



Community Infrastructure Levy: Viability Study

Prepared for
London Borough of Tower Hamlets

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1 Executive Summary

- 1.1 This report tests the ability of a range of development types throughout the London Borough of Tower Hamlets to yield contributions to infrastructure requirements through the Community Infrastructure Levy ('CIL'). Levels of CIL have been tested in combination with the Council's other planning requirements, including the provision of affordable housing.

Methodology

- 1.2 The study methodology compares the residual land values of a range of generic developments to a range of benchmark land values. If a development incorporating a given level of CIL generates a higher value than the benchmark land value, then it can be judged that the proposed level of CIL will be viable.
- 1.3 The study utilises the residual land value method of calculating the value of each development. 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 and CIL) 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 the Council is testing its proposed rates of CIL at a time when values have fallen below their peak but have subsequently recovered to some degree. Despite this recovery, there is some uncertainty as to the likely short term trajectory of house prices. We have allowed for this by running a sensitivity analysis which inflates sales values by 10% and build costs by 5%. This analysis is indicative only, but is intended to assist the Council in understanding the levels of CIL that are viable in today's terms but also the impact of changing markets on viability. We have also tested a fall in sales values of 5%, to enable the Council to take a view on the impact of any adverse movements in sales values in the short term. Our commercial appraisals incorporate sensitivity analyses on rent levels and yields.
- 1.5 Whilst the appraisals were undertaken according to postcode area groups (based on bottom-up research on sales values and rents), further analysis of specific sites has been undertaken to ensure that the boundaries are correctly placed. The boundaries are placed according to the variation in the level of CIL sites in each area can absorb without having a significant impact on development viability taking each area as a whole. The boundaries also have regard to the practicality of divisions between areas (e.g. down the centre of roads, rather than through the middle of development sites), as well as the need to avoid undue complexity in the charging schedule. The boundaries for office and retail zones account for the Core Strategy "Central Activity Zones" and "Town Centres" as well as other areas identified through the viability assessment as being capable of accommodating a CIL charge.

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 are likely to improve over the medium term. It is therefore important that the Council keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future changes. In this regard we are of the opinion that the Council should consider reviewing the Charging Schedule

by at least 2016 and potentially earlier if the Mayoral CIL for Crossrail is increased before this date.

Residential – excluding affordable housing contributions in CIL

- The ability of **residential schemes** to make CIL contributions varies depending on area and the current use of the site. Having regard to these variations, residential schemes should be able to absorb a **maximum** CIL rate of between £80 to £300 per square metre. CLG guidance requires that charging authorities do not set their CIL at the margins of viability. Other authorities have set their rates at a discount (buffer) to the maximum rate, with discounts ranging from circa 30% to 50%. We would recommend a buffer of circa 30% for Tower Hamlets. Taking a broad view across our appraisals, the maximum rates suggested are as follows:

Table 1.5.1: Proposed Maximum CIL rates – residential

Area	Maximum CIL indicated by appraisals (£s per sqm)	Maximum CIL, net of Mayoral CIL (£s per sqm)	Suggested CIL after buffer (£s per sqm)
Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4)	80	45	35
South Isle of Dogs (E14 3)	80	45	35
South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6) Poplar Riverside, Blackwall and Leamouth (E14 0, E 14 2)	100	65	50
Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5) and Stepney (E1 0 E1 3, E1 4, E2 0)	120	85	65
Shadwell and South Whitechapel (E1 1, E1 2) and E14 7	160	125	95
Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8) and Shoreditch (E2 7)	300	265	200
Spitalfields (E1 6)	300	265	200
Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	300	265	200

- Whilst the maximum rates are higher than the proposed rates, the

inclusion of a buffer will help to mitigate a number of risk factors (primarily the potentially adverse impact on land supply of setting the rates at a high level and 'shocking' the market). However, there is no prescribed percentage buffer and this is entirely a matter for the Charging Authority's judgement.

- Should the Council wish to do so, it would be possible to combine areas into one charging zone, thereby simplifying the charging schedule into three charging areas. This is shown in table 1.5.2 below. A map showing the boundaries of the three zones is attached as Appendix 1.

Table 1.5.2: Proposed CIL charging zones and rates - residential

Area	Maximum CIL indicated by appraisals (£s per sqm)	Suggested CIL after buffer (£s per sqm)
ZONE 1 Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8) and Shoreditch (E2 7), Spitalfields (E1 6), Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	300	200
ZONE 2 Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5) and Stepney (E1 0 E1 3, E1 4, E2 0), Shadwell and South Whitechapel (E1 1, E1 2) and E14 7	120-160	65
ZONE 3 Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4), South Isle of Dogs (E14 3), South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6) Poplar Riverside, Blackwall and Leamouth (E14 0, E 14 2)	80-100	35

Residential – including affordable housing contributions within CIL

- In light of the Government's consultation on the inclusion of affordable housing within the scope of CIL, we have run sensitivity tests to understand the level of CIL contributions residential developments could viably afford assuming no affordable housing is provided on site.
- Our conclusion having regard to the range of the results and taking account of viability across the Borough as a whole is that the rates of CIL that the Council might set were the rate to include contributions towards affordable housing are set out in tables 1.5.3 and 1.5.4 below.

Table 1.5.3: Maximum and Proposed CIL rates – residential including AH contributions within CIL

Area	Maximum CIL indicated by appraisals (£s per sqm)	Suggested CIL after buffer (£s per sqm)
Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4)	120	85
South Isle of Dogs (E14 3)	200	140
South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6) Poplar Riverside, Blackwall and Leamouth (E14 0, E 14 2)	400	280
Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5) and Stepney (E1 0 E1 3, E1 4, E2 0)	700	490
Shadwell and South Whitechapel (E1 1, E1 2) and E14 7	900	630
Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8) and Shoreditch (E2 7)	1,250	875
Spitalfields (E1 6)	1,500	1,050
Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	1,750	1,225

Table 1.5.4: Proposed CIL charging zones and rates – residential including AH contributions within CIL

Area	Suggested CIL after buffer (£s per sqm)
ZONE 1 Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8) and Shoreditch (E2 7), Spitalfields (E1 6), Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	1,000
ZONE 2 Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5) and Stepney (E1 0 E1 3, E1 4, E2 0), Shadwell and South Whitechapel (E1 1, E1 2) and E14 7	500
ZONE 3 Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4), South Isle of Dogs (E14 3), South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6) Poplar Riverside, Blackwall and Leamouth (E14 0, E 14 2)	85

Commercial

- **Office developments** in the City Fringe and north Docklands areas have the potential to generate residual values which would support a CIL rate based on higher rents and yields. Office developments in the south Docklands area, however, are achieving lower rents and our appraisals indicate that CIL could not be viably levied. At current rent and yield levels, office development elsewhere in the Borough is unlikely to come

forward in the short to medium term as the capital values generated are insufficient to cover development costs.

- At current rent levels, office development in **City Fringe** locations should be able to viably absorb a maximum CIL of £352 per square metre (inclusive of Mayoral CIL). Allowing a buffer, which in our experience we consider to be appropriate to deal with for site-specific issues and changes in values over time, we suggest a CIL of £225 per square metre could be levied on this space.
- In the **north Docklands area**, we consider that there is scope for office development to support a maximum CIL rate of £212 (inclusive of Mayoral CIL). After allowing a buffer for site-specific issues and changes in values over time, which we consider to be reasonable, we suggest a CIL of £125 per square metre could be levied on this space.
- At current rent levels, our base appraisals indicate that no CIL could be levied on office development in the **south Docklands area and elsewhere in the Borough** and therefore recommend that the Council sets a nil rate for these areas. It is unlikely that office space will come forward in the short to medium term as the capital values generated are insufficient to cover development costs.
- Should the Council wish to adopt a simplified approach in their Charging Schedule, we recommend that the Council considers a CIL rate of £125 per square metre on office space in the City Fringe and North Docklands areas and a nil rate elsewhere.
- Residual values generated by **Retail developments** are higher than current use values to varying degrees across the Borough. However, to a degree smaller retail development will involve the re-use of existing retail space, which will not be CIL liable. In order to capture value from schemes that add floorspace, and in particular larger format stores that generate higher value, differential rates could be adopted.
 - Residual values generated by **Retail developments in City Fringe and north Docklands locations** are sufficiently higher than current use values and could absorb a CIL of up to £150 per square metre. Allowing a buffer, which in our experience we consider to be appropriate to deal with for site-specific issues and changes in values over time, we recommend that the Council considers a CIL of £100 per square metre.
 - **Elsewhere in the Borough**, rents for Retail development are considerably lower and our appraisals identify that developments are unable to viably support to absorb CIL. We therefore recommend that the Council considers a nil rate on retail development outside the City Fringe and north Docklands locations.
- **Large retail** (which for the purposes of CIL could be defined using the Sunday Trading law threshold of 280 square metres) is likely to be viable across the Borough with a maximum CIL rate of £300 per square metre (including Mayoral CIL). After allowing a buffer, which we consider to be appropriate to deal with site specific issues, the Council might consider setting a CIL of £200 per square metre. We consider that there is sufficient justification for the Council to set different CIL rates for retail based on the viability evidence and consider 280 sqm to be an appropriate threshold.
- Our appraisals of developments of **industrial and warehousing** floorspace indicate that these uses are unlikely to generate positive residual land values. We therefore recommend a zero rate for industrial floorspace.

- **Student housing** in the Borough generates sufficient surplus residual values to absorb a maximum CIL of up to £692 per square metre. After allowing for a buffer, which in our experience we consider to be reasonable to deal with site-specific factors, we suggest a rate no higher than £425 per square metre.
- **Hotel developments** are able to absorb a maximum CIL (inclusive of Mayoral CIL) of between £0 to £1,364 per square metre (including Mayoral) CIL, dependant on the current use of the site. After allowing a buffer, which we consider to be appropriate to deal with site-specific factors, we suggest a rate of no higher than £425 per square metre.
- **D1 and D2** uses often do not generate sufficient income streams to cover their costs. Consequently, they require some form of subsidy to operate. This type of facility is very unlikely to be built by the private sector. We therefore suggest that a nil rate of CIL be set for D1 uses.

1.7 The proposed Tower Hamlets CIL rates are summarised in Table 1.7.1.

Table 1.7.1: Proposed CIL rates

Development type	Proposed CIL rate		
Residential¹	ZONE 1	ZONE 2	ZONE 3
	£200	£65	£35
Student Housing and Hotel	£425		
Offices	<i>Elsewhere in Borough</i>		<i>City Fringe and North Docklands</i>
	Nil		£125
Small Retail (280 sq m or less)	<i>Elsewhere in Borough</i>		<i>City Fringe and North Docklands</i>
	Nil		£100
Large Retail (above 280 sq m)	£200		
All other uses	Nil		

1.8 For residential schemes, the application of CIL is unlikely to be an overriding factor in determining whether or not a scheme is viable. When considered in context of total scheme value, CIL will be a modest amount, typically accounting for between 0.75 and 3.25% of value (see Table 7.6.1). Some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the Council pays limited regard to these schemes.

¹ These rates assume that affordable housing will be secured through S106

2 Introduction

- 2.1 This study has been commissioned to contribute towards an evidence base to inform the London Borough of Tower Hamlets' ('the Council') CIL Preliminary Draft Charging Schedule ('PDCS'), as required by Regulation 14 of the CIL Regulations April 2010 (as amended in 2011). The aims of the study are summarised as follows:
- to test the impact upon the economics of residential development of a range of levels of CIL;
 - for residential schemes, to test CIL alongside the Council's requirements for affordable housing and other planning obligations; and
 - to test the ability of commercial schemes to make a contribution towards infrastructure through CIL.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the impact on viability of a range of levels 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. It is therefore essential that levels of CIL are set so as to allow a sufficient margin to allow for these site specific variations.

Policy Context

- 2.3 The CIL regulations state that in setting a charge, local authorities must aim to strike "*what appears to the Charging Authority to be 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).
- 2.4 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.
- 2.5 The regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if controlled by a charity) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. 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 the costs of complying with the agreement must exceed the amount of CIL that would have been payable); and that the Authority must be satisfied that granting relief would not constitute state aid.
- 2.6 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. However, there is some debate as to whether the regulations permit charging authorities to levy different rates of

CIL on different types of development within the same planning use class².

- 2.7 The 2010 regulations set out clear timescales for payment of CIL, which vary according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allow local 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).
- 2.8 Several local authorities have undertaken viability assessments and have drafted CIL charging schedules, which they have submitted for independent examination. To date, a number of charging authorities (including the Mayor of London, Portsmouth, Newark and Sherwood, Huntingdonshire, Wandsworth, Shropshire, Bristol, Poole and Redbridge) have been through the examination process and are at various stages of implementation.

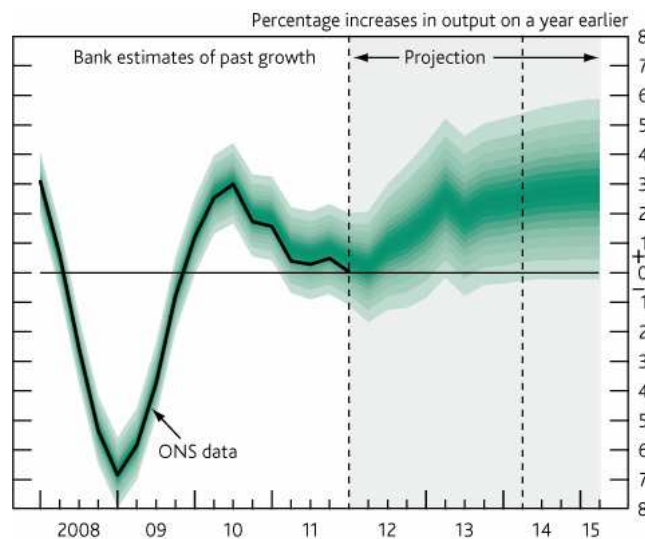
Local Policy context

- 2.9 In addition to financing infrastructure, the Council expects residential developments to provide a mix of affordable housing tenures, sizes and types to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities. In accordance with Policy SP02 the Council expects developments of 10 or more units to provide 35% - 50% affordable housing on-site, with a tenure mix of 70% rented and 30% shared ownership. The Council's policy identifies that regard will be had to viability of development.
- 2.10 The Core Strategy acknowledges that Tower Hamlets sits within a unique regional context, given the amount of growth, investment and regeneration planned to take place in the area over the next 50 years. The London Plan (2011) sets out that 'the Olympic Park is at the fulcrum of two nationally important growth corridors: the London-Stansted-Cambridge-Peterborough corridor to the north and the Thames Gateway to the east. The 2012 Olympic and Paralympic Games, their infrastructure and investment have created the most important strategic regeneration opportunities in London for the next 25 years. Successful, viable and sustainable regeneration of the Olympic Park and its surrounding areas is the Mayor's highest regeneration priority and offers a unique opportunity to secure and accelerate the delivery of many elements of his strategies and lessen inequality across London.' (Para 2.18 of the Core Strategy)
- 2.11 The Core Strategy identifies that these growth areas will significantly help to address the regional need for more housing and in particular, the legacy of the Olympic Park, (including the Legacy Masterplan Framework and Stratford City), will have immediate and lasting impacts, helping to transform Tower Hamlets. However, this extra growth will place additional pressures on Tower Hamlets' infrastructure.
- 2.12 In addition to this, the London Plan also identifies two Opportunity Areas (OA) of growth within Tower Hamlets. These being the Isle of Dogs OA and the City Fringe OA. Opportunity Areas are London's major reservoir of brownfield land with significant potential to accommodate new housing, commercial and other development, and require infrastructure to support this development.

² At Borough of Poole's CIL examination, Sainsburys argued that the CIL regulations do not permit authorities to charge different rates on different types of retail, even if viability differences have been demonstrated.

Economic and housing market context

- 2.13 The historic highs achieved in the UK housing market by mid 2007 followed a prolonged period of real house price growth. However, a period of 'readjustment' began in the second half of 2007, triggered initially by rising interest rates and the emergence of the US sub prime lending problems in the last quarter of 2007. The subsequent reduction in inter-bank lending led to a general "credit crunch" including a tightening of mortgage availability. The real crisis of confidence, however, followed the collapse of Lehman Brothers in September 2008, which forced the government and the Bank of England to intervene in the market to relieve a liquidity crisis.
- 2.14 The combination of successive shocks to consumer confidence and the difficulties in obtaining finance led to a sharp reduction in transactions and a significant correction in house prices in the UK, which fell to a level some 21% lower than at their peak in August 2007 according to the Halifax House Price Index. Consequently, residential land values fell by some 50% from peak levels. One element of government intervention involved successive interest rate cuts and as the cost of servicing many people's mortgages is linked to the base rate, this financial burden has progressively eased for those still in employment. This, together with a return to economic growth early 2010 (see May 2012 Bank of England GDP fan chart below, showing the range of the Bank's predictions for GDP growth to 2015) has meant that consumer confidence has started to improve to some extent.



Source: Bank of England

- 2.15 Throughout the first half of 2010 there were some tentative indications that improved consumer confidence was feeding through into more positive interest from potential house purchasers. Against the background of a much reduced supply of new housing, this would lead one to expect some recovery in prices. However it is evident that this brief resurgence has abated, with the Halifax House Price Indices showing a fall of 0.5% in the year to June 2012 and prices continue to fluctuate on a monthly basis with an even number of falls and rises in the past 12 months. The Halifax attributes at least some of the recent recovery in sales values to first time buyers seeking to purchase prior to the reintroduction of Stamp Duty from 1 April 2012. This is demonstrated by regard house prices in the three months to June were 0.3% lower than in the preceding three months (January-March).

- 2.16 The balance of opinion is that house prices will remain flat in the short term, with continuing high levels of unemployment likely to result in increased repossessions and increased supply of homes into the market. At the same time, demand is expected to remain subdued, due to the continuing difficulties consumers face in securing mortgages.

Figure 2.12.1: House prices in Tower Hamlets

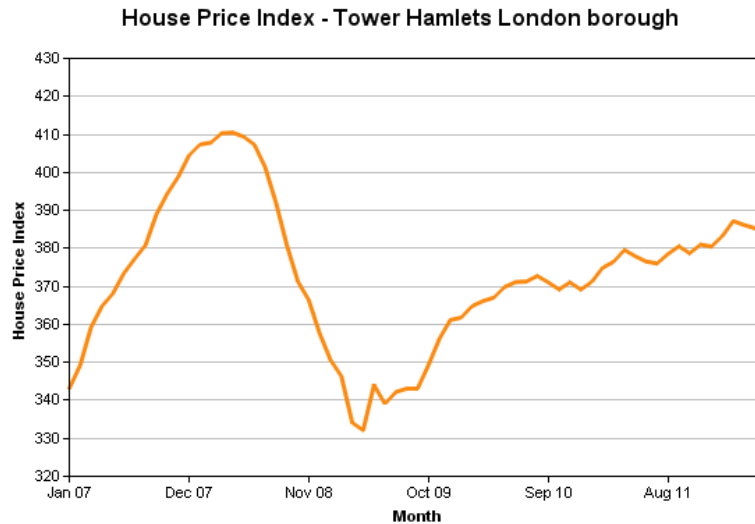
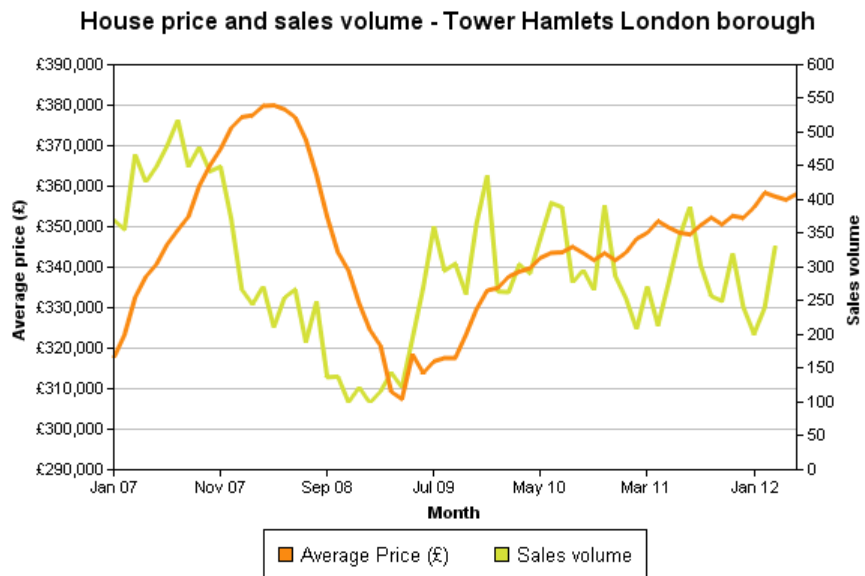


Figure 2.12.2: Sales volumes in Tower Hamlets



Source: Land Registry

- 2.17 According to Land Registry data, residential sales values in Tower Hamlets have recovered since the lowest point in the cycle in April 2009. Prices increased by 12.2% between April 2009 and August 2010, but fell back by 1% by December 2010. Following this, prices have risen and fallen circa three times with May 2012 sales values being 5.8% lower than the April 2008 peak value.

- 2.18 The future trajectory of house prices is currently uncertain, although Savills' current prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream London markets will grow over the period between 2012 to 2016³. Savills predict that values in mainstream London markets (i.e. non-prime) will fall by 0.5% in 2012, but increase by 1% in 2013, 5% in 2014, 6% in 2015 and 6.5% in 2016. This equates to cumulative growth of 19.1% between 2012-2016 inclusive, compared to a UK average of 6% cumulative growth over the same period.

Development context

- 2.19 Developments in Tower Hamlets range from small in-fill sites to major regeneration schemes. There are significant variations in residential sales values between different parts of the Borough, with values in Canary Wharf and City Fringe with the highest values and the areas to the east achieving lower values. The north east (Fish Island, Bow, Mile End) and south east (Cubitt Town) areas are identified as having the lowest values.
- 2.20 Commercial development is identified throughout the Borough, however, the majority of the commercial development is located within the city fringe and Docklands areas. Recent reports have shown that take up of office space in the Docklands area in the three months to the end of June were circa 60% lower than the quarterly average of 232,000 sq ft. Of this we understand that one deal (The Economist) accounted for half of the overall activity. The total Docklands vacancy rate now stands at 1.6m sq ft, or 8.63%, the highest since Q4 2009.
- 2.21 We understand that the amount of available space in Docklands is due to increase with law firm Clifford Chance planning to market up to 420,000 sq ft at its 1m sq ft headquarters at 10 Upper Bank Street over the coming months. It will start with 100,000 sq ft let to the London Organising Committee of the Olympic and Paralympic Games, which is now surplus to requirements. Further, the Olympic organiser also occupies 90,000 sq ft at Citibank's 25 Canada Square, with a lease expiry in December and 100,000 sq ft at Barclays' 1 Churchill Place. Agents are predicting that given the current levels of demand and impending increase in available floorspace, it is going to take a very long time to fill the vacant space, which will in turn have a depressing effect on deals in the area. Take-up rates in Docklands are traditionally lumpy, but a lack of significant requirements targeting the area could mean the figures remain low.
- 2.22 The Borough's retail centres are performing well and the Council anticipates significant additional floorspace to be developed in areas such as Wood Wharf in the medium to long term.

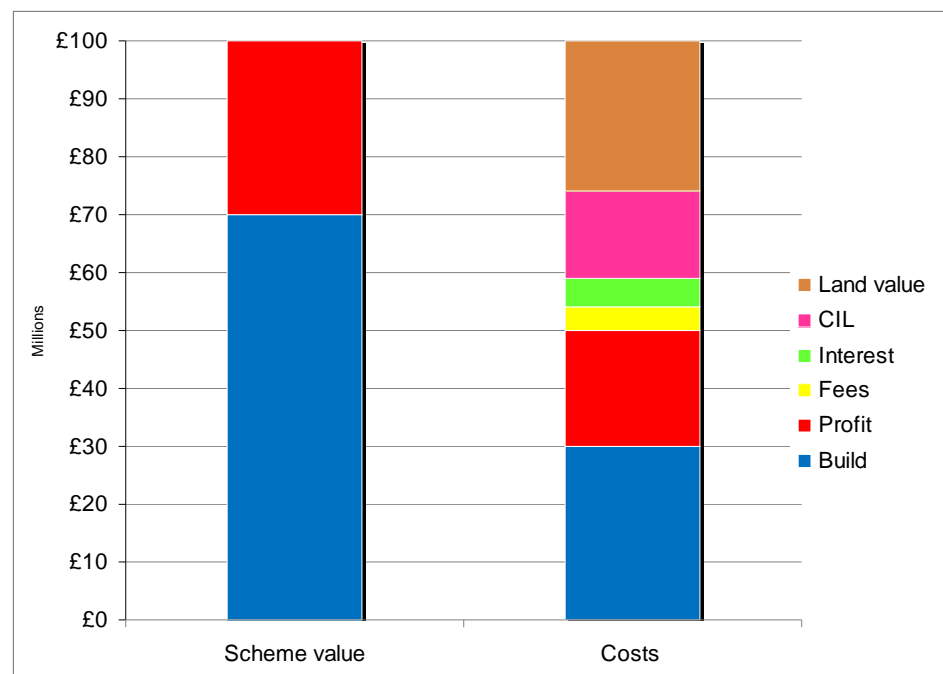
³ Savills Research: Residential Property Focus, April 2012

3 Methodology and appraisal inputs

- 3.1 Our methodology follows standard development appraisal conventions, using assumptions that reflect local market and planning policy circumstances. 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 and the payment from a Registered Provider ('RP') for the completed affordable housing units. The model then deducts the build costs, fees, interest, CIL (at varying levels) 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 current use value), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 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' or another appropriate benchmark to make development worthwhile. The margin above current 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.

- 3.5 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. CIL will be a cost to the scheme and will impact on the residual land value. 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. 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

- 3.6 The CIL Regulations provide no specific guidance on how local authorities should test the viability of their proposed charges. However, there is a range of good practice generated by both the Homes and Communities Agency and appeal decisions that assist in guiding planning authorities on how they should approach viability testing for planning policy purposes.
- 3.7 In 2009, the Homes and Communities Agency published a good practice guidance manual 'Investment and Planning Obligations: Responding to the Downturn'. This defines viability as follows: "*a viable development will support a residual land value at level sufficiently above the site's existing use value⁴ (EUV) or alternative use value (AUV) to support a land acquisition price acceptable to the landowner*".
- 3.8 A number of planning appeal decisions provide guidance on the extent to which the residual land value should exceed existing use value to be considered viable:

Barnet & Chase Farm: APP/Q5300/A/07/2043798/NWF

"the appropriate test is that the value generated by the scheme should exceed the value of the site in its current use. The logic is that, if the converse were the case, then sites would not come forward for development"

Bath Road, Bristol: APP/P0119/A/08/2069226

"The difference between the RLV and the existing site value provides a basis for ascertaining the viability of contributing towards affordable housing."

Beckenham: APP/G5180/A/08/2084559

"without an affordable housing contribution, the scheme will only yield less than 12% above the existing use value, 8% below the generally accepted margin necessary to induce such development to proceed."

Oxford Street, Woodstock: APP/D3125/A/09/2104658

"The main parties' valuations of the current existing value of the land are not dissimilar but the Appellant has sought to add a 10% premium. Though the site is owned by the Appellants it must be assumed, for valuation purposes, that the land is being acquired now. It is unreasonable to assume that an existing owner and user of the land would not require a premium over the actual value of the land to offset inconvenience and assist with relocation. The Appellants addition of the 10% premium is not unreasonable in these circumstances."

⁴ This term should not be confused with the RICS *Red Book* definition. Existing Use Value in this context is taken to mean the value of the site in its current use, disregarding opportunities for redevelopment of the site for other uses.

