office	297,086 ft²	282.00 pf²	83,778,365	
Retail	64,584 ft²	171.00 pf²	11,043,864	
Affordable Office	33,010 ft²	282.00 pf²	9,308,707	
Affordable Retail	7,176 ft²	171.00 pf²	1,227,096	
Office	297,086 ft²	257.00 pf²	76,351,205	
Retail	64,584 ft²	284.00 pf²	18,341,856	
Affordable Office	33,010 ft²	257.00 pf²	8,483,467	
Affordable Retail	7,176 ft²	284.00 pf²	2,037,984	
Resi Construction Costs	349,608 ft²	330.00 pf²	115,370,705	
Resi Construction Costs	349,608 ft²	330.00 pf²	115,370,705	
Resi Construction Costs	<u>349,608 ft²</u>	330.00 pf²	<u>115,370,705</u>	
Totals	2,551,479 ft²		745,821,056	745,821,056

Contingency	5.00%	32,681,344	
Demolition		13,228,800	
Borough CIL		28,191,229	
S106		1,215,120	
Mayoral CIL & Crossrail S106		23,960,978	
			99,277,471

Other Construction

Remediation		2,120,000	
Rail related abnormal costs	15.00%	45,994,065	
Energy		498,000	
Wheelchair		166,000	
Waste		83,000	
Rail related abnormal costs	15.00%	33,109,311	
Energy		498,000	
Wheelchair		166,000	
Waste		83,000	
Rail related abnormal costs	15.00%	33,087,783	
Energy		498,000	
Wheelchair		166,000	
Waste		83,000	
			116,552,158

PROFESSIONAL FEES

Professional Fees	12.00%	79,575,717	
			79,575,717

MARKETING & LETTING

Resi Marketing and Agent fee	3.00%	19,840,688	
Commercial marketing fee	289,336 ft²	1.50 pf²	434,004
Commercial Marketing	578,673 ft²	1.50 pf²	868,009
Letting Agent Fee		10.00%	4,987,951
Letting Legal Fee		5.00%	2,493,976
			28,624,629

DISPOSAL FEES

Commercial agent Fee	1.00%	10,537,947	
Sales Legal Fee	0.50%	9,036,023	
			19,573,971

TOTAL COSTS**1,121,820,646**

CIL Viability Assessment Aug 2018
Bishopsgate Goods Yard

PROFIT

761,323,093

Performance Measures		
Profit on Cost%	67.87%	
Profit on GDV%	38.75%	
Profit on NDV%	40.44%	
Development Yield% (on Rent)	5.34%	
Equivalent Yield% (Nominal)	4.57%	
Equivalent Yield% (True)	4.70%	
IRR	21.79%	
Rent Cover	12 yrs 8 mths	
Profit Erosion (finance rate 0.000%)	N/A	

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 2018

2. Bow Common Gas Works

Report Date: 29 August 2018

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

2. Bow Common Gas Works**Summary Appraisal for Merged Phases 1 2**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	115,095	685.00	78,840,396	78,840,396
Aff Resi - Social Rent	1	24,129	229.00	5,525,453	5,525,453
Aff Resi - London Living Rent	1	10,519	286.00	3,008,534	3,008,534
Aff Resi - Shared Ownership	1	10,519	360.00	3,786,967	3,786,967
Aff Resi - TH Living Rent	1	24,545	305.00	7,486,273	7,486,273
Car parking	106	0	0.00	20,000	2,120,000
Private Resi	1	115,095	685.00	78,840,396	78,840,396
Aff Resi - Social Rent	1	24,129	229.00	5,525,453	5,525,453
Aff Resi - London Living Rent	1	10,519	268.00	2,819,186	2,819,186
Aff Resi - Shared Ownership	1	10,519	360.00	3,786,967	3,786,967
Aff Resi - TH Living Rent	1	24,545	305.00	7,486,273	7,486,273
Car parking	<u>105</u>	<u>0</u>	<u>0.00</u>	<u>20,000</u>	<u>2,100,000</u>
Totals	221	369,616			201,325,899

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	152	350	53,200	53,200
Ground Rents	152	350	53,200	53,200
Totals	304		106,400	106,400

Investment Valuation

Ground Rents					
Current Rent	53,200	YP @	5.0000%	20.0000	1,064,000
Ground Rents					
Current Rent	53,200	YP @	5.0000%	20.0000	1,064,000
					2,128,000

GROSS DEVELOPMENT VALUE**203,453,899**

Purchaser's Costs	6.80%	(144,704)	(144,704)

NET DEVELOPMENT VALUE**203,309,195****Income from Tenants**

Ground Rents	31,033
Ground Rents	31,033
	62,067

NET REALISATION**203,371,261****OUTLAY****ACQUISITION COSTS**

Residualised Price (Negative land)	(17,521,604)	(17,521,604)

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost
Resi Construction Costs	246,411 ft²	260.00 pf²	64,066,755
Resi Construction Costs	<u>246,411 ft²</u>	<u>260.00 pf²</u>	<u>64,066,755</u>

APPRAISAL SUMMARY

BNP PARIBAS REAL ESTATE

CIL Viability Assessment Aug 2018

2. Bow Common Gas Works

Totals	492,821 ft²		128,133,510	128,133,510
Contingency		5.00%	6,406,676	
Demolition			3,940,000	
Borough CIL			1,425,684	
S106			570,960	
Mayoral CIL & Crossrail S106			1,710,822	
				14,054,142
Other Construction				
Site remediation			10,244,000	
Removal of 2 Gasholders			2,000,000	
Energy			351,000	
Wheelchair			117,000	
Waste			58,500	
Energy			351,000	
Wheelchair			117,000	
Waste			58,500	
				13,297,000
PROFESSIONAL FEES				
Professional Fees		12.00%	16,647,421	
				16,647,421
MARKETING & LETTING				
Resi Marketing and Agency Fee		3.00%	4,730,424	
				4,730,424
DISPOSAL FEES				
Sales Legal Fee		0.50%	1,016,546	
				1,016,546
Additional Costs				
Private Resi Profit		20.00%	16,404,879	
Affordable Profit		6.00%	1,188,434	
Private Resi Profit		20.00%	16,400,879	
Affordable Profit		6.00%	1,177,073	
				35,171,265
FINANCE				
Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				5,717,985
TOTAL COSTS				201,246,689
PROFIT				2,124,572
Performance Measures				
Profit on Cost%		1.06%		
Profit on GDV%		1.04%		
Profit on NDV%		1.05%		
Development Yield% (on Rent)		0.05%		
Equivalent Yield% (Nominal)		5.00%		
Equivalent Yield% (True)		5.16%		
IRR		13.04%		
Rent Cover	19 yrs 12 mths			
Profit Erosion (finance rate 7.000%)	0 yrs 2 mths			

CIL Viability Assessment Aug 2018
2. Bow Common Gas Works

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 2018

2. Bow Common Gas Works - Sens 100% Pvt

Report Date: 29 August 2018

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

2. Bow Common Gas Works - Sens 100% Pvt

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	177,070	685.00	121,292,950	121,292,950
Car parking	106	0	0.00	20,000	2,120,000
Private Resi	1	177,070	685.00	121,292,950	121,292,950
Car parking	<u>105</u>	<u>0</u>	<u>0.00</u>	<u>20,000</u>	<u>2,100,000</u>
Totals	213	354,140			246,805,900

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	234	350	81,900	81,900
Ground Rents	234	350	81,900	81,900
Totals	468		163,800	163,800

Investment Valuation

Ground Rents					
Current Rent	81,900	YP @	5.0000%	20.0000	1,638,000
Ground Rents					
Current Rent	81,900	YP @	5.0000%	20.0000	1,638,000
					3,276,000

GROSS DEVELOPMENT VALUE**250,081,900**

Purchaser's Costs	6.80%	(222,768)	(222,768)

NET DEVELOPMENT VALUE**249,859,132****Income from Tenants**

Ground Rents	47,775	
Ground Rents	47,775	
		95,550

NET REALISATION**249,954,682****OUTLAY****ACQUISITION COSTS**

Residualised Price		7,485,412	
Residualised Price (Negative land)		(7,351,249)	
Stamp Duty	5.00%	374,271	
Agent Fee	1.00%	74,854	
Legal Fee	0.80%	59,883	
			643,172

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost
Resi Construction Costs	246,411 ft²	260.00 pf²	64,066,755
Resi Construction Costs	<u>246,411 ft²</u>	<u>260.00 pf²</u>	<u>64,066,755</u>
Totals	492,821 ft²		128,133,510
			128,133,510
Contingency		5.00%	6,406,676
Demolition			3,940,000

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****CIL Viability Assessment Aug 2018****2. Bow Common Gas Works - Sens 100% Pvt**

Borough CIL		2,193,360	
S106		570,960	
Mayoral CIL & Crossrail S106		2,632,032	
			15,743,028

Other Construction

Site remediation		10,244,000	
Removal of 2 Gasholders		2,000,000	
Energy		351,000	
Wheelchair		117,000	
Waste		58,500	
Energy		351,000	
Wheelchair		117,000	
Waste		58,500	
			13,297,000

PROFESSIONAL FEES

Professional Fees	12.00%	16,647,421	
			16,647,421

MARKETING & LETTING

Resi Marketing and Agency Fee	3.00%	7,277,577	
			7,277,577

DISPOSAL FEES

Sales Legal Fee	0.50%	1,249,296	
			1,249,296

Additional Costs

Private Resi Profit	20.00%	25,010,190	
Private Resi Profit	20.00%	25,006,190	
			50,016,380

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			13,086,629

TOTAL COSTS**246,094,013****PROFIT****3,860,669****Performance Measures**

Profit on Cost%	1.57%
Profit on GDV%	1.54%
Profit on NDV%	1.55%
Development Yield% (on Rent)	0.07%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%
IRR	8.65%
Rent Cover	23 yrs 7 mths
Profit Erosion (finance rate 7.000%)	0 yrs 3 mths

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 2018

3. Billingsate Market

Report Date: 29 August 2018

APPRAISAL SUMMARY

BNP PARIBAS REAL ESTATE

CIL Viability Assessment Aug 2018

3. Billingsgate Market

Summary Appraisal for Merged Phases 1 2 3 4 5

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	168,807	1,150.00	194,127,692	194,127,692
Aff Resi - Social Rent	1	35,389	229.00	8,103,997	8,103,997
Aff Resi - London Living Rent	1	15,428	428.00	6,603,349	6,603,349
Aff Resi - Shared Ownership	1	15,428	376.00	5,801,073	5,801,073
Aff Resi - TH Living Rent	1	36,000	305.00	10,979,867	10,979,867
Car parking	89	0	0.00	35,000	3,115,000
Private Resi	1	168,807	1,150.00	194,127,692	194,127,692
Aff Resi - Social Rent	1	35,389	229.00	8,103,997	8,103,997
Aff Resi - London Living Rent	1	15,428	428.00	6,603,349	6,603,349
Aff Resi - Shared Ownership	1	15,428	376.00	5,801,073	5,801,073
Aff Resi - TH Living Rent	1	36,000	305.00	10,979,867	10,979,867
Private Resi	1	168,807	1,150.00	194,127,692	194,127,692
Aff Resi - Social Rent	1	35,389	229.00	8,103,997	8,103,997
Aff Resi - London Living Rent	1	15,428	428.00	6,603,349	6,603,349
Aff Resi - Shared Ownership	1	12,748	376.00	4,793,248	4,793,248
Aff Resi - TH Living Rent	1	36,000	305.00	10,979,867	10,979,867
Private Resi	1	168,807	1,150.00	194,127,692	194,127,692
Aff Resi - Social Rent	1	35,389	229.00	8,103,997	8,103,997
Aff Resi - London Living Rent	1	15,428	428.00	6,603,349	6,603,349
Aff Resi - Shared Ownership	1	15,428	376.00	5,801,073	5,801,073
Aff Resi - TH Living Rent	1	36,000	305.00	10,979,867	10,979,867
Private Resi	1	168,807	1,150.00	194,127,692	194,127,692
Aff Resi - Social Rent	1	35,389	229.00	8,103,997	8,103,997
Aff Resi - London Living Rent	1	15,428	428.00	6,603,349	6,603,349
Aff Resi - Shared Ownership	1	15,428	376.00	5,801,073	5,801,073
Aff Resi - TH Living Rent	1	36,000	305.00	10,979,867	10,979,867
Private Resi	1	168,807	1,150.00	194,127,692	194,127,692
Aff Resi - Social Rent	1	35,389	229.00	8,103,997	8,103,997
Aff Resi - London Living Rent	1	15,428	428.00	6,603,349	6,603,349
Aff Resi - Shared Ownership	1	15,428	376.00	5,801,073	5,801,073
Aff Resi - TH Living Rent	1	36,000	305.00	10,979,867	10,979,867
Totals	114	1,332,007			1,125,008,267

Rental Area Summary

	Units	ft²	Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	223			450	100,350	100,350
Office	1	288,814	45.00	12,996,652	12,996,652	12,996,652
Retail	1	2,722	50.00	136,092	136,092	136,092
Affordable Office	1	32,091	21.00	673,901	673,901	673,901
Affordable Retail	1	302	25.00	7,561	7,561	7,561
Ground Rents	223			450	100,350	100,350
Office	1	288,814	45.00	12,996,652	12,996,652	12,996,652
Retail	1	2,722	50.00	136,092	136,092	136,092
Affordable Office	1	32,091	21.00	673,901	673,901	673,901
Affordable Retail	1	302	25.00	7,561	7,561	7,561
Ground Rents	223			450	100,350	100,350
Office	1	288,814	45.00	12,996,652	12,996,652	12,996,652
Retail	1	2,722	50.00	136,092	136,092	136,092
Affordable Office	1	32,091	21.00	673,901	673,901	673,901
Affordable Retail	1	302	25.00	7,561	7,561	7,561
Ground Rents	223			450	100,350	100,350
Office	1	288,814	45.00	12,996,652	12,996,652	12,996,652
Retail	1	2,722	50.00	136,092	136,092	136,092
Affordable Office	1	32,091	21.00	673,901	673,901	673,901
Affordable Retail	1	302	25.00	7,561	7,561	7,561

APPRAISAL SUMMARY

BNP PARIBAS REAL ESTATE

CIL Viability Assessment Aug 2018

3. Billingsgate Market

Ground Rents	223			450	100,350	100,350
Office	1	288,814	45.00	12,996,652	12,996,652	12,996,652
Retail	1	2,722	50.00	136,092	136,092	136,092
Affordable Office	1	32,091	21.00	673,901	673,901	673,901
Affordable Retail	1	302	25.00	7,561	7,561	7,561
Totals	1,135	1,619,646			69,572,772	69,572,772

Investment Valuation

Ground Rents

Current Rent 100,350 YP @ 5.0000% 20.0000 2,007,000

Office

Market Rent 12,996,652 YP @ 4.7500% 21.0526
(2yrs Rent Free) PV 2yrs @ 4.7500% 0.9114 249,361,731

Retail

Market Rent 136,092 YP @ 4.5000% 22.2222
(1yr 6mths Rent Free) PV 1yr 6mths @ 4.5000% 0.9361 2,831,027

Affordable Office

Market Rent 673,901 YP @ 6.5000% 15.3846
(2yrs Rent Free) PV 2yrs @ 6.5000% 0.8817 9,140,779

Affordable Retail

Market Rent 7,561 YP @ 6.0000% 16.6667
(1yr 6mths Rent Free) PV 1yr 6mths @ 6.0000% 0.9163 115,466

Ground Rents

Current Rent 100,350 YP @ 5.0000% 20.0000 2,007,000

Office

Market Rent 12,996,652 YP @ 4.7500% 21.0526
(2yrs Rent Free) PV 2yrs @ 4.7500% 0.9114 249,361,731

