

**COMMUNITY INFRASTRUCTURE LEVY  
Commercial Development**

Use class:	Hotel (B)
Location:	Tower Hamlets (build costs sens) Sep '14

	£s per sqft	Yield	Rent free
Appraisal 1	£19.50	5.50%	
Appraisal 2	£20.50	5.50%	
Appraisal 3	£21.50	5.50%	
Appraisal 4	£22.66	5.75%	
<b>Appraisal 5 (base)</b>	<b>£22.66</b>	<b>5.50%</b>	
Appraisal 6	£22.66	5.25%	
Appraisal 7	£23.50	5.50%	
Appraisal 8	£24.50	5.50%	
Appraisal 9	£25.50	5.50%	
Appraisal 10	£26.50	5.50%	

Existing floorspace as % of new  
30%

Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

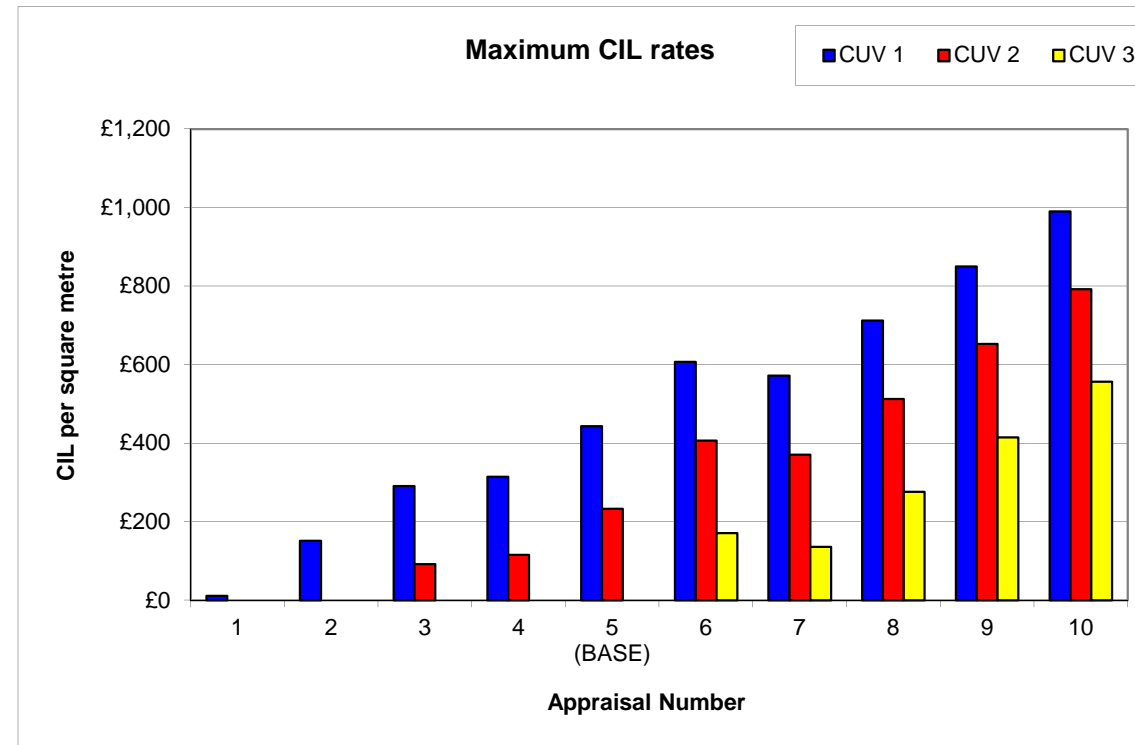
**Premier Inn - Goodmans Fields, London, E1 8EY (Egi and Focus)**

Capital value	£38,815,000
Number of Rooms	250
Cap value per room	£ 155,260
Floor area in sq ft	100,000
Cap value per sq ft	£ 388.15
Check capital Value PSF in appraisal	£388.15

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£10.00	7.00%	3.00 years	20.00%
Current use value 2	£15.00	7.00%	3.00 years	20.00%
Current use value 3	£20.00	6.75%	3.00 years	20.00%

**Results - Maximum CIL rates per square metre**

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-16%	£11	£0	£0
Appraisal 2	-11%	£151	£0	£0
Appraisal 3	-5%	£291	£92	£0
Appraisal 4	0%	£314	£116	£0
<b>Appraisal 5 (base)</b>	<b>-</b>	<b>£443</b>	<b>£233</b>	<b>£0</b>
Appraisal 6	0%	£607	£407	£171
Appraisal 7	4%	£572	£371	£136
Appraisal 8	7%	£712	£512	£276
Appraisal 9	11%	£850	£652	£415
Appraisal 10	14%	£991	£793	£557





**CURRENT USE VALUE**  
**Commercial Development**

Use class: **Hotel (B)**

	Common assumptions	CUV 1		CUV 2		CUV 3	
<b>Current use value</b>							
Existing space as percentage of new	30%	30,000					
Rent per sq ft		£10 psf		£15 psf		£20 psf	
Rental income per annum		£300,000		£450,000		£600,000	
Rent free/voids (years)		3.0	0.8163	3.0	0.8163	3.0	0.8220
Total revenue, capitalised (including all costs)		7.00%		7.00%		6.75%	
Refurbishment costs	£50 psf	£1,500,000		£1,500,000		£1,500,000	
Fees	7%	£105,000		£105,000		£105,000	
Capitalised rent, net of refurb and fees			£1,893,419		£3,642,629		£5,702,079
Purchaser's costs	5.75%						
<b>Current use value</b>			<b>£1,893,419</b>		<b>£3,642,629</b>		<b>£5,702,079</b>
<b>CUV including Landowner premium</b>		20%	£2,272,103	20.00%	£4,371,155	20.00%	£6,842,495