- 3.9 The guidance issued by the Local Housing Delivery Group⁵ ('LHDG') on 22 June 2012 advocates the use of current use value plus an appropriate premium as a benchmark for testing CIL and local plan policy requirements.
- 3.10 It is clear from the LHDG guidance, planning appeal decisions and HCA good practice publication that the most appropriate test of viability for planning policy purposes is to consider the residual value of schemes compared to the existing or current use value plus a premium. As discussed later in this report, our study adopts a range of benchmark land values, reflecting differing circumstances in which sites are brought forward.
- 3.11 The recent examination on the Mayor of London's 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." (para 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" (para 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. (para 32 – emphasis added).*
- 3.13 It is important to stress, however, 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 individual Charging Authority.

⁵ This group was led by the Homes and Communities Agency and comprises representatives from the National Home Builders Federation, the Royal Town Planning Institute, local authorities and valuers (including BNP Paribas Real Estate).

4 Development appraisals

Residential development

- 4.1 We have appraised a series of generic developments, reflecting both the range of sales values/capital values and also sizes/types of development and densities of development across the Borough. The inputs to the appraisals are based on research on the local housing market and the inputs adopted by applications in scheme-specific development appraisals submitted with planning applications.

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets. We have considered comparable evidence of both transacted properties in the area and properties currently on the market to establish appropriate values for testing purposes. This exercise indicates that developments in the Borough will attract average sales values ranging from circa £4,090 to £7,535 per square metre.
- 4.3 Sales values vary between different parts of the Borough with Canary Wharf and the Tower of London/St Katherine's Docks, Aldgate and Wapping areas achieving the highest values and Cubit Town, Victoria Park, Fish Island, Bow and Mile End areas having been identified to have the lowest values. The average values we have assumed in our appraisals are shown in Table 4.3.1. These average values are supported by three sources; firstly, Land Registry data on sales values achieved, secondly, pricing on individual development proposals from databases such as Molior and EG London Residential Research, and finally Right Move and local agents.

Table 4.3.1: Average sales values used in appraisals

Area	Description	Abbreviation	Average values £s per sq ft	Average values £s per sq m
1	Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4)	CT, Fish,Bow,Mile	£380	£4,090
2	South Isle of Dogs (E14 3)	S loD	£400	£4,306
3	South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6) Poplar Riverside, Blackwall and Leamouth (E14 0, E 14 2)	BrB,BC,P,PR, BW	£430	£4,629
4	Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5) and Stepney (E1 0 E1 3, E1 4, E2 0)	BG,GT,NWC, Step	£470	£5,059
5	Shadwell and South Whitechapel (E1 1, E1 2) and E14 7	Shad,SWC, E14 7	£500	£5,382

Area	Description	Abbreviation	Average values £s per sq ft	Average values £s per sq m
6	Limehouse & West Isle of Dogs (E1W 3, E1W 8) and Shoreditch (E2 7)	Lime,WIoD, Shore	£575	£6,189
7	Spitalfields (E1 6)	Spitalfields	£650	£6,997
8	Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	CW,AI,TLISKD, Wap	£700	£7,535

- 4.4 As noted earlier in the report, 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 5% increase in costs (the latter assuming a pick up in construction activity and higher labour and materials costs). We have also modelled a fall in prices of 5%, to provide the Council with an indication of the impact a reverse in values would have on viability.

Affordable housing tenure and values

- 4.5 The Council's policy position seeks the maximum reasonable amount of housing provision. Developments comprised of 10 or more units should provide at least 35%-50% affordable housing, subject to viability, with a tenure mix of 70% rented housing and 30% intermediate housing.
- 4.6 The Council has set out its approach to the 'Affordable Rent' tenure in the emerging Managing Development DPD. This provides an indication of the average levels of Affordable Rent expected across the Borough as a whole (see table below). However, the Council acknowledge that Affordable Rent levels will vary based on the local market rent levels in different parts of the Borough. As such, Affordable Rent levels will be informed by the research carried out by POD (2011), which takes account of local socio-economic circumstances.
- 4.7 For modelling purposes, we have applied the POD rents in our sensitivity tests (which include service charges), replacing social rented units with Affordable Rent units. These are shown in the table below:

Table 4.7.1 LB Tower Hamlets POD Rents

Postcode	Weekly Rents (Inclusive of all Service Charges)				
	1 Bed	2 Bed	3 Bed	4 Bed	5 bed
E1	£200.25	£213.23	£241.85	£279.35	£295.34
E2	£199.20	£219.70	£265.04	£292.21	£325.77
E3	£163.05	£190.38	£210.00	£240.00	£265.69
E14 (inc Docklands)	£206.55	£231.00	£244.50	£271.04	£304.69
E14 (Excl Docklands)	£152.70	£168.17	£187.85	£250.04	£282.98

- 4.8 The CLG/HCA '2011-2015 Affordable Homes Programme – Framework' (February 2011) document clearly states that RSLs will not receive grant funding for any affordable housing provided through planning obligations. Consequently, all our appraisals assume nil grant. We recommend that the Council revisits this assumption when it next reviews its charging schedule, by which time a new funding programme may have been introduced by central government.
- 4.9 For shared ownership units, we have assumed that RSLs will sell 25% initial equity stakes and charge a rent 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 5.25%.

Residential development types, density and mix

- 4.10 We have run appraisals using the range of densities that are typically encountered in the Borough. We have had regard to the density of development indicated by the London Plan density matrix and the Council's Core Strategy.
- 4.11 Tables 4.11.1 and 4.11.2 summarise the different development typologies selected for testing purposes. These are intended to reflect the range of developments across the Borough.

Table 4.11.1: Unit Mix

Site type	1 Bed flat	2 bed flat	3 bed flat	4 Bed Flat	3 bed house
Unit size	50 sqm	70 sqm	86 sqm	90 sqm	96 sqm
1					100%
2	33%	33%	33%		-
3	35%	35%	20%		10%
4	35%	35%	22%	8%	-
5	40%	30%	20%	10%	-
6	25%	30%	30%	15%	-
7	35%	35%	20%	10%	-

Table 4.11.2: Development typologies

	Number of units	Housing type	Development density units per ha	Net developable area (ha)
1	3	Houses	50	0.06
2	6	Flats	120	0.05
3	25	Houses and flats	80	0.31
4	50	Flats	125	0.40
5	100	Flats	200	0.50
6	250	Flats	175	1.43
7	400	Flats	400	1.00

Residential build costs

- 4.12 We have sourced build costs for the residential schemes from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. In addition to the build costs outlined below, our appraisals include a contingency of 5% of build costs. Our approach for each site is set out in the following paragraphs.
- 4.13 **Site type 1** is a scheme of 3 houses. The BCIS base cost for 'One-off housing semi-detached (3 units or less)' is £1,025 per square metre, excluding external works and fees. After a 15% allowance for external works and a 6% allowance for CSH level 4 has been added, the final build cost is £1,240 per square metre. As the scheme is comprised wholly of houses, we have assumed a gross to net ratio of 100%.
- 4.14 **Site type 2** is a scheme of 6 flats. We have adopted the BCIS base cost for "flats – generally" of £1,058 per square metre, excluding external works and fees. After a 15% allowance for external works has been added, together with an allowance for meeting the costs of CSH level 4 (6%) the final build cost is £1,280 per square metre. We have assumed a net to gross ratio of 85%, so costs expressed per net square metre are £1,506 per square metre.
- 4.15 **Site type 3** is a scheme of 25 flats and houses. We have adopted the BCIS base cost for "flats – generally" of £1,058 per square metre, excluding external works and fees. After a 15% allowance for external works has been added, together with an allowance for meeting the costs of CSH level 4 (6%) the final build cost is £1,280 per square metre. We have assumed a net to gross ratio of 85%, so costs expressed per net square metre are £1,506 per square metre. For the houses we have adopted the BCIS base cost for 'houses – generally' of £919 per square metre. After a 15% allowance for external works and a 6% allowance for CSH level 4 has been added, the final build cost is £1,112 per square metre.
- 4.16 **Site type 4** is a scheme of 50 flats. We have adopted the BCIS base cost for "flats – generally" of £1,058 per square metre, excluding external works and fees. After a 15% allowance for external works has been added, together with an allowance for meeting the costs of CSH level 4 (6%) the final build cost is £1,280 per square metre. We have assumed a net to gross ratio of 85%, so costs expressed per net square metre are £1,506 per square metre.
- 4.17 **Site type 5** is a scheme of 100 flats and houses. For the flats, we have adopted the BCIS base cost for "flats of 6 or more storeys" of £1,412 per square metre, excluding external works and fees. After a 15% allowance for external works and a 6% allowance for CSH level 4 has been added, the final build cost is £1,709 per square metre. We have assumed a net to gross ratio of 80%, so costs expressed per net square metre are £2,136 per square metre.
- 4.18 **Site type 6** is a scheme of 250 flats. We have adopted the BCIS for "flats of 6 or more storeys" of £1,412 per square metre. After adding external works (15%) and an allowance for CSH level 4 (6%), the costs increase to £1,709 per square metre. On the basis of an assumed net to gross ratio of 80%, the costs expressed on a net basis equate to £2,136 per square metre.
- 4.19 **Site type 7** is a scheme of 400 flats and houses. Given the higher density of the scheme, we have adopted the BCIS upper quartile figure "flats of 6 or more storeys" of £1,572 per square metre, excluding external works and fees. After a 15% allowance for external works and a 6% allowance for CSH level 4 has been added, the final build cost is £1,902 per square metre. We have assumed a net to gross ratio of 75%, so costs expressed per net square metre

are £2,536 per square metre.

4.20 A summary of build costs for each scheme type is provided in Table 4.20.1.

Table 4.20.1: Build costs

Site type	BCIS base – quarter 2 2012	Base cost	External works and CSH level 4	All-in cost (gross)	All-in cost (net)
1	Houses - One-off housing semi-detached (3 units or less)	£1,025	£215	£1,240	£1,240
2	Flats - generally	£1,058	£222	£1,280	£1,506
3	Flats - generally	£1,058	£222	£1,280	£1,506
3	Houses - generally	£919	£193	£1,112	£1,112
4	Flats - generally	£1,058	£222	£1,280	£1,506
5	Flats 6+ storeys	£1,412	£297	£1,709	£2,136
6	Flats 6+ storeys	£1,412	£297	£1,709	£2,136
7	Flats 6+ storeys	£1,572	£330	£1,902	£2,536

4.21 As identified above, an additional 6% allowance is included across all tenures for meeting Code for Sustainable Homes level 4, which is reflective of the findings of work undertaken by Cyrill Sweett on behalf of CLG.

Professional fees

4.22 In addition to base build costs, schemes will incur professional fees, covering design, valuation, highways consultants and so on. Our appraisals incorporate an allowance of between 10% to 12%, depending on the complexity of the scheme. This allowance incorporates all professional inputs and planning fees, EPCs and NHBC costs.

4.23 Our appraisals incorporate an allowance of 3% of GDV to cover marketing costs. An additional £600 per unit is included for legal costs on sales.

Finance costs

4.24 Our appraisals incorporate finance costs on land and build at 7%.

Stamp duty and acquisition costs

4.25 We include stamp duty at 4% of land costs, agents fees of 1% and legal fees on acquisition of 0.8%.

Mayoral CIL

4.26 Mayoral CIL will be payable on all developments that receive planning consent after 1 April 2012. Tower Hamlets falls within Zone 2, where a CIL of £35 per square metre will be levied. The Mayoral CIL takes precedence over Borough requirements, including affordable housing. CIL regulation 14(3) requires that the Council has regard to the Mayoral CIL when assessing the viability of development for the purposes of setting its own rates of CIL. Our appraisals do not include Mayoral CIL as a cost, so the outputs (in terms of viable levels of CIL) *incorporate* the Mayoral CIL, which should be deducted for the purposes of setting a Borough CIL.

Section 278 and residual Section 106 costs

- 4.27 Our appraisals incorporate an allowance of £1,220 per unit to address any Section 278 and residual Section 106 costs.

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 5 units per month. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. The build and sales periods for each scheme type are summarised in Table 4.46.1 below.

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 15-17% of development costs. 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 housebuilders 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 is resulting 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 may not allow profit levels to decrease much lower than their current level of 20%.
- 4.32 Our assumed return on the 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 RSL prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RSL, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance and Homes and Communities Agency's guidelines in its Economic Appraisal Tool.

Phasing of CIL payments

- 4.33 The Council is yet to formulate its instalment policy. For testing purposes, we have assumed that any CIL due will be split into three equal instalments, payable at the months shown in Table 4.46.1

Benchmark land values for the residential analysis

- 4.34 Benchmark land values, based on the current 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 current use value. Current 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. Current use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.35 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.
- 4.36 In considering the value of sites in existing commercial use, it is necessary to understand the concept of 'yields'. Yields form the basis of the calculation of a building's capital value, based on the net rental income that it generates. Yields are used to calculate the capital value of any building type which is rented, including both commercial and residential uses. Yields are used to calculate the number of times that the annual rental income will be multiplied to arrive at a capital value. Yields reflect the confidence of a potential purchaser of a building in the income stream (i.e. the rent) that the occupant will pay. They also reflect the quality of the building and its location, as well as general demand for property of that type. The lower the covenant strength of the occupier (or potential occupiers if the building is currently vacant), and the poorer the location of the building, the greater the risk that the tenant may not pay the rent. If this risk is perceived as being high, the yield will be high, resulting in a lower number of years rent purchased (i.e. a lower capital value).
- 4.37 Over the past four years, yields for commercial property have 'moved out' (i.e. increased), signalling lower confidence in the ability of existing tenants to pay their rent and in future demand for commercial space. This has the effect of depressing the capital value of commercial space. However, as the economy recovers, we would expect yields to improve (i.e. decrease), which will result in increased capital values. Consequently, current use values might increase, increasing the base value of sites that might come forward, which may have implications for landowners' decisions on releasing sites for alternative uses.
- 4.38 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.

- 4.39 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.
- 4.40 It is also necessary to recognise that a landowner will require an additional incentive to release the site for development⁶. 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
- 4.41 **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 £12.62 per sq ft. We have assumed a £50 per sq ft allowance for refurbishment and a letting void of three years. The capital value of the building would be £12.95 million, to which we have added a 20% premium, resulting in a benchmark of £15.54 million.
- 4.42 **Benchmark Land Value 2:** This benchmark assumes lower 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 £9.92 per sq ft. We have assumed a £50 per sq ft allowance for refurbishment and a letting void of three years. The capital value of the building would be £8.34 million, to which we have added a 20% premium, resulting in a benchmark of £10.01 million.
- 4.43 **Benchmark Land Value 3:** 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 £4.95 per sq ft. We have assumed a letting void of three years. The capital value of the building would be £4.41 million, to which we have added a 20% premium, resulting in a benchmark of £5.3 million.
- 4.44 **Benchmark Land Value 4:** This benchmark assumes a community building, which could include buildings owned by the Council and other public sector bodies, and community/charity groups. We have assumed site coverage of 50% across a hectare of land, with a single storey building. The rent assumed is based on our estimate of £4 per sq ft. We have assumed a letting void of one year. The capital value of the building would be £2.49 million, to which we have added a 20% premium, resulting in a benchmark of £2.99 million.
- 4.45 We would draw readers' attention to the comments on land values in Examiner's report on the Mayor of London's CIL⁷, which indicates that owners will need to adjust their expectations to accommodate allowances for infrastructure.
- 4.46 Our residential appraisal inputs are summarised in Table 4.46.1.

⁶ This approach is therefore consistent with the National Planning Policy Framework, which indicates that development should provide "competitive returns" to landowners. A 20% return above current use value is a competitive return when compared to other forms of investment.

⁷ Para 32: "the price paid for development land may be reduced.... a reduction in development land value is an inherent part of the CIL concept.... 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."

Table 4.46.1: Residential appraisal assumptions for each site type

Appraisal input	Source/Commentary	Site type number and assumptions						
		1	2	3	4	5	6	7
Number of units		3	6	25	50	100	250	400
Base construction costs (£s per sq metre)	BCIS adjusted for location. Based on gross areas before external works. Additional adjustments as set out in Table 4.19.1	£1,025	£1,058	Flats - £1,058 Houses - £919	£1,058	£1,412	£1,412	£1,572
External works (% of build costs)	Based on average scheme cost.	15%	15%	15%	15%	15%	15%	15%
Code for sustainable homes level 4	Based on CLG/Cyril Sweett Study	6%	6%	6%	6%	6%	6%	6%
Contingency (% of build cost)	Industry norm (5%)	5%	5%	5%	5%	5%	5%	5%
Professional fees (% of build)	BNPPRE assumption	10%	10%	10%	10%	10%	12%	12%
Construction period (months)	We assume that developers will build at the rate they are able to sell.	12	12	18	18	20	24	24
Sales period (months)	Determined by ability of market to absorb new development	2	2	5	10	12	25	30
Sale start (month from commencement)	Linked to later stages of construction period	12	12	18	16	20	20	20
Sales rate (units per month)	Reflective of current market, could improve.	1.5	3	5	5	5	5	5
Profit on private (% of GDV)	BNPPRE assumption – reflective of current funder requirements	20%	20%	20%	20%	20%	20%	20%
Profit on affordable (% of GDV)	Reduced risk due to pre-sale to RSL	n/a	n/a	6%	6%	6%	6%	6%
Phasing of CIL payments	BNPPRE assumption – equal splits, paid in months shown in table	1 / 6 / 6	1 / 6 / 6	1 / 6 / 12	1 / 6 / 12	1 / 12 / 18	1 / 12 / 24	1/18/24
Gross to net ratio for flats	BNPPRE assumption	n/a	85%	85%	85%	80%	80%	75%
Density and site area (ha, developable area)		50 uph 0.06 ha	120 uph 0.05 ha	80 uph 0.31 ha	125 uph 0.40 ha	200 uph 0.50 ha	175 uph 1.43 ha	400 uph 1.00 ha

Commercial development

- 4.47 We have appraised a series of hypothetical commercial developments, 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 existing use on the site, based on the same type of commercial development. In each case, the existing use value assumes that the existing building is half the size of the new development, with a lower rent and higher yield reflecting the secondary nature of the building.

Commercial rents and yields

- 4.48 Our research on lettings of commercial floorspace indicates a range of rents achieved, as summarised in table 4.48.1. This table also includes our assumptions on appropriate yields to arrive at a capital value of the commercial space. New build office developments are likely to attract a premium rent above second hand rents, however such development is likely to be relatively modest and limited to parts of the borough where offices achieve higher rents i.e. City Fringe and Docklands areas. The rents and yields adopted in our appraisals are summarised in Table 4.48.1.
- 4.49 Our appraisals of commercial floorspace test the viability of developments on existing commercial sites. For these developments, we have assumed that the site currently accommodates the same use class and the development involves intensification of that use. 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 of 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

- 4.50 We have sourced build costs for the commercial schemes from the RICS Building Cost Information Service (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 4.48.1.

Profit

- 4.51 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.

Table 4.48.1: Commercial appraisal assumptions for each use

Appraisal input	Source/Commentary	Offices City Fringe	Offices north Docklands	Offices South Docklands	Offices elsewhere	Retail City Fringe and north Docklands	Retail elsewhere	Large Retail	Industrial	Student housing	Hotel
Total floor area (sq ft)	Generic scheme	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Rent (£s per sq ft)	Based on average lettings sourced from EGI and Focus	£35	£35	£25	£20	£30	£20.00	£21.50	£10	£200 per week (term time) £225 (summer let)	£28.60 (£83,969 per rm cap value)
Rent free/void period (years)	BNPPRE assumption	2 years	2.5 years	2.5 years	2 years	2 years	2 years	2 years	2 years	n/a	n/a
Yield	BNPPRE prime yield schedule, research on comparable evidence and discussions with local agents	5.75%	6.25%	6.25%	7%	6.25%	6.75%	6.25%	7.5%	6.25%	5.75%
Purchaser's costs (% of GDV)	Stamp duty 4%, plus agent's and legal fees	5.75%	5.75%	5.75%	5.75%	5.75%	5.75%	5.75%	5.75%	5.75%	5.75%
Demolition costs (£s per sq ft of existing space)	Based on experience from individual schemes	£5	£5	£5	£5	£5	£5	£5	£5	£5	£5
Gross to net (net as % of gross)	Based on experience from individual schemes	82%	82%	82%	82%	82%	82%	82%	90%	82%	75%
Base construction costs (£s per sq ft)	BCIS costs. Offices – 'generally' for air conditioned offices with adjustment for quality. 'Generally' figure for industrial, supermarkets, retail warehouse and town centre retail.	£200	£200	£200	£137	£150	£137	£120	£60	£180	£155
External works (% of build costs)	BNPPRE assumption	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Contingency (% of build costs)	BNPPRE assumption	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Letting agent's fee	(% of first year's rent)	10%	10%	10%	10%	10%	10%	10%	10%	n/a%	10%

Table 4.48.1 (continued) Commercial appraisal assumptions for each use – existing uses

Appraisal input	Source/Commentary	Offices City Fringe	Offices north Docklands	Offices south Docklands	Offices elsewhere	Retail City Fringe and north Docklands	Retail elsewhere	Large Retail	Industrial	Student housing	Hotel
Agent's fees and legal fees	(% of capital value)	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%
Interest rate	BNPPRE assumption	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%
Professional fees (% of build)	BNPPRE assumption, relates to complexity of scheme	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Profit (% of costs)	BNPPRE assumption based on schemes submitted for planning	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Existing floorspace (sq ft)	Assumed to be between 25% to 50% of new space	30%	30%	30%	30%	30%	30%	50%	50%	30%	50%
Rent on existing floorspace	Reflects poor quality second hand space of same use, low optimisation of site etc and ripe for redevelopment	£12.50 to £18	£8 to £15	£8 to £15	£7 - £10	£10 to £20	£6 to £10	£6 - £10	£5 - £8	£12	£10 - £20
Yield on existing floorspace	BNPPRE assumption, reflecting lower covenant strength of potential tenants, poor quality building etc	7% - 6.75%	7.25% -8%	7.25% -8%	8%	6.5% -7.5%	8%	8%	8%	8%	7% - 6.75%
Rent free on existing space	Years	3	3	3	3	3	3	3	3	3	3
Refurbishment costs (£s per sq ft)	General allowance for bringing existing space up to lettable standard	£50	£50	£50	£30	£50	£50	£50	£30	£50	£50
Fees on refurbishment (% of refurb cost)	BNPPRE assumption	7%	7%	7%	7%	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%	15% - 20%	15% - 20%	15% -20%	20%	15% – 20%	20%	15% – 20%	20%	15% – 20%

5 Appraisal outputs

Residential appraisals

- 5.1 The full outputs from our appraisals of residential development are attached as Appendix 3. We have modelled seven generic site types, reflecting different densities and types of development, which are tested in each of the eight sub-market areas identified in Section 4 and against four/five land value benchmarks. These types are summarised in table 5.1.1 below.

Table 5.1.1: Development types

	Number of units	Housing type	Development density units per ha	Net developable area (ha)
1	3	Houses	50	0.06
2	6	Flats	120	0.05
3	25	Houses and flats	80	0.31
4	50	Flats	125	0.40
5	100	Flats	200	0.50
6	250	Flats	175	1.43
7	400	Flats	400	1.00

Scenarios tested

- 1. Base sales and base costs (including Code for Sustainable Homes Level 4); 35% affordable housing (excluding Site type 1 and 2, which fall below the threshold of 10 units) with rented element let at rents linked to LHAs;
 - 2. Sales values fall by 5%;
 - 3. Sales values increase by 10% and build costs increase by 5%;
 - 4. As (1) with Affordable Rent instead of social rented;
 - 5. As (1) with 30% affordable housing;
 - 6. As (1) with 20% affordable housing; and
 - 7. As (1) with 0% affordable housing.
- 5.2 We assume that all development types will meet Code for Sustainable Homes Level 4. Level 4 is reflected through a 6% adjustment to our base build costs for all tenures.
- 5.3 For all types of site, we have run two sensitivity analyses; firstly, with sales values falling by 5% and secondly, with sales values increasing by 10% and build costs also increasing by 5%. This analysis is provided for illustrative purposes and may assist the Council in understanding how viability might be affected by movements in sales values (up and down) over time and increased sustainability requirements. However, the future trajectory of the housing market is inherently uncertain and predictions cannot be relied upon.
- 5.4 The residual land values from each of the scenarios above in each of the nine housing market areas are then compared to four benchmark land values ('BLVs') based on the assumptions set out in paragraphs 4.34 to 4.45. This comparison enables us to determine whether the imposition of CIL would have an impact on development viability. In some cases, the equation RLV less BLV results in a negative number, so the development would not proceed, whether CIL was imposed or not. We therefore focus on situations where the

RLV is greater than BLV and where (all other things being equal) the development would proceed. In these situations, CIL has the potential to 'tip the balance' of viability into a negative position.

Commercial appraisals

- 5.5 Our research on rents achieved on commercial lettings indicates a range of rents within each main use class. Our commercial appraisals therefore model base position and test the range of rates (higher and lower than the base level) and changes to yields. This enables us to draw conclusions on maximum potential rates of CIL. For each type of development tested, we have run appraisals of a quantum of floorspace, each with rent levels reflecting the range identified by our research.

Presentation of data

Residential appraisals results

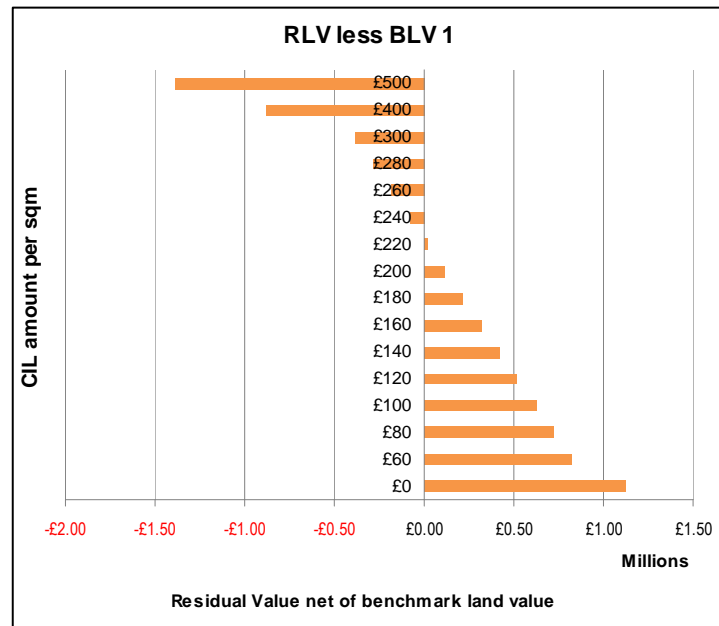
- 5.6 The results for each site are presented in six spreadsheets, as follows:
- Base sales values, 35% affordable housing (where applicable) CSH level 4 on all tenures;
 - Sales values -5%;
 - Sales values + 10%, build costs + 5%;
 - Scenario 1 with Affordable Rent in place of social rent;
 - Scenario 1 with reduced affordable housing (30%);
 - Scenario 1 with reduced affordable housing (20%); and
 - Scenario 1 with no affordable housing (0%).
- 5.7 A sample of the format of the results is provided below. This sample relates to site type 1.