Retail

Market Rent 136,092 YP @ 4.5000% 22.2222
(1yr 6mths Rent Free) PV 1yr 6mths @ 4.5000% 0.9361 2,831,027

Affordable Office

Market Rent 673,901 YP @ 6.5000% 15.3846
(2yrs Rent Free) PV 2yrs @ 6.5000% 0.8817 9,140,779

Affordable Retail

Market Rent 7,561 YP @ 6.0000% 16.6667
(1yr 6mths Rent Free) PV 1yr 6mths @ 6.0000% 0.9163 115,466

Ground Rents

Current Rent 100,350 YP @ 5.0000% 20.0000 2,007,000

Office

Market Rent 12,996,652 YP @ 4.7500% 21.0526
(2yrs Rent Free) PV 2yrs @ 4.7500% 0.9114 249,361,731

Retail

Market Rent 136,092 YP @ 4.5000% 22.2222
(1yr 6mths Rent Free) PV 1yr 6mths @ 4.5000% 0.9361 2,831,027

Affordable Office

Market Rent 673,901 YP @ 6.5000% 15.3846
(2yrs Rent Free) PV 2yrs @ 6.5000% 0.8817 9,140,779

Affordable Retail

Market Rent 7,561 YP @ 6.0000% 16.6667
(1yr 6mths Rent Free) PV 1yr 6mths @ 6.0000% 0.9163 115,466

Ground Rents

Current Rent 100,350 YP @ 5.0000% 20.0000 2,007,000

Office

Market Rent 12,996,652 YP @ 4.7500% 21.0526
(2yrs Rent Free) PV 2yrs @ 4.7500% 0.9114 249,361,731

Retail

Market Rent 136,092 YP @ 4.5000% 22.2222

APPRAISAL SUMMARY

BNP PARIBAS REAL ESTATE

CIL Viability Assessment Aug 2018

3. Billingsgate Market

(1yr 6mths Rent Free)		PV 1yr 6mths @	4.5000%	0.9361	2,831,027
Affordable Office					
Market Rent	673,901	YP @	6.5000%	15.3846	
(2yrs Rent Free)		PV 2yrs @	6.5000%	0.8817	9,140,779
Affordable Retail					
Market Rent	7,561	YP @	6.0000%	16.6667	
(1yr 6mths Rent Free)		PV 1yr 6mths @	6.0000%	0.9163	115,466
Ground Rents					
Current Rent	100,350	YP @	5.0000%	20.0000	2,007,000
Office					
Market Rent	12,996,652	YP @	4.7500%	21.0526	
(2yrs Rent Free)		PV 2yrs @	4.7500%	0.9114	249,361,731
Retail					
Market Rent	136,092	YP @	4.5000%	22.2222	
(1yr 6mths Rent Free)		PV 1yr 6mths @	4.5000%	0.9361	2,831,027
Affordable Office					
Market Rent	673,901	YP @	6.5000%	15.3846	
(2yrs Rent Free)		PV 2yrs @	6.5000%	0.8817	9,140,779
Affordable Retail					
Market Rent	7,561	YP @	6.0000%	16.6667	
(1yr 6mths Rent Free)		PV 1yr 6mths @	6.0000%	0.9163	115,466
					1,317,280,017

GROSS DEVELOPMENT VALUE **2,442,288,284**

Purchaser's Costs 6.80% (89,575,041) (89,575,041)

NET DEVELOPMENT VALUE **2,352,713,243**

Income from Tenants

Ground Rents 83,625
Ground Rents 83,625
Ground Rents 83,625
Ground Rents 83,625
Ground Rents 83,625
418,125

NET REALISATION **2,353,131,368**

OUTLAY

ACQUISITION COSTS

Fixed Price 41,064,000
Stamp Duty 5.00% 2,053,200
Agent Fee 1.00% 410,640
Legal Fee 0.80% 328,512
43,856,352

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost
Office	361,018 ft²	266.00 pf²	96,030,803
Retail	3,402 ft²	162.00 pf²	551,171
Affordable Office	40,113 ft²	266.00 pf²	10,670,090
Affordable Retail	378 ft²	162.00 pf²	61,242
Office	361,018 ft²	266.00 pf²	96,030,803
Retail	3,402 ft²	162.00 pf²	551,171
Affordable Office	40,113 ft²	266.00 pf²	10,670,090

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****CIL Viability Assessment Aug 2018****3. Billingsgate Market**

Affordable Retail	378 ft²	162.00 pf²	61,242	
Office	361,018 ft²	266.00 pf²	96,030,803	
Retail	3,402 ft²	162.00 pf²	551,171	
Affordable Office	40,113 ft²	266.00 pf²	10,670,090	
Affordable Retail	378 ft²	162.00 pf²	61,242	
Office	361,018 ft²	266.00 pf²	96,030,803	
Retail	3,402 ft²	162.00 pf²	551,171	
Affordable Office	40,113 ft²	266.00 pf²	10,670,090	
Affordable Retail	378 ft²	162.00 pf²	61,242	
Office	361,018 ft²	266.00 pf²	96,030,803	
Retail	3,402 ft²	162.00 pf²	551,171	
Affordable Office	40,113 ft²	266.00 pf²	10,670,090	
Affordable Retail	378 ft²	162.00 pf²	61,242	
Resi Constrution Costs	361,402 ft²	312.00 pf²	112,757,489	
Resi Constrution Costs	361,402 ft²	312.00 pf²	112,757,489	
Resi Constrution Costs	361,402 ft²	312.00 pf²	112,757,489	
Resi Constrution Costs	361,402 ft²	312.00 pf²	112,757,489	
Resi Constrution Costs	<u>361,402 ft²</u>	<u>312.00 pf²</u>	<u>112,757,489</u>	
Totals	3,831,569 ft²		1,100,353,971	1,100,353,971
Contingency		5.00%	55,017,699	
Demolition			3,444,000	
Borough CIL			47,765,374	
S106			2,093,520	
Mayoral CIL & Crossrail S106			40,817,670	
				149,138,262
Other Construction				
Site remediation			4,018,000	
Energy			514,800	
Wheelchair			171,600	
Waste			85,800	
Energy			514,800	
Wheelchair			171,600	
Waste			85,800	
Energy			514,800	
Wheelchair			171,600	
Waste			85,800	
Energy			514,800	
Wheelchair			171,600	
Waste			85,800	
Energy			514,800	
Wheelchair			171,600	
Waste			85,800	
				7,879,000
PROFESSIONAL FEES				
Professional Fees		12.00%	131,650,157	
				131,650,157
MARKETING & LETTING				
Resi Marketing and agency costs		3.00%	29,119,154	
Commercial marketing	1,457,682 ft²	1.50 pf²	2,186,522	
Letting Agent Fee		10.00%	6,566,372	
Letting Legal Fee		5.00%	3,283,186	
				41,155,233
DISPOSAL FEES				
Commercial agent Fee		1.00%	12,609,638	
Sales Legal Fee		0.50%	5,625,041	

CIL Viability Assessment Aug 2018
3. Billingsate Market

	18,234,679
TOTAL COSTS	1,492,267,654
PROFIT	860,863,714

Performance Measures	
Profit on Cost%	57.69%
Profit on GDV%	35.25%
Profit on NDV%	36.59%
Development Yield% (on Rent)	4.66%
Equivalent Yield% (Nominal)	4.81%
Equivalent Yield% (True)	4.96%
IRR	22.54%
Rent Cover	12 yrs 4 mths
Profit Erosion (finance rate 0.000%)	N/A

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 2018

4a. North Quay

Report Date: 29 August 2018

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

4a. North Quay

Summary Appraisal for Merged Phases 1 2 3 4

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	159,855	1,150.00	183,833,043	183,833,043
Aff Resi - Social Rent	1	33,512	229.00	7,674,240	7,674,240
Aff Resi - London Living Rent	1	14,610	428.00	6,253,171	6,253,171
Aff Resi - Shared Ownership	1	14,610	376.00	5,493,440	5,493,440
Aff Resi - TH Living Rent	1	34,090	305.00	10,397,601	10,397,601
Car parking	13	0	0.00	35,000	455,000
Private Resi	1	159,855	1,150.00	183,833,043	183,833,043
Aff Resi - Social Rent	1	33,512	229.00	7,674,240	7,674,240
Aff Resi - London Living Rent	1	14,610	428.00	6,253,171	6,253,171
Aff Resi - Shared Ownership	1	14,610	376.00	5,493,440	5,493,440
Aff Resi - TH Living Rent	1	34,090	305.00	10,397,601	10,397,601
Car parking	12	0	0.00	35,000	420,000
Private Resi	1	159,855	1,500.00	239,782,230	239,782,230
Aff Resi - Social Rent	1	33,512	229.00	7,674,240	7,674,240
Aff Resi - London Living Rent	1	14,610	428.00	6,253,171	6,253,171
Aff Resi - Shared Ownership	1	14,610	376.00	5,493,440	5,493,440
Aff Resi - TH Living Rent	1	34,090	305.00	10,397,601	10,397,601
Car parking	13	0	0.00	35,000	455,000
Private Resi	1	159,855	1,150.00	183,833,043	183,833,043
Aff Resi - Social Rent	1	33,512	229.00	7,674,240	7,674,240
Aff Resi - London Living Rent	1	14,610	428.00	6,253,171	6,253,171
Aff Resi - Shared Ownership	1	14,610	376.00	5,493,440	5,493,440
Aff Resi - TH Living Rent	1	34,090	305.00	10,397,601	10,397,601
Car parking	<u>12</u>	<u>0</u>	<u>0.00</u>	<u>35,000</u>	<u>420,000</u>
Totals	70	1,026,711			912,305,168

Rental Area Summary

	Units	ft²	Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	211			450	94,950	94,950
Office	1	285,246	45.00	12,836,070	12,836,070	12,836,070
Retail	1	53,820	50.00	2,691,000	2,691,000	2,691,000
Affordable workspace	1	37,674	22.50	847,665	847,665	847,665
Ground Rents	211			450	94,950	94,950
Office	1	285,246	45.00	12,836,070	12,836,070	12,836,070
Retail	1	53,820	50.00	2,691,000	2,691,000	2,691,000
Affordable workspace	1	37,674	22.50	847,665	847,665	847,665
Ground Rents	211			450	94,950	94,950
Office	1	285,246	45.00	12,836,070	12,836,070	12,836,070
Retail	1	53,820	50.00	2,691,000	2,691,000	2,691,000
Affordable workspace	1	37,674	22.50	847,665	847,665	847,665
Ground Rents	211			450	94,950	94,950
Office	1	285,246	45.00	12,836,070	12,836,070	12,836,070
Retail	1	53,820	50.00	2,691,000	2,691,000	2,691,000
Affordable workspace	<u>1</u>	<u>37,674</u>	<u>22.50</u>	<u>847,665</u>	<u>847,665</u>	<u>847,665</u>
Totals	856	1,506,960			65,878,740	65,878,740

Investment Valuation**Ground Rents**

Current Rent 94,950 YP @ 5.0000% 20.0000 1,899,000

Office

APPRAISAL SUMMARY

BNP PARIBAS REAL ESTATE

CIL Viability Assessment Aug 2018

4a. North Quay

Market Rent	12,836,070	YP @	4.7500%	21.0526	
(2yrs Rent Free)		PV 2yrs @	4.7500%	0.9114	246,280,714
Retail					
Market Rent	2,691,000	YP @	4.5000%	22.2222	
(1yr 6mths Rent Free)		PV 1yr 6mths @	4.5000%	0.9361	55,979,208
Affordable workspace					
Market Rent	847,665	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	12,573,647
Ground Rents					
Current Rent	94,950	YP @	5.0000%	20.0000	1,899,000
Office					
Market Rent	12,836,070	YP @	4.7500%	21.0526	
(2yrs Rent Free)		PV 2yrs @	4.7500%	0.9114	246,280,714
Retail					
Market Rent	2,691,000	YP @	4.5000%	22.2222	
(1yr 6mths Rent Free)		PV 1yr 6mths @	4.5000%	0.9361	55,979,208
Affordable workspace					
Market Rent	847,665	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	12,573,647
Ground Rents					
Current Rent	94,950	YP @	5.0000%	20.0000	1,899,000
Office					
Market Rent	12,836,070	YP @	4.7500%	21.0526	
(2yrs Rent Free)		PV 2yrs @	4.7500%	0.9114	246,280,714
Retail					
Market Rent	2,691,000	YP @	4.5000%	22.2222	
(1yr 6mths Rent Free)		PV 1yr 6mths @	4.5000%	0.9361	55,979,208
Affordable workspace					
Market Rent	847,665	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	12,573,647
Ground Rents					
Current Rent	94,950	YP @	5.0000%	20.0000	1,899,000
Office					
Market Rent	12,836,070	YP @	4.7500%	21.0526	
(2yrs Rent Free)		PV 2yrs @	4.7500%	0.9114	246,280,714
Retail					
Market Rent	2,691,000	YP @	4.5000%	22.2222	
(1yr 6mths Rent Free)		PV 1yr 6mths @	4.5000%	0.9361	55,979,208
Affordable workspace					
Market Rent	847,665	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	12,573,647
					1,266,930,276

GROSS DEVELOPMENT VALUE **2,179,235,444**

Purchaser's Costs 6.80% (86,151,259) (86,151,259)

NET DEVELOPMENT VALUE **2,093,084,185**

Income from Tenants

Ground Rents 79,125
Ground Rents 79,125
Ground Rents 79,125
Ground Rents 79,125
316,500

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

4a. North Quay

NET REALISATION

2,093,400,685

OUTLAY**ACQUISITION COSTS**

Fixed Price		24,896,000	
Stamp Duty	5.00%	1,244,800	
Agent Fee	1.00%	248,960	
Legal Fee	0.80%	199,168	
			26,588,928

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost	
Office	356,557 ft²	297.00 pf²	105,897,564	
Retail	67,275 ft²	198.00 pf²	13,320,450	
Affordable workspace	47,092 ft²	297.00 pf²	13,986,471	
Office	356,557 ft²	363.00 pf²	129,430,356	
Retail	67,275 ft²	198.00 pf²	13,320,450	
Affordable workspace	47,092 ft²	363.00 pf²	17,094,575	
Office	356,557 ft²	297.00 pf²	105,897,564	
Retail	67,275 ft²	198.00 pf²	13,320,450	
Affordable workspace	47,092 ft²	297.00 pf²	13,986,471	
Office	356,557 ft²	297.00 pf²	105,897,564	
Retail	67,275 ft²	198.00 pf²	13,320,450	
Affordable workspace	47,092 ft²	297.00 pf²	13,986,471	
Resi Construction Costs	342,237 ft²	363.00 pf²	124,232,009	
Resi Construction Costs	342,237 ft²	363.00 pf²	124,232,009	
Resi Construction Costs	342,237 ft²	363.00 pf²	124,232,009	
Resi Construction Costs	342,237 ft²	363.00 pf²	124,232,009	
Totals	3,252,648 ft²		1,056,386,874	1,056,386,874

Contingency	5.00%	52,819,344	
Demolition		1,740,000	
Borough CIL		39,677,307	
S106		1,586,000	
Mayoral CIL & Crossrail S106		36,627,280	
			132,449,930

Other Construction

Decontamination & Abnormal Costs		3,132,000	
Energy		487,500	
Wheelchair		162,500	
Waste		81,250	
Energy		487,500	
Wheelchair		162,500	
Waste		815,250	
Energy		487,500	
Wheelchair		162,500	
Waste		81,250	
Energy		487,500	
Wheelchair		162,500	
Waste		81,250	
			6,791,000

PROFESSIONAL FEES

Professional Fees	12.00%	125,672,688	
			125,672,688

MARKETING & LETTING

Resi Marketing and agency costs	3.00%	23,738,441	

CIL Viability Assessment Aug 2018

4a. North Quay

Commercial marketing	1,356,264 ft²	1.50 pf²	2,034,396	
Letting Agent Fee		10.00%	6,210,828	
Letting Legal Fee		5.00%	3,105,414	
				35,089,079