CIL Viability		LB Tower Hamlets	Benchmark Land Values (per net developable ha)			
SITE TYPE		1	BLV1	BLV2	BLV3	BLV4
3 UNITS			Offices (higher)	Offices (lower)	Industrial/WH	Community uses
HOUSES			£15,547,081	£10,010,044	£5,300,227	£2,990,000
50 UPH	Net area as percentage of gross		100%			
CSH level:	4 on AH			Sales value inflation		
	4 on private			Build cost inflation		
Aff Hsg:						
Site type 1	Description:	Area 1	£4090 psm CT,Fish,Bow,Mile	Site area:	0.06 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	557,513	9,291,892	- 6,255,190	- 718,153	3,991,664	6,301,892
60	536,262	8,937,705	- 6,609,376	- 1,072,339	3,637,478	5,947,705
80	529,179	8,819,643	- 6,727,439	- 1,190,402	3,519,415	5,829,643
100	522,095	8,701,580	- 6,845,501	- 1,308,464	3,401,353	5,711,580
120	507,927	8,465,456	- 7,081,625	- 1,544,588	3,165,229	5,475,456

- 5.8 Each spreadsheet provides residual values at varying amounts of CIL, starting at £0 and increasing to £500 per square metre. CIL applies to net additional floor area only. Our appraisals assume no deduction for existing floorspace, thereby providing the worst case scenario⁸.
- 5.9 Separate data tables are provided in each spreadsheet for each of the housing market areas:
- Area 1: Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4);
 - Area 2: South Isle of Dogs (E14 3);
 - Area 3: South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6) Poplar Riverside, Blackwall and Leamouth (E14 0, E 14 2);
 - Area 4: Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5) and Stepney (E1 0 E1 3, E1 4, E2 0);
 - Area 5: Shadwell and South Whitechapel (E1 1, E1 2) and E14 7;
 - Area 6: Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8) and Shoreditch (E2 7);
 - Area 7: Spitalfields (E1 6); and
 - Area 8: Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)
- 5.10 The RLV is converted to a per hectare rate and compared to the four benchmark land values (see paragraphs 4.34 to 4.45). This is shown in the columns headed 'RLV less BLV1, BLV2' etc. A positive number indicates that the development is viable, as the developer will receive a normal level of development profit and the land value will be sufficient for the site to come forward.
- 5.11 The numerical data is then displayed in four graphs, one for each threshold land value. The graphs show the amount by which the RLV exceeds BLV (or is less than BLV) for each level of CIL. In the **illustrative** example overleaf (Chart 5.12.1), the graph shows that the maximum viable level of CIL would be £220 per square metre, but that above this level, higher levels of CIL would render the scheme unviable. It is important to note that the charts do not have the same scale and the reader needs to bear this in mind if comparing one chart to another.

⁸ Existing buildings must be occupied for their lawful use for at least six months out of the twelve months prior to grant of planning permission to qualify as existing floorspace for the purposes of calculating CIL liability.

Chart 5.12.1: Illustrative example of data chart



Commercial appraisal results

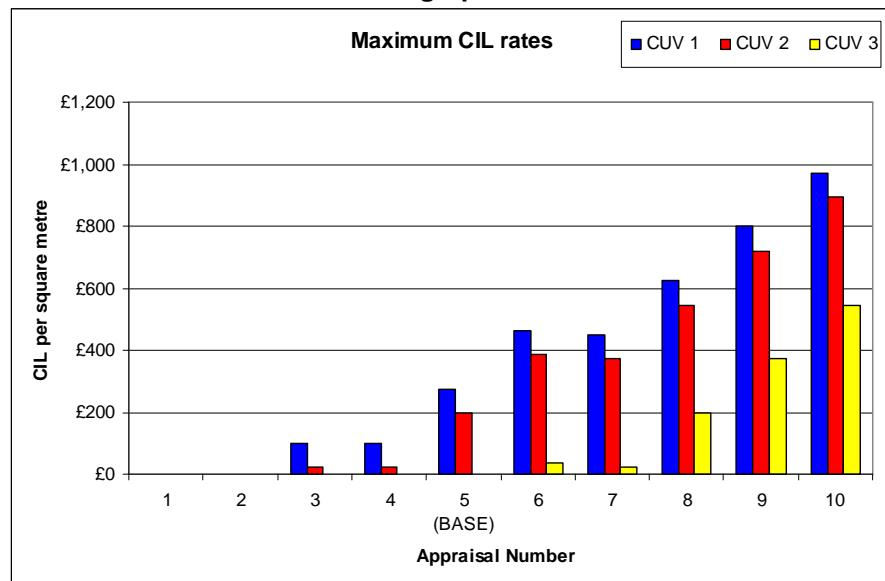
- 5.12 The commercial appraisal results are more straightforward, due to the narrower range of variables that need to be considered in comparison to residential development. The appraisals include a 'base' rent level, with sensitivity analyses which model rents above and below the base level (an illustration is provided in Chart 5.12.1). The maximum CIL rates are then shown per square metre, against three different current use values (see Table 4.47.1). Chart 5.12.1 provides an **illustration** of the outputs in numerical format, while Chart 5.12.2 shows the data in graph format. In this example, the scheme could viably absorb a CIL of between £0 and £275 per square metre, depending on the current use value. The analysis demonstrates the significant impact of very small changes in yields (see appraisals 4 and 6, which vary the yield by 0.25% up or down) on the viable levels of CIL.

Chart 5.12.1: Illustration of sensitivity analyses

	£s per sqft	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 5.12.2: 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 5.12.3: Maximum CIL rates – graph format


6 Assessment of the results

- 6.1 This section should be read in conjunction with the full results attached at Appendix 3 (residential appraisal results) and Appendix 4 (commercial appraisal results). In these results, the residual land values are 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.
- 6.2 The CIL regulations state that in setting a charge, local authorities must “aim to strike *what appears to the charging authority* to be 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, the Council 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, the Council 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, the Council 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.
- 6.3 The early examinations have seen a debate on how viability evidence should translate into CIL rates. It has now been widely recognised that there is no requirement for a Charging Authority to slavishly follow the outputs of residual valuations. At Shropshire Council’s examination in public, Newark & Sherwood Council argued that rates of CIL should be set at the level dictated by viability evidence which would (if followed literally) have resulted in a Charging Schedule with around thirty different charging zones across the Shropshire area. Clearly this would have resulted in a level of complexity that CIL is intended to avoid. The conclusion of this debate was that CIL rates should not necessarily be determined solely by viability evidence, but *should not be logically contrary* to the evidence. 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.

Assessment – residential development

- 6.4 As CIL is intended to operate as a fixed charge, 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. 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. This is a change from the current system of negotiated financial contributions, where the planning authority can weigh the need for contributions against the requirement that schemes need to contribute towards affordable housing provision.

- 6.5 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 factor that comes into play in the developer's/landowner's decision making. 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 term⁹.

Determining maximum viable rates of CIL for residential development

- 6.6 As noted in paragraph 6.5, 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 (sensitivity analyses which adopt reduced levels of affordable housing are provided in subsequent sections). In addition, the rates discussed below are **inclusive of the Mayoral CIL of £35 per square metre**.
- 6.7 Site type 1 generates residual values that are predominantly higher than the lower value 'office use' benchmark land values, and site type 2 generates residual values higher than the higher value 'office use' benchmark land values, even in some cases with CIL of as much as £500 per square metre (see Tables 6.7.1 and 6.7.2).

Table 6.7.1: Site type 1 - maximum viable rates of CIL (£s per square metre)

Area	Existing use: Offices (higher)	Existing use: Offices (lower)	Existing use: Industrial	Existing use: community bldgs
CT, Fish,Bow,Mile	Not Viable (NV)	NV	500	500
S IoD	NV	0	500	500
BrB,BC,P,PR,BW	NV	180	500	500
BG,GT,NWC,Step	NV	300	500	500
Shad,SWC, E14 7	NV	500	500	500
Lime,WIoD,Shore	260	500	500	500
Spitalfields	500	500	500	500
CW,AI,TLSKD,Wap	500	500	500	500

⁹ However, as shown by the sensitivity analyses (which reduce affordable housing to 30% and 20%) 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.

Table 6.7.2: Site type 2 - maximum viable rates of CIL (£s per square metre)

Area	Existing use: Offices (higher)	Existing use: Offices (lower)	Existing use: Industrial	Existing use: community bldgs
CT, Fish,Bow,Mile	180	300	500	500
S IoD	220	500	500	500
BrB,BC,P,PR,BW	300	500	500	500
BG,GT,NWC,Step	500	500	500	500
Shad,SWC, E14 7	500	500	500	500
Lime,WIoD,Shore	500	500	500	500
Spitalfields	500	500	500	500
CW,AI,TLSKD,Wap	500	500	500	500

- 6.8 Tables 6.8.1 to 6.8.5 summarise the results for site types 3, 4, 5, 6 and 7. Each table includes the maximum amounts of CIL that could be charged (including Mayoral CIL) in combination with varying levels of affordable housing and tenure (35% (with Affordable Rent), 35% (with social rented), 30% and 20%). In general terms, viability for these site types is worse in comparison to site type 1, due to the requirement for a percentage of the units to be provided as affordable housing.
- 6.9 Viability for higher density schemes (with high build costs) are identified as being more challenging and are generally unviable in the lower value areas and are unviable in the higher value areas (when compared to the higher benchmark land values) at policy levels of affordable housing. These types of development are therefore unlikely to come forward in the lower value areas, with lower rise developments being the optimum form of development. In lower value areas, site type 4 and 3 would generate the optimum results in terms of maximum viable levels of CIL.

Sensitivity analysis on affordable housing percentage

- 6.10 Current experience in the Borough indicates that delivering the Council's affordable housing target without grant can be challenging and in many cases a reduced level of provision is being accepted upon the acceptance of a proven viability case. We re-rested sites 3, 4, 5, 6 and 7 with a reduced level of affordable housing (30% and 20% of units) as well as testing the policy level (35%) with Affordable Rent units instead of social rented units. The results of these analyses are included within tables 6.10.1 to 6.10.5. The primary purpose of this exercise was to determine whether changes to affordable housing requirements on individual schemes would enable unviable sites to contribute towards infrastructure. The results show positive movement in terms of the viability of CIL rates when affordable housing levels are reduced. While we are not suggesting that the Council should change its affordable housing policies, the exercise demonstrates that the Council's flexible application of its policy will ensure that CIL will not render development unviable. However, we appreciate that the Council will be keen to minimise the impact on affordable housing as far as possible and this is a key risk factor when determining rates of CIL.

-
- 6.11 In light of the Government's consultation on proposed changes to include affordable housing within the scope of CIL we have also tested schemes 3,4 5, 6 and 7 with 0% affordable housing to understand the maximum viable levels of CIL that could be levied if the Council were minded to pursue this approach. As expected and already demonstrated in site types 1 and 2, the results show positive movement and a higher level of CIL can be supported by development in all areas. The Council will need to consider whether this approach would be suitable in their area as there may be implications to this approach for achieving mixed and balanced communities.

Sensitivity analysis on values and costs

- 6.12 As noted in Section 5, we carried out further analyses which consider the impact of increases in sales values of 10%, accompanied by an increase in build costs of 5%. This data is **illustrative only**, as the future housing market trajectory is very uncertain given the economic outlook and technologies for sustainability measures are likely to become cheaper over time. However, **if** such increases were to occur, tables 6.12.1 to 6.12.7 show the results in terms of the levels of CIL that could be absorbed.

Table 6.10.1: Site type 3 - maximum viable rates of CIL¹⁰ (£s per square metre)

Area	Existing use: Offices (higher)					Existing use: Offices (lower)					Existing use: Warehousing/ storage					Existing use: community buildings					
	35% (AR)	35% (SR)	30%	20%	0%	35% (AR)	35% (SR)	30%	20%	0%	35% (AR)	35% (SR)	30%	20%	0%	35% (AR)	35% (SR)	30%	20%	0%	
Affordable hsg %																					
CT, Fish,Bow,Mile	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	140	180	120	160	220	500	
S loD	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	200	240	200	220	280	700	
BrB,BC,P,PR,BW	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	0	NV	NV	160	500	500	280	400	500	900	
BG,GT,NWC,Step	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	240	NV	220	280	800	500	500	500	500	1000	
Shad,SWC, E14 7	NV	NV	NV	NV	NV	NV	NV	NV	NV	140	300	160	300	500	1000	500	500	500	500	1250	
Lime,WloD,Shore	NV	NV	NV	NV	NV	NV	NV	NV	180	600	500	260	500	500	1500	500	500	500	500	1750	
Spitalfields	NV	NV	NV	NV	200	300	220	280	500	1000	500	500	500	500	2000	500	500	500	500	2000	
CW,AI,TLSKD,Wap	NV	NV	NV	NV	500	500	500	500	500	1500	500	500	500	500	2000	500	500	500	500	2000	

Table 6.10.2: Site type 4 - maximum viable rates of CIL (£s per square metre)

Area	Existing use: Offices (higher)					Existing use: Offices (lower)					Existing use: Warehousing/ storage					Existing use: community buildings					
	35% (AR)	35% (SR)	30%	20%	0%	35% (AR)	35% (SR)	30%	20%	0%	35% (AR)	35% (SR)	30%	20%	0%	35% (AR)	35% (SR)	30%	20%	0%	
Affordable hsg %																					
CT, Fish,Bow,Mile	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	120	0	100	180	400	300	240	260	300	700	
S loD	NV	NV	NV	NV	NV	NV	NV	NV	NV	100	200	120	180	240	600	500	300	400	500	850	
BrB,BC,P,PR,BW	NV	NV	NV	NV	NV	NV	NV	NV	NV	200	280	240	260	400	800	500	500	500	500	1000	
BG,GT,NWC,Step	NV	NV	NV	NV	NV	60	NV	NV	180	500	500	500	500	500	1000	500	500	500	500	1250	
Shad,SWC, E14 7	NV	NV	NV	NV	120	160	100	180	260	750	500	500	500	500	1250	500	500	500	500	1500	
Lime,WloD,Shore	0	NV	NV	160	600	500	500	500	500	1250	500	500	500	500	1750	500	500	500	500	2000	
Spitalfields	280	200	260	500	1000	500	500	500	500	1500	500	500	500	500	2000	500	500	500	500	2000	
CW,AI,TLSKD,Wap	500	500	500	500	1250	500	500	500	500	2000	500	500	500	500	2000	500	500	500	500	2000	

¹⁰ NV = Site is not viable before CIL is applied. These results are disregarded for the purpose of recommended CIL rates, as the sites would remain in their current use, unless other (non-CIL related) factors were to change.

Table 6.10.3: Site type 5 - maximum viable rates of CIL (£s per square metre)

Area	Existing use: Offices (higher)					Existing use: Offices (lower)					Existing use: Warehousing/ storage					Existing use: community buildings					
	35% (AR)	35% (SR)	30%	20%	0%	35% (AR)	35% (SR)	30%	20%	0%	35% (AR)	35% (SR)	30%	20%	0%	35% (AR)	35% (SR)	30%	20%	0%	
Affordable hsg %																					
CT, Fish,Bow,Mile	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	120	NV	NV	NV	0	200	
S loD	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	200	0	NV	0	140	400	
BrB,BC,P,PR,BW	NV	NV	NV	NV	NV	NV	NV	NV	NV	120	0	NV	0	140	400	160	100	160	220	600	
BG,GT,NWC,Step	NV	NV	NV	NV	0	NV	NV	NV	0	240	200	140	180	260	700	300	140	280	500	850	
Shad,SWC, E14 7	NV	NV	NV	NV	200	0	NV	0	180	500	280	240	280	500	900	500	400	500	500	1000	
Lime,WloD,Shore	100	NV	0	200	600	500	260	300	500	1000	500	500	500	500	1250	500	500	500	500	1500	
Spitalfields	400	240	300	500	1000	500	500	500	500	1500	500	500	500	500	1750	500	500	500	500	1750	
CW,AI,TL SKD,Wap	500	500	500	500	1250	500	500	500	500	1750	500	500	500	500	2000	500	500	500	500	2000	

Table 6.10.4: Site type 6 - maximum viable rates of CIL (£s per square metre)

Area	Existing use: Offices (higher)					Existing use: Offices (lower)					Existing use: Warehousing/ storage					Existing use: community buildings					
	35% (AR)	35% (SR)	30%	20%	0%	35% (AR)	35% (SR)	30%	20%	0%	35% (AR)	35% (SR)	30%	20%	0%	35% (AR)	35% (SR)	30%	20%	0%	
Affordable hsg %																					
CT, Fish,Bow,Mile	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	0	NV	NV	NV	NV	140	
S loD	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	120	NV	NV	NV	0	200	
BrB,BC,P,PR,BW	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	0	200	100	NV	80	180	400	
BG,GT,NWC,Step	NV	NV	NV	NV	NV	NV	NV	NV	NV	200	120	0	100	200	500	240	180	220	280	700	
Shad,SWC, E14 7	NV	NV	NV	NV	0	NV	NV	NV	80	400	200	160	200	280	750	300	260	300	500	900	
Lime,WloD,Shore	200	NV	NV	60	400	260	160	200	300	850	500	500	500	500	1000	500	500	500	500	1250	
Spitalfields	500	100	180	300	950	500	500	500	500	1250	500	500	500	500	1500	500	500	500	500	1750	
CW,AI,TL SKD,Wap	500	260	400	500	1000	500	500	500	500	1500	500	500	500	500	1750	500	500	500	500	2000	

Table 6.10.5: Site type 7 - maximum viable rates of CIL (£s per square metre)

Area	Existing use: Offices (higher)					Existing use: Offices (lower)					Existing use: Warehousing/ storage					Existing use: community buildings				
	35% (AR)	35% (SR)	30%	20%	0%	35% (AR)	35% (SR)	30%	20%	0%	35% (AR)	35% (SR)	30%	20%	0%	35% (AR)	35% (SR)	30%	20%	0%
Affordable hsg %																				
CT, Fish,Bow,Mile	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	N	NV	NV	NV	NV	0
S loD	NV	NV	NV	NV	NV	NV	NV	NV	NV	NV	MV	NV	NV	NV	0	NV	NV	NV	NV	100
BrB,BC,P,PR,BW	NV	NV	NV	NV	NV	NV	NV	NV	NV	60	NV	NV	NV	NV	200	NV	NV	NV	0	200
BG,GT,NWC,Step	NV	NV	NV	NV	100	NV	NV	NV	0	200	0	NV	0	140	400	120	0	100	180	500
Shad,SWC, E14 7	NV	NV	NV	NV	200	NV	NV	NV	140	400	140	80	140	220	600	200	140	200	260	700
Lime,WloD,Shore	200	80	140	240	700	300	220	260	500	900	500	300	500	500	1000	500	500	500	500	1000
Spitalfields	500	300	500	500	1000	500	500	500	500	1250	500	500	500	500	1250	500	500	500	500	1500
CW,Al,TLSKD,Wap	500	500	500	500	1250	500	500	500	500	1500	500	500	500	500	1750	500	500	500	500	1750

Table 6.12.1: Site type 1 - maximum viable rates of CIL¹¹ (£s per square metre) – sales value inflation of 10% and build cost inflation of 5% (Inflated)

Area	Existing use: Offices (higher)		Existing use: Offices (lower)		Existing use: Warehousing/ storage		Existing use: community buildings	
	Current	Inflated	Current	Inflated	Current	Inflated	Current	Inflated
<i>Sales values and costs</i>								
CT, Fish,Bow,Mile	NV	NV	NV	100	500	500	500	500
S loD	NV	NV	0	180	500	500	500	500
BrB,BC,P,PR,BW	NV	NV	180	280	500	500	500	500
BG,GT,NWC,Step	NV	NV	300	500	500	500	500	500
Shad,SWC, E14 7	NV	140	500	500	500	500	500	500
Lime,WloD,Shore	260	500	500	500	500	500	500	500
Spitalfields	500	500	500	500	500	500	500	500
CW,AI,TLSKD,Wap	500	500	500	500	500	500	500	500

Table 6.12.2: Site type 2 - maximum viable rates of CIL (£s per square metre) – sales value inflation of 10% and build cost inflation of 5%

Area	Existing use: Offices (higher)		Existing use: Offices (lower)		Existing use: Warehousing/ storage		Existing use: community buildings	
	Current	Inflated	Current	Inflated	Current	Inflated	Current	Inflated
<i>Sales values and costs</i>								
CT, Fish,Bow,Mile	180	240	300	500	500	500	500	500
S loD	220	300	500	500	500	500	500	500
BrB,BC,P,PR,BW	300	500	500	500	500	500	500	500
BG,GT,NWC,Step	500	500	500	500	500	500	500	500
Shad,SWC, E14 7	500	500	500	500	500	500	500	500
Lime,WloD,Shore	500	500	500	500	500	500	500	500
Spitalfields	500	500	500	500	500	500	500	500
CW,AI,TLSKD,Wap	500	500	500	500	500	500	500	500

¹¹ NV = Site is not viable before CIL is applied. These results are disregarded for the purpose of recommended CIL rates, as the sites would remain in their current use, unless other (non-CIL related) factors were to change.

Table 6.12.3: Site type 3 - maximum viable rates of CIL (£s per square metre) – sales value inflation of 10% and build cost inflation of 5%

Area	Existing use: Offices (higher)		Existing use: Offices (lower)		Existing use: Warehousing/ storage		Existing use: community buildings	
	Current	Inflated	Current	Inflated	Current	Inflated	Current	Inflated
<i>Sales values and costs</i>								
CT, Fish,Bow,Mile	NV	NV	NV	NV	NV	NV	120	200
S loD	NV	NV	NV	NV	NV	NV	200	280
BrB,BC,P,PR,BW	NV	NV	NV	NV	NV	120	280	500
BG,GT,NWC,Step	NV	NV	NV	NV	NV	260	500	500
Shad,SWC, E14 7	NV	NV	NV	NV	160	500	500	500
Lime,WloD,Shore	NV	NV	NV	100	260	500	500	500
Spitalfields	NV	NV	220	500	500	500	500	500
CW,AI,TLSKD,Wap	NV	NV	500	500	500	500	500	500

Table 6.12.4: Site type 4 - maximum viable rates of CIL (£s per square metre) – sales value inflation of 10% and build cost inflation of 5%

Area	Existing use: Offices (higher)		Existing use: Offices (lower)		Existing use: Warehousing/ storage		Existing use: community buildings	
	Current	Inflated	Current	Inflated	Current	Inflated	Current	Inflated
<i>Sales values and costs</i>								
CT, Fish,Bow,Mile	NV	NV	NV	NV	0	140	240	300
S loD	NV	NV	NV	NV	120	220	300	500
BrB,BC,P,PR,BW	NV	NV	NV	NV	240	400	500	500
BG,GT,NWC,Step	NV	NV	NV	120	500	500	500	500
Shad,SWC, E14 7	NV	NV	100	220	500	500	500	500
Lime,WloD,Shore	NV	60	500	500	500	500	500	500
Spitalfields	200	500	500	500	500	500	500	500
CW,AI,TLSKD,Wap	500	500	500	500	500	500	500	500

Table 6.12.5: Site type 5 - maximum viable rates of CIL (£s per square metre) – sales value inflation of 10% and build cost inflation of 5%

Area	Existing use: Offices (higher)		Existing use: Offices (lower)		Existing use: Warehousing/ storage		Existing use: community buildings	
	Current	Inflated	Current	Inflated	Current	Inflated	Current	Inflated
<i>Sales values and costs</i>								
CT, Fish,Bow,Mile	NV	NV	NV	NV	NV	NV	NV	NV
S loD	NV	NV	NV	NV	NV	NV	NV	0
BrB,BC,P,PR,BW	NV	NV	NV	NV	NV	0	100	180
BG,GT,NWC,Step	NV	NV	NV	NV	140	220	140	400
Shad,SWC, E14 7	NV	NV	NV	100	240	400	400	500
Lime,WloD,Shore	NV	120	260	500	500	500	500	500
Spitalfields	240	500	500	500	500	500	500	500
CW,AI,TLSKD,Wap	500	500	500	500	500	500	500	500

Table 6.12.6: Site type 6 - maximum viable rates of CIL (£s per square metre) – sales value inflation of 10% and build cost inflation of 5%

Area	Existing use: Offices (higher)		Existing use: Offices (lower)		Existing use: Warehousing/ storage		Existing use: community buildings	
	Current	Inflated	Current	Inflated	Current	Inflated	Current	Inflated
<i>Sales values and costs</i>								
CT, Fish,Bow,Mile	NV	NV	NV	NV	NV	NV	NV	NV
S loD	NV	NV	NV	NV	NV	NV	NV	NV
BrB,BC,P,PR,BW	NV	NV	NV	NV	NV	NV	NV	NV
BG,GT,NWC,Step	NV	NV	NV	NV	0	140	180	100
Shad,SWC, E14 7	NV	NV	NV	NV	160	240	260	240
Lime,WloD,Shore	NV	NV	160	260	500	500	500	500
Spitalfields	100	240	500	500	500	500	500	500
CW,AI,TLSKD,Wap	260	500	500	500	500	500	500	500

Table 6.12.7: Site type 7 - maximum viable rates of CIL (£s per square metre) – sales value inflation of 10% and build cost inflation of 5%

Area	Existing use: Offices (higher)		Existing use: Offices (lower)		Existing use: Warehousing/ storage		Existing use: community buildings	
	Current	Inflated	Current	Inflated	Current	Inflated	Current	Inflated
<i>Sales values and costs</i>								
CT, Fish,Bow,Mile	NV	NV	NV	NV	NV	NV	NV	NV
S loD	NV	NV	NV	NV	NV	NV	NV	NV
BrB,BC,P,PR,BW	NV	NV	NV	NV	NV	NV	NV	NV
BG,GT,NWC,Step	NV	NV	NV	nv	NV	0	0	120
Shad,SWC, E14 7	NV	NV	NV	0	80	160	140	220
Lime,WloD,Shore	80	180	220	300	300	500	500	500
Spitalfields	300	500	500	500	500	500	500	500
CW,AI,TLSKD,Wap	500	500	500	500	500	500	500	500

Suggested CIL rates

- 6.13 Although the results indicate that viability of residential development is currently challenging, it should be possible for rates of CIL to be levied across all areas, subject to allowing for a buffer or margin to address risks to delivery. There are four key risk factors:
- The first is that individual sites might incur exceptional costs (decontamination, difficult ground conditions etc) and as a result the residual land value could fall. Developers will try and reflect such costs in their offer to the landowner, but the extent of any issues is not always fully apparent until the land value is fixed. Where sites have an existing use, an owner will not be prepared to accept a reduction below the value of the current building to accommodate exceptional costs on a redevelopment;
 - Secondly, current use values on individual sites will inevitably vary and will fall somewhere between the values used in our appraisals. As a result, the ability of schemes to absorb high rates of CIL could be adversely affected;
 - Thirdly, sales values could fall or normal build costs could rise over the life of the Charging Schedule, adversely affecting scheme viability; and
 - Fourthly, imposing a high rate of CIL (that vastly exceeds the current levels of Section 106 obligations) in the Council's first Charging Schedule could 'shock' the land market with a consequential risk that land supply falls. This factor has led many charging authorities to seek to limit their CIL rates to around 5% of development costs, or to set their CIL rates so that they are broadly comparable to existing Section 106 contributions¹².
- 6.14 In arriving at a conclusion on recommended rates, it is necessary to consider the different weight that should be attached to appraisal results tested against each of the four benchmark land values. The appraisals indicate that the residual values generated by residential schemes are unlikely to outperform the value of higher value existing offices. Consequently, these buildings are more likely to remain in their existing use in many parts of the Borough, rather than be redeveloped. The bulk of housing supply is therefore likely to come from sites in lower values uses, where the appraisals indicate that CIL would be absorbed.
- 6.15 It is also 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.
- 6.16 The maximum rates of CIL indicated by our appraisals are outlined below. Given the range of results above, and the risk factors outlined in the previous paragraph, our conclusion is that the rates of CIL that the Council might set – having regard to the range of the results and taking account of viability across the Borough as a whole – should be set at a discount of circa 25% to the maximum rates, as shown in Table 6.16.1.

¹² For example, Wandsworth Council has adopted this approach in the Vauxhall Nine Elms Opportunity Area, where the existing tariff has been converted into a per square metre CIL rate.

Table 6.16.1: Maximum and suggested CIL rates

Area	Maximum CIL indicated by appraisals (£s per sqm)	Maximum CIL, net of Mayoral CIL (£s per sqm)	Suggested CIL after buffer (£s per sqm)
Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4)	80	45	35
South Isle of Dogs (E14 3)	80	45	35
South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6) Poplar Riverside, Blackwall and Leamouth (E14 0, E 14 2)	100	65	50
Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5) and Stepney (E1 0 E1 3, E1 4, E2 0)	120	85	65
Shadwell and South Whitechapel (E1 1, E1 2) and E14 7	160	125	95
Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8) and Shoreditch (E2 7)	300	265	200
Spitalfields (E1 6)	300	265	200
Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	300	265	200

- 6.17 In determining the maximum levels of CIL and the recommended rates above, we have based our assessment on current costs and values only. We have run a set of appraisals that show the impact of an increase in sales values, accompanied by an increase in build costs and a further set of results that show the impact of a fall in sales values (the results are summarised in tables 6.12.1 to 6.12.7 and included in Appendix 3). These appraisals provide an indication of the likely movement in viability that any "buffer" below the maximum rates would need to accommodate.

- 6.18 Should the Council wish to do so, it would be possible to combine areas into one charging zone, thereby simplifying the charging schedule into three charging areas. This is shown in table 6.18.1 below:

Table 6.18.1: Suggested CIL charging zones and rates

Area	Suggested CIL (£s per sqm)
Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4), South Isle of Dogs (E14 3), South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6) Poplar Riverside, Blackwall and Leamouth (E14 0, E 14 2)	35
Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5) and Stepney (E1 0 E1 3, E1 4, E2 0), Shadwell and South Whitechapel (E1 1, E1 2) and E14 7	65
Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8) and Shoreditch (E2 7), Spitalfields (E1 6), Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2	200

Suggested CIL Rates - including affordable housing contributions within CIL

- 6.19 Given the Government's recent consultation on the inclusion of affordable housing within the scope of CIL, the Council wish to understand the levels of CIL which could be levied should they choose to apply this approach. In this regard we have sensitivity tested viability in the Borough assuming no affordable housing is provided on site.
- 6.20 In order to test this, we have run our appraisals with higher levels of CIL charges (up to £2,000 per square metre) and 0% affordable housing. Our conclusion is that the rates of CIL that the Council might set, having regard to the range of the results and taking account of viability across the Borough as a whole, are as follows.

Table 6.19.1: Maximum and Proposed CIL rates - including AH contributions within CIL

Area	Maximum CIL indicated by appraisals (£s per sqm)	Suggested CIL after buffer (£s per sqm)
Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4)	120	85
South Isle of Dogs (E14 3)	200	140
South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6) Poplar Riverside, Blackwall and Leamouth (E14 0, E 14 2)	400	280
Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5) and Stepney (E1 0 E1 3, E1 4, E2 0)	700	490
Shadwell and South Whitechapel (E1 1, E1 2) and E14 7	900	630
Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8) and Shoreditch (E2 7)	1,250	875

Area	Maximum CIL indicated by appraisals (£s per sqm)	Suggested CIL after buffer (£s per sqm)
Spitalfields (E1 6)	1,500	1,050
Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	1,750	1,225

Table 6.19.2: Proposed CIL charging zones and rates - including AH contributions within CIL

Area	Suggested CIL after buffer (£s per sqm)
Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4), South Isle of Dogs (E14 3), South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6) Poplar Riverside, Blackwall and Leamouth (E14 0, E 14 2)	85
Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5) and Stepney (E1 0 E1 3, E1 4, E2 0), Shadwell and South Whitechapel (E1 1, E1 2) and E14 7	500
Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8) and Shoreditch (E2 7), Spitalfields (E1 6), Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	1,000

- 6.21 We would caution the Council against taking this approach and recommend that the Council carefully consider the implications of this option. On the positive side, all developments will contribute towards affordable housing through CIL, which will be a fixed requirement. It would also allow the Council flexibility to spend the money on repairing or bringing existing stock within the Borough up to decent homes standard. On the downside, however, all CIL money collected will remain in one central fund and it will be up to the Council to prioritise how this is spent. Including affordable housing into this fund may result in affordable housing being prioritised over other infrastructure that would otherwise be delivered. This option would also require the Council to either deliver affordable housing themselves or fund RPs to deliver affordable housing developments in the Borough. Further, as no affordable housing will be provided on-site this will result in mono-tenure housing developments being delivered in the Borough.

Assessment – commercial development

- 6.22 Our appraisals indicate that the potential for commercial schemes to be viably delivered varies between different uses as well as location. That is to say that higher rents are achieved in the City Fringe and Canary Wharf/Docklands areas, which result in sufficient surplus residual value to absorb a CIL. Outside these areas rents for commercial developments are lower, which reduces the ability of developments to absorb CIL.

- 6.23 As noted in section 4, the level of rents that can be achieved for commercial space varies according to exact location; quality of building; and configuration of space. Consequently, our appraisals adopt a 'base' position based on average rents for each type of development and show the results of appraisals with lower and higher rents. This analysis will enable the Council to consider the robustness of potential CIL charges on commercial uses, including the impact that changes in rents might have on viability.

Office development - City Fringe, and north Docklands locations

- 6.24 Our research on offices in the City Fringe and north Docklands areas indicate that the rent levels are significantly higher than those achieved in the rest of the Borough (circa £25 to £40 per sq ft, compared to circa £15 to £25 per sq ft elsewhere). Rents in the south Docklands area are identified to be lower than those currently achieved in the north at circa £25 per sq ft. Currently yields in the City Fringe locations are stronger than those in the Docklands locations and as a result office values are higher in the City Fringe. This is demonstrated in Charts 6.24.1, 6.24.2.

Chart 6.24.1: Office development - City Fringe

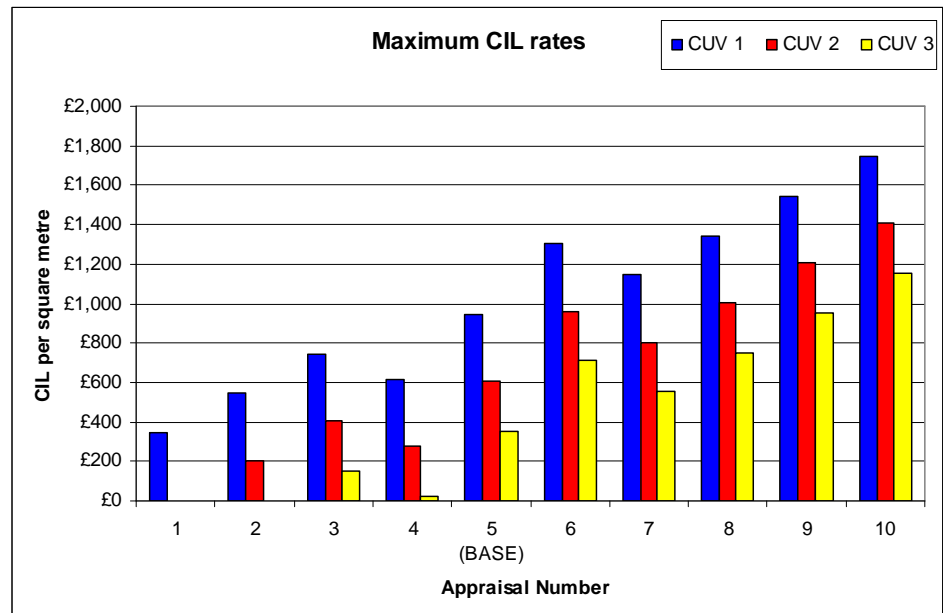
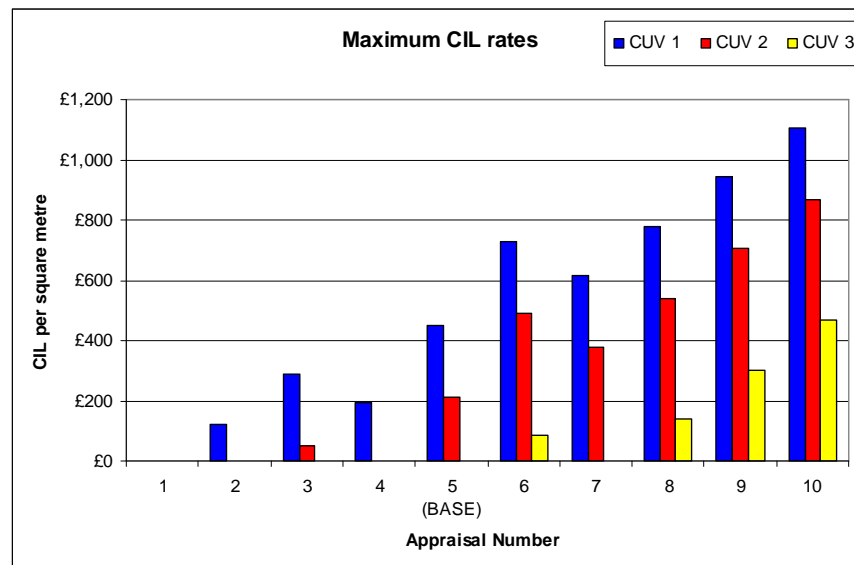


Chart 6.24.2: Office development – north Docklands



- 6.25 The results of our office appraisals indicate that at present, only developments in the City Fringe and north Docklands locations are likely to generate positive residual land values. It is therefore likely that office development will be focused in the City Fringe and north Docklands locations over the life of the Charging Schedule.
- 6.26 Focusing on the 'Base' scenario in north Docklands (appraisal 5 in Chart 6.24.2), office developments can support a CIL rate of between £0 and £451 per square metre (inclusive of Mayoral CIL) dependant on the existing use of the site.
- 6.27 With regard to the City Fringe area, the viable level of CIL ranges from £352 per square metre to £833 per square metre, depending on the current use value of the site. Based on current use value 3, the maximum potential CIL rate would be circa £352 per square metre.

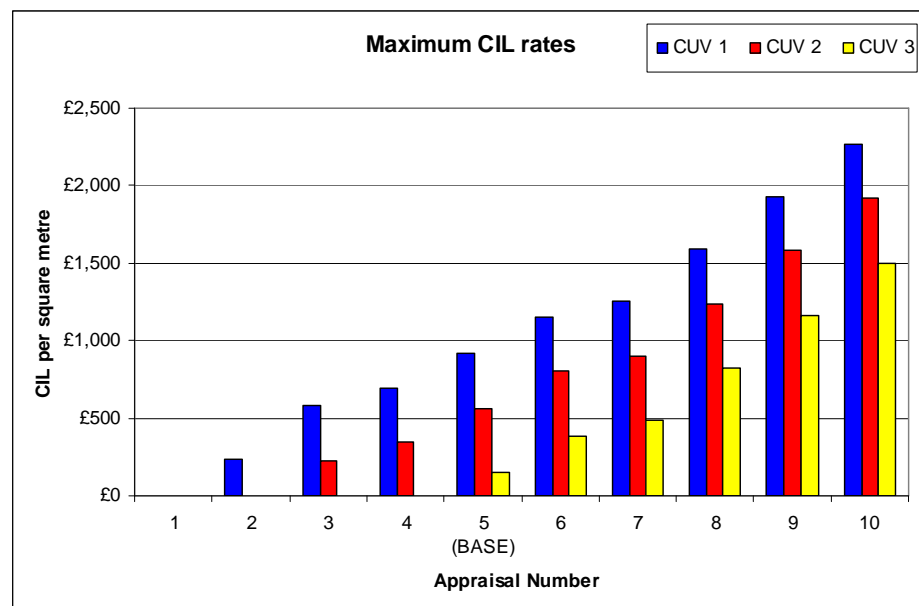
Office development – other locations in the Borough

- 6.28 The results of our office appraisals in the rest of the Borough indicate that the rent levels achievable are likely to be considerably lower than in the City Fringe, and north and south Docklands areas (circa £15 - £20 per sq ft).
- 6.29 Consequently, office developments are unlikely to be viable, unless rents increase significantly over the life of the Charging Schedule. Long term demand for offices outside the City Fringe, north and south Docklands areas is likely to be weak and it is therefore unlikely that any significant level of office development will come forward in areas beyond these locations.

Retail development – City Fringe and Canary Wharf/Docklands

- 6.30 Our appraisals of the City Fringe and north Docklands retail developments indicate that residual land values will exceed current use values by a sufficient margin to allow for a CIL to be levied. Based on the highest current use value, the maximum CIL the Council could levy on this development type would be £150 per square metre.

Chart 6.30.1: Viable levels of CIL on retail developments in the City Fringe and north Docklands areas



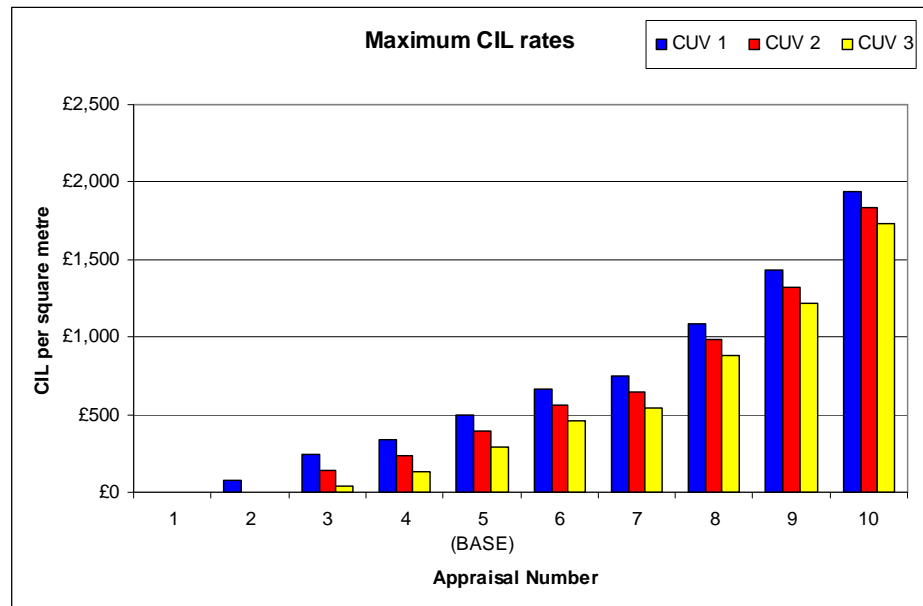
Retail Development – Rest of the Borough

- 6.31 Rents for retail development across the rest of the Borough are significantly lower than rents in City Fringe and north Docklands locations (circa £15 - £20 per sq ft). Consequently, it is unlikely that retail development will be sufficiently viable to attract significant interest from developers at the current time and our appraisals indicate that in the base case CIL cannot viably be levied on retail development outside the prime shopping locations of the City Fringe and north Docklands.

Large retail

- 6.32 The large retail development market is particularly buoyant and as such our appraisals identify that such uses are able to generate significant surpluses that could fund CIL.
- 6.33 Other charging authorities have considered the differences in viability between small retail and large retail (retail warehousing/retail park/superstores etc.) with the latter being occupied by operators with greater covenant strength. This greater covenant strength and the likelihood of lower existing use values of sites results in a higher and consequently a potential for a higher CIL rate.
- 6.34 Our appraisals show that a maximum CIL ranging from £290 to £498 per square metre (including mayoral CIL) could be levied on such retail space, depending on the value of the existing use of the site (see Chart 6.34.1 overleaf).
- 6.35 We consider that there is sufficient justification for the Council to set different CIL rates for retail based on the viability evidence and consider 280 square metres to be an appropriate threshold for defining large units (based on the Sunday trading laws which defines large units as those above 280 square metres).

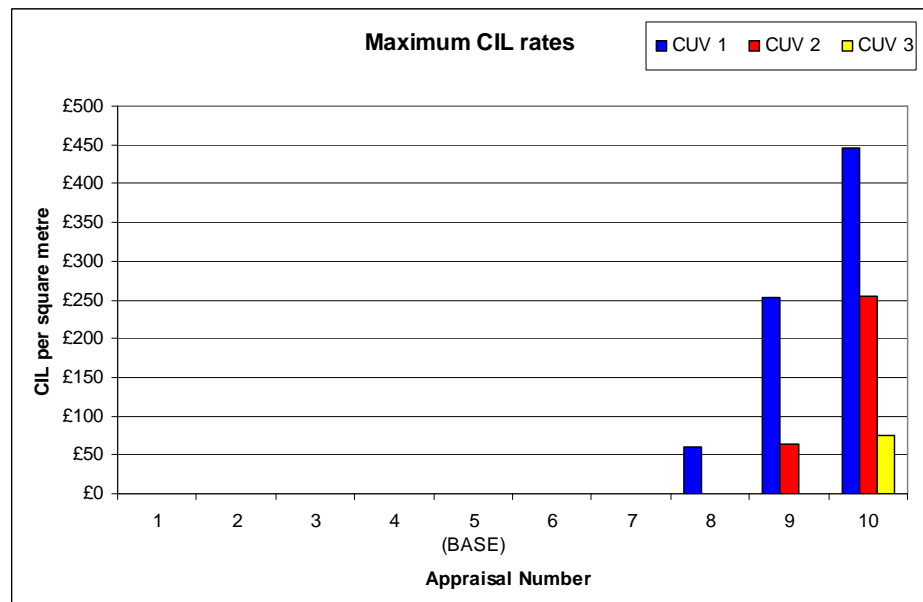
Chart 6.34.1: Large retail (whole Borough)



Industrial and warehouse development

6.36 Our appraisals of industrial development indicate that residual values are likely to be too low to absorb any level of CIL above the existing Mayoral CIL requirement of £35 per square metre. A considerable increase in new build industrial rents would be required before any CIL could be absorbed (see Chart 6.36.1).

Chart 6.36.1: Industrial development



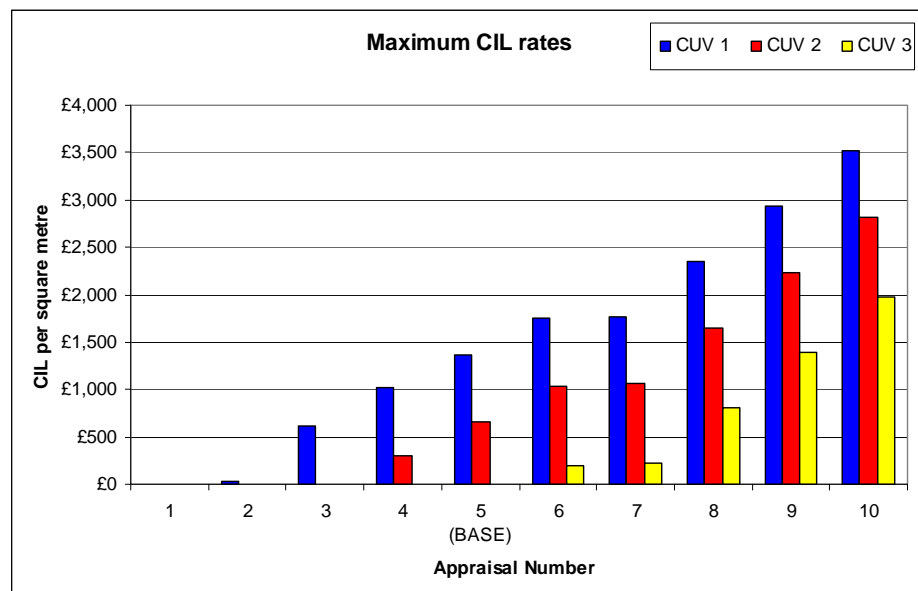
Student Housing

- 6.37 Rents for student housing in the Borough are not dissimilar from schemes in other non central London boroughs (circa £200 per week for a single ensuite room). Our appraisal (attached as Appendix 4) indicates that student housing schemes could generate a maximum CIL contribution of up to £692 per square metre, inclusive of Mayoral CIL.

Hotel development

- 6.38 Our appraisal of hotel development is attached at Appendix 4. This indicates that at current values, this type of development could absorb a maximum CIL rate of between £0 to £1,364 per square metre including Mayoral CIL (see Chart 6.38.1) dependant on the current use value of the site. However, it should be noted that this is sensitive to small changes in the rent or yield i.e. if the were to shift out by 0.25% the maximum levels of CIL would be £0 - £1,014 per square metre, whilst a reduction in the rent by circa 10% would result in a maximum CIL of £0 - £607 per square metre.

Chart 6.38.1: Hotel development



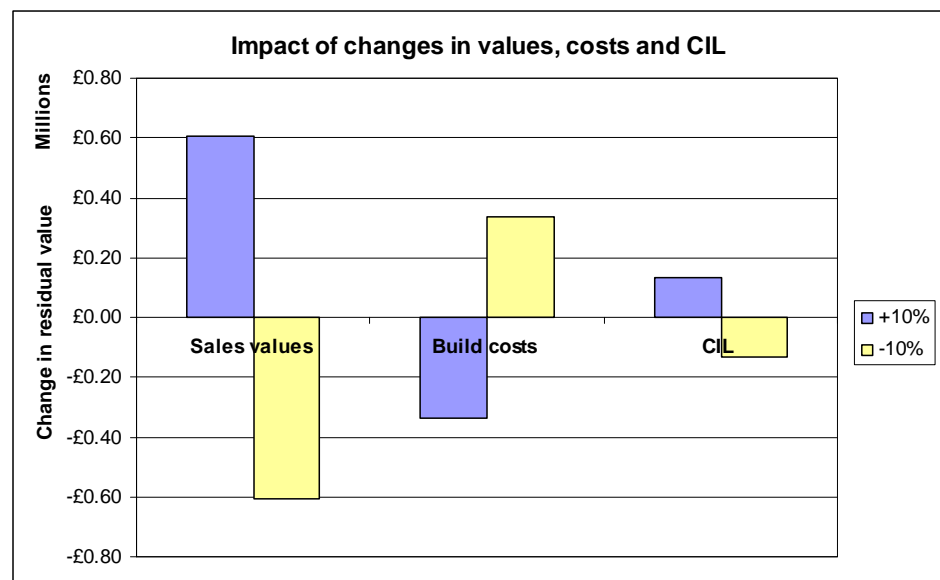
D1 and D2 floorspace development

- 6.39 D1 and D2 floorspace typically includes uses that do not accommodate revenue generating operations, such as schools, health centres, museums and places of worship. Other uses that do generate an income stream (such as swimming pools) have operating costs that are far higher than the income and require public subsidy. Many D1 uses will be infrastructure themselves, which CIL will help to provide. It is therefore unlikely that D1 and D2 uses will be capable of generating any contribution towards CIL and as such we recommend that the Council considers a nil rate for these uses.

7 Conclusions and recommendations

- 7.1 The results of our analysis indicate a degree of variation in viability of development in terms of different uses. In light of these variations, two options are available to the Council under the CIL regulations. Firstly, the Council could set a single CIL rate across the Borough, having regard to the least viable types of development and least viable locations. This option would suggest the adoption of the ‘lowest common denominator’, with sites that could have provided a greater contribution towards infrastructure requirements not doing so. In other words, the Council could be securing the benefit of simplicity at the expense of potential income foregone that could otherwise have funded infrastructure. Secondly, the Council has the option of setting different rates for different types of development and different areas. The results of our study point firmly towards the second option as our recommended route, particularly for residential development.
- 7.2 We have also referred to the results of development appraisals as being highly dependent upon the inputs, which will vary significantly between individual developments. In the main, the imposition of CIL is not *the* critical factor in determining whether a scheme is viable or not (with the relationship between scheme value, costs and land value benchmarks being far more important). This is evidenced by the very marginal differences between the ‘pre’ and ‘post’ CIL residential appraisals shown in the charts in Section 6. This point is also illustrated in Chart 7.2.1 below, which compares the impact on the residual value of a scheme of a 10% increase and decrease in sales values and a 10% increase and decrease in build costs to a £100 per sq metre change in CIL.

Chart 7.2.1: Impact of changing levels of CIL in context of other factors



- 7.3 Given CIL’s nature as a fixed tariff, it is important that the Council selects rates that are not on the limit of viability. This is particularly important for commercial floorspace, where the Council does not have the ability to ‘flex’ other planning obligations to absorb site-specific viability issues. In contrast, the Council could in principle set higher rates for residential schemes as the level of affordable housing could be adjusted in the case of marginally viable schemes. However, this approach runs the risk of frustrating one of the Council’s other key objectives of delivering affordable housing. Consequently,

sensitive CIL rate setting for residential schemes is also vital.

7.4 Our recommendations on levels of CIL are therefore summarised as follows:

- The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the Council keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future changes. In this regard we are of the opinion that the Council should consider reviewing the Charging Schedule by at least 2016 and potentially earlier if the Mayoral CIL for Crossrail is increased before this date.

Residential – excluding affordable housing contributions in CIL

- The ability of **residential schemes** to make CIL contributions varies depending on area and the current use of the site. Having regard to these variations, residential schemes should be able to absorb a **maximum** CIL rate of between £80 to £300 per square metre. CLG guidance requires that charging authorities do not set their CIL at the margins of viability. Other authorities have set their rates at a discount (buffer) to the maximum rate, with discounts ranging from circa 30% to 50%. We would recommend a buffer of circa 30% for Tower Hamlets. Taking a broad view across our appraisals, the maximum rates suggested are as follows:

Table 7.4.1: Proposed Maximum CIL rates – residential

Area	Maximum CIL indicated by appraisals (£s per sqm)	Maximum CIL, net of Mayoral CIL (£s per sqm)	Suggested CIL after buffer (£s per sqm)
Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4)	80	45	35
South Isle of Dogs (E14 3)	80	45	35
South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6) Poplar Riverside, Blackwall and Leamouth (E14 0, E 14 2)	100	65	50
Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5) and Stepney (E1 0 E1 3, E1 4, E2 0)	120	85	65
Shadwell and South Whitechapel (E1 1, E1 2) and E14 7	160	125	95

Area	Maximum CIL indicated by appraisals (£s per sqm)	Maximum CIL, net of Mayoral CIL (£s per sqm)	Suggested CIL after buffer (£s per sqm)
Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8) and Shoreditch (E2 7)	300	265	200
Spitalfields (E1 6)	300	265	200
Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	300	265	200

- Whilst the maximum rates are higher than the proposed rates, the inclusion of a buffer will help to mitigate a number of risk factors (primarily the potentially adverse impact on land supply of setting the rates at a high level and 'shocking' the market). However, there is no prescribed percentage buffer and this is entirely a matter for the Charging Authority's judgement.
- Should the Council wish to do so, it would be possible to combine areas into one charging zone, thereby simplifying the charging schedule into three charging areas. This is shown in table 7.4.2 below.

Table 7.4.2: Proposed CIL charging zones and rates - residential

Area	Maximum CIL indicated by appraisals (£s per sqm)	Suggested CIL after buffer (£s per sqm)
Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4), South Isle of Dogs (E14 3), South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6) Poplar Riverside, Blackwall and Leamouth (E14 0, E 14 2)	80-100	35
Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5) and Stepney (E1 0 E1 3, E1 4, E2 0), Shadwell and South Whitechapel (E1 1, E1 2) and E14 7	120-160	65
Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8) and Shoreditch (E2 7), Spitalfields (E1 6), Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	300	200

Residential – including affordable housing contributions within CIL

- In light of the Government's consultation on the inclusion of affordable housing within the scope of CIL, we have run sensitivity tests to understand the level of CIL contributions residential developments could viably afford assuming no affordable housing is provided on site.
- Our conclusion having regard to the range of the results and taking account of viability across the Borough as a whole is that the rates of CIL that the Council might set were the rate to include contributions towards affordable housing are set out in tables 7.4.3 and 7.4.4 below.