DISPOSAL FEES

Commercial agent Fee		1.00%	12,090,397	
Sales Legal Fee		0.50%	4,561,526	
				16,651,923

TOTAL COSTS1,399,630,422

PROFIT693,770,263

Performance Measures

Profit on Cost%	49.57%
Profit on GDV%	31.84%
Profit on NDV%	33.15%
Development Yield% (on Rent)	4.71%
Equivalent Yield% (Nominal)	4.76%
Equivalent Yield% (True)	4.90%
IRR	21.75%
Rent Cover	10 yrs 6 mths
Profit Erosion (finance rate 0.000%)	N/A

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 2018

4b. North Quay 25% Resi

Report Date: 29 August 2018

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

4b. North Quay 25% Resi

Summary Appraisal for Merged Phases 1 2 3 4

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	94,929	1,150.00	109,168,350	109,168,350
Aff Resi - Social Rent	1	19,901	229.00	4,557,329	4,557,329
Aff Resi - London Living Rent	1	13,481	428.00	5,769,691	5,769,691
Aff Resi - Shared Ownership	1	3,872	376.00	1,455,816	1,455,816
Aff Resi - TH Living Rent	1	19,901	305.00	6,069,790	6,069,790
Car parking	13	0	0.00	35,000	455,000
Private Resi	1	94,929	1,150.00	109,168,545	109,168,545
Aff Resi - Social Rent	1	19,901	229.00	4,557,318	4,557,318
Aff Resi - London Living Rent	1	13,481	428.00	5,769,691	5,769,691
Aff Resi - Shared Ownership	1	3,872	376.00	1,455,816	1,455,816
Aff Resi - TH Living Rent	1	19,901	305.00	6,069,790	6,069,790
Car parking	12	0	0.00	35,000	420,000
Private Resi	1	94,929	1,150.00	109,168,545	109,168,545
Aff Resi - Social Rent	1	19,901	229.00	4,557,318	4,557,318
Aff Resi - London Living Rent	1	13,481	428.00	5,769,691	5,769,691
Aff Resi - Shared Ownership	1	3,872	376.00	1,455,816	1,455,816
Aff Resi - TH Living Rent	1	19,901	305.00	6,069,790	6,069,790
Car parking	13	0	0.00	35,000	455,000
Private Resi	1	94,929	1,150.00	109,168,545	109,168,545
Aff Resi - Social Rent	1	19,901	229.00	4,557,318	4,557,318
Aff Resi - London Living Rent	1	13,481	428.00	5,769,691	5,769,691
Aff Resi - Shared Ownership	1	3,872	376.00	1,455,816	1,455,816
Aff Resi - TH Living Rent	1	19,901	305.00	6,069,790	6,069,790
Car parking	12	0	0.00	35,000	420,000
Totals	70	608,334			509,834,454

Rental Area Summary

	Units	ft²	Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	211			450	94,950	94,950
Office	1	385,327	45.00	17,339,698	17,339,698	17,339,698
Retail	1	53,820	50.00	2,691,000	2,691,000	2,691,000
Affordable workspace	1	48,794	22.50	1,097,867	1,097,867	1,097,867
Ground Rents	211			450	94,950	94,950
Office	1	385,327	45.00	17,339,698	17,339,698	17,339,698
Retail	1	53,820	50.00	2,691,000	2,691,000	2,691,000
Affordable workspace	1	48,794	22.50	1,097,867	1,097,867	1,097,867
Ground Rents	211			450	94,950	94,950
Office	1	385,327	45.00	17,339,698	17,339,698	17,339,698
Retail	1	53,820	50.00	2,691,000	2,691,000	2,691,000
Affordable workspace	1	48,794	22.50	1,097,867	1,097,867	1,097,867
Ground Rents	211			450	94,950	94,950
Office	1	385,327	45.00	17,339,698	17,339,698	17,339,698
Retail	1	53,820	50.00	2,691,000	2,691,000	2,691,000
Affordable workspace	1	48,794	22.50	1,097,867	1,097,867	1,097,867
Totals	856	1,951,763			84,894,056	84,894,056

Investment Valuation**Ground Rents**

Current Rent 94,950 YP @ 5.0000% 20.0000 1,899,000

Office

APPRAISAL SUMMARY

BNP PARIBAS REAL ESTATE

CIL Viability Assessment Aug 2018

4b. North Quay 25% Resi

Market Rent	17,339,698	YP @	4.7500%	21.0526	
(2yrs Rent Free)		PV 2yrs @	4.7500%	0.9114	332,690,075
Retail					
Market Rent	2,691,000	YP @	4.5000%	22.2222	
(1yr 6mths Rent Free)		PV 1yr 6mths @	4.5000%	0.9361	55,979,208
Affordable workspace					
Market Rent	1,097,867	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	16,284,955
Ground Rents					
Current Rent	94,950	YP @	5.0000%	20.0000	1,899,000
Office					
Market Rent	17,339,698	YP @	4.7500%	21.0526	
(2yrs Rent Free)		PV 2yrs @	4.7500%	0.9114	332,690,075
Retail					
Market Rent	2,691,000	YP @	4.5000%	22.2222	
(1yr 6mths Rent Free)		PV 1yr 6mths @	4.5000%	0.9361	55,979,208
Affordable workspace					
Market Rent	1,097,867	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	16,284,955
Ground Rents					
Current Rent	94,950	YP @	5.0000%	20.0000	1,899,000
Office					
Market Rent	17,339,698	YP @	4.7500%	21.0526	
(2yrs Rent Free)		PV 2yrs @	4.7500%	0.9114	332,690,075
Retail					
Market Rent	2,691,000	YP @	4.5000%	22.2222	
(1yr 6mths Rent Free)		PV 1yr 6mths @	4.5000%	0.9361	55,979,208
Affordable workspace					
Market Rent	1,097,867	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	16,284,955
Ground Rents					
Current Rent	94,950	YP @	5.0000%	20.0000	1,899,000
Office					
Market Rent	17,339,698	YP @	4.7500%	21.0526	
(2yrs Rent Free)		PV 2yrs @	4.7500%	0.9114	332,690,075
Retail					
Market Rent	2,691,000	YP @	4.5000%	22.2222	
(1yr 6mths Rent Free)		PV 1yr 6mths @	4.5000%	0.9361	55,979,208
Affordable workspace					
Market Rent	1,097,867	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	16,284,955
					1,627,412,951

GROSS DEVELOPMENT VALUE **2,137,247,405**

Purchaser's Costs 6.80% (110,664,081)
(110,664,081)

NET DEVELOPMENT VALUE **2,026,583,325**

Income from Tenants

Ground Rents 79,125
Ground Rents 79,125
Ground Rents 79,125
Ground Rents 79,125
316,500

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

4b. North Quay 25% Resi

NET REALISATION

2,026,899,825

OUTLAY**ACQUISITION COSTS**

Fixed Price		24,896,000
Stamp Duty	5.00%	1,244,800
Agent Fee	1.00%	248,960
Legal Fee	0.80%	199,168

26,588,928

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost	
Office	481,658 ft²	297.00 pf²	143,052,487	
Retail	67,275 ft²	198.00 pf²	13,320,450	
Affordable workspace	60,993 ft²	297.00 pf²	18,114,795	
Office	481,658 ft²	297.00 pf²	143,052,487	
Retail	67,275 ft²	198.00 pf²	13,320,450	
Affordable workspace	60,993 ft²	297.00 pf²	18,114,795	
Office	481,658 ft²	297.00 pf²	143,052,487	
Retail	67,275 ft²	198.00 pf²	13,320,450	
Affordable workspace	60,993 ft²	297.00 pf²	18,114,795	
Office	481,658 ft²	297.00 pf²	143,052,487	
Retail	67,275 ft²	198.00 pf²	13,320,450	
Affordable workspace	60,993 ft²	297.00 pf²	18,114,795	
Resi Construction Costs	202,778 ft²	363.00 pf²	73,608,418	
Resi Construction Costs	202,778 ft²	363.00 pf²	73,608,418	
Resi Construction Costs	202,778 ft²	363.00 pf²	73,608,418	
Resi Construction Costs	<u>202,778 ft²</u>	<u>363.00 pf²</u>	<u>73,608,418</u>	
Totals	3,250,815 ft²		992,384,603	992,384,603

Contingency	5.00%	49,619,230
Demolition		1,740,000
Borough CIL		35,835,306
S106		941,840
Mayoral CIL & Crossrail S106		44,253,109

132,389,485

Other Construction

Site remediation		3,132,000
Energy		289,500
Wheelchair		96,500
Waste		48,250
Energy		289,500
Wheelchair		96,500
Waste		48,250
Energy		289,500
Wheelchair		96,500
Waste		48,250
Energy		289,500
Wheelchair		96,500
Waste		48,250

4,869,000

PROFESSIONAL FEES

Professional Fees	12.00%	117,497,017

117,497,017

MARKETING & LETTING

Resi Marketing and agency costs	3.00%	13,100,220

CIL Viability Assessment Aug 2018

4b. North Quay 25% Resi

Commercial marketing	1,756,586 ft²	1.50 pf²	2,634,880	
Letting Agent Fee		10.00%	8,012,279	
Letting Legal Fee		5.00%	4,006,140	
				27,753,518

DISPOSAL FEES

Commercial agent Fee		1.00%	15,546,771	
Sales Legal Fee		0.50%	2,549,172	
				18,095,944

TOTAL COSTS1,319,578,494

PROFIT707,321,330

Performance Measures

Profit on Cost%	53.60%
Profit on GDV%	33.10%
Profit on NDV%	34.90%
Development Yield% (on Rent)	6.43%
Equivalent Yield% (Nominal)	4.77%
Equivalent Yield% (True)	4.91%
IRR	22.62%
Rent Cover	8 yrs 4 mths
Profit Erosion (finance rate 0.000%)	N/A

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 2018

5 Land adjacent to Reuters Server building

Report Date: 29 August 2018

APPRAISAL SUMMARY

BNP PARIBAS REAL ESTATE

CIL Viability Assessment Aug 2018
5 Land adjacent to Reuters Server building

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	109,685	850.00	93,232,249	93,232,249
Aff Resi - Social Rent	1	22,994	229.00	5,265,709	5,265,709
Aff Resi - London Living Rent	1	10,025	407.00	4,080,115	4,080,115
Aff Resi - Shared Ownership	1	10,025	376.00	3,769,345	3,769,345
Aff Resi - TH Living Rent	1	23,391	305.00	7,134,354	7,134,354
Car parking	23	0	0.00	30,000	690,000
Private Resi	1	109,685	850.00	93,232,249	93,232,249
Aff Resi - Social Rent	1	22,994	229.00	5,265,709	5,265,709
Aff Resi - London Living Rent	1	10,025	407.00	4,080,115	4,080,115
Aff Resi - Shared Ownership	1	10,025	376.00	3,769,345	3,769,345
Aff Resi - TH Living Rent	1	23,391	305.00	7,134,354	7,134,354
Totals	33	352,241			227,653,545

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	145	400	58,000	58,000
Ground Rents	145	400	58,000	58,000
Totals	290		116,000	116,000

Investment Valuation

Ground Rents					
Current Rent	58,000	YP @	5.0000%	20.0000	1,160,000
Ground Rents					
Current Rent	58,000	YP @	5.0000%	20.0000	1,160,000
					2,320,000

GROSS DEVELOPMENT VALUE

229,973,545

Purchaser's Costs	6.80%	(157,760)	(157,760)

NET DEVELOPMENT VALUE

229,815,785

Income from Tenants

Ground Rents	29,000
Ground Rents	29,000
	58,000

NET REALISATION

229,873,785

OUTLAY

ACQUISITION COSTS

Residualised Price	10,808,303
Stamp Duty	5.00% 540,415
Agent Fee	1.00% 108,083
Legal Fee	0.80% 86,466
	11,543,267

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****CIL Viability Assessment Aug 2018****5 Land adjacent to Reuters Server building**

Resi Construction Costs	234,827 ft²	260.00 pf²	61,055,070	
Resi Construction Costs	<u>234,827 ft²</u>	260.00 pf²	<u>61,055,070</u>	
Totals	469,654 ft²		122,110,140	122,110,140

Contingency		5.00%	6,105,507	
Demolition			1,355,000	
Borough CIL			7,608,522	
S106			544,120	
Mayoral CIL & Crossrail S106			1,630,398	
				17,243,547

Other Construction

Decontamination & Abnormal Costs			1,897,000	
Abnormal allowance Listed Dock Wrks			1,000,000	
Energy			334,500	
Wheelchair			111,500	
Waste			55,750	
Energy			334,500	
Wheelchair			111,500	
Waste			55,750	
				3,900,500

PROFESSIONAL FEES

Professional Fees		12.00%	14,880,857	
				14,880,857

MARKETING & LETTING

Resi Marketing and Agency Fee		3.00%	5,593,935	
				5,593,935

DISPOSAL FEES

Sales Legal Fee		0.50%	1,149,079	
				1,149,079

Additional Costs

Private Resi Profit		20.00%	19,016,450	
Affordable Profit		6.00%	1,214,971	
Private Resi Profit		20.00%	18,878,450	
Affordable Profit		6.00%	1,214,971	
				40,324,842

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				10,534,961

TOTAL COSTS**227,281,128****PROFIT****2,592,657****Performance Measures**

Profit on Cost%	1.14%
Profit on GDV%	1.13%
Profit on NDV%	1.13%
Development Yield% (on Rent)	0.05%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%
IRR	8.23%
Rent Cover	22 yrs 4 mths

CIL Viability Assessment Aug 2018
5 Land adjacent to Reuters Server building
Profit Erosion (finance rate 7.000%)

0 yrs 2 mths

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 2018

5 Land adjacent to Reuters Server building 20% AH

Report Date: 29 August 2018

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018
 5 Land adjacent to Reuters Server building 20% AH

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	134,997	850.00	114,747,383	114,747,383
Aff Resi - Social Rent	1	13,140	229.00	3,008,977	3,008,977
Aff Resi - London Living Rent	1	5,728	407.00	2,331,495	2,331,495
Aff Resi - Shared Ownership	1	5,728	376.00	2,153,911	2,153,911
Aff Resi - TH Living Rent	1	13,366	305.00	4,076,774	4,076,774
Car parking	23	0	0.00	30,000	690,000
Private Resi	1	134,997	850.00	114,747,383	114,747,383
Aff Resi - Social Rent	1	13,366	229.00	3,060,922	3,060,922
Aff Resi - London Living Rent	1	5,728	407.00	2,331,495	2,331,495
Aff Resi - Shared Ownership	1	5,728	376.00	2,153,911	2,153,911
Aff Resi - TH Living Rent	1	13,366	305.00	4,076,774	4,076,774
Totals	33	346,147			253,379,024

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	179	400	71,600	71,600
Ground Rents	178	400	71,200	71,200
Totals	357		142,800	142,800

Investment Valuation

Ground Rents					
Current Rent	71,600	YP @	5.0000%	20.0000	1,432,000
Ground Rents					
Current Rent	71,200	YP @	5.0000%	20.0000	1,424,000
					2,856,000

GROSS DEVELOPMENT VALUE **256,235,024**

Purchaser's Costs	6.80%	(194,208)	(194,208)

NET DEVELOPMENT VALUE **256,040,816**

Income from Tenants

Ground Rents	35,800
Ground Rents	35,600
	71,400

NET REALISATION **256,112,216**

OUTLAY**ACQUISITION COSTS**

Residualised Price		19,896,634
Stamp Duty	5.00%	994,832
Agent Fee	1.00%	198,966
Legal Fee	0.80%	159,173
		21,249,605