Table 7.4.3: Maximum and Proposed CIL rates – residential including AH contributions within CIL

Area	Maximum CIL indicated by appraisals (£s per sqm)	Suggested CIL after buffer (£s per sqm)
Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4)	120	85
South Isle of Dogs (E14 3)	200	140
South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6) Poplar Riverside, Blackwall and Leamouth (E14 0, E 14 2)	400	280
Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5) and Stepney (E1 0 E1 3, E1 4, E2 0)	700	490
Shadwell and South Whitechapel (E1 1, E1 2) and E14 7	900	630
Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8) and Shoreditch (E2 7)	1,250	875
Spitalfields (E1 6)	1,500	1,050
Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	1,750	1,225

Table 7.4.4: Proposed CIL charging zones and rates – residential including AH contributions within CIL

Area	Suggested CIL after buffer (£s per sqm)
ZONE 1 Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8) and Shoreditch (E2 7), Spitalfields (E1 6), Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	1,000
ZONE 2 Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5) and Stepney (E1 0 E1 3, E1 4, E2 0), Shadwell and South Whitechapel (E1 1, E1 2) and E14 7	500
ZONE 3 Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4), South Isle of Dogs (E14 3), South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6) Poplar Riverside, Blackwall and Leamouth (E14 0, E 14 2)	85

Commercial

- **Office developments** in the City Fringe and north Docklands areas have the potential to generate residual values which would support a CIL rate based on higher rents and yields. Office developments in the south Docklands area, however, are achieving lower rents and our appraisals indicate that CIL could not be viably levied. At current rent and yield levels, office development elsewhere in the Borough is unlikely to come forward in the short to medium term as the capital values generated are insufficient to cover development costs.
 - At current rent levels, office development in **City Fringe** locations should be able to viably absorb a maximum CIL of £352 per square metre (inclusive of Mayoral CIL). Allowing a buffer, which in our experience we consider to be appropriate to deal with for site-specific issues and changes in values over time, we suggest a CIL of £225 per square metre could be levied on this space.
 - In the **north Docklands area**, we consider that there is scope for office development to support a maximum CIL rate of £212 (inclusive of Mayoral CIL). After allowing a buffer for site-specific issues and changes in values over time, which we consider to be reasonable, we suggest a CIL of £125 per square metre could be levied on this space.
 - At current rent levels, our base appraisals indicate that no CIL could be levied on office development in the **south Docklands area and elsewhere in the Borough** and therefore recommend that the Council sets a nil rate for these areas. It is unlikely that office space will come forward in the short to medium term as the capital values generated are insufficient to cover development costs.
 - Should the Council wish to adopt a simplified approach in their Charging Schedule, we recommend that the Council considers a CIL rate of £125 per square metre on office space in the City Fringe and North Docklands areas and a nil rate elsewhere.
- Residual values generated by **Retail developments** are higher than current use values to varying degrees across the Borough. However, to a degree smaller retail development will involve the re-use of existing retail space, which will not be CIL liable. In order to capture value from schemes that add floorspace, and in particular larger format stores that

generate higher value, differential rates could be adopted.

- Residual values generated **by Retail developments in City Fringe and north Docklands locations** are sufficiently higher than current use values and could absorb a CIL of up to £150 per square metre. Allowing a buffer, which in our experience we consider to be appropriate to deal with for site-specific issues and changes in values over time, we recommend that the Council considers a CIL of £100 per square metre.
- **Elsewhere in the Borough**, rents for Retail development are considerably lower and our appraisals identify that developments are unable to viably support to absorb CIL. We therefore recommend that the Council considers a nil rate on retail development outside the City Fringe and north Docklands locations.
- **Large retail** (which for the purposes of CIL could be defined using the Sunday Trading law threshold of 280 square metres) is likely to be viable across the Borough with a maximum CIL rate of £300 per square metre (including Mayoral CIL). After allowing a buffer, which we consider to be appropriate to deal with site specific issues, the Council might consider setting a CIL of £200 per square metre. We consider that there is sufficient justification for the Council to set different CIL rates for retail based on the viability evidence and consider 280 sqm to be an appropriate threshold.
- Our appraisals of developments of **industrial and warehousing** floorspace indicate that these uses are unlikely to generate positive residual land values. We therefore recommend a zero rate for industrial floorspace.
- **Student housing** in the Borough generates sufficient surplus residual values to absorb a maximum CIL of up to £692 per square metre. After allowing for a buffer, which in our experience we consider to be reasonable to deal with site-specific factors, we suggest a rate no higher than £425 per square metre.
- **Hotel developments** are able to absorb a maximum CIL (inclusive of Mayoral CIL) of between £0 to £1,364 per square metre (including Mayoral) CIL, dependant on the current use of the site. After allowing a buffer, which we consider to be appropriate to deal with site-specific factors, we suggest a rate of no higher than £425 per square metre.
- **D1 and D2** uses often do not generate sufficient income streams to cover their costs. Consequently, they require some form of subsidy to operate. This type of facility is very unlikely to be built by the private sector. We therefore suggest that a nil rate of CIL be set for D1 uses.

7.5 The proposed Tower Hamlets CIL rates are summarised in Table 7.5.1. A map showing the boundaries of the three zones is attached as Appendix 1.

Table 7.5.1: Proposed CIL rates

Development type	Proposed CIL rate		
	ZONE 1	ZONE 2	ZONE 3
Residential ¹³	£200	£65	£35
Student Housing and Hotel	£425		
Offices	<i>Elsewhere in Borough</i>	<i>City Fringe and North Docklands</i>	
	Nil	£125	
Small Retail (280 sq m or less)	<i>Elsewhere in Borough</i>	<i>City Fringe and North Docklands</i>	
	Nil	£100	
Large Retail (above 280 sq m)	£200		
All other uses	Nil		

- 7.6 For residential schemes, the application of CIL is unlikely to be an overriding factor in determining whether or not a scheme is viable. When considered in context of total scheme value, CIL will be a modest amount, typically accounting for between 0.75 and 3.25% of value (see Table 7.6.1). Some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the Council pays limited regard to these schemes.

¹³ These rates assume that affordable housing will be secured through S106

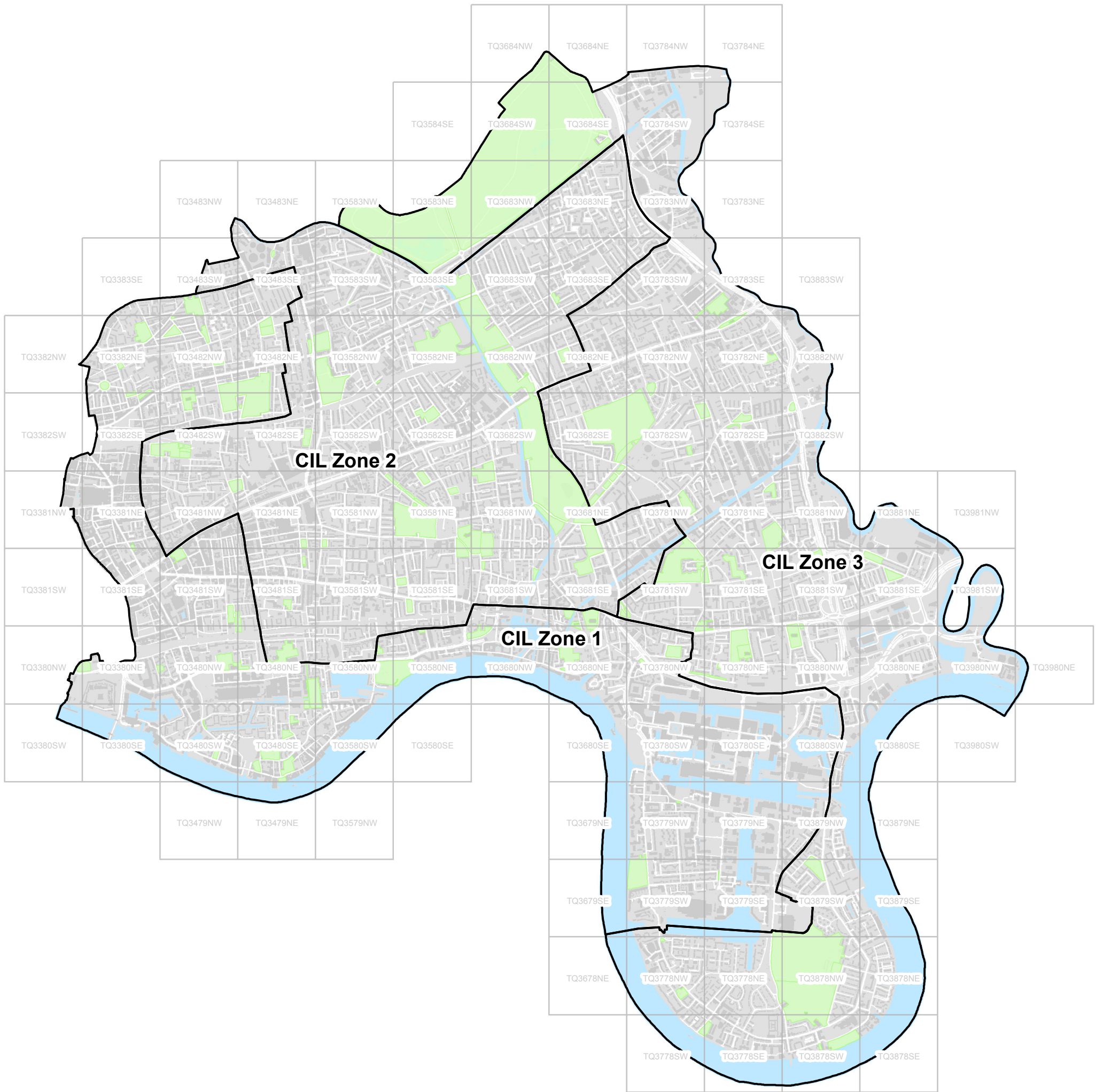
Table 7.6.1: CIL as a proportion of scheme value and development costs



Area	Maximum CIL indicated by appraisals (£s per sqm) ¹⁴	Suggested CIL after buffer (£s per sqm)	CIL as % of maximum viable rate	CIL and % of Gross Development Value ¹⁵
Cubit Town (E14 3), Victoria Park, Fish Island, Bow and Mile End (E3 2, E3 4)	80	35	44%	0.83%
South Isle of Dogs (E14 3)	80	35	44%	0.79%
South Bromley-by-Bow (E3 3), Bow Common, Poplar (E14 6) Poplar Riverside, Blackwall and Leamouth (E14 0, E 14 2)	100	35	35%	0.74%
Bethnal Green (E2 6), Globe Town (E2 9), East Bow (E3 5) North Whitechapel (E1 5) and Stepney (E1 0 E1 3, E1 4, E2 0)	120	65	54%	1.27%
Shadwell and South Whitechapel (E1 1, E1 2) and E14 7	160	65	40%	1.2%
Tower Limehouse & West Isle of Dogs (E1W 3, E1W 8) and Shoreditch (E2 7)	300	200	67%	3.23%
Spitalfields (E1 6)	300	200	67%	2.88%
Canary Wharf (E14 4, E14 5 & E14 9), Aldgate (E1 7, E1 8), Tower of London and St Katherine's Docks (EC3 N4, E1W 1) and Wapping (E1W 2)	300	200	67%	2.68%

¹⁴ The percentages for residential schemes are based on the appraisals for site type 4.

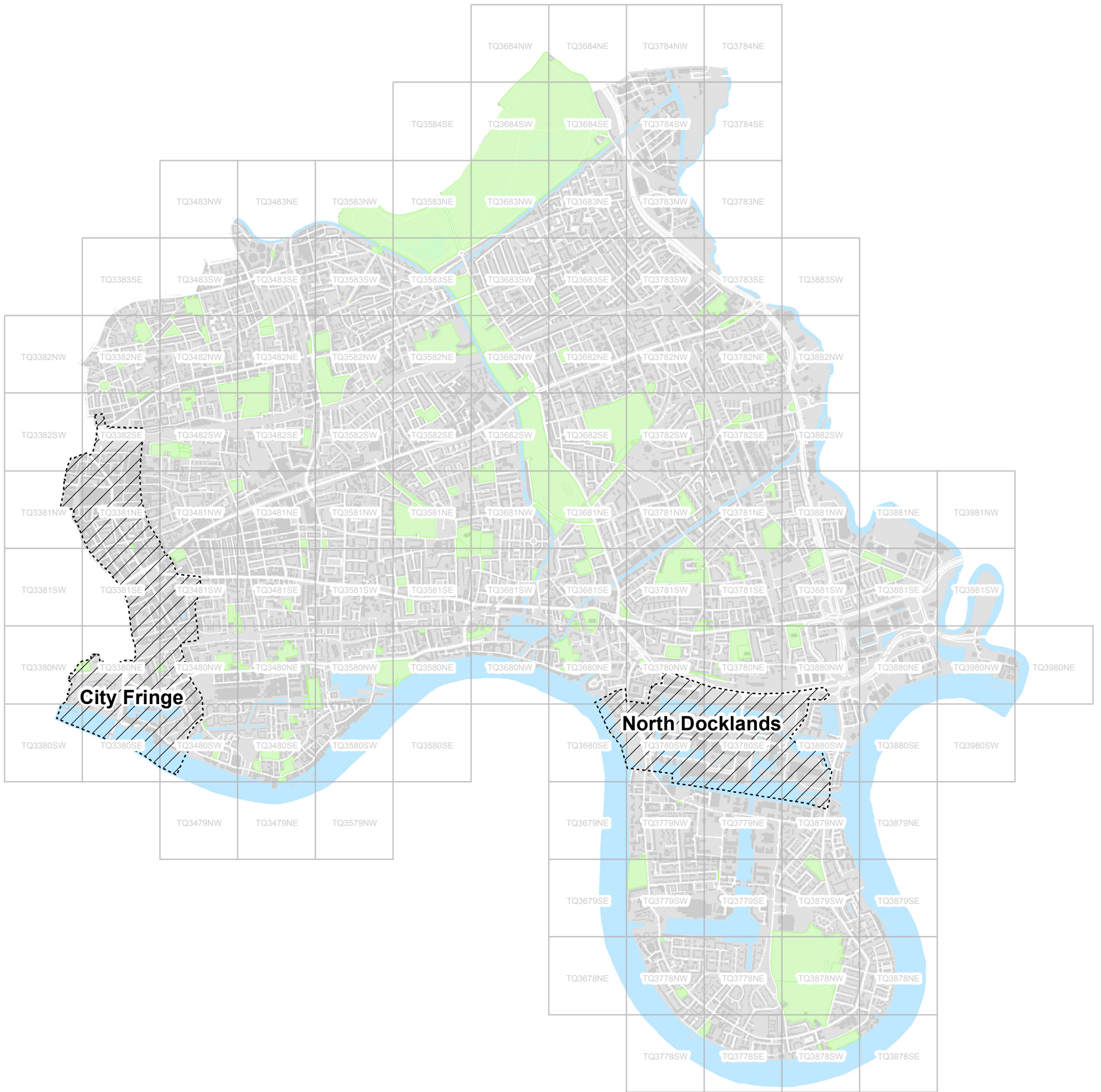
¹⁵ The percentages here assume that CIL is levied on the entire floorspace of the development (except for affordable housing, which benefits from social housing relief) and that there is no deduction for existing floorspace. These percentages therefore represent the worst case scenario.



Appendix 1 Charging zones maps



-  Draft Residential Charging Zone Boundaries
-  Ordnance Survey Grid (Labels represent grid reference)





 Draft Office & Small Retail Charging Zones
 Ordnance Survey Grid (Labels represent grid reference)



Appendix 2 Private residential sales values

Summary of Residential Land Values Research

Postcode	Egi – Average (£ psf)	Moliore			Information from BNP Paribas Real Estate's Previous research on residential values and viability assessments on schemes (£ psf)	Right Move second hand sales (£ psf)	Average (£ psf)	Land Registry Q1 2012 Average Sales Price
		Average (£ psf)	Lowest (£ psf)	Highest (£ psf)				
E1 0	£495	£459	£380	£607			£475	£275,897
E1 1	£570	£528	£368	£757			£525	£313,706
E1 2		£521	£479	£533			£520	£229,538
E1 3		£473	£417	£520			£470	£309,214
E1 4	£400						£400	£295,228
E1 5							£400	£300,224
E1 6	£637	£647	£550	£909			£645	£338,964
E1 7	£849	£1,017	£700	£1,227			£700	£491,666
E1 8	£826				£600		£700	£402,600
E1W 1								£542,000
E1W 2	£706	£668	£531	£971			£687	£455,666
E1W 3						£570	£570	£485,600
E14 0					£435	£325	£400	£267,235
E14 2						£425	£400	£284,377
E14 3					£382	£425	£400	£326,242
E14 4	£700						£700	£508,333
E14 5						£520	£520	£385,833
E14 6	£411	£428	£364	£477			£400	£243,781
E14 7	£480	£495	£397	£689			£480	£277,705

Postcode	Egi – Average (£ psf)	Moliore			Information from BNP Paribas Real Estate's Previous research on residential values and viability assessments on schemes (£ psf)	Right Move second hand sales (£ psf)	Average (£ psf)	Land Registry Q1 2012 Average Sales Price
		Average (£ psf)	Lowest (£ psf)	Highest (£ psf)				
E14 8						£580	£580	£459,091
E14 9	£645	£626	£454	£1,014	£647	£698	£660	£366,179
E2 0						£525	£525	£267,235
E2 6	£469	£486	£386	£627			£480	£308,110
E2 7						£575	£575	£362,750
E2 9					£460		£460	£340,576
E3 2	£353	£399	£311	£557	£400		£380	£255,970
E3 3	£466	£472	£380	£702	£402		£440	£235,761
E3 4	£428	£402	£326	£449	£359		£390	£259,727
E3 5		£480	£408	£619			£480	£335,238

Appendix 3 Residential appraisal results

CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher) £15,547,081	BLV2 Offices (lower) £10,010,044	BLV3 Industrial/WH £5,300,227	BLV4 Community uses £2,990,000
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SITE TYPE 1

3 UNITS

HOUSES

50 UPH

Net area as percentage of gross

100%

CSH level: 4 on AH

Sales value inflation

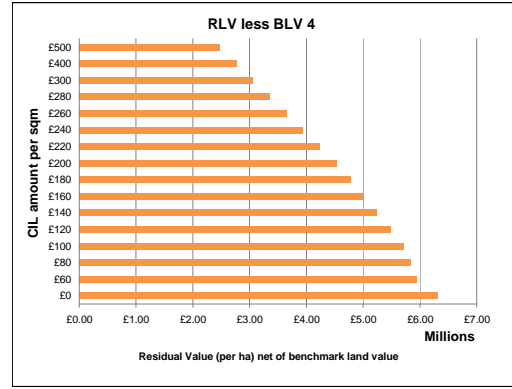
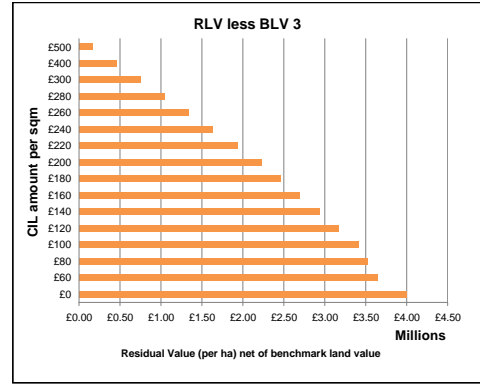
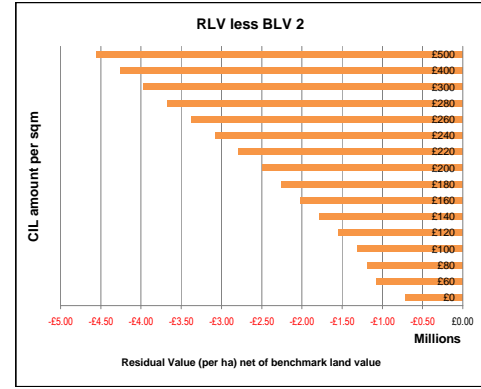
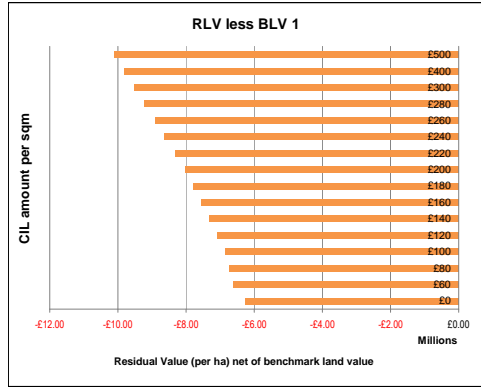
4 on private

Build cost inflation

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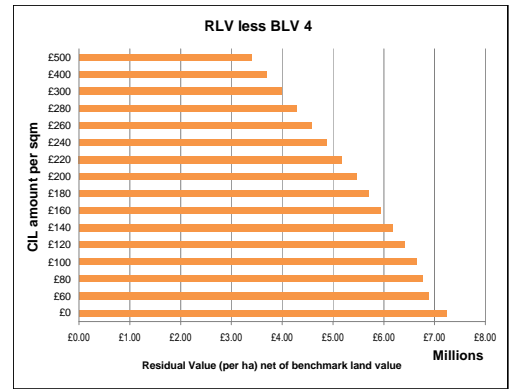
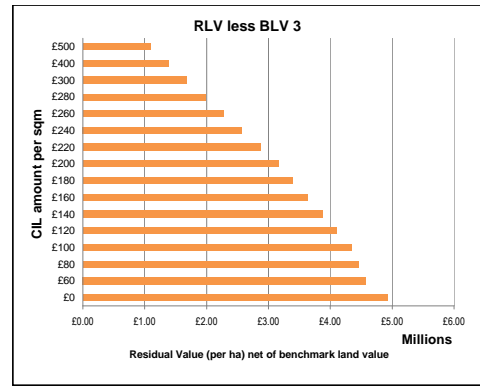
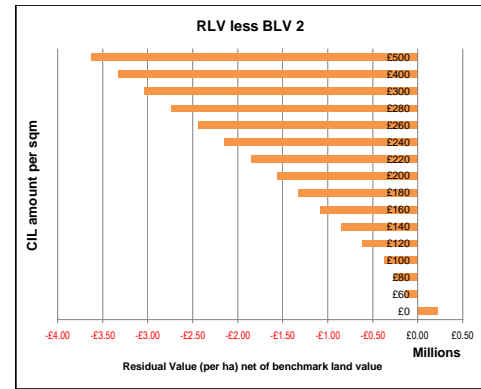
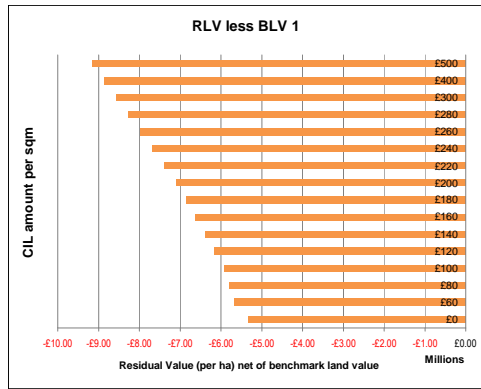
Site type 1 Description: **Area 1** £4090 psm CT,Fish,Bow,Mile Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	557,513	9,291,892	-6,255,190	-718,153	3,991,664	6,301,892
60	536,262	8,937,705	-6,609,376	-1,072,339	3,637,478	5,947,705
80	529,179	8,819,643	-6,727,439	-1,190,402	3,519,415	5,829,643
100	522,095	8,701,580	-6,845,501	-1,308,464	3,401,353	5,711,580
120	507,927	8,465,456	-7,081,625	-1,544,588	3,165,229	5,475,456
140	493,760	8,229,332	-7,317,750	-1,780,713	2,929,104	5,239,332
160	479,592	7,993,207	-7,553,874	-2,016,837	2,692,980	5,003,207
180	465,425	7,757,083	-7,789,999	-2,252,962	2,456,855	4,767,083
200	451,257	7,520,958	-8,026,123	-2,489,086	2,220,731	4,530,958
220	433,548	7,225,803	-8,321,279	-2,784,242	1,925,575	4,235,803
240	415,839	6,930,647	-8,616,434	-3,079,397	1,630,420	3,940,647
260	398,129	6,635,492	-8,911,590	-3,374,553	1,335,264	3,645,492
280	380,420	6,340,336	-9,206,745	-3,669,708	1,040,109	3,350,336
300	362,711	6,045,180	-9,501,901	-3,964,864	744,953	3,055,180
400	345,001	5,750,025	-9,797,056	-4,260,019	449,797	2,760,025
500	327,292	5,454,869	-10,092,212	-4,555,175	154,642	2,464,869



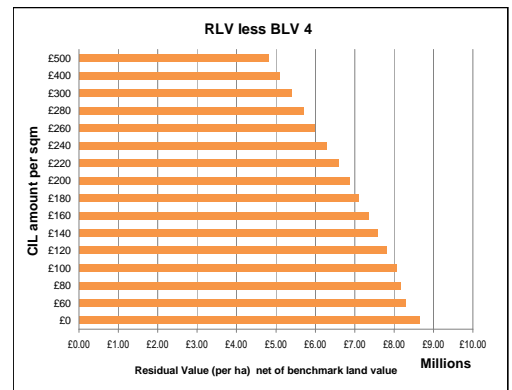
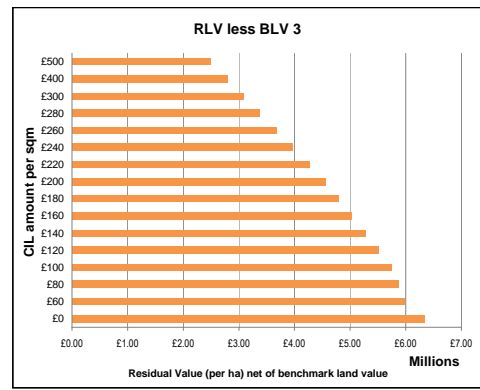
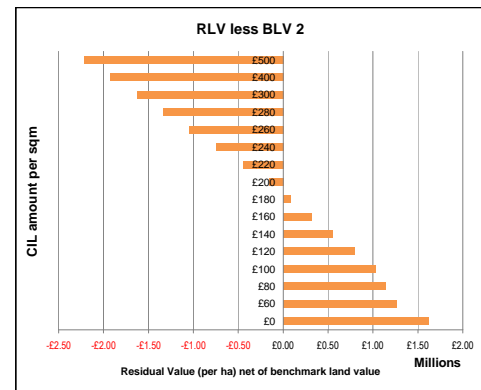
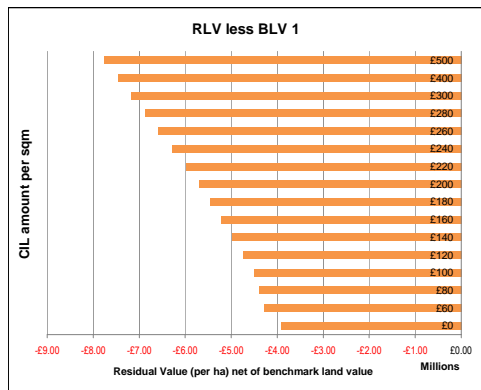
Site type 1 Description: **Area 2** £4306 psm S IoD Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	613,508	10,225,137	-5,321,944	-215,093	4,924,910	7,235,137
60	592,257	9,870,950	-5,676,131	-139,094	4,570,723	6,880,950
80	585,173	9,752,888	-5,794,193	-257,196	4,452,661	6,762,888
100	578,090	9,634,826	-5,912,255	-375,218	4,334,598	6,644,826
120	563,922	9,398,701	-6,148,380	-611,343	4,098,474	6,408,701
140	549,755	9,162,577	-6,384,504	-847,467	3,862,350	6,172,577
160	535,587	8,926,452	-6,620,629	-1,083,592	3,626,225	5,936,452
180	521,420	8,690,328	-6,856,753	-1,319,716	3,390,101	5,700,328
200	507,252	8,454,204	-7,092,878	-1,555,841	3,153,976	5,464,204
220	489,543	8,159,048	-7,388,033	-1,850,996	2,858,821	5,169,048
240	471,834	7,863,892	-7,683,189	-2,146,152	2,563,666	4,873,892
260	454,124	7,568,737	-7,978,344	-2,441,307	2,268,511	4,578,737
280	436,415	7,273,581	-8,273,500	-2,736,463	1,973,354	4,283,581
300	418,706	6,978,426	-8,568,655	-3,031,618	1,678,198	3,988,426
400	400,996	6,683,270	-8,863,811	-3,326,774	1,383,043	3,693,270
500	383,287	6,388,115	-9,158,967	-3,621,930	1,087,887	3,398,115



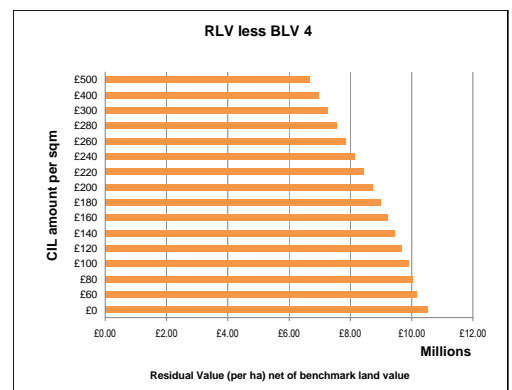
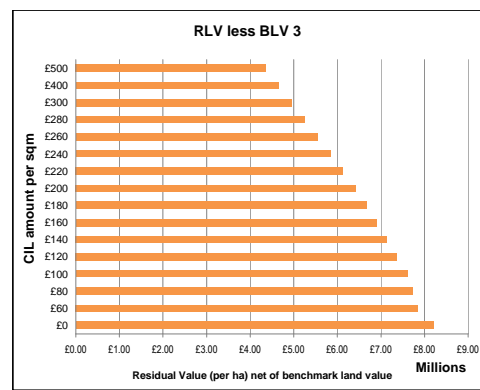
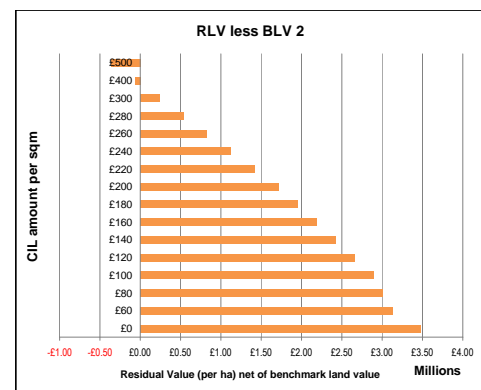
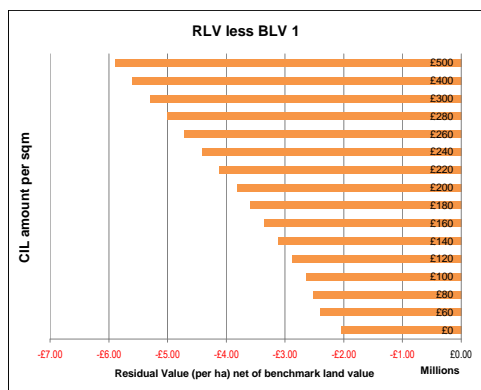
Site type 1 Description: **Area 3** £4629 psm BrB,BC,P,PR,BW Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	697,500	11,625,005	-3,922,076	-1,614,961	6,324,778	8,635,005
60	676,249	11,270,818	-4,276,263	-1,260,774	5,970,591	8,280,818
80	669,165	11,152,756	-4,394,325	-1,142,712	5,852,529	8,162,756
100	662,082	11,034,694	-4,512,387	-1,024,650	5,734,466	8,044,694
120	647,914	10,798,569	-4,748,512	-788,525	5,498,342	7,808,569
140	633,747	10,562,445	-4,984,636	-552,401	5,262,218	7,572,445
160	619,579	10,326,321	-5,220,761	-316,276	5,026,093	7,336,321
180	605,412	10,090,196	-5,456,885	-80,152	4,789,969	7,100,196
200	591,244	9,854,072	-5,693,010	-155,973	4,553,844	6,864,072
220	573,535	9,558,916	-5,988,165	-451,128	4,258,689	6,568,916
240	555,826	9,263,761	-6,283,321	-746,284	3,963,533	6,273,761
260	538,116	8,968,605	-6,578,476	-1,041,439	3,668,378	5,978,605
280	520,407	8,673,449	-6,873,632	-1,336,595	3,373,222	5,683,449
300	502,698	8,378,294	-7,168,787	-1,631,750	3,078,066	5,388,294
400	484,988	8,083,138	-7,463,943	-1,926,906	2,782,911	5,093,138
500	467,279	7,787,983	-7,759,099	-2,222,062	2,487,755	4,797,983



Site type 1 Description: **Area 4** £5059 psm BG,GT,NWC,Step Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	809,490	13,491,496	-2,055,586	-3,481,451	8,191,268	10,501,496
60	788,239	13,137,309	-2,409,772	-3,127,265	7,837,082	10,147,309
80	781,155	13,019,247	-2,527,834	-3,009,203	7,719,019	10,029,247
100	774,071	12,901,185	-2,645,897	-2,891,140	7,600,957	9,911,185
120	759,904	12,665,060	-2,882,021	-2,655,016	7,364,833	9,675,060
140	745,736	12,428,936	-3,118,146	-2,418,891	7,128,708	9,438,936
160	731,569	12,192,811	-3,354,270	-2,182,767	6,892,584	9,202,811
180	717,401	11,956,687	-3,590,394	-1,946,643	6,656,459	8,966,687
200	703,234	11,720,562	-3,826,519	-1,710,518	6,420,335	8,730,562
220	685,524	11,425,407	-4,121,674	-1,415,363	6,125,179	8,435,407
240	667,815	11,130,251	-4,416,830	-1,120,207	5,830,024	8,140,251
260	650,106	10,835,096	-4,711,986	-825,051	5,534,868	7,845,096
280	632,396	10,539,940	-5,007,141	-529,896	5,239,713	7,549,940
300	614,687	10,244,785	-5,302,297	-234,740	4,944,557	7,254,785
400	596,978	9,949,629	-5,597,452	60,415	4,649,402	6,959,629
500	579,268	9,654,473	-5,892,608	355,571	4,354,246	6,664,473

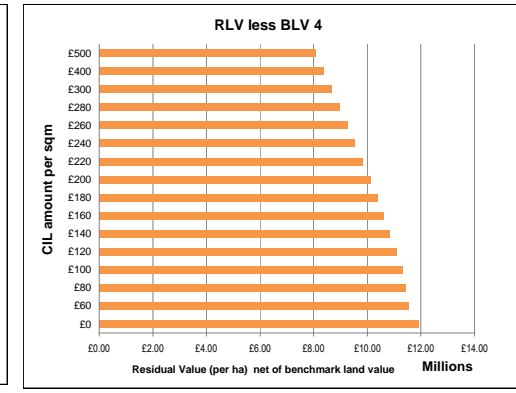
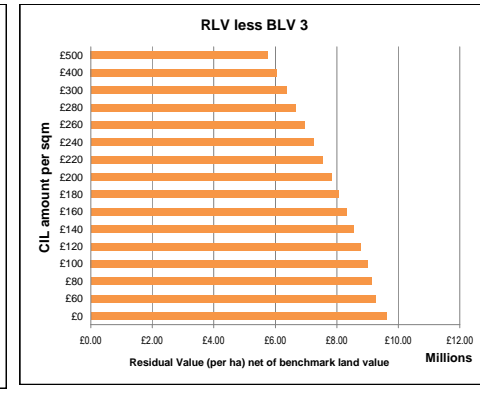
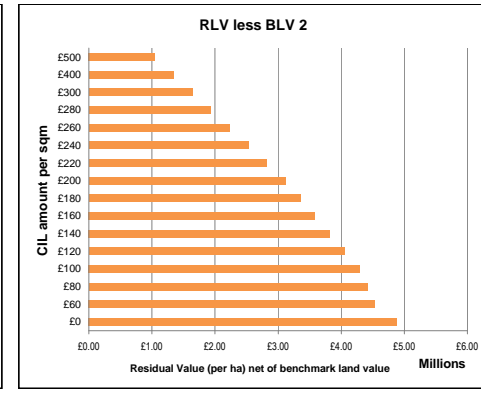
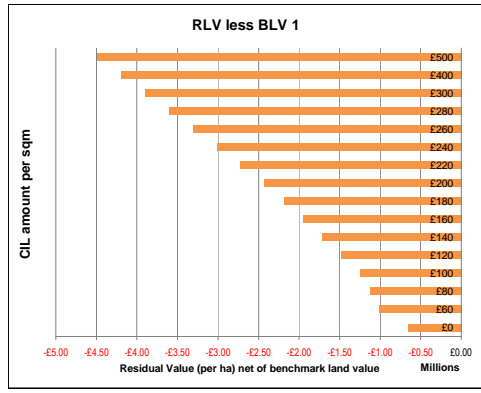


Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

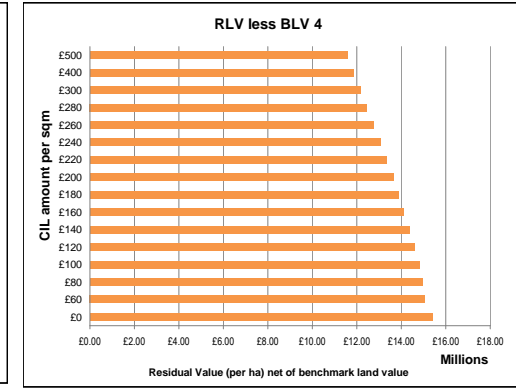
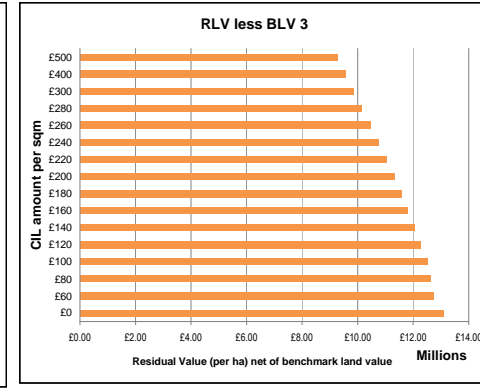
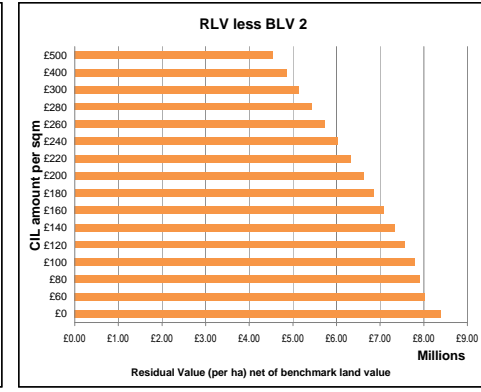
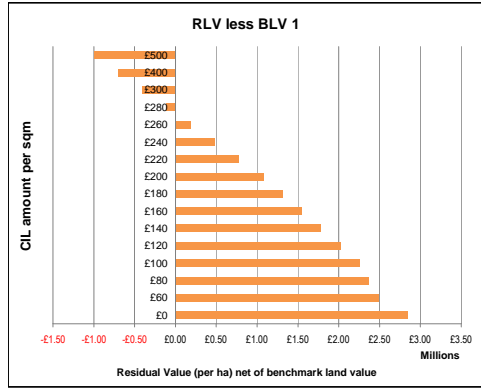
Site type 1 Description: **Area 5** £382 psm Shad,SWC, E147 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	893,482	14,891,364	- 655,718	4,881,320	9,591,136	11,901,364
60	872,231	14,537,177	- 1,009,904	4,527,133	9,236,960	11,547,177
80	865,147	14,419,115	- 1,127,966	4,409,071	9,118,887	11,429,115
100	858,063	14,301,053	- 1,246,029	4,291,008	9,000,825	11,311,053
120	843,896	14,064,928	- 1,482,153	4,054,884	8,764,701	11,074,928
140	829,728	13,828,804	- 1,718,278	3,818,760	8,528,576	10,838,804
160	815,561	13,592,679	- 1,954,402	3,582,635	8,292,452	10,602,679
180	801,393	13,356,555	- 2,190,526	3,346,511	8,056,327	10,366,555
200	787,226	13,120,430	- 2,426,651	3,110,386	7,820,203	10,130,430
220	769,516	12,825,275	- 2,721,806	2,815,231	7,525,047	9,835,275
240	751,807	12,530,119	- 3,016,962	2,520,075	7,229,892	9,540,119
260	734,098	12,234,964	- 3,312,118	2,224,919	6,934,736	9,244,964
280	716,388	11,939,808	- 3,607,273	1,929,764	6,639,581	8,949,808
300	698,679	11,644,653	- 3,902,429	1,634,608	6,344,425	8,654,653
400	680,970	11,349,497	- 4,197,584	1,339,453	6,049,270	8,359,497
500	663,260	11,054,341	- 4,492,740	1,044,297	5,754,114	8,064,341



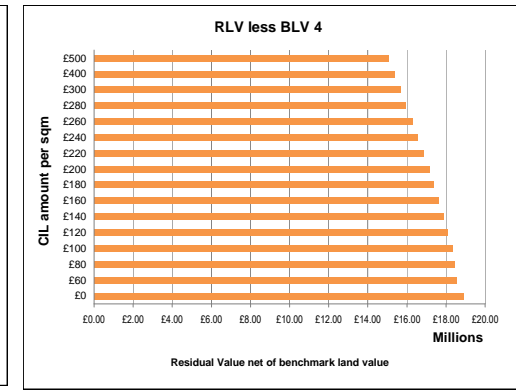
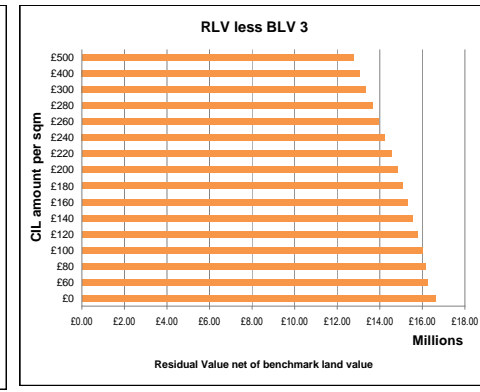
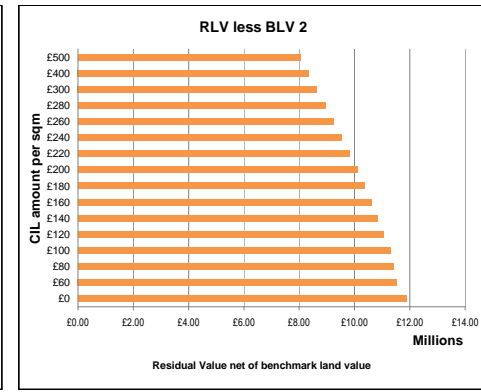
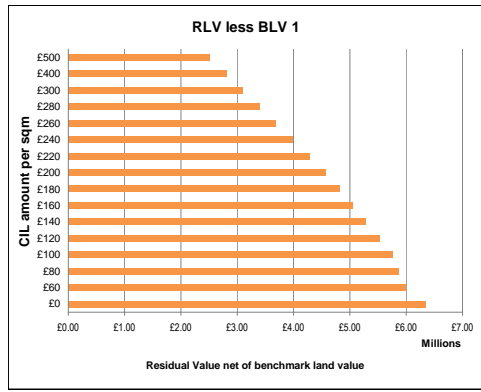
Site type 1 Description: **Area 6** £6189 psm Lime,WoD,Shore Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,103,462	18,391,034	2,843,953	8,380,990	13,090,806	15,401,034
60	1,082,211	18,036,847	2,489,766	8,026,803	12,736,620	15,046,847
80	1,075,127	17,918,785	2,371,704	7,908,741	12,618,558	14,928,785
100	1,068,043	17,800,723	2,253,641	7,790,679	12,500,495	14,810,723
120	1,053,876	17,584,598	2,017,517	7,554,554	12,264,371	14,574,598
140	1,039,708	17,328,474	1,781,393	7,318,430	12,028,246	14,338,474
160	1,025,541	17,092,349	1,545,268	7,082,305	11,792,122	14,102,349
180	1,011,373	16,856,225	1,309,144	6,846,181	11,555,998	13,866,225
200	997,206	16,620,100	1,073,019	6,610,056	11,319,873	13,630,100
220	979,497	16,324,945	777,864	6,314,901	11,024,718	13,334,945
240	961,787	16,029,789	482,708	6,019,745	10,729,562	13,039,789
260	944,078	15,734,634	187,553	5,724,590	10,434,406	12,744,634
280	926,369	15,439,478	- 107,603	5,429,434	10,139,251	12,449,478
300	908,659	15,144,323	- 402,759	5,134,278	9,844,095	12,154,323
400	890,950	14,849,167	- 697,914	4,839,123	9,548,940	11,859,167
500	873,241	14,554,012	- 993,070	4,543,967	9,253,784	11,564,012



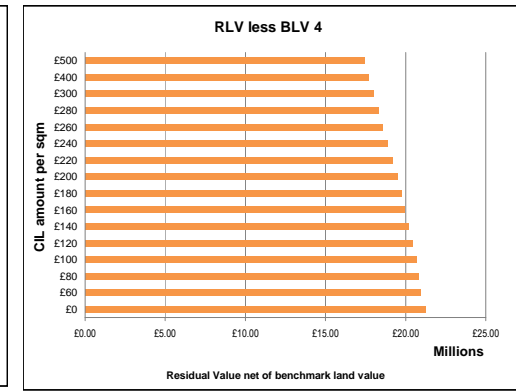
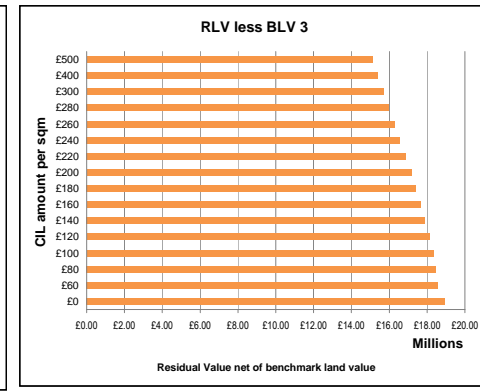
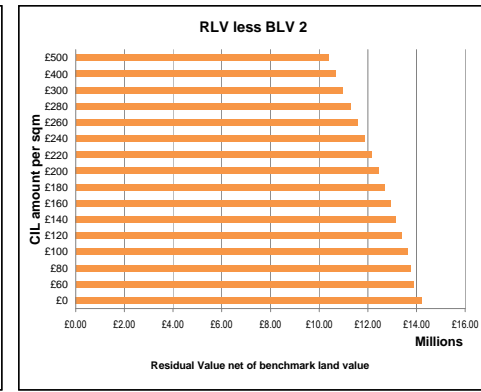
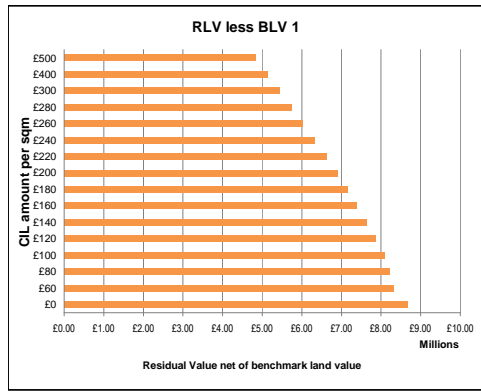
Site type 1 Description: **Area 7** £6997 psm Spitalfields Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,313,442	21,890,704	6,343,623	11,880,660	16,590,477	18,900,704
60	1,292,191	21,536,517	5,989,436	11,526,473	16,236,290	18,546,517
80	1,285,107	21,418,455	5,871,374	11,408,411	16,118,228	18,428,455
100	1,278,024	21,300,393	5,753,312	11,290,349	16,000,165	18,310,393
120	1,263,856	21,064,268	5,517,187	11,054,224	15,764,041	18,074,268
140	1,249,689	20,828,144	5,281,063	10,818,100	15,527,917	17,838,144
160	1,235,521	20,592,019	5,044,938	10,581,975	15,291,792	17,602,019
180	1,221,354	20,355,895	4,808,814	10,345,851	15,055,668	17,365,895
200	1,207,186	20,119,771	4,572,689	10,109,726	14,819,543	17,129,771
220	1,189,477	19,824,615	4,277,534	9,814,571	14,524,388	16,834,615
240	1,171,768	19,529,459	3,982,378	9,519,415	14,229,232	16,539,459
260	1,154,058	19,234,304	3,687,223	9,224,260	13,934,077	16,244,304
280	1,136,349	18,939,148	3,392,067	8,929,104	13,638,921	15,949,148
300	1,118,640	18,643,993	3,096,912	8,633,949	13,343,765	15,653,993
400	1,100,930	18,348,837	2,801,756	8,338,793	13,048,610	15,358,837
500	1,083,221	18,053,682	2,506,600	8,043,637	12,753,454	15,063,682



Site type 1 Description: **Area 8** £7535 psm CW,Al,TL,SKD,Wap Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,453,429	24,223,817	8,676,736	14,213,773	18,923,590	21,233,817
60	1,432,178	23,869,631	8,322,549	13,859,586	18,569,403	20,879,631
80	1,425,094	23,751,568	8,204,487	13,741,524	18,451,341	20,761,568
100	1,418,010	23,633,506	8,086,425	13,623,462	18,333,279	20,643,506
120	1,403,843	23,397,382	7,850,301	13,387,338	18,097,154	20,407,382
140	1,389,675	23,161,257	7,614,176	13,151,213	17,861,030	20,171,257
160	1,375,508	22,925,133	7,378,052	12,915,089	17,624,905	19,935,133
180	1,361,341	22,689,008	7,141,927	12,678,964	17,388,781	19,699,008
200	1,347,173	22,452,884	6,905,803	12,442,840	17,152,657	19,462,884
220	1,329,464	22,157,728	6,610,647	12,147,684	16,857,501	19,167,728
240	1,311,754	21,862,573	6,315,492	11,852,529	16,562,345	18,872,573
260	1,294,045	21,567,417	6,020,336	11,557,373	16,267,190	18,577,417
280	1,276,336	21,272,262	5,725,180	11,262,218	15,972,034	18,282,262
300	1,258,626	20,977,106	5,430,025	10,967,062	15,676,879	17,987,106
400	1,240,917	20,681,951	5,134,869	10,671,906	15,381,723	17,691,951
500	1,223,208	20,386,795	4,839,714	10,376,751	15,086,568	17,396,795



CIL Viability LB Tower Hamlets

SITE TYPE 1
3 UNITS
HOUSES
50 UPH Net area as percentage of gross

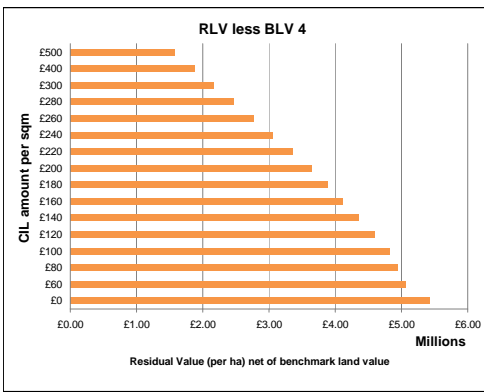
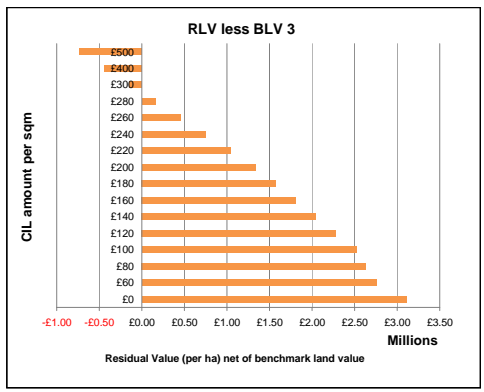
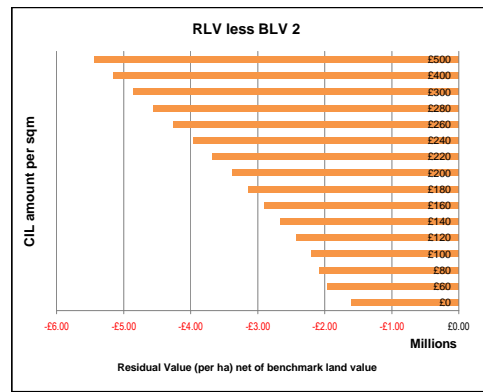
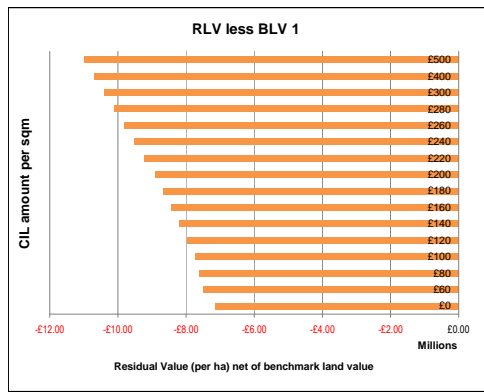
Benchmark Land Values (per net developable ha)			
BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

CSH level:	4 on AH	-5%	Sales value inflation
Aff Hsg:	4 on private		Build cost inflation

Note on Benchmark land values:
 "Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

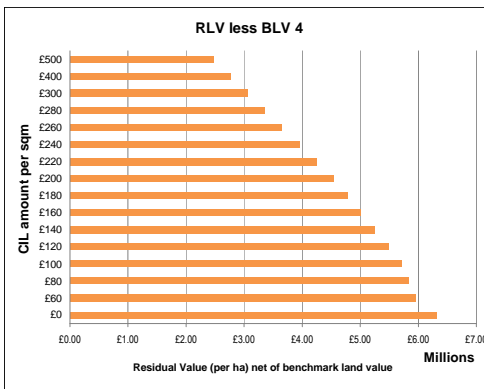
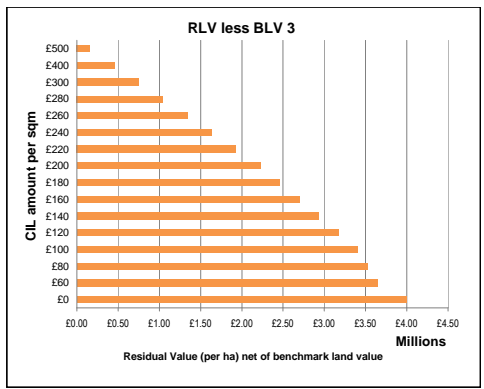
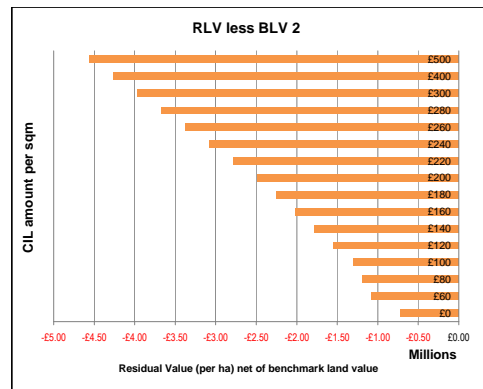
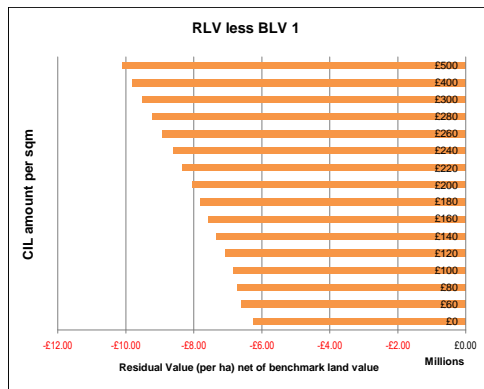
Site type 1 Description: Area 1 £4090 psm CT, Fish, Bow, Mile Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	504,319	8,405,308	-7,141,773	-1,604,736	-3,105,081	-5,415,308
60	483,067	8,051,122	-7,495,959	-1,958,922	-2,750,894	-5,061,122
80	475,984	7,933,060	-7,614,022	-2,076,985	-2,632,832	-4,943,060
100	468,900	7,814,997	-7,732,084	-2,195,047	-2,514,770	-4,824,997
120	454,732	7,576,873	-7,968,208	-2,431,171	-2,278,646	-4,588,873
140	440,565	7,342,748	-8,204,333	-2,667,296	-2,042,521	-4,352,748
160	426,397	7,106,624	-8,440,457	-2,903,420	-1,806,397	-4,116,624
180	412,230	6,870,500	-8,676,582	-3,139,545	-1,570,272	-3,880,500
200	398,063	6,634,375	-8,912,706	-3,375,669	-1,334,148	-3,644,375
220	380,353	6,399,250	-9,207,862	-3,670,825	-1,038,992	-3,349,250
240	362,644	6,044,064	-9,503,017	-3,965,980	-743,837	-3,054,064
260	344,935	5,748,908	-9,798,173	-4,261,136	-448,681	-2,758,908
280	327,225	5,453,753	-10,093,328	-4,556,291	-153,525	-2,463,753
300	309,516	5,158,597	-10,388,484	-4,851,447	-141,630	-2,168,597
400	291,807	4,863,442	-10,683,639	-5,146,602	-436,786	-1,873,442
500	274,097	4,568,286	-10,978,795	-5,441,758	-731,941	-1,578,286