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost

APPRAISAL SUMMARY

BNP PARIBAS REAL ESTATE

CIL Viability Assessment Aug 2018

5 Land adjacent to Reuters Server building 20% AH

Resi Construction Costs	234,827 ft²	260.00 pf²	61,055,070	
Resi Construction Costs	<u>234,827 ft²</u>	260.00 pf²	<u>61,055,070</u>	
Totals	469,654 ft²		122,110,140	122,110,140
Contingency		5.00%	6,105,507	
Demolition			1,355,000	
Borough CIL			9,364,335	
S106			544,120	
Mayoral CIL & Crossrail S106			2,006,643	19,375,605
Other Construction				
Decontamination & Abnormal Costs			1,897,000	
Abnormal allowance Listed Dock Wrks			1,000,000	
Energy			334,500	
Wheelchair			111,500	
Waste			55,750	
Energy			334,500	
Wheelchair			111,500	
Waste			55,750	3,900,500
PROFESSIONAL FEES				
Professional Fees		12.00%	14,880,857	14,880,857
MARKETING & LETTING				
Resi Marketing and Agency Fee		3.00%	6,884,843	6,884,843
DISPOSAL FEES				
Sales Legal Fee		0.50%	1,280,204	1,280,204
Additional Costs				
Private Resi Profit		20.00%	23,373,877	
Affordable Profit		6.00%	694,269	
Private Resi Profit		20.00%	23,234,277	
Affordable Profit		6.00%	697,386	47,999,809
FINANCE				
Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				15,274,067
TOTAL COSTS				252,955,630
PROFIT				3,156,586
Performance Measures				
Profit on Cost%		1.25%		
Profit on GDV%		1.23%		
Profit on NDV%		1.23%		
Development Yield% (on Rent)		0.06%		
Equivalent Yield% (Nominal)		5.00%		
Equivalent Yield% (True)		5.16%		
IRR		8.09%		
Rent Cover	22 yrs 1 mth			

CIL Viability Assessment Aug 2018

5 Land adjacent to Reuters Server building 20% AH

Profit Erosion (finance rate 7.000%)0 yrs 2 mths

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 2018

6 Skylines (Limeharbour)

Report Date: 29 August 2018

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018
6 Skylines (Limeharbour)

Summary Appraisal for Merged Phases 1 2 3

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	123,621	1,200.00	148,345,272	148,345,272
Aff Resi - Social Rent	1	25,916	229.00	5,934,746	5,934,746
Aff Resi - London Living Rent	1	11,299	428.00	4,835,786	4,835,786
Aff Resi - Shared Ownership	1	11,299	376.00	4,248,260	4,248,260
Aff Resi - TH Living Rent	1	26,363	305.00	8,040,812	8,040,812
Car parking	39	0	0.00	35,000	1,365,000
Private Resi	1	123,621	1,200.00	148,345,272	148,345,272
Aff Resi - Social Rent	1	25,916	229.00	5,934,746	5,934,746
Aff Resi - London Living Rent	1	11,299	428.00	4,835,784	4,835,784
Aff Resi - Shared Ownership	1	11,299	376.00	4,248,259	4,248,259
Aff Resi - TH Living Rent	1	26,363	305.00	8,040,812	8,040,812
Private Resi	1	123,621	1,200.00	148,345,272	148,345,272
Aff Resi - Social Rent	1	25,916	229.00	5,934,746	5,934,746
Aff Resi - London Living Rent	1	11,299	428.00	4,835,786	4,835,786
Aff Resi - Shared Ownership	1	11,299	376.00	4,248,260	4,248,260
Aff Resi - TH Living Rent	1	26,363	305.00	8,040,812	8,040,812
Totals	54	595,492			515,579,622

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	163	500	81,500	81,500
Ground Rents	163	500	81,500	81,500
Ground Rents	163	500	81,500	81,500
Totals	489		244,500	244,500

Investment Valuation

Ground Rents					
Current Rent	81,500	YP @	5.0000%	20.0000	1,630,000
Ground Rents					
Current Rent	81,500	YP @	5.0000%	20.0000	1,630,000
Ground Rents					
Current Rent	81,500	YP @	5.0000%	20.0000	1,630,000
					4,890,000

GROSS DEVELOPMENT VALUE**520,469,622**

Purchaser's Costs	6.80%	(30,466,095)	(30,466,095)

NET DEVELOPMENT VALUE**490,003,526****Income from Tenants**

Ground Rents	47,542
Ground Rents	47,542
Ground Rents	47,542
	142,625

NET REALISATION**490,146,151****OUTLAY**

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****CIL Viability Assessment Aug 2018**
6 Skylines (Limeharbour)**ACQUISITION COSTS**

Residualised Price			18,689,737	
Stamp Duty	5.00%		934,487	
Agent Fee	1.00%		186,897	
Legal Fee	0.80%		149,518	
				19,960,640

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost	
Resi Construction Costs	264,663 ft²	337.00 pf²	89,191,510	
Resi Construction Costs	264,663 ft²	337.00 pf²	89,191,510	
Resi Construction Costs	264,663 ft²	337.00 pf²	89,191,510	
Totals	793,990 ft²		267,574,529	267,574,529

Contingency	5.00%	13,456,726	
Demolition		1,560,000	
Borough CIL		10,351,518	
S106		919,881	
Mayoral CIL & Crossrail S106		2,218,182	
			28,506,308

Other Construction

Site Remediation		1,092,000	
Energy		377,000	
Wheelchair		125,667	
Waste		62,833	
Energy		377,000	
Wheelchair		125,667	
Waste		62,833	
Energy		377,000	
Wheelchair		125,667	
Waste		62,833	
			2,788,500

PROFESSIONAL FEES

Professional Fees	12.00%	32,427,183	
			32,427,183

MARKETING & LETTING

Resi Marketing and Agency	3.00%	13,392,024	
			13,392,024

DISPOSAL FEES

Sales Legal Fee	0.50%	2,450,018	
			2,450,018

Additional Costs

Private Resi Profit	20.00%	30,268,054	
Affordable Profit	6.00%	1,383,576	
Private Resi Profit	20.00%	29,995,054	
Affordable Profit	6.00%	1,383,576	
Private Resi Profit	20.00%	29,995,054	
Affordable Profit	6.00%	1,383,576	
			94,408,892

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			18,030,767

TOTAL COSTS**479,538,861**

CIL Viability Assessment Aug 2018
6 Skylines (Limeharbour)
PROFIT

10,607,291

Performance Measures

Profit on Cost%	2.21%
Profit on GDV%	2.04%
Profit on NDV%	2.16%
Development Yield% (on Rent)	0.05%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%
IRR	4.33%
Rent Cover	43 yrs 5 mths
Profit Erosion (finance rate 7.000%)	0 yrs 4 mths

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 2018

6 Skylines (Limeharbour) 20% AH

Report Date: 30 August 2018

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018
6 Skylines (Limeharbour) 20% AH

Summary Appraisal for Merged Phases 1 2 3

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	152,149	1,200.00	182,578,796	182,578,796
Aff Resi - Social Rent	1	14,809	229.00	3,391,283	3,391,283
Aff Resi - London Living Rent	1	6,456	428.00	2,763,306	2,763,306
Aff Resi - Shared Ownership	1	6,456	376.00	2,427,577	2,427,577
Aff Resi - TH Living Rent	1	15,065	305.00	4,594,750	4,594,750
Car parking	39	0	0.00	35,000	1,365,000
Private Resi	1	152,149	1,200.00	182,578,796	182,578,796
Aff Resi - Social Rent	1	14,809	229.00	3,391,283	3,391,283
Aff Resi - London Living Rent	1	6,456	428.00	2,763,306	2,763,306
Aff Resi - Shared Ownership	1	6,456	376.00	2,427,577	2,427,577
Aff Resi - TH Living Rent	1	15,065	305.00	4,594,750	4,594,750
Private Resi	1	152,149	1,200.00	182,578,796	182,578,796
Aff Resi - Social Rent	1	14,809	229.00	3,391,283	3,391,283
Aff Resi - London Living Rent	1	6,456	428.00	2,763,306	2,763,306
Aff Resi - Shared Ownership	1	6,456	376.00	2,427,577	2,427,577
Aff Resi - TH Living Rent	1	15,065	305.00	4,594,750	4,594,750
Totals	54	584,806			588,632,135

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	201	500	100,500	100,500
Ground Rents	201	500	100,500	100,500
Ground Rents	201	500	100,500	100,500
Totals	603		301,500	301,500

Investment Valuation

Ground Rents					
Current Rent	100,500	YP @	5.0000%	20.0000	2,010,000
Ground Rents					
Current Rent	100,500	YP @	5.0000%	20.0000	2,010,000
Ground Rents					
Current Rent	100,500	YP @	5.0000%	20.0000	2,010,000
					6,030,000

GROSS DEVELOPMENT VALUE**594,662,135**

Purchaser's Costs	6.80%	(37,475,574)	(37,475,574)

NET DEVELOPMENT VALUE**557,186,561****Income from Tenants**

Ground Rents	58,625
Ground Rents	58,625
Ground Rents	58,625
	175,875

NET REALISATION**557,362,436****OUTLAY**

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018
6 Skylines (Limeharbour) 20% AH

ACQUISITION COSTS

Residualised Price			43,181,184	
Stamp Duty	5.00%		2,159,059	
Agent Fee	1.00%		431,812	
Legal Fee	0.80%		345,449	
				46,117,505

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost	
Resi Construction Costs	264,663 ft²	337.00 pf²	89,191,510	
Resi Construction Costs	264,663 ft²	337.00 pf²	89,191,510	
Resi Construction Costs	264,663 ft²	337.00 pf²	89,191,510	
Totals	793,990 ft²		267,574,529	267,574,529

Contingency	5.00%		13,456,726	
Demolition			1,560,000	
Borough CIL			13,319,865	
S106			919,881	
Mayoral CIL & Crossrail S106			2,854,257	
				32,110,729

Other Construction

Site Remediation			1,092,000	
Energy			377,000	
Wheelchair			125,667	
Waste			62,833	
Energy			377,000	
Wheelchair			125,667	
Waste			62,833	
Energy			377,000	
Wheelchair			125,667	
Waste			62,833	
				2,788,500

PROFESSIONAL FEES

Professional Fees	12.00%		32,427,183	
				32,427,183

MARKETING & LETTING

Resi Marketing and Agency	3.00%		16,473,042	
				16,473,042

DISPOSAL FEES

Sales Legal Fee	0.50%		2,785,933	
				2,785,933

Additional Costs

Private Resi Profit	20.00%		37,190,759	
Affordable Profit	6.00%		790,615	
Private Resi Profit	20.00%		36,917,759	
Affordable Profit	6.00%		790,615	
Private Resi Profit	20.00%		36,917,759	
Affordable Profit	6.00%		790,615	
				113,398,122

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				30,160,682

TOTAL COSTS**543,836,226**

CIL Viability Assessment Aug 2018
6 Skylines (Limeharbour) 20% AH
PROFIT

13,526,210

Performance Measures

Profit on Cost%	2.49%
Profit on GDV%	2.27%
Profit on NDV%	2.43%
Development Yield% (on Rent)	0.06%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%
IRR	5.21%
Rent Cover	44 yrs 10 mths
Profit Erosion (finance rate 7.000%)	0 yrs 4 mths

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 2018

7. Marsh Wall East

Report Date: 30 August 2018

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018
7. Marsh Wall East

Summary Appraisal for Merged Phases 1 2 3

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	127,884	1,250.00	159,854,819	159,854,819
Aff Resi - Social Rent	1	26,810	229.00	6,139,392	6,139,392
Aff Resi - London Living Rent	1	11,688	428.00	5,002,537	5,002,537
Aff Resi - Shared Ownership	1	11,688	376.00	4,394,752	4,394,752
Aff Resi - TH Living Rent	1	27,272	305.00	8,318,081	8,318,081
Car parking	40	0	0.00	35,000	1,400,000
Private Resi	1	127,884	1,250.00	159,854,819	159,854,819
Aff Resi - Social Rent	1	26,810	229.00	6,139,392	6,139,392
Aff Resi - London Living Rent	1	11,688	428.00	5,002,537	5,002,537
Aff Resi - Shared Ownership	1	11,688	376.00	4,394,752	4,394,752
Aff Resi - TH Living Rent	1	27,272	305.00	8,318,081	8,318,081
Private Resi	1	127,884	1,250.00	159,854,819	159,854,819
Aff Resi - Social Rent	1	26,810	229.00	6,139,392	6,139,392
Aff Resi - London Living Rent	1	11,688	428.00	5,002,537	5,002,537
Aff Resi - Shared Ownership	1	11,688	376.00	4,394,752	4,394,752
Aff Resi - TH Living Rent	1	27,272	305.00	8,318,081	8,318,081
Totals	55	616,026			552,528,741

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	169	500	84,500	84,500
Ground Rents	169	500	84,500	84,500
Ground Rents	169	500	84,500	84,500
Totals	507		253,500	253,500

Investment Valuation

Ground Rents					
Current Rent	84,500	YP @	5.0000%	20.0000	1,690,000
Ground Rents					
Current Rent	84,500	YP @	5.0000%	20.0000	1,690,000
Ground Rents					
Current Rent	84,500	YP @	5.0000%	20.0000	1,690,000
					5,070,000

GROSS DEVELOPMENT VALUE**557,598,741**

Purchaser's Costs	6.80%	(344,760)	(344,760)

NET DEVELOPMENT VALUE**557,253,981****Income from Tenants**

Ground Rents	49,292
Ground Rents	49,292
Ground Rents	49,292
	147,875

NET REALISATION**557,401,856****OUTLAY**

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

7. Marsh Wall East**ACQUISITION COSTS**

Residualised Price			50,600,022	
Stamp Duty	5.00%		2,530,001	
Agent Fee	1.00%		506,000	
Legal Fee	0.80%		404,800	
				54,040,824

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost	
Resi Construction Costs	273,790 ft²	337.00 pf²	92,267,079	
Resi Construction Costs	273,790 ft²	337.00 pf²	92,267,079	
Resi Construction Costs	273,790 ft²	337.00 pf²	92,267,079	
Totals	821,369 ft²		276,801,237	276,801,237

Contingency	5.00%		14,000,062	
Demolition			3,200,000	
Borough CIL			7,323,344	
S106			951,600	
Mayoral CIL & Crossrail S106			1,569,288	
				27,044,294

Other Construction

Remediation			1,120,000	
Energy			390,000	
Wheelchair			130,000	
Waste			65,000	
Energy			390,000	
Wheelchair			130,000	
Waste			65,000	
Energy			390,000	
Wheelchair			130,000	
Waste			65,000	
				2,875,000

PROFESSIONAL FEES

Professional Fees	12.00%		33,734,548	
				33,734,548

MARKETING & LETTING

Resi Marketing and Agent Fee	3.00%		14,386,934	
				14,386,934

DISPOSAL FEES

Sales Legal Fee	0.50%		2,786,270	
				2,786,270

Additional Costs

Private Resi Profit	20.00%		32,588,964	
Affordable Profit	6.00%		1,431,286	
Private Resi Profit	20.00%		32,308,964	
Affordable Profit	6.00%		1,431,286	
Private Resi Profit	20.00%		32,308,964	
Affordable Profit	6.00%		1,431,286	
				101,500,748

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				31,714,301

TOTAL COSTS**544,884,155**

CIL Viability Assessment Aug 2018
7. Marsh Wall East
PROFIT

12,517,701

Performance Measures

Profit on Cost%	2.30%
Profit on GDV%	2.24%
Profit on NDV%	2.25%
Development Yield% (on Rent)	0.05%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%
IRR	9.20%
Rent Cover	49 yrs 5 mths
Profit Erosion (finance rate 7.000%)	0 yrs 4 mths

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 2018

7. Marsh Wall East 30% AH

Report Date: 30 August 2018

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018
 7. Marsh Wall East 30% AH

Summary Appraisal for Merged Phases 1 2 3

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	137,721	1,250.00	172,151,343	172,151,343
Aff Resi - Social Rent	1	22,980	229.00	5,262,336	5,262,336
Aff Resi - London Living Rent	1	10,018	428.00	4,287,889	4,287,889
Aff Resi - Shared Ownership	1	10,018	376.00	3,766,930	3,766,930
Aff Resi - TH Living Rent	1	23,376	305.00	7,129,784	7,129,784
Car parking	40	0	0.00	35,000	1,400,000
Private Resi	1	137,721	1,250.00	172,151,343	172,151,343
Aff Resi - Social Rent	1	22,980	229.00	5,262,336	5,262,336
Aff Resi - London Living Rent	1	10,018	428.00	4,287,889	4,287,889
Aff Resi - Shared Ownership	1	10,018	376.00	3,766,930	3,766,930
Aff Resi - TH Living Rent	1	23,376	305.00	7,129,784	7,129,784
Private Resi	1	137,721	1,250.00	172,151,343	172,151,343
Aff Resi - Social Rent	1	22,980	229.00	5,262,336	5,262,336
Aff Resi - London Living Rent	1	10,018	428.00	4,287,889	4,287,889
Aff Resi - Shared Ownership	1	10,018	376.00	3,766,930	3,766,930
Aff Resi - TH Living Rent	1	23,376	305.00	7,129,784	7,129,784
Totals	55	598,984			575,120,683

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	182	500	91,000	91,000
Ground Rents	182	500	91,000	91,000
Ground Rents	182	500	91,000	91,000
Totals	546		273,000	273,000

Investment Valuation

Ground Rents					
Current Rent	91,000	YP @	5.0000%	20.0000	1,820,000
Ground Rents					
Current Rent	91,000	YP @	5.0000%	20.0000	1,820,000
Ground Rents					
Current Rent	91,000	YP @	5.0000%	20.0000	1,820,000
					5,460,000

GROSS DEVELOPMENT VALUE

			580,580,683
Purchaser's Costs	6.80%	(371,280)	(371,280)

NET DEVELOPMENT VALUE

		580,209,403

Income from Tenants

Ground Rents	53,083
Ground Rents	53,083
Ground Rents	53,083
	159,250

NET REALISATION

	580,368,653

OUTLAY

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

7. Marsh Wall East 30% AH

ACQUISITION COSTS

Residualised Price			58,990,788	
Stamp Duty	5.00%		2,949,539	
Agent Fee	1.00%		589,908	
Legal Fee	0.80%		471,926	
				63,002,162

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost	
Resi Construction Costs	273,790 ft²	337.00 pf²	92,267,079	
Resi Construction Costs	273,790 ft²	337.00 pf²	92,267,079	
Resi Construction Costs	273,790 ft²	337.00 pf²	92,267,079	
Totals	821,369 ft²		276,801,237	276,801,237

Contingency	5.00%		14,000,062	
Demolition			3,200,000	
Borough CIL			8,346,912	
S106			951,600	
Mayoral CIL & Crossrail S106			1,788,624	
				28,287,198

Other Construction

Remediation			1,120,000	
Energy			390,000	
Wheelchair			130,000	
Waste			65,000	
Energy			390,000	
Wheelchair			130,000	
Waste			65,000	
Energy			390,000	
Wheelchair			130,000	
Waste			65,000	
				2,875,000

PROFESSIONAL FEES

Professional Fees	12.00%		33,734,548	
				33,734,548

MARKETING & LETTING

Resi Marketing and Agent Fee	3.00%		15,493,621	
				15,493,621

DISPOSAL FEES

Sales Legal Fee	0.50%		2,901,047	
				2,901,047

Additional Costs

Private Resi Profit	20.00%		35,074,269	
Affordable Profit	6.00%		1,226,816	
Private Resi Profit	20.00%		34,794,269	
Affordable Profit	6.00%		1,226,816	
Private Resi Profit	20.00%		34,794,269	
Affordable Profit	6.00%		982,367	
				108,098,805

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				35,680,821

TOTAL COSTS**566,874,439**

CIL Viability Assessment Aug 2018
7. Marsh Wall East 30% AH
PROFIT

13,494,214

Performance Measures

Profit on Cost%	2.38%
Profit on GDV%	2.32%
Profit on NDV%	2.33%
Development Yield% (on Rent)	0.05%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%
IRR	9.11%
Rent Cover	49 yrs 5 mths
Profit Erosion (finance rate 7.000%)	0 yrs 4 mths

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 18

8. Marsh Wall West

Report Date: 30 August 2018

APPRAISAL SUMMARY

BNP PARIBAS REAL ESTATE

CIL Viability Assessment Aug 18
8. Marsh Wall West

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	159,855	1,250.00	199,818,523	199,818,523
Aff Resi - Social Rent	1	33,512	229.00	7,674,240	7,674,240
Aff Resi - London Living Rent	1	14,610	428.00	6,253,171	6,253,171
Aff Resi - Shared Ownership	1	14,610	376.00	5,493,440	5,493,440
Aff Resi - TH Living Rent	1	34,090	305.00	10,397,601	10,397,601
Car parking	34	0	0.00	35,000	1,190,000
Private Resi	1	159,855	1,250.00	199,818,523	199,818,523
Aff Resi - Social Rent	1	33,512	229.00	7,674,240	7,674,240
Aff Resi - London Living Rent	1	14,610	428.00	6,253,171	6,253,171
Aff Resi - Shared Ownership	1	14,610	376.00	5,493,440	5,493,440
Aff Resi - TH Living Rent	<u>1</u>	<u>34,090</u>	<u>305.00</u>	<u>10,397,601</u>	<u>10,397,601</u>
Totals	44	513,355			460,463,951

Rental Area Summary

	Units	ft²	Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	325			500	162,500	162,500
Retail	1	1,550	24.00	37,200	37,200	37,200
Affordable workspace	1	172	12.00	2,067	2,067	2,067
Ground Rents	325			500	162,500	162,500
Retail	1	1,550	24.00	37,200	37,200	37,200
Affordable workspace	<u>1</u>	<u>172</u>	<u>12.00</u>	<u>2,067</u>	<u>2,067</u>	<u>2,067</u>
Totals	654	3,444			403,534	403,534

Investment Valuation

Ground Rents					
Current Rent	162,500	YP @	5.0000%	20.0000	3,250,000
Retail					
Market Rent	37,200	YP @	4.5000%	22.2222	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	4.5000%	0.9782	808,680
Affordable workspace					
Market Rent	2,067	YP @	6.0000%	16.6667	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	6.0000%	0.9713	33,456
Ground Rents					
Current Rent	162,500	YP @	5.0000%	20.0000	3,250,000
Retail					
Market Rent	37,200	YP @	4.5000%	22.2222	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	4.5000%	0.9782	808,680
Affordable workspace					
Market Rent	2,067	YP @	6.0000%	16.6667	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	6.0000%	0.9713	33,456
					8,184,272

GROSS DEVELOPMENT VALUE

468,648,223

Purchaser's Costs	6.80%	(556,530)	(556,530)

NET DEVELOPMENT VALUE

468,091,692

Income from Tenants

APPRAISAL SUMMARY

BNP PARIBAS REAL ESTATE

CIL Viability Assessment Aug 18

8. Marsh Wall West

Ground Rents			135,417	
Ground Rents			135,417	
				270,833
NET REALISATION				468,362,525
OUTLAY				
ACQUISITION COSTS				
Residualised Price			15,292,080	
Stamp Duty		5.00%	764,604	
Agent Fee		1.00%	152,921	
Legal Fee		0.80%	122,337	
				16,331,941
CONSTRUCTION COSTS				
Construction	ft²	Rate ft²	Cost	
Retail	1,938 ft²	177.00 pf²	342,941	
Affordable workspace	215 ft²	177.00 pf²	38,105	
Retail	1,938 ft²	177.00 pf²	342,941	
Affordable workspace	215 ft²	177.00 pf²	38,105	
Resi Construction Costs	342,237 ft²	376.00 pf²	128,681,089	
Resi Construction Costs	<u>342,237 ft²</u>	<u>376.00 pf²</u>	<u>128,681,089</u>	
Totals	688,779 ft²		258,124,270	258,124,270
Contingency		5.00%	12,892,109	
Demolition			480,000	
Borough CIL			10,254,072	
S106			793,000	
Mayoral CIL & Crossrail S106			2,249,435	
				26,668,616
Other Construction				
Remediation			280,000	
Energy			487,500	
Wheelchair			162,500	
Waste			81,250	
				1,011,250
PROFESSIONAL FEES				
Professional Fees		12.00%	30,974,661	
				30,974,661
MARKETING & LETTING				
Resi Marketing and Agent Fee		3.00%	12,024,811	
Commercial marketing fee	3,100 ft²	1.50 pf²	4,650	
Letting Agent Fee		10.00%	7,440	
Letting Legal Fee		5.00%	3,720	
				12,040,622
DISPOSAL FEES				
Commercial agent Fee		1.00%	16,174	
Sales Legal Fee		0.50%	2,306,363	
				2,322,537
Additional Costs				
Private Resi Profit		20.00%	40,201,705	
Affordable Profit		6.00%	1,789,107	
Private Resi Profit		20.00%	39,963,705	
Affordable Profit		6.00%	1,789,107	
				83,743,624

CIL Viability Assessment Aug 18
8. Marsh Wall West

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)	
Total Finance Cost	28,896,371

TOTAL COSTS460,113,891

PROFIT8,248,634

Performance Measures

Profit on Cost%	1.79%
Profit on GDV%	1.76%
Profit on NDV%	1.76%
Development Yield% (on Rent)	0.09%
Equivalent Yield% (Nominal)	4.91%
Equivalent Yield% (True)	5.06%
IRR	8.58%
Rent Cover	20 yrs 5 mths
Profit Erosion (finance rate 7.000%)	0 yrs 3 mths

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 2018

9. Millharbour(Mastmaker)

Report Date: 31 August 2018

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

9. Millharbour(Mastmaker)

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	177,070	1,200.00	212,483,943	212,483,943
Aff Resi - Social Rent	1	37,121	229.00	8,500,697	8,500,697
Aff Resi - London Living Rent	1	16,184	428.00	6,926,589	6,926,589
Aff Resi - Shared Ownership	1	16,184	376.00	6,085,041	6,085,041
Aff Resi - TH Living Rent	1	37,762	305.00	11,517,343	11,517,343
Car parking	<u>19</u>	<u>0</u>	0.00	35,000	<u>665,000</u>
Totals	24	284,320			246,178,614

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	234	500	117,000	117,000
Totals	234		117,000	117,000

Investment Valuation

Ground Rents					
Current Rent	117,000	YP @	5.0000%	20.0000	2,340,000
					2,340,000

GROSS DEVELOPMENT VALUE**248,518,614**

Purchaser's Costs	6.80%	(159,120)	(159,120)

NET DEVELOPMENT VALUE**248,359,494**

Income from Tenants	97,500

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

9. Millharbour(Mastmaker)

NET REALISATION

248,456,994

OUTLAY

ACQUISITION COSTS

Residualised Price			36,929,986	
Stamp Duty		5.00%	1,846,499	
Agent Fee		1.00%	369,300	
Legal Fee		0.80%	295,440	
				39,441,225

CONSTRUCTION COSTS

Construction	ft ²	Rate ft ²	Cost	
Resi Constrution Costs	379,093 ft ²	290.00 pf ²	109,937,035	109,937,035

Contingency		5.00%	5,535,652	
Demolition			776,000	
Borough CIL			4,921,644	
S106			439,200	
Mayoral CIL & Crossrail S106			1,054,638	
				12,727,134

Other Construction

Remediation			679,000	
Energy			540,000	
Wheelchair			180,000	
Waste			90,000	
				1,489,000

PROFESSIONAL FEES

Professional Fees		12.00%	14,031,322	
				14,031,322

MARKETING & LETTING

Resi Marketing and Agent Fee		3.00%	6,374,518	
				6,374,518

DISPOSAL FEES

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****CIL Viability Assessment Aug 2018****9. Millharbour(Mastmaker)**

Sales Legal Fee	0.50%	1,241,797	
			1,241,797

Additional Costs

Private Resi Profit	20.00%	42,629,789	
Affordable Profit	6.00%	1,981,780	
			44,611,569

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land		10,532,709	
Construction		6,905,909	
Other		1,164,773	
Total Finance Cost			18,603,392

TOTAL COSTS**248,456,994****PROFIT****0****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Development Yield% (on Rent)	0.05%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%
IRR	6.90%
Rent Cover	0 yrs 0 mths
Profit Erosion (finance rate 7.000%)	0 yrs 0 mths

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 2018

10. Crossharbour Town Centre

Report Date: 30 August 2018

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018
 10. Crossharbour Town Centre

Summary Appraisal for Merged Phases 1 2 3 4 5

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	163,396	900.00	147,056,596	147,056,596
Aff Resi - Social Rent	1	34,254	229.00	7,844,254	7,844,254
Aff Resi - London Living Rent	1	14,934	327.00	4,883,380	4,883,380
Aff Resi - Shared Ownership	1	14,934	376.00	5,615,141	5,615,141
Aff Resi - TH Living Rent	1	34,846	305.00	10,627,948	10,627,948
Car parking	86	0	0.00	30,000	2,580,000
Private Resi	1	163,396	900.00	147,056,596	147,056,596
Aff Resi - Social Rent	1	34,254	229.00	7,844,254	7,844,254
Aff Resi - London Living Rent	1	14,934	327.00	4,883,380	4,883,380
Aff Resi - Shared Ownership	1	14,934	376.00	5,615,141	5,615,141
Aff Resi - TH Living Rent	1	34,846	305.00	10,627,948	10,627,948
Private Resi	1	163,396	900.00	147,056,596	147,056,596
Aff Resi - Social Rent	1	34,254	229.00	7,844,254	7,844,254
Aff Resi - London Living Rent	1	14,934	327.00	4,883,380	4,883,380
Aff Resi - Shared Ownership	1	14,934	376.00	5,615,141	5,615,141
Aff Resi - TH Living Rent	1	34,846	305.00	10,627,948	10,627,948
Private Resi	1	163,396	900.00	147,056,596	147,056,596
Aff Resi - Social Rent	1	34,254	229.00	7,844,254	7,844,254
Aff Resi - London Living Rent	1	14,934	327.00	4,883,380	4,883,380
Aff Resi - Shared Ownership	1	14,934	376.00	5,615,141	5,615,141
Aff Resi - TH Living Rent	1	34,846	305.00	10,627,948	10,627,948
Private Resi	1	163,396	900.00	147,056,596	147,056,596
Aff Resi - Social Rent	1	34,254	229.00	7,844,254	7,844,254
Aff Resi - London Living Rent	1	14,934	327.00	4,883,380	4,883,380
Aff Resi - Shared Ownership	1	14,934	376.00	5,615,141	5,615,141
Aff Resi - TH Living Rent	1	34,846	305.00	10,627,948	10,627,948
Totals	111	1,311,821			882,716,596

Rental Area Summary

	Units	ft²	Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	216			400	86,400	86,400
Retail	1	116,251	24.00	2,790,029	2,790,029	2,790,029
Affordable workspace	1	12,917	12.00	155,002	155,002	155,002
Ground Rents	216			400	86,400	86,400
Ground Rents	216			400	86,400	86,400
Ground Rents	216			400	86,400	86,400
Ground Rents	216			400	86,400	86,400
Totals	1,082	129,168			3,377,030	3,377,030

Investment Valuation

Ground Rents					
Current Rent	86,400	YP @	6.5000%	15.3846	1,329,231
Retail					
Current Rent	2,790,029	YP @	4.5000%	22.2222	62,000,640
Affordable workspace					
Current Rent	155,002	YP @	6.0000%	16.6667	2,583,360
Ground Rents					
Current Rent	86,400	YP @	5.0000%	20.0000	1,728,000
Ground Rents					
Current Rent	86,400	YP @	5.0000%	20.0000	1,728,000