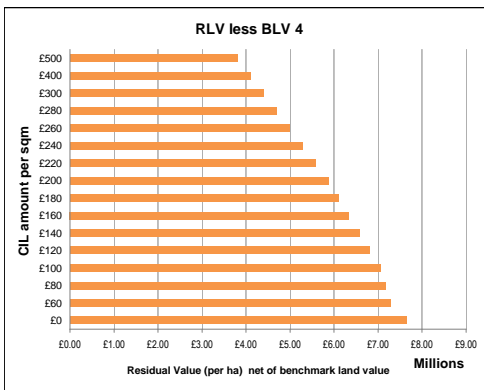
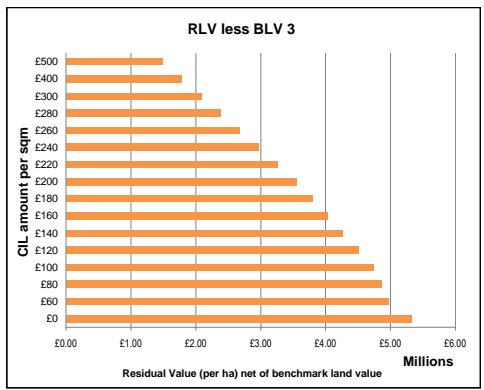
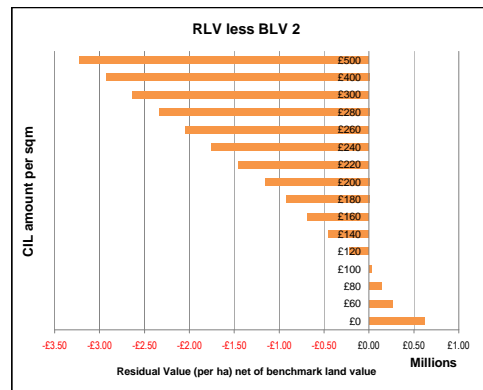
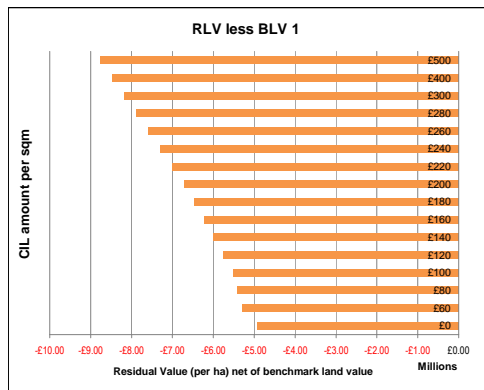
Site type 1 Description: Area 2 £4306 psm S IoD Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	557,513	9,291,892	-6,255,190	-718,153	-3,991,664	-6,301,892
60	536,262	8,937,705	-6,609,376	-1,072,339	-3,637,478	-5,947,705
80	529,179	8,819,643	-6,727,439	-1,190,402	-3,519,415	-5,829,643
100	522,095	8,701,580	-6,845,501	-1,308,464	-3,401,353	-5,711,580
120	507,927	8,465,456	-7,081,625	-1,544,588	-3,165,229	-5,475,456
140	493,760	8,229,332	-7,317,750	-1,780,713	-2,929,104	-5,239,332
160	479,592	7,993,207	-7,553,874	-2,016,837	-2,692,980	-5,003,207
180	465,425	7,757,083	-7,789,999	-2,252,962	-2,456,855	-4,767,083
200	451,257	7,520,958	-8,026,123	-2,489,086	-2,220,731	-4,530,958
220	433,548	7,225,803	-8,321,279	-2,784,242	-1,925,575	-4,235,803
240	415,839	6,930,647	-8,616,434	-3,079,397	-1,630,420	-3,940,647
260	398,129	6,635,492	-8,911,590	-3,374,553	-1,335,264	-3,645,492
280	380,420	6,340,336	-9,206,745	-3,669,708	-1,040,109	-3,350,336
300	362,711	6,045,180	-9,501,901	-3,964,864	-744,953	-3,055,180
400	345,001	5,750,025	-9,797,056	-4,260,019	-449,797	-2,760,025
500	327,292	5,454,869	-10,092,212	-4,555,175	-154,642	-2,464,869



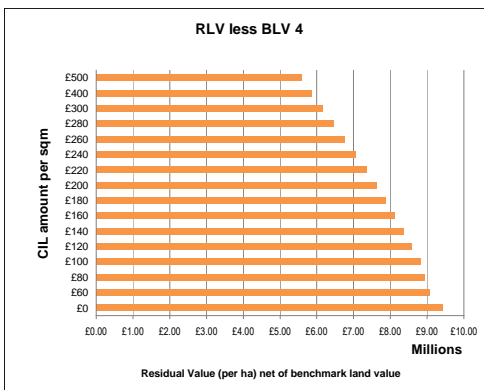
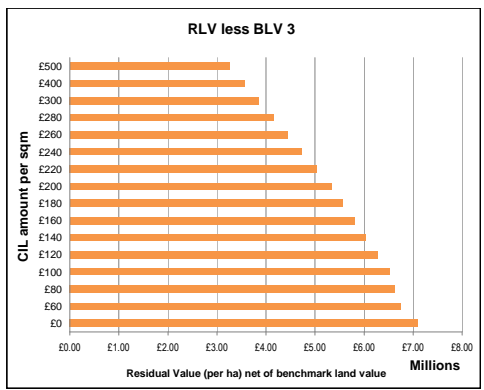
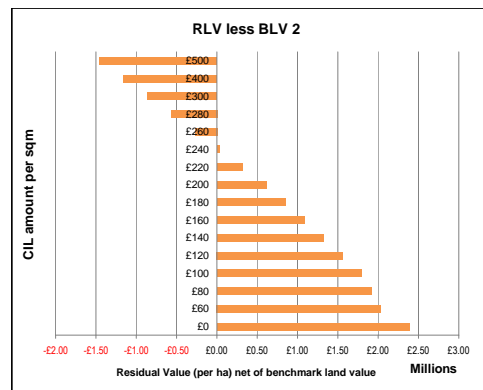
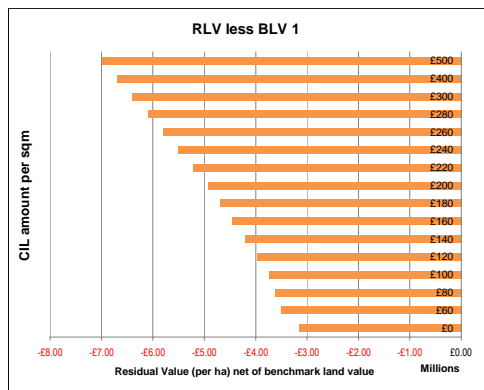
Site type 1 Description: Area 3 £4629 psm BrB, BC, P, PR, BW Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	637,306	10,621,766	-4,925,315	611,722	5,321,539	7,631,766
60	616,055	10,267,580	-5,279,502	257,535	4,967,352	7,277,580
80	608,971	10,149,517	-5,397,564	139,473	4,849,290	7,159,517
100	601,887	10,031,455	-5,515,626	21,411	4,731,228	7,041,455
120	587,720	9,795,331	-5,751,751	214,714	4,495,103	6,805,331
140	573,552	9,559,206	-5,987,875	450,838	4,258,979	6,569,206
160	559,385	9,323,082	-6,223,999	686,962	4,022,854	6,333,082
180	545,217	9,086,957	-6,460,124	923,087	3,786,730	6,096,957
200	531,050	8,850,833	-6,696,248	1,159,211	3,550,605	5,860,833
220	513,341	8,555,677	-6,991,404	1,454,367	3,255,450	5,565,677
240	495,631	8,260,522	-7,286,560	1,749,522	2,960,294	5,270,522
260	477,922	7,965,366	-7,581,715	2,044,678	2,665,139	4,975,366
280	460,213	7,670,211	-7,876,871	2,339,834	2,369,983	4,680,211
300	442,503	7,375,055	-8,172,026	2,634,989	2,074,828	4,385,055
400	424,794	7,079,900	-8,467,182	2,930,145	1,779,672	4,089,900
500	407,085	6,784,744	-8,762,337	3,225,300	1,484,517	3,794,744



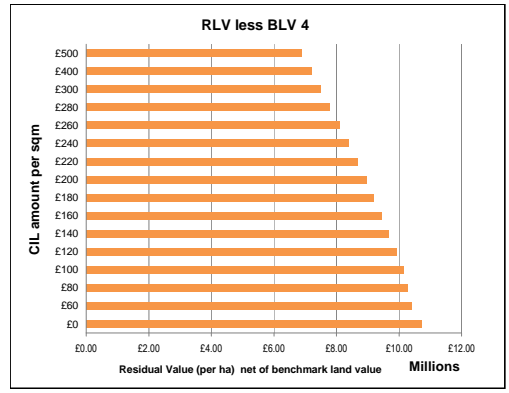
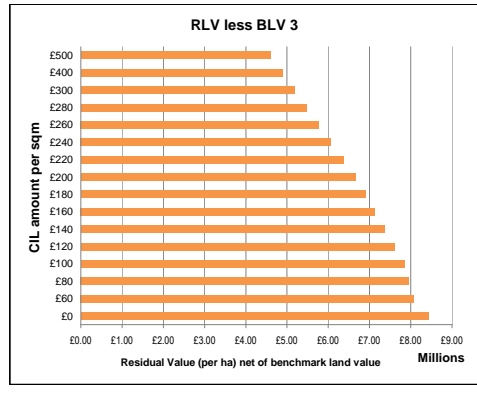
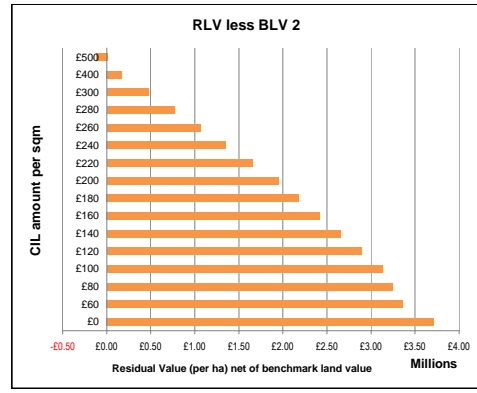
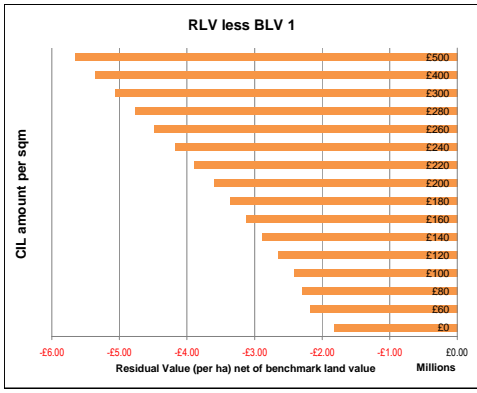
Site type 1 Description: Area 4 £5059 psm BG, GT, NWC, Step Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	743,696	12,394,932	-3,152,149	2,384,888	7,094,705	9,404,932
60	722,445	12,040,746	-3,506,336	2,030,702	6,740,518	9,050,746
80	715,361	11,922,684	-3,624,398	1,912,639	6,622,456	8,932,684
100	708,277	11,804,621	-3,742,460	1,794,577	6,504,394	8,814,621
120	694,110	11,568,497	-3,978,584	1,558,453	6,268,269	8,578,497
140	679,942	11,332,372	-4,214,709	1,322,328	6,032,145	8,342,372
160	665,775	11,096,248	-4,450,833	1,086,204	5,796,021	8,106,248
180	651,607	10,860,124	-4,686,958	850,079	5,559,896	7,870,124
200	637,440	10,624,000	-4,923,082	613,955	5,323,772	7,633,000
220	619,731	10,328,843	-5,218,238	318,799	5,028,616	7,338,843
240	602,021	10,033,688	-5,513,393	23,644	4,733,461	7,043,688
260	584,312	9,738,532	-5,808,549	271,512	4,438,305	6,748,532
280	566,603	9,443,377	-6,103,704	566,667	4,143,149	6,453,377
300	548,893	9,148,221	-6,398,860	861,823	3,847,994	6,158,221
400	531,184	8,853,066	-6,694,016	1,156,979	3,552,838	5,863,066
500	513,475	8,557,910	-6,989,171	1,452,134	3,257,683	5,567,910



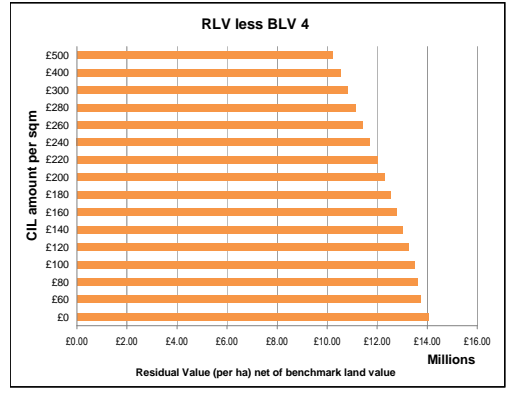
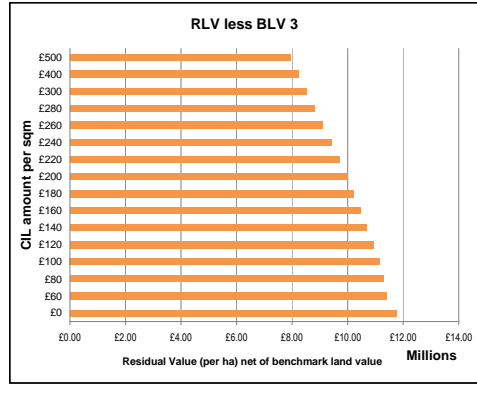
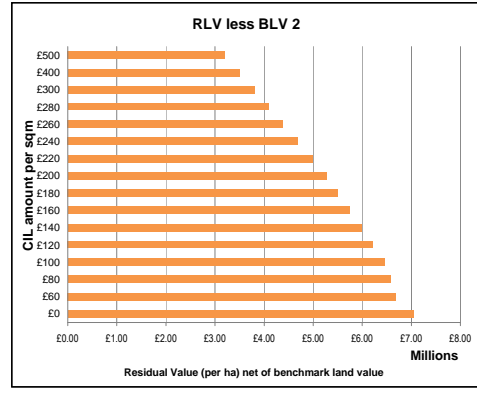
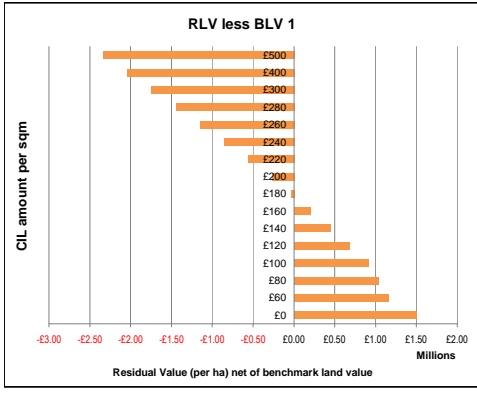
Site type 1 Description: **Area 5** £382 psm Shad,SWC, E14 7 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	823,488	13,724,807	-1,822,274	3,714,763	8,424,580	10,734,807
60	802,237	13,370,620	-2,176,461	3,360,576	8,070,393	10,380,620
80	795,153	13,252,558	-2,294,523	3,242,514	7,952,331	10,262,558
100	788,070	13,134,496	-2,412,585	3,124,452	7,834,269	10,144,496
120	773,902	12,898,371	-2,648,710	2,888,327	7,598,144	9,908,371
140	759,735	12,662,247	-2,884,834	2,652,203	7,362,020	9,672,247
160	745,567	12,426,123	-3,120,959	2,416,078	7,125,895	9,436,123
180	731,400	12,190,000	-3,357,083	2,179,954	6,889,771	9,199,999
200	717,232	11,953,874	-3,593,208	1,943,829	6,653,646	8,963,874
220	699,523	11,658,718	-3,888,363	1,648,674	6,358,491	8,668,718
240	681,814	11,363,563	-4,183,519	1,353,518	6,063,335	8,373,563
260	664,104	11,068,407	-4,478,674	1,058,363	5,768,180	8,078,407
280	646,395	10,773,251	-4,773,830	763,207	5,473,024	7,783,251
300	628,686	10,478,096	-5,068,985	468,052	5,177,868	7,488,096
400	610,976	10,182,940	-5,364,141	172,896	4,882,713	7,192,940
500	593,267	9,887,785	-5,659,296	122,259	4,587,557	6,897,785



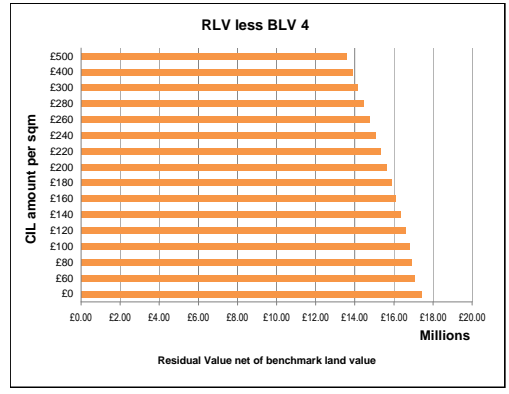
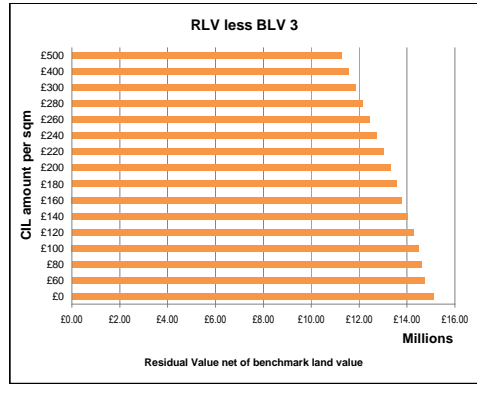
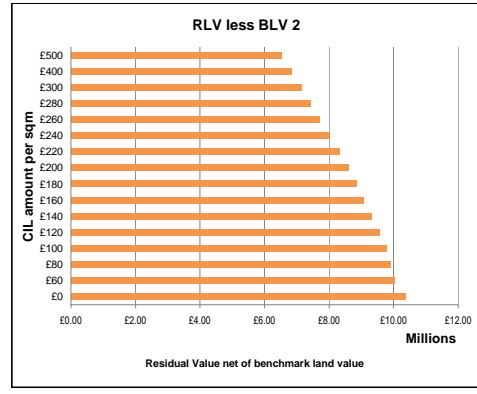
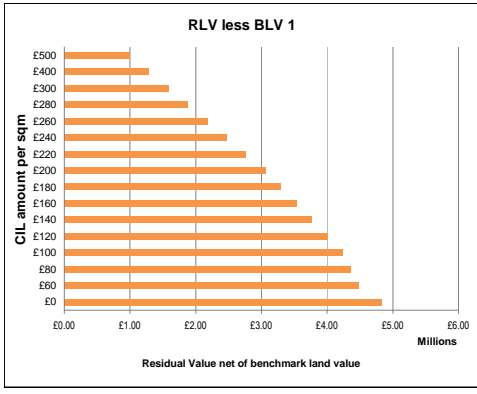
Site type 1 Description: **Area 6** £6189 psm Lime,WoD,Shore Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,022,970	17,049,494	1,502,412	7,039,449	11,749,266	14,059,494
60	1,001,718	16,695,307	1,148,226	6,685,263	11,395,080	13,705,307
80	994,635	16,577,245	1,030,163	6,567,201	11,277,017	13,587,245
100	987,551	16,459,183	912,101	6,449,138	11,158,955	13,469,183
120	973,383	16,223,058	875,977	6,213,014	10,922,831	13,233,058
140	959,216	15,986,934	839,852	5,976,889	10,686,706	12,996,934
160	945,049	15,750,809	803,728	5,740,765	10,450,582	12,760,809
180	930,881	15,514,685	767,603	5,504,641	10,214,457	12,524,685
200	916,714	15,278,560	731,478	5,268,516	9,978,333	12,288,560
220	899,004	14,983,405	695,353	5,032,391	9,742,208	12,052,405
240	881,295	14,688,249	659,228	4,796,266	9,506,083	11,816,249
260	863,586	14,393,094	623,103	4,560,141	9,269,958	11,580,094
280	845,876	14,097,938	586,978	4,324,016	9,033,833	11,343,938
300	828,167	13,802,782	550,853	4,087,891	8,797,708	11,107,782
400	810,458	13,507,627	514,728	3,851,766	8,561,583	10,871,627
500	792,748	13,212,471	478,603	3,615,641	8,325,458	10,635,471



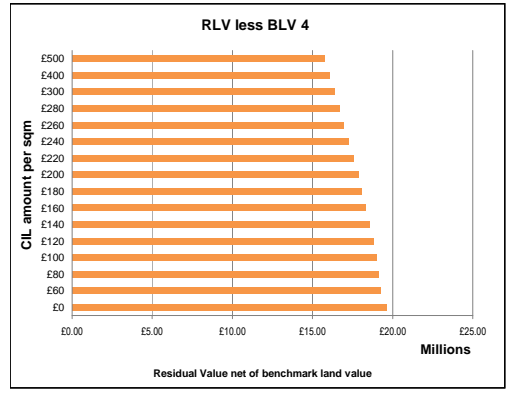
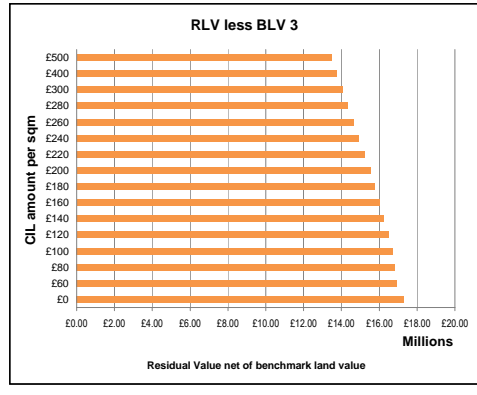
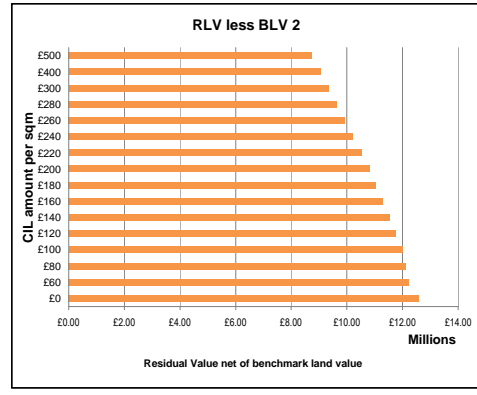
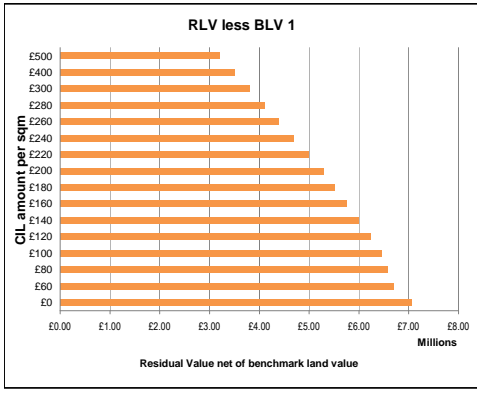
Site type 1 Description: **Area 7** £6997 psm Spitalfields Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,222,451	20,374,180	4,827,099	10,364,136	15,073,953	17,384,180
60	1,201,200	20,019,994	4,472,912	10,009,949	14,719,766	17,029,994
80	1,194,116	19,901,931	4,354,850	9,891,887	14,601,704	16,911,931
100	1,187,032	19,783,869	4,236,788	9,773,825	14,483,642	16,793,869
120	1,179,948	19,665,806	4,118,726	9,655,763	14,365,580	16,675,806
140	1,172,864	19,547,744	4,000,664	9,537,701	14,247,517	16,557,744
160	1,165,780	19,429,682	3,882,602	9,419,639	14,129,455	16,439,682
180	1,158,696	19,311,620	3,764,540	9,301,577	14,011,393	16,321,620
200	1,151,612	19,193,558	3,646,478	9,183,515	13,893,331	16,203,558
220	1,144,528	19,075,496	3,528,416	9,065,453	13,775,269	16,085,496
240	1,137,444	18,957,434	3,410,354	8,947,391	13,657,207	15,967,434
260	1,130,360	18,839,372	3,292,292	8,829,329	13,539,145	15,849,372
280	1,123,276	18,721,310	3,174,230	8,711,267	13,421,083	15,731,310
300	1,116,192	18,603,248	3,056,168	8,593,205	13,303,021	15,613,248
400	1,098,483	18,308,091	2,761,010	8,298,047	13,007,864	15,318,091
500	1,080,774	18,012,934	2,465,852	8,002,889	12,712,706	15,022,934



Site type 1 Description: **Area 8** £7535 psm CW,AI,TL,SKD,Wap Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,355,438	22,590,638	7,043,557	12,580,594	17,290,411	19,600,638
60	1,334,187	22,236,451	6,689,370	12,226,407	16,936,224	19,246,451
80	1,327,103	22,118,389	6,571,308	12,108,345	16,818,162	19,128,389
100	1,320,020	22,000,327	6,453,246	11,990,283	16,700,100	19,010,327
120	1,305,852	21,764,202	6,217,121	11,754,158	16,463,975	18,774,202
140	1,291,685	21,528,078	5,981,000	11,518,034	16,227,851	18,538,078
160	1,277,517	21,291,954	5,744,875	11,281,909	15,991,726	18,301,954
180	1,263,350	21,055,829	5,508,750	11,045,785	15,755,602	18,065,829
200	1,249,182	20,819,705	5,272,625	10,809,660	15,519,477	17,829,705
220	1,234,015	20,583,580	5,036,500	10,573,535	15,283,352	17,593,580
240	1,218,848	20,347,456	4,796,375	10,337,410	15,047,227	17,357,456
260	1,203,680	20,111,331	4,556,250	10,101,285	14,811,102	17,121,331
280	1,188,513	19,875,207	4,316,125	9,865,160	14,574,977	16,885,207
300	1,173,345	19,639,082	4,076,000	9,629,035	14,338,852	16,649,082
400	1,160,636	19,343,927	3,796,875	9,333,883	14,043,699	16,353,927
500	1,147,927	19,048,772	3,517,750	9,038,727	13,748,544	16,058,772



SITE TYPE 1
 3 UNITS
 HOUSES
 50 UPH Net area as percentage of gross

CSH level: 4 on AH	10%	Sales value inflation
4 on private	5%	Build cost inflation

Benchmark Land Values (per net developable ha)