APPRAISAL SUMMARY

BNP PARIBAS REAL ESTATE

CIL Viability Assessment Aug 2018

10. Crossharbour Town Centre

Ground Rents

Current Rent	86,400	YP @	5.0000%	20.0000	1,728,000

Ground Rents

Current Rent	86,400	YP @	5.0000%	20.0000	1,728,000

72,825,231

GROSS DEVELOPMENT VALUE

955,541,826

Purchaser's Costs

6.80%

(4,952,116)

(4,952,116)

NET DEVELOPMENT VALUE

950,589,711

Income from Tenants

Ground Rents

72,000

Ground Rents

72,000

Ground Rents

72,000

Ground Rents

72,000

Ground Rents

72,000

360,000

NET REALISATION

950,949,711

OUTLAY

ACQUISITION COSTS

Fixed Price

56,167,000

Stamp Duty

5.00%

2,808,350

Agent Fee

1.00%

561,670

Legal Fee

0.80%

449,336

59,986,356

CONSTRUCTION COSTS

Construction

ft²

Rate ft²

Cost

Retail

145,314 ft²

166.00 pf²

24,122,124

Affordable workspace

16,146 ft²

166.00 pf²

2,680,236

Resi Construction Costs

349,819 ft²

260.00 pf²

90,952,889

Resi Construction Costs

349,819 ft²

260.00 pf²

90,952,889

Resi Construction Costs

349,819 ft²

260.00 pf²

90,952,889

Resi Construction Costs

349,819 ft²

260.00 pf²

90,952,889

Resi Construction Costs

349,819 ft²

260.00 pf²

90,952,889

Totals

1,910,554 ft²

481,566,806

481,566,806

Contingency

5.00%

24,095,828

Demolition

3,030,000

Borough CIL

27,933,594

S106

2,026,420

Mayoral CIL & Crossrail S106

6,444,012

63,529,854

Other Construction

Remediation

4,242,000

Main Sewer Diversion Abnormal allow

1,000,000

Energy

498,300

Wheelchair

166,100

Waste

83,050

Energy

498,300

Wheelchair

166,100

Waste

83,050

APPRAISAL SUMMARY

BNP PARIBAS REAL ESTATE

CIL Viability Assessment Aug 2018

10. Crossharbour Town Centre

Energy		498,300	
Wheelchair		166,100	
Waste		83,050	
Energy		498,300	
Wheelchair		166,100	
Waste		83,050	
Energy		498,300	
Wheelchair		166,100	
Waste		83,050	
			8,979,250

PROFESSIONAL FEES

Professional Fees	12.00%	58,339,028	
			58,339,028

MARKETING & LETTING

Resi Marketing and Agent Fee		3.00%	22,058,489	
Commercial marketing fee	116,251 ft²	1.50 pf²	174,377	
Letting Agent Fee		10.00%	1,395,014	
Letting Legal Fee		5.00%	697,507	
				24,325,388

DISPOSAL FEES

Commercial agent Fee		1.00%	620,006	
Sales Legal Fee		0.50%	4,388,822	
				5,008,829

TOTAL COSTS

701,735,511

PROFIT

249,214,200

Performance Measures

Profit on Cost%	35.51%
Profit on GDV%	26.08%
Profit on NDV%	26.22%
Development Yield% (on Rent)	0.48%
Equivalent Yield% (Nominal)	4.64%
Equivalent Yield% (True)	4.77%
IRR	13.25%
Rent Cover	73 yrs 10 mths
Profit Erosion (finance rate 0.000%)	N/A

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 2018

11 Leven Road Gas Works

Report Date: 30 August 2018

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018
11 Leven Road Gas Works

Summary Appraisal for Merged Phases 1 2 3 4

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	180,144	675.00	121,597,254	121,597,254
Aff Resi - Social Rent	1	37,765	229.00	8,648,279	8,648,279
Aff Resi - London Living Rent	1	16,465	286.00	4,708,873	4,708,873
Aff Resi - Shared Ownership	1	16,465	359.00	5,910,788	5,910,788
Aff Resi - TH Living Rent	1	38,417	305.00	11,717,298	11,717,298
Car parking	165	0	0.00	20,000	3,300,000
Private Resi	1	180,144	675.00	121,597,254	121,597,254
Aff Resi - Social Rent	1	37,765	229.00	8,648,279	8,648,279
Aff Resi - London Living Rent	1	16,465	286.00	4,708,873	4,708,873
Aff Resi - Shared Ownership	1	16,465	359.00	5,910,788	5,910,788
Aff Resi - TH Living Rent	1	38,417	305.00	11,717,298	11,717,298
Car parking	165	0	0.00	20,000	3,300,000
Private Resi	1	180,144	675.00	121,597,254	121,597,254
Aff Resi - Social Rent	1	37,765	229.00	8,648,279	8,648,279
Aff Resi - London Living Rent	1	16,465	286.00	4,708,873	4,708,873
Aff Resi - Shared Ownership	1	16,465	359.00	5,910,788	5,910,788
Aff Resi - TH Living Rent	1	38,417	305.00	11,717,298	11,717,298
Car parking	165	0	0.00	20,000	3,300,000
Private Resi	1	180,144	675.00	121,597,254	121,597,254
Aff Resi - Social Rent	1	37,765	229.00	8,648,279	8,648,279
Aff Resi - London Living Rent	1	16,465	286.00	4,708,873	4,708,873
Aff Resi - Shared Ownership	1	16,465	359.00	5,910,788	5,910,788
Aff Resi - TH Living Rent	1	38,417	305.00	11,717,298	11,717,298
Car parking	<u>165</u>	<u>0</u>	<u>0.00</u>	<u>20,000</u>	<u>3,300,000</u>
Totals	680	1,157,024			623,529,965

Rental Area Summary**Initial****Net Rent****Initial**

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****CIL Viability Assessment Aug 2018****11 Leven Road Gas Works**

	Units	MRV/Unit	at Sale	MRV	
Ground Rents	238	350	83,300	83,300	
Ground Rents	238	350	83,300	83,300	
Ground Rents	238	350	83,300	83,300	
Ground Rents	238	350	83,300	83,300	
Totals	952		333,200	333,200	
Investment Valuation					
Ground Rents					
Current Rent	83,300	YP @	5.0000%	20.0000	1,666,000
Ground Rents					
Current Rent	83,300	YP @	5.0000%	20.0000	1,666,000
Ground Rents					
Current Rent	83,300	YP @	5.0000%	20.0000	1,666,000
Ground Rents					
Current Rent	83,300	YP @	5.0000%	20.0000	1,666,000
					6,664,000
GROSS DEVELOPMENT VALUE				630,193,965	
Purchaser's Costs		6.80%	(453,152)	(453,152)	
NET DEVELOPMENT VALUE				629,740,813	
Income from Tenants					
Ground Rents			76,358		
Ground Rents			76,358		
Ground Rents			76,358		
Ground Rents			76,358		
				305,433	
NET REALISATION				630,046,246	

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

11 Leven Road Gas Works

OUTLAY**ACQUISITION COSTS**

Fixed Price		30,619,000	
Stamp Duty	5.00%	1,530,950	
Agent Fee	1.00%	306,190	
Legal Fee	0.80%	244,952	
			32,701,092

CONSTRUCTION COSTS

Construction	ft ²	Rate ft ²	Cost	
Resi Constrution Costs	385,675 ft ²	260.00 pf ²	100,275,425	
Resi Constrution Costs	385,675 ft ²	260.00 pf ²	100,275,425	
Resi Constrution Costs	385,675 ft ²	260.00 pf ²	100,275,425	
Resi Constrution Costs	<u>385,675 ft²</u>	<u>260.00 pf²</u>	<u>100,275,425</u>	
Totals	1,542,699 ft²		401,101,698	401,101,698

Contingency	5.00%	20,055,085	
Demolition		8,560,000	
Borough CIL		4,462,878	
S106		1,787,300	
Mayoral CIL & Crossrail S106		5,355,454	
			40,220,717

Other Construction

Remediation	22,256,000
Removal of 3 Gasholders	3,000,000
Energy	549,375
Wheelchair	183,125
Waste	91,563
Energy	549,375
Wheelchair	183,125
Waste	91,563
Energy	549,375
Wheelchair	183,125
Waste	91,563

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****CIL Viability Assessment Aug 2018****11 Leven Road Gas Works**

Energy		549,375	
Wheelchair		183,125	
Waste		91,563	
			28,552,252

PROFESSIONAL FEES

Professional Fees	12.00%	53,209,534	53,209,534

MARKETING & LETTING

Resi Marketing and Agent Fee	3.00%	14,591,670	14,591,670

DISPOSAL FEES

Sales Legal Fee	0.50%	3,148,704	3,148,704

TOTAL COSTS**573,525,668****PROFIT****56,520,578****Performance Measures**

Profit on Cost%	9.85%
Profit on GDV%	8.97%
Profit on NDV%	8.98%
Development Yield% (on Rent)	0.06%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%
IRR	4.28%
Rent Cover	169 yrs 8 mths
Profit Erosion (finance rate 0.000%)	N/A

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 2018

11 Leven Road Gas Works - Landowner Decontamination & 5%AH

Report Date: 30 August 2018

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

11 Leven Road Gas Works - Landowner Decontamination & 5%AH

Summary Appraisal for Merged Phases 1 2 3 4

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	263,288	675.00	177,719,067	177,719,067
Aff Resi - Social Rent	1	5,395	229.00	1,235,469	1,235,469
Aff Resi - London Living Rent	1	2,352	286.00	672,695	672,695
Aff Resi - Shared Ownership	1	2,352	359.00	844,397	844,397
Aff Resi - TH Living Rent	1	5,488	305.00	1,673,901	1,673,901
Car parking	165	0	0.00	20,000	3,300,000
Private Resi	1	263,288	675.00	177,719,069	177,719,069
Aff Resi - Social Rent	1	5,395	229.00	1,235,469	1,235,469
Aff Resi - London Living Rent	1	2,352	286.00	672,696	672,696
Aff Resi - Shared Ownership	1	2,352	359.00	844,398	844,398
Aff Resi - TH Living Rent	1	5,488	305.00	1,673,901	1,673,901
Car parking	165	0	0.00	20,000	3,300,000
Private Resi	1	263,288	675.00	177,719,069	177,719,069
Aff Resi - Social Rent	1	5,395	229.00	1,235,469	1,235,469
Aff Resi - London Living Rent	1	2,352	286.00	672,695	672,695
Aff Resi - Shared Ownership	1	2,352	359.00	844,397	844,397
Aff Resi - TH Living Rent	1	5,488	305.00	1,673,901	1,673,901
Car parking	165	0	0.00	20,000	3,300,000
Private Resi	1	263,288	675.00	177,719,069	177,719,069
Aff Resi - Social Rent	1	5,395	229.00	1,235,469	1,235,469
Aff Resi - London Living Rent	1	2,352	286.00	672,695	672,695
Aff Resi - Shared Ownership	1	2,352	359.00	844,397	844,397
Aff Resi - TH Living Rent	1	5,488	305.00	1,673,901	1,673,901
Car parking	165	0	0.00	20,000	3,300,000
Totals	680	1,115,500			741,782,123

Rental Area Summary

Initial

Net Rent

Initial

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****CIL Viability Assessment Aug 2018****11 Leven Road Gas Works - Landowner Decontamination & 5%AH**

	Units	MRV/Unit	at Sale	MRV
Ground Rents	348	350	121,800	121,800
Ground Rents	348	350	121,800	121,800
Ground Rents	347	350	121,450	121,450
Ground Rents	347	350	121,450	121,450
Totals	1,390		486,500	486,500

Investment Valuation

Ground Rents					
Current Rent	121,800	YP @	5.0000%	20.0000	2,436,000
Ground Rents					
Current Rent	121,800	YP @	5.0000%	20.0000	2,436,000
Ground Rents					
Current Rent	121,450	YP @	5.0000%	20.0000	2,429,000
Ground Rents					
Current Rent	121,450	YP @	5.0000%	20.0000	2,429,000
					9,730,000

GROSS DEVELOPMENT VALUE**751,512,123**

Purchaser's Costs	6.80%	(661,640)	(661,640)

NET DEVELOPMENT VALUE**750,850,483****Income from Tenants**

Ground Rents	111,650	
Ground Rents	111,650	
Ground Rents	111,329	
Ground Rents	111,329	
		445,958

NET REALISATION**751,296,441**

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

11 Leven Road Gas Works - Landowner Decontamination & 5%AH

OUTLAY**ACQUISITION COSTS**

Fixed Price		30,619,000	
Stamp Duty	5.00%	1,530,950	
Agent Fee	1.00%	306,190	
Legal Fee	0.80%	244,952	
			32,701,092

CONSTRUCTION COSTS

Construction	ft ²	Rate ft ²	Cost	
Resi Constrution Costs	385,675 ft ²	260.00 pf ²	100,275,425	
Resi Constrution Costs	385,675 ft ²	260.00 pf ²	100,275,425	
Resi Constrution Costs	385,675 ft ²	260.00 pf ²	100,275,425	
Resi Constrution Costs	<u>385,675 ft²</u>	<u>260.00 pf²</u>	<u>100,275,425</u>	
Totals	1,542,699 ft²		401,101,698	401,101,698

Contingency	5.00%	20,055,085	
Demolition		8,560,000	
Borough CIL		6,522,668	
S106		1,787,300	
Mayoral CIL & Crossrail S106		7,827,202	
			44,752,255

Other Construction

Energy	549,375
Wheelchair	183,125
Waste	91,563
Energy	549,375
Wheelchair	183,125
Waste	91,563
Energy	549,375
Wheelchair	183,125
Waste	91,563
Energy	549,375
Wheelchair	183,125

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****CIL Viability Assessment Aug 2018****11 Leven Road Gas Works - Landowner Decontamination & 5%AH**

Waste		91,563	3,296,252
PROFESSIONAL FEES			
Professional Fees	12.00%	50,538,814	50,538,814
MARKETING & LETTING			
Resi Marketing and Agent Fee	3.00%	21,326,288	21,326,288
DISPOSAL FEES			
Sales Legal Fee	0.50%	3,754,252	3,754,252
TOTAL COSTS			557,470,652
PROFIT			193,825,789

Performance Measures

Profit on Cost%	34.77%
Profit on GDV%	25.79%
Profit on NDV%	25.81%
Development Yield% (on Rent)	0.09%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%
 IRR	 13.32%
 Rent Cover	 398 yrs 5 mths
Profit Erosion (finance rate 0.000%)	N/A

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 2018

12. Whitechapel South

Report Date: 30 August 2018

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

12. Whitechapel South

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE**Sales Valuation**

	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	138,705	1,000.00	138,704,796	138,704,796
Aff Resi - Social Rent	1	29,078	229.00	6,658,879	6,658,879
Aff Resi - London Living Rent	1	12,677	428.00	5,425,828	5,425,828
Aff Resi - Shared Ownership	1	12,677	376.00	4,766,616	4,766,616
Aff Resi - TH Living Rent	1	29,580	305.00	9,021,919	9,021,919
Private Resi	1	138,705	1,000.00	138,704,796	138,704,796
Aff Resi - Social Rent	1	29,078	229.00	6,658,879	6,658,879
Aff Resi - London Living Rent	1	12,677	428.00	5,425,828	5,425,828
Aff Resi - Shared Ownership	1	12,677	376.00	4,766,616	4,766,616
Aff Resi - TH Living Rent	1	29,580	305.00	9,021,919	9,021,919
Totals	10	445,435			329,156,076