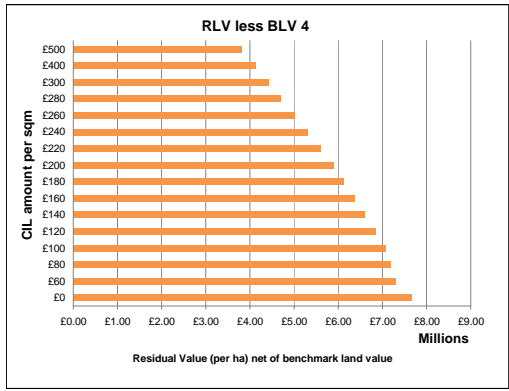
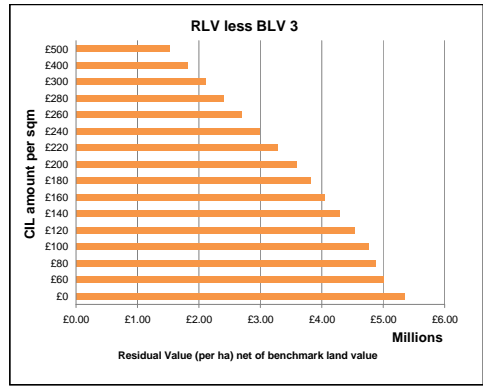
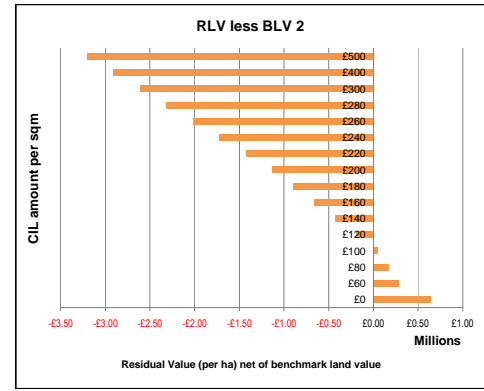
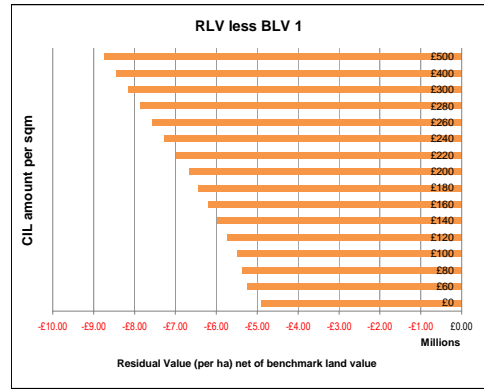
BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNP/PPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

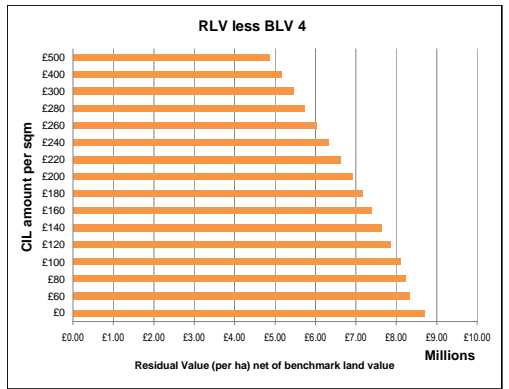
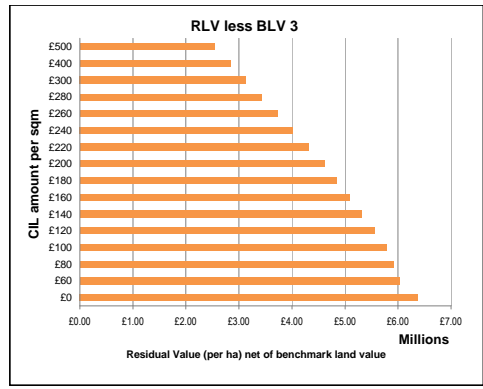
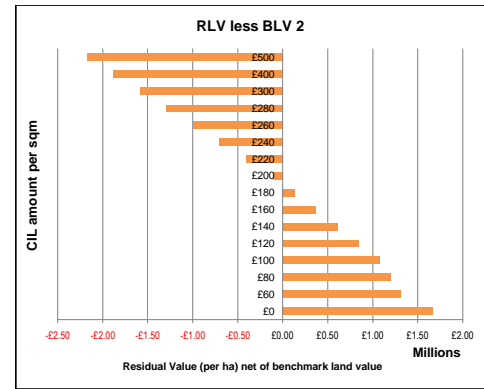
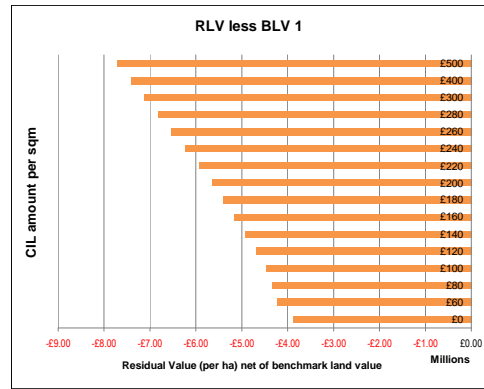
Site type 1 Description: **Area 1** £4090 psm CT,Fish,Bow,Mile Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	638,872	10,647,872	-4,899,209	637,828	5,347,644	7,657,872
60	617,621	10,293,685	-5,253,396	283,641	4,993,458	7,303,685
80	610,537	10,175,623	-5,371,458	165,579	4,875,396	7,185,623
100	603,454	10,057,561	-5,489,521	47,516	4,757,333	7,067,561
120	589,286	9,821,436	-5,725,645	188,608	4,521,209	6,831,436
140	575,119	9,585,312	-5,961,769	424,732	4,285,084	6,595,312
160	560,951	9,349,187	-6,197,894	660,857	4,048,960	6,359,187
180	546,784	9,113,063	-6,434,018	896,981	3,812,836	6,123,063
200	532,616	8,876,938	-6,670,143	1,133,106	3,576,711	5,886,938
220	514,907	8,581,783	-6,965,298	1,428,261	3,281,556	5,591,783
240	497,198	8,286,627	-7,260,454	1,723,417	2,986,400	5,296,627
260	479,488	7,991,472	-7,555,609	2,018,572	2,691,244	5,001,472
280	461,779	7,696,316	-7,850,765	2,313,728	2,396,089	4,706,316
300	444,070	7,401,161	-8,145,921	2,608,884	2,100,933	4,411,161
400	426,360	7,106,005	-8,441,076	2,904,039	1,805,778	4,116,005
500	408,651	6,810,850	-8,736,232	3,199,195	1,510,622	3,820,850



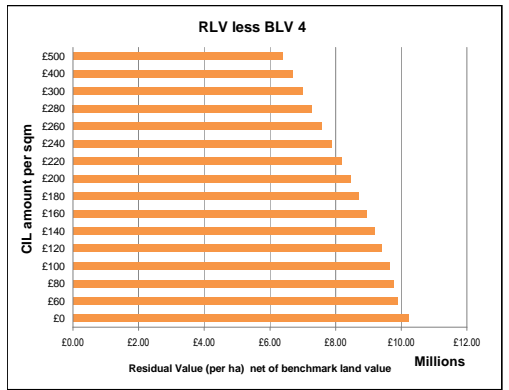
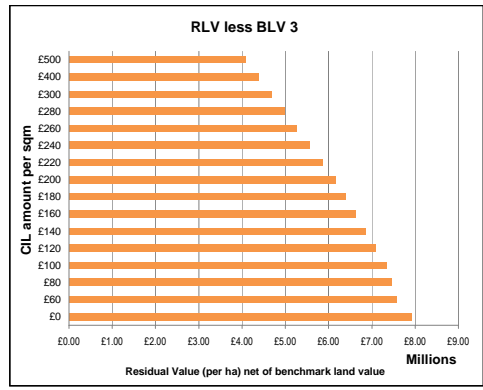
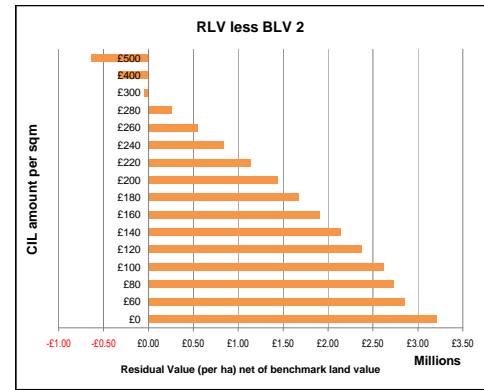
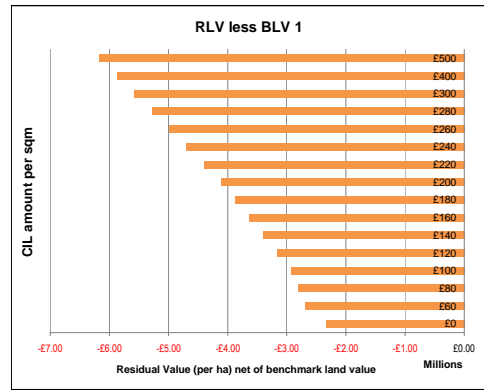
Site type 1 Description: **Area 2** £4306 psm S IoD Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	700,467	11,674,442	-3,872,640	1,664,398	6,374,214	8,684,442
60	679,215	11,320,255	-4,226,826	1,310,211	6,020,028	8,330,255
80	672,132	11,202,193	-4,344,888	1,192,149	5,901,965	8,212,193
100	665,048	11,084,131	-4,462,951	1,074,086	5,783,903	8,094,131
120	650,880	10,848,006	-4,699,075	837,962	5,547,779	7,858,006
140	636,713	10,611,882	-4,935,200	601,837	5,311,654	7,621,882
160	622,545	10,375,757	-5,171,324	365,713	5,075,530	7,385,757
180	608,378	10,139,633	-5,407,448	129,589	4,839,405	7,149,633
200	594,211	9,903,508	-5,643,573	106,536	4,603,281	6,913,508
220	576,501	9,608,353	-5,938,728	401,691	4,308,125	6,618,353
240	558,792	9,313,197	-6,233,884	696,847	4,012,970	6,323,197
260	541,083	9,018,042	-6,529,040	992,003	3,717,814	6,028,042
280	523,373	8,722,886	-6,824,195	1,287,158	3,422,659	5,732,886
300	505,664	8,427,731	-7,119,351	1,582,314	3,127,503	5,437,731
400	487,955	8,132,575	-7,414,506	1,877,469	2,832,348	5,142,575
500	470,245	7,837,419	-7,709,662	2,172,625	2,537,192	4,847,419



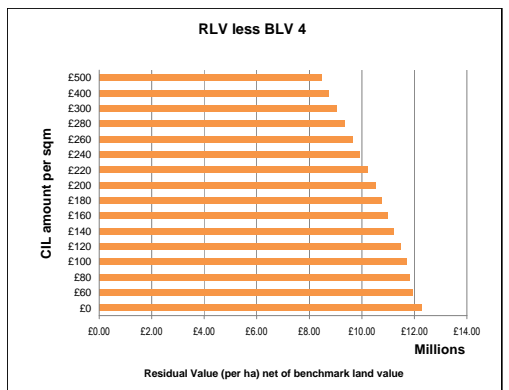
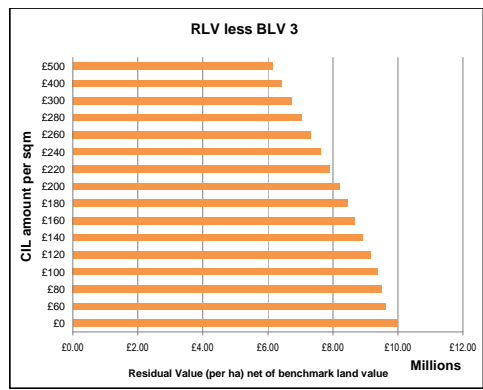
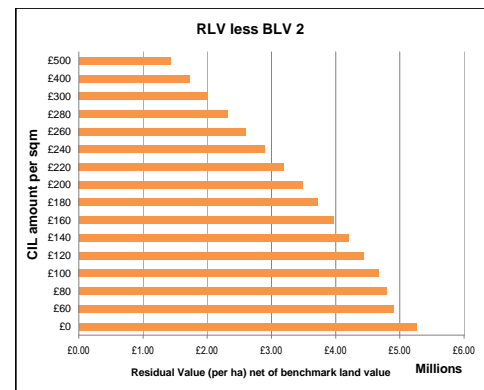
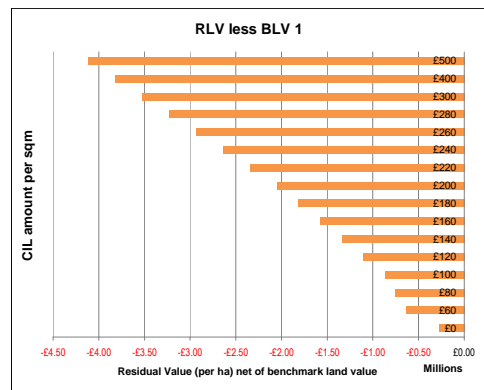
Site type 1 Description: **Area 3** £4629 psm BrB,BC,P,BW Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	792,858	13,214,297	-2,332,785	3,204,252	7,914,069	10,224,297
60	771,607	12,860,110	-2,686,971	2,850,066	7,559,883	9,870,110
80	764,523	12,742,048	-2,805,034	2,732,003	7,441,820	9,752,048
100	757,439	12,623,985	-2,923,096	2,613,941	7,323,758	9,633,985
120	743,272	12,387,861	-3,159,220	2,377,817	7,087,634	9,397,861
140	729,104	12,151,737	-3,395,345	2,141,692	6,851,509	9,161,737
160	714,937	11,915,612	-3,631,469	1,905,568	6,615,385	8,925,612
180	700,769	11,679,488	-3,867,594	1,669,443	6,379,260	8,689,488
200	686,602	11,443,363	-4,103,718	1,433,319	6,143,135	8,453,363
220	668,892	11,148,208	-4,398,874	1,138,163	5,847,980	8,158,208
240	651,183	10,853,052	-4,694,029	843,008	5,552,825	7,863,052
260	633,474	10,557,897	-4,989,185	547,852	5,257,669	7,567,897
280	615,764	10,262,741	-5,284,340	252,697	4,962,514	7,272,741
300	598,055	9,967,585	-5,579,496	42,459	4,667,358	6,977,585
400	580,346	9,672,430	-5,874,651	337,614	4,372,202	6,682,430
500	562,636	9,377,274	-6,169,807	632,770	4,077,047	6,387,274



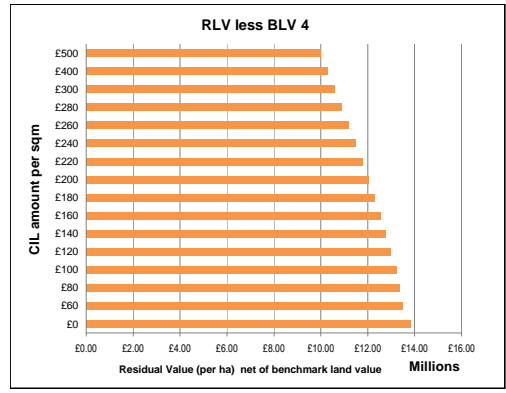
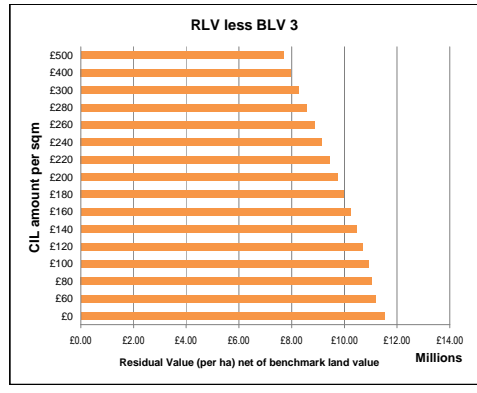
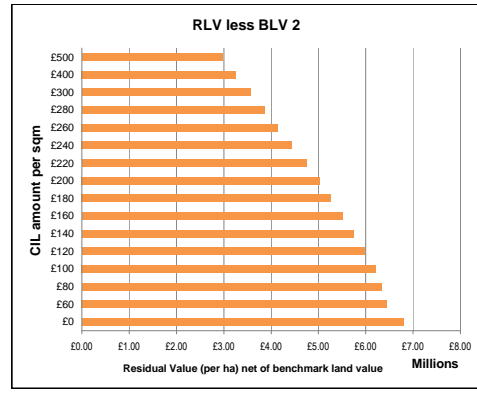
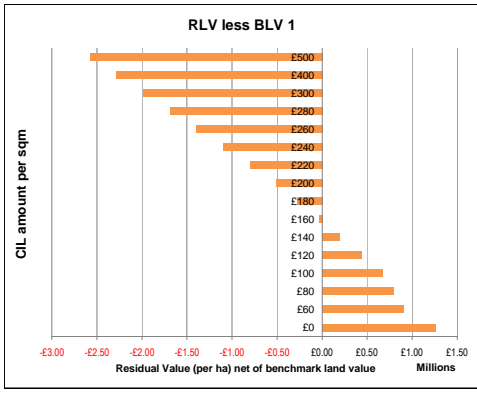
Site type 1 Description: **Area 4** £5059 psm BG,GT,NWC,Step Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	916,046	15,267,436	-279,645	5,257,392	9,967,209	12,277,436
60	894,795	14,913,250	-633,832	4,903,205	9,613,022	11,923,250
80	887,711	14,795,187	-751,894	4,785,143	9,494,960	11,805,187
100	880,628	14,677,125	-869,956	4,667,081	9,376,898	11,687,125
120	866,460	14,441,001	-1,106,080	4,430,957	9,140,773	11,451,001
140	852,293	14,204,876	-1,342,205	4,194,832	8,904,649	11,214,876
160	838,125	13,968,752	-1,578,329	3,958,708	8,668,525	10,978,752
180	823,958	13,732,627	-1,814,454	3,722,583	8,432,400	10,742,627
200	809,790	13,496,503	-2,050,578	3,486,459	8,196,276	10,506,503
220	792,081	13,201,347	-2,345,734	3,191,303	7,901,120	10,211,347
240	774,372	12,906,192	-2,640,889	2,896,148	7,605,964	9,916,192
260	756,662	12,611,036	-2,936,045	2,600,992	7,310,809	9,621,036
280	738,953	12,315,881	-3,231,200	2,305,837	7,015,653	9,325,881
300	721,244	12,020,725	-3,526,356	2,010,681	6,720,498	9,030,725
400	703,534	11,725,570	-3,821,512	1,715,525	6,425,342	8,735,570
500	685,825	11,430,414	-4,116,667	1,420,370	6,130,187	8,440,414



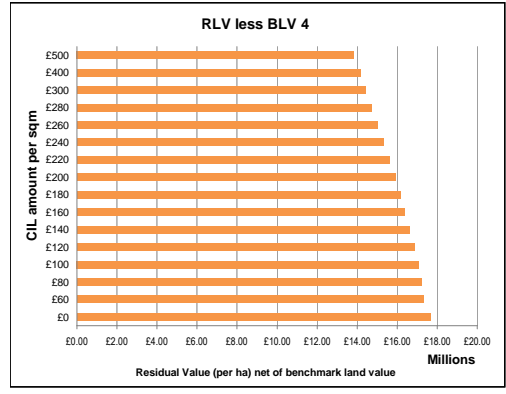
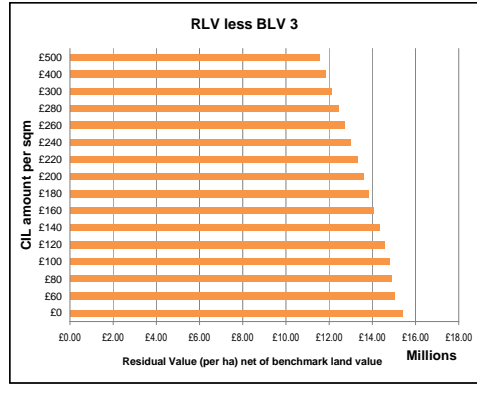
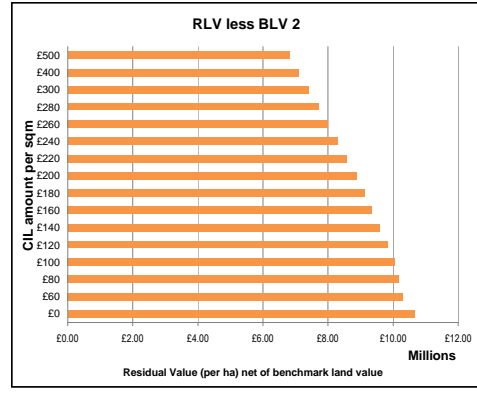
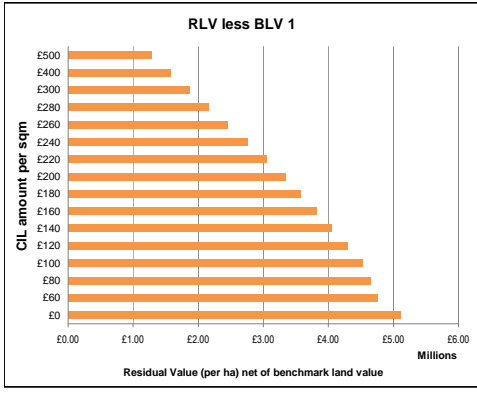
Site type 1 Description: **Area 5** £382 psm Shad,SWC, E14 7 Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,008,437	16,807,291	1,260,210	6,797,247	11,507,064	13,817,291
60	987,186	16,453,105	906,023	6,443,060	11,152,877	13,463,105
80	980,103	16,335,042	787,961	6,324,998	11,034,815	13,345,042
100	973,019	16,216,980	669,899	6,206,936	10,916,753	13,226,980
120	958,851	15,980,856	433,774	5,970,811	10,680,628	12,990,856
140	944,684	15,744,731	197,650	5,734,687	10,444,504	12,754,731
160	930,516	15,508,607	-	5,498,563	10,208,379	12,518,607
180	916,349	15,272,482	-	5,262,438	9,972,255	12,282,482
200	902,181	15,036,358	-	5,026,314	9,736,130	12,046,358
220	888,014	14,800,233	-	4,790,189	9,500,006	11,810,233
240	873,846	14,564,109	-	4,554,065	9,263,881	11,574,109
260	859,679	14,327,984	-	4,317,940	9,027,757	11,337,984
280	845,511	14,091,860	-	4,081,815	8,791,632	11,101,860
300	831,344	13,855,735	-	3,845,690	8,555,508	10,865,735
400	795,925	13,265,424	-	2,281,657	3,255,380	7,965,197
500	778,216	12,970,269	-	2,576,812	2,960,225	7,670,042



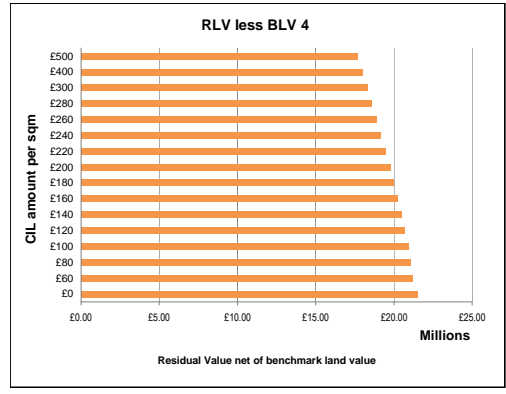
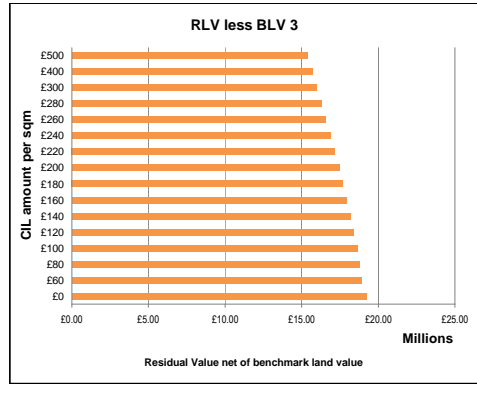
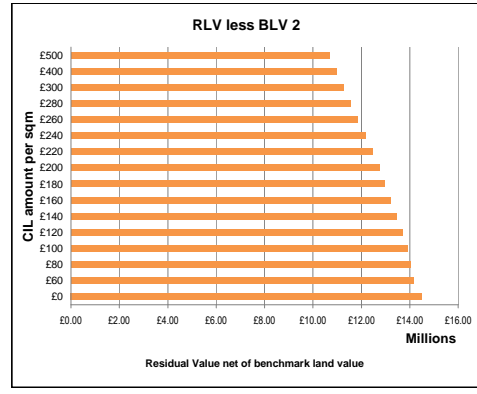
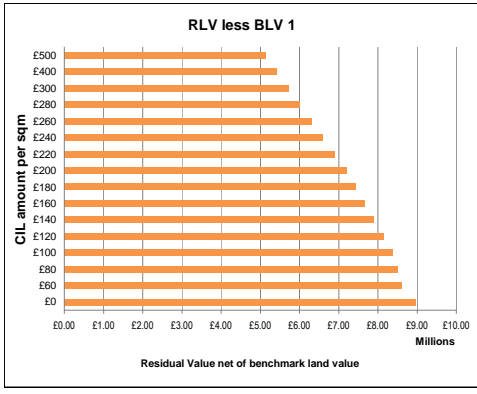
Site type 1 Description: **Area 6** £6189 psm Lime,WoD,Shore Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,239,416	20,656,928	5,109,847	10,646,884	15,356,701	17,666,928
60	1,218,164	20,302,742	4,755,660	10,292,697	15,002,514	17,312,742
80	1,211,081	20,184,679	4,637,598	10,174,635	14,884,452	17,194,679
100	1,203,997	20,066,617	4,519,536	10,056,573	14,766,390	17,076,617
120	1,189,830	19,830,493	4,283,411	9,820,449	14,530,265	16,840,493
140	1,175,662	19,594,368	4,047,287	9,584,324	14,294,141	16,604,368
160	1,161,495	19,358,244	3,811,163	9,348,200	14,058,016	16,368,244
180	1,147,327	19,122,119	3,575,038	9,112,075	13,821,892	16,132,119
200	1,133,160	18,885,995	3,338,914	8,875,951	13,585,768	15,895,995
220	1,118,992	18,649,871	3,102,789	8,640,826	13,349,644	15,659,871
240	1,097,741	18,295,684	2,748,603	8,285,640	12,995,456	15,305,684
260	1,080,032	18,000,528	2,453,447	7,990,484	12,700,301	15,010,528
280	1,062,322	17,705,373	2,158,291	7,695,329	12,405,145	14,715,373
300	1,044,613	17,410,217	1,863,136	7,400,173	12,109,990	14,420,217
400	1,026,904	17,115,062	1,567,980	7,105,017	11,814,834	14,125,062
500	1,009,194	16,819,906	1,272,825	6,809,862	11,519,679	13,829,906



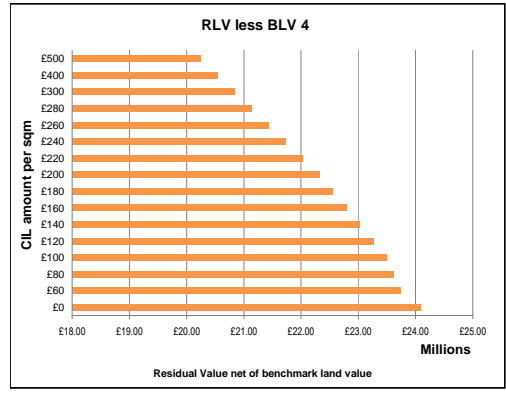
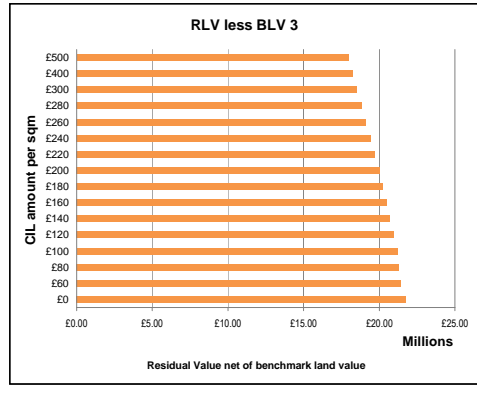