Rental Area Summary

	Units	ft²	Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	183			450	82,350	82,350
Office	1	15,091	20.00	301,824	301,824	301,824
Ground Rents	183			450	82,350	82,350
Office	1	15,091	20.00	301,824	301,824	301,824
Totals	368	30,182			768,348	768,348

Investment Valuation**Ground Rents**

Current Rent	82,350	YP @	5.0000%	20.0000	1,647,000

Office

Market Rent	301,824	YP @	6.5000%	15.3846	
(2yrs Rent Free)		PV 2yrs @	6.5000%	0.8817	4,093,937

Ground Rents

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

12. Whitechapel South

Current Rent	82,350	YP @	5.0000%	20.0000	1,647,000
Office					
Market Rent	301,824	YP @	6.5000%	15.3846	
(2yrs Rent Free)		PV 2yrs @	6.5000%	0.8817	4,093,937
					11,481,875

GROSS DEVELOPMENT VALUE**340,637,951**

Purchaser's Costs	6.80%	(780,767)	(780,767)

NET DEVELOPMENT VALUE**339,857,183****Income from Tenants**

Ground Rents	54,900	
Ground Rents	54,900	
	109,800	

NET REALISATION**339,966,983****OUTLAY****ACQUISITION COSTS**

Residualised Price		18,756,710	
Stamp Duty	5.00%	937,835	
Agent Fee	1.00%	187,567	
Legal Fee	0.80%	150,054	
		20,032,166	

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost
Office	18,864 ft²	266.00 pf²	5,017,824
Office	18,864 ft²	266.00 pf²	5,017,824
Resi Constrution Costs	296,956 ft²	293.00 pf²	87,008,214
Resi Constrution Costs	<u>296,956 ft²</u>	<u>293.00 pf²</u>	<u>87,008,214</u>

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

12. Whitechapel South

Totals	631,641 ft²		184,052,075	184,052,075
Contingency		5.00%	8,874,859	
Demolition			3,480,750	
Borough CIL			1,786,348	
S106			688,080	
Mayoral CIL & Crossrail S106			839,258	
				15,669,296
Other Construction				
Remediation			974,610	
Energy			423,000	
Wheelchair			141,000	
Waste			70,500	
Energy			423,000	
Wheelchair			141,000	
Waste			70,500	
				2,243,610
PROFESSIONAL FEES				
Professional Fees		12.00%	22,481,598	
				22,481,598
MARKETING & LETTING				
Resi Marketing and Agent Fee		3.00%	8,322,288	
Commercial marketing fee	30,182 ft²	1.50 pf²	45,274	
Letting Agent Fee		10.00%	60,365	
Letting Legal Fee		5.00%	30,182	
				8,458,109
DISPOSAL FEES				
Sales Legal Fee		0.50%	1,699,286	
				1,699,286
Additional Costs				
Private Resi Profit		20.00%	28,070,359	
Affordable Profit		6.00%	1,552,395	

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****CIL Viability Assessment Aug 2018****12. Whitechapel South**

Commercial Profit	15.00%	614,091	
Private Resi Profit	20.00%	28,070,359	
Affordable Profit	6.00%	1,552,395	
Commercial Profit	15.00%	614,091	
			60,473,689

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)		
Total Finance Cost		19,949,132

TOTAL COSTS**335,058,959****PROFIT****4,908,024****Performance Measures**

Profit on Cost%	1.46%
Profit on GDV%	1.44%
Profit on NDV%	1.44%
Development Yield% (on Rent)	0.23%
Equivalent Yield% (Nominal)	6.11%
Equivalent Yield% (True)	6.35%
IRR	8.34%
Rent Cover	6 yrs 5 mths
Profit Erosion (finance rate 7.000%)	0 yrs 3 mths

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 2018

12. Whitechapel South 20%

Report Date: 30 August 2018

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

12. Whitechapel South 20%

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE**Sales Valuation**

	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	170,714	1,000.00	170,713,596	170,713,596
Aff Resi - Social Rent	1	16,616	229.00	3,805,074	3,805,074
Aff Resi - London Living Rent	1	7,244	428.00	3,100,473	3,100,473
Aff Resi - Shared Ownership	1	7,244	376.00	2,723,780	2,723,780
Aff Resi - TH Living Rent	1	16,903	305.00	5,155,382	5,155,382
Private Resi	1	170,714	1,000.00	170,713,596	170,713,596
Aff Resi - Social Rent	1	16,616	229.00	3,805,074	3,805,074
Aff Resi - London Living Rent	1	7,244	428.00	3,100,473	3,100,473
Aff Resi - Shared Ownership	1	7,244	376.00	2,723,780	2,723,780
Aff Resi - TH Living Rent	1	16,903	305.00	5,155,382	5,155,382
Totals	10	437,441			370,996,610

Rental Area Summary

	Units	ft²	Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	226			450	101,700	101,700
Office	1	15,091	20.00	301,824	301,824	301,824
Ground Rents	225			450	101,250	101,250
Office	1	15,091	20.00	301,824	301,824	301,824
Totals	453	30,182			806,598	806,598

Investment Valuation**Ground Rents**

Current Rent	101,700	YP @	5.0000%	20.0000	2,034,000

Office

Market Rent	301,824	YP @	6.5000%	15.3846	
(2yrs Rent Free)		PV 2yrs @	6.5000%	0.8817	4,093,937

Ground Rents

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****CIL Viability Assessment Aug 2018****12. Whitechapel South 20%**

Current Rent	101,250	YP @	5.0000%	20.0000	2,025,000
Office					
Market Rent	301,824	YP @	6.5000%	15.3846	
(2yrs Rent Free)		PV 2yrs @	6.5000%	0.8817	4,093,937
					12,246,875

GROSS DEVELOPMENT VALUE**383,243,485**

Purchaser's Costs	6.80%	(832,787)	(832,787)

NET DEVELOPMENT VALUE**382,410,697****Income from Tenants**

Ground Rents	67,800
Ground Rents	67,500
	135,300

NET REALISATION**382,545,997****OUTLAY****ACQUISITION COSTS**

Residualised Price		34,746,511
Stamp Duty	5.00%	1,737,326
Agent Fee	1.00%	347,465
Legal Fee	0.80%	277,972
		37,109,274

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost
Office	18,864 ft²	266.00 pf²	5,017,824
Office	18,864 ft²	266.00 pf²	5,017,824
Resi Constrution Costs	296,956 ft²	293.00 pf²	87,008,214
Resi Constrution Costs	<u>296,956 ft²</u>	<u>293.00 pf²</u>	<u>87,008,214</u>

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

12. Whitechapel South 20%

Totals	631,641 ft²		184,052,075	184,052,075
Contingency		5.00%	8,874,859	
Demolition			3,480,750	
Borough CIL			2,979,496	
S106			688,080	
Mayoral CIL & Crossrail S106			1,315,049	
				17,338,234
Other Construction				
Remediation			974,610	
Energy			423,000	
Wheelchair			141,000	
Waste			70,500	
Energy			423,000	
Wheelchair			141,000	
Waste			70,500	
				2,243,610
PROFESSIONAL FEES				
Professional Fees		12.00%	22,481,598	
				22,481,598
MARKETING & LETTING				
Resi Marketing and Agent Fee		3.00%	10,242,816	
Commercial marketing fee	30,182 ft²	1.50 pf²	45,274	
Letting Agent Fee		10.00%	60,365	
Letting Legal Fee		5.00%	30,182	
				10,378,637
DISPOSAL FEES				
Sales Legal Fee		0.50%	1,912,053	
				1,912,053
Additional Costs				
Private Resi Profit		20.00%	34,549,519	
Affordable Profit		6.00%	887,083	

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****CIL Viability Assessment Aug 2018****12. Whitechapel South 20%**

Commercial Profit	15.00%	614,091	
Private Resi Profit	20.00%	34,547,719	
Affordable Profit	6.00%	887,083	
Commercial Profit	15.00%	614,091	
			72,099,585

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)	
Total Finance Cost	29,013,292

TOTAL COSTS**376,628,357****PROFIT****5,917,640****Performance Measures**

Profit on Cost%	1.57%
Profit on GDV%	1.54%
Profit on NDV%	1.55%
Development Yield% (on Rent)	0.21%
Equivalent Yield% (Nominal)	6.04%
Equivalent Yield% (True)	6.28%
IRR	8.17%
Rent Cover	7 yrs 4 mths
Profit Erosion (finance rate 7.000%)	0 yrs 3 mths

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 18

13. Millharbour South

Report Date: 30 August 2018

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 18
 13. Millharbour South

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE**Sales Valuation**

	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	107,472	1,000.00	107,471,624	107,471,624
Aff Resi - Social Rent	1	22,530	229.00	5,159,451	5,159,451
Aff Resi - London Living Rent	1	9,823	428.00	4,204,055	4,204,055
Aff Resi - Shared Ownership	1	9,823	376.00	3,693,282	3,693,282
Aff Resi - TH Living Rent	1	22,919	305.00	6,990,387	6,990,387
Car parking	34	0	0.00	30,000	1,020,000
Private Resi	1	107,472	1,000.00	107,471,624	107,471,624
Aff Resi - Social Rent	1	22,530	229.00	5,159,451	5,159,451
Aff Resi - London Living Rent	1	9,823	428.00	4,204,055	4,204,055
Aff Resi - Shared Ownership	1	9,823	376.00	3,693,282	3,693,282
Aff Resi - TH Living Rent	<u>1</u>	<u>22,919</u>	305.00	6,990,387	<u>6,990,387</u>
Totals	44	345,133			256,057,598

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	142	450	63,900	63,900
Ground Rents	142	450	63,900	63,900
Totals	284		127,800	127,800

Investment Valuation**Ground Rents**

Current Rent	63,900	YP @	5.0000%	20.0000	1,278,000

Ground Rents

Current Rent	63,900	YP @	5.0000%	20.0000	1,278,000
					2,556,000

GROSS DEVELOPMENT VALUE**258,613,598**

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****CIL Viability Assessment Aug 18****13. Millharbour South**

Purchaser's Costs	6.80%	(173,808)	(173,808)
NET DEVELOPMENT VALUE			258,439,790
Income from Tenants			
Ground Rents		31,950	
Ground Rents		31,950	
			63,900
NET REALISATION			258,503,690
OUTLAY			
ACQUISITION COSTS			
Residualised Price (Negative land)		(6,598,758)	(6,598,758)
CONSTRUCTION COSTS			
Construction	ft²	Rate ft²	Cost
Resi Constrution Costs	230,089 ft²	356.00 pf²	81,911,516
Resi Constrution Costs	<u>230,089 ft²</u>	<u>356.00 pf²</u>	<u>81,911,516</u>
Totals	460,177 ft²		163,823,031
Contingency		5.00%	8,309,902
Demolition			2,375,000
Borough CIL			3,082,227
S106			534,360
Mayoral CIL & Crossrail S106			660,477
			14,961,966
Other Construction			
Remediation			665,000
Energy			327,750
Wheelchair			109,250

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 18

13. Millharbour South

Waste		54,625	
Energy		327,750	
Wheelchair		109,250	
Waste		54,625	
			1,648,250
PROFESSIONAL FEES			
Professional Fees	12.00%	20,940,952	
			20,940,952
MARKETING & LETTING			
Resi Marketing and Agent Fee	3.00%	6,448,297	
			6,448,297
DISPOSAL FEES			
Sales Legal Fee	0.50%	1,292,199	
			1,292,199
Additional Costs			
Private Resi Profit	20.00%	21,698,325	
Affordable Profit	6.00%	1,202,830	
Private Resi Profit	20.00%	21,494,325	
Affordable Profit	6.00%	1,202,830	
			45,598,311
FINANCE			
Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			7,401,973
TOTAL COSTS			255,516,221
PROFIT			2,987,468
Performance Measures			
Profit on Cost%	1.17%		
Profit on GDV%	1.16%		

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****CIL Viability Assessment Aug 18****13. Millharbour South**

Profit on NDV%	1.16%
Development Yield% (on Rent)	0.05%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%
IRR	10.31%
Rent Cover	23 yrs 5 mths
Profit Erosion (finance rate 7.000%)	0 yrs 2 mths

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 18

13. Millharbour South 100% PVT

Report Date: 30 August 2018

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 18
 13. Millharbour South 100% PVT

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	165,341	1,000.00	165,340,960	165,340,960
Car parking	34	0	0.00	30,000	1,020,000
Private Resi	<u>1</u>	<u>165,341</u>	1,000.00	165,340,960	<u>165,340,960</u>
Totals	36	330,682			331,701,920

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	219	450	98,550	98,550
Ground Rents	218	450	98,100	98,100
Totals	437		196,650	196,650

Investment Valuation

Ground Rents					
Current Rent	98,550	YP @	5.0000%	20.0000	1,971,000
Ground Rents					
Current Rent	98,100	YP @	5.0000%	20.0000	1,962,000
					3,933,000

GROSS DEVELOPMENT VALUE

				335,634,920
Purchaser's Costs	6.80%	(267,444)		
			(267,444)	

NET DEVELOPMENT VALUE

				335,367,476

Income from Tenants

Ground Rents	49,275

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****CIL Viability Assessment Aug 18****13. Millharbour South 100% PVT**

Ground Rents	49,050	98,325

NET REALISATION**335,465,801****OUTLAY****ACQUISITION COSTS**

Residualised Price		24,395,804	
Stamp Duty	5.00%	1,219,790	
Agent Fee	1.00%	243,958	
Legal Fee	0.80%	195,166	
			26,054,719

CONSTRUCTION COSTS

Construction	ft ²	Rate ft ²	Cost	
Resi Constrution Costs	230,089 ft ²	356.00 pf ²	81,911,516	
Resi Constrution Costs	<u>230,089 ft²</u>	<u>356.00 pf²</u>	<u>81,911,516</u>	
Totals	460,177 ft²		163,823,031	163,823,031

Contingency	5.00%	8,309,902	
Demolition		2,375,000	
Borough CIL		7,096,451	
S106		534,360	
Mayoral CIL & Crossrail S106		1,520,668	
			19,836,380

Other Construction

Remediation		665,000	
Energy		327,750	
Wheelchair		109,250	
Waste		54,625	
Energy		327,750	
Wheelchair		109,250	
Waste		54,625	
			1,648,250

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****CIL Viability Assessment Aug 18**
13. Millharbour South 100% PVT**PROFESSIONAL FEES**

Professional Fees	12.00%	20,940,952	20,940,952

MARKETING & LETTING

Resi Marketing and Agent Fee	3.00%	9,920,458	9,920,458

DISPOSAL FEES

Sales Legal Fee	0.50%	1,676,837	1,676,837

Additional Costs

Private Resi Profit	20.00%	33,272,192	
Private Resi Profit	20.00%	33,068,192	66,340,384

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			20,834,285

TOTAL COSTS**331,075,297****PROFIT****4,390,504****Performance Measures**

Profit on Cost%	1.33%
Profit on GDV%	1.31%
Profit on NDV%	1.31%
Development Yield% (on Rent)	0.06%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%
IRR	8.14%

APPRAISAL SUMMARY

BNP PARIBAS REAL ESTATE

CIL Viability Assessment Aug 18

13. Millharbour South 100% PVT

Rent Cover

22 yrs 4 mths

Profit Erosion (finance rate 7.000%)

0 yrs 2 mths

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 2018

14. Marian Place Gas Works

Report Date: 30 August 2018

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

14. Marian Place Gas Works**Summary Appraisal for Merged Phases 1 2**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	154,936	885.00	137,118,545	137,118,545
Aff Resi - Social Rent	1	32,481	229.00	7,438,109	7,438,109
Aff Resi - London Living Rent	1	14,161	407.00	5,763,393	5,763,393
Aff Resi - Shared Ownership	1	14,161	376.00	5,324,412	5,324,412
Aff Resi - TH Living Rent	1	33,042	305.00	10,077,675	10,077,675
Car parking	222	0	0.00	30,000	6,660,000
Private Resi	1	154,936	885.00	137,118,545	137,118,545
Aff Resi - Social Rent	1	32,481	229.00	7,438,109	7,438,109
Aff Resi - London Living Rent	1	14,161	407.00	5,763,393	5,763,393
Aff Resi - Shared Ownership	1	14,161	376.00	5,324,412	5,324,412
Aff Resi - TH Living Rent	1	33,042	305.00	10,077,675	10,077,675
Car parking	<u>222</u>	<u>0</u>	0.00	30,000	<u>6,660,000</u>
Totals	454	497,560			344,764,268

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	205	400	82,000	82,000
Ground Rents	205	400	82,000	82,000
Totals	410		164,000	164,000

Investment Valuation

Ground Rents					
Current Rent	82,000	YP @	5.0000%	20.0000	1,640,000
Ground Rents					
Current Rent	82,000	YP @	5.0000%	20.0000	1,640,000
					3,280,000

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

14. Marian Place Gas Works

GROSS DEVELOPMENT VALUE**348,044,268**

Purchaser's Costs

6.80% (223,040)

(223,040)

NET DEVELOPMENT VALUE**347,821,228****Income from Tenants**

Ground Rents

61,500

Ground Rents

61,500

123,000

NET REALISATION**347,944,228****OUTLAY****ACQUISITION COSTS**

Residualised Price (Negative land)

(44,829,566)

(44,829,566)

CONSTRUCTION COSTS**Construction****ft²****Rate ft²****Cost**

Resi Constrution Costs

331,707 ft²

341.00 pf²

113,111,940

Resi Constrution Costs

331,707 ft²

341.00 pf²

113,111,940**Totals****663,413 ft²****226,223,881****226,223,881**

Contingency

5.00%

11,311,194

Demolition

1,900,000

Borough CIL

5,757,570

S106

768,600

Mayoral CIL & Crossrail S106

2,303,028

22,040,392

Other Construction

Remediation

4,940,000

Retention & Refurb of 2 Gasholders

18,000,000

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****CIL Viability Assessment Aug 2018****14. Marian Place Gas Works**

Removal of 2 Gasholders		2,000,000	
Energy		472,500	
Wheelchair		157,500	
Waste		78,750	
Energy		472,500	
Wheelchair		157,500	
Waste		78,750	
			26,357,500

PROFESSIONAL FEES

Professional Fees	12.00%	27,739,666	
			27,739,666

MARKETING & LETTING

Resi Marketing and Agency Fee	3.00%	8,227,113	
			8,227,113

DISPOSAL FEES

Sales Legal Fee	0.50%	1,739,106	
			1,739,106

Additional Costs

Private Resi Profit	20.00%	29,083,709	
Affordable Profit	6.00%	1,716,215	
Private Resi Profit	20.00%	29,083,709	
Affordable Profit	6.00%	1,716,215	
			61,599,849

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			11,848,896

TOTAL COSTS**340,946,836****PROFIT****6,997,392**

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****CIL Viability Assessment Aug 2018****14. Marian Place Gas Works****Performance Measures**

Profit on Cost%	2.05%
Profit on GDV%	2.01%
Profit on NDV%	2.01%
Development Yield% (on Rent)	0.05%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%
IRR	N/A
Rent Cover	42 yrs 8 mths
Profit Erosion (finance rate 7.000%)	0 yrs 4 mths

BNP Paribas Real Estate

Development Appraisal

CIL Viability Assessment Aug 2018

14. Marian Place Gas Works 100% Pvt

Report Date: 30 August 2018

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

14. Marian Place Gas Works 100% Pvt

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE**Sales Valuation**

	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Resi	1	238,363	885.00	210,951,609	210,951,609
Car parking	222	0	0.00	30,000	6,660,000
Private Resi	1	238,363	885.00	210,951,609	210,951,609
Car parking	<u>222</u>	<u>0</u>	<u>0.00</u>	<u>30,000</u>	<u>6,660,000</u>
Totals	446	476,727			435,223,218

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	315	400	126,000	126,000
Ground Rents	315	400	126,000	126,000
Totals	630		252,000	252,000

Investment Valuation**Ground Rents**

Current Rent	126,000	YP @	5.0000%	20.0000	2,520,000
Ground Rents					
Current Rent	126,000	YP @	5.0000%	20.0000	2,520,000
					5,040,000

GROSS DEVELOPMENT VALUE**440,263,218**

Purchaser's Costs	6.80%	(342,720)	(342,720)

NET DEVELOPMENT VALUE**439,920,498****Income from Tenants**

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****CIL Viability Assessment Aug 2018****14. Marian Place Gas Works 100% Pvt**

Ground Rents	94,500	
Ground Rents	94,500	
		189,000

NET REALISATION**440,109,498****OUTLAY****ACQUISITION COSTS**

Residualised Price		7,321,468	
Residualised Price (Negative land)		(15,253,286)	
Stamp Duty	5.00%	366,073	
Agent Fee	1.00%	73,215	
Legal Fee	0.80%	58,572	
			(7,433,958)

CONSTRUCTION COSTS

Construction	ft ²	Rate ft ²	Cost	
Resi Construction Costs	331,707 ft ²	341.00 pf ²	113,111,940	
Resi Construction Costs	<u>331,707 ft²</u>	<u>341.00 pf²</u>	<u>113,111,940</u>	
Totals	663,413 ft²		226,223,881	226,223,881

Contingency	5.00%	11,311,194	
Demolition		1,900,000	
Borough CIL		8,857,800	
S106		768,600	
Mayoral CIL & Crossrail S106		3,543,120	
			26,380,714

Other Construction

Remediation	4,940,000
Retention & Refurb of 2 Gasholders	18,000,000
Removal of 2 Gasholders	2,000,000
Energy	472,500
Wheelchair	157,500
Waste	78,750

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE**

CIL Viability Assessment Aug 2018

14. Marian Place Gas Works 100% Pvt

Energy		472,500	
Wheelchair		157,500	
Waste		78,750	
			26,357,500

PROFESSIONAL FEES

Professional Fees	12.00%	27,739,666	
			27,739,666

MARKETING & LETTING

Resi Marketing and Agency Fee	3.00%	12,657,097	
			12,657,097

DISPOSAL FEES

Sales Legal Fee	0.50%	2,199,602	
			2,199,602

Additional Costs

Private Resi Profit	20.00%	44,026,322	
Private Resi Profit	20.00%	44,026,322	
			88,052,644

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Total Finance Cost			27,781,315

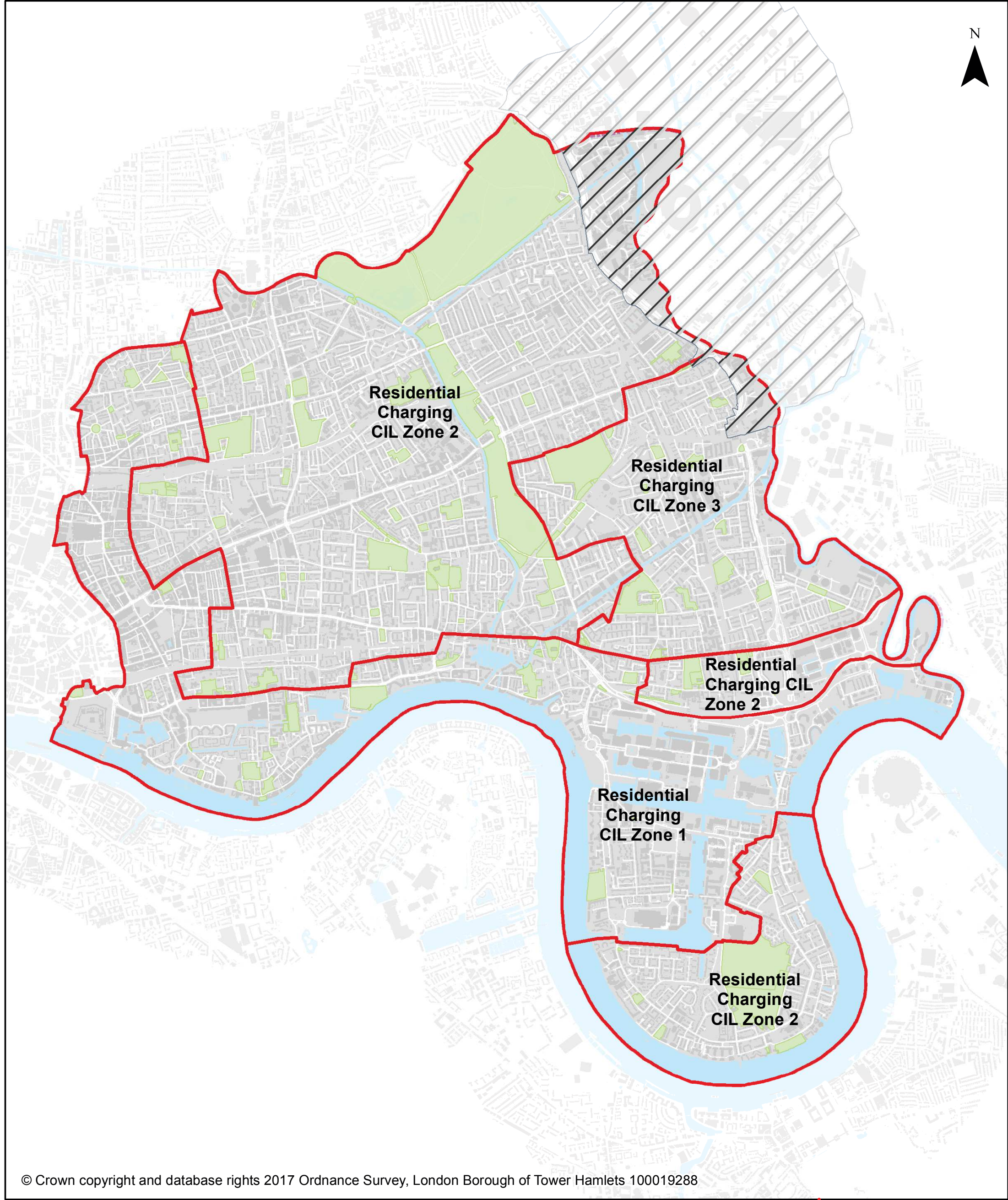
TOTAL COSTS**429,958,460****PROFIT****10,151,038****Performance Measures**

Profit on Cost%	2.36%
Profit on GDV%	2.31%
Profit on NDV%	2.31%
Development Yield% (on Rent)	0.06%
Equivalent Yield% (Nominal)	5.00%

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****CIL Viability Assessment Aug 2018****14. Marian Place Gas Works 100% Pvt**

Equivalent Yield% (True)	5.16%
IRR	9.48%
Rent Cover	40 yrs 3 mths
Profit Erosion (finance rate 7.000%)	0 yrs 4 mths

Appendix 10 - Proposed CIL Maps



Proposed new CIL Residential Charging Zone Boundaries

LLDC Boundaries

Proposed CIL Boundaries

Scale @ 1:33,523

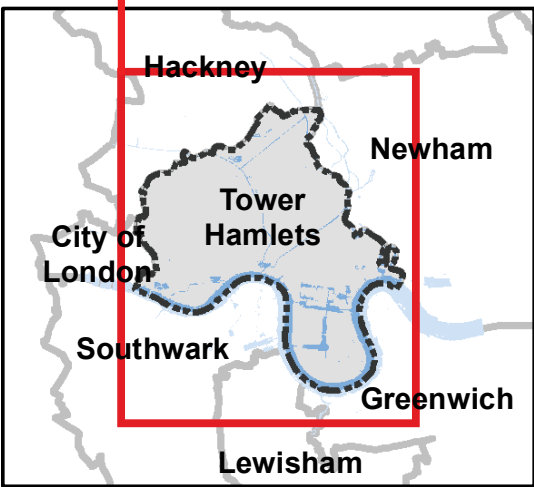
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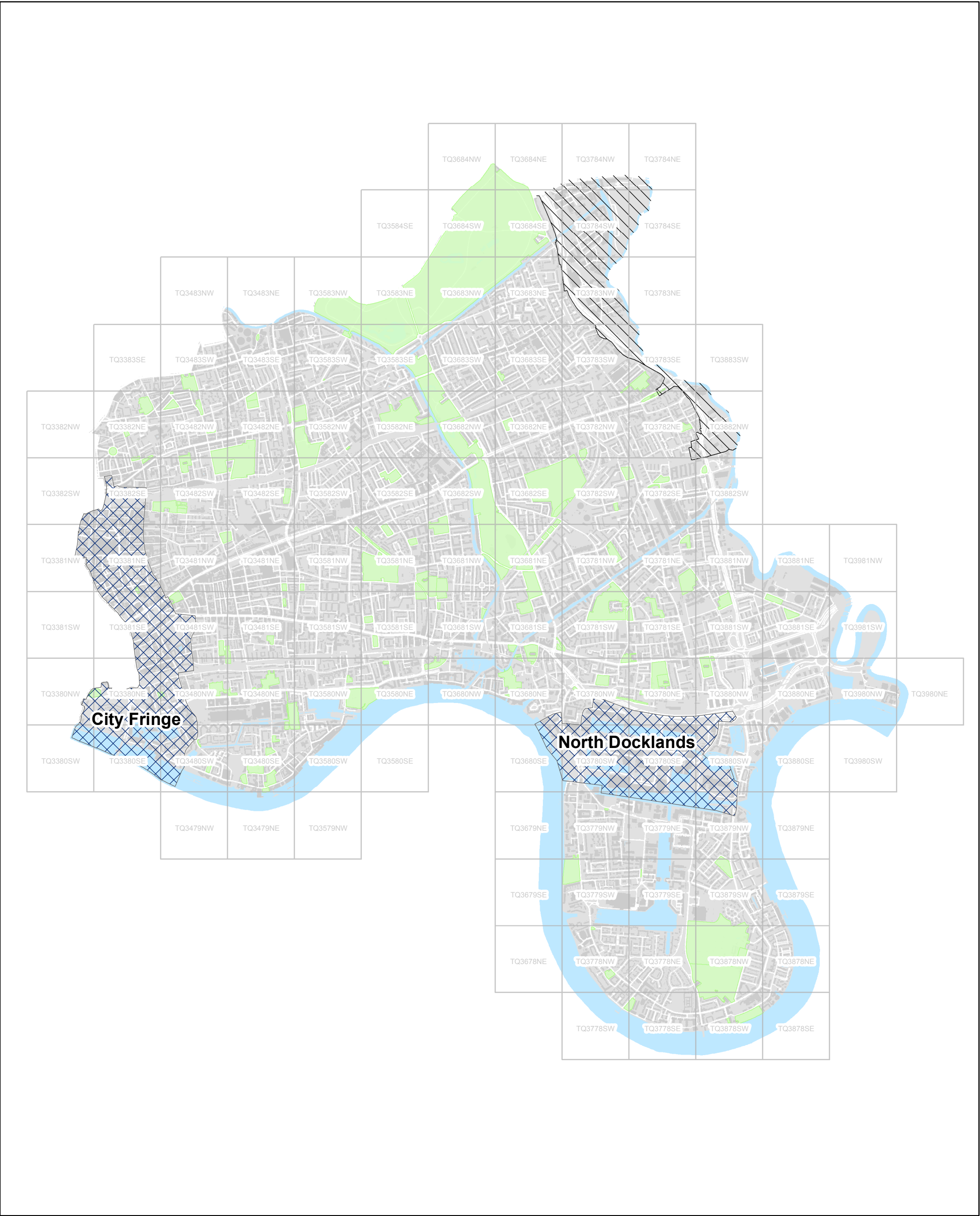
GIS for Place Directorate

LONDON BOROUGH OF TOWER HAMLETS

Date: 20/10/2017



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



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

Date: 08/01/2015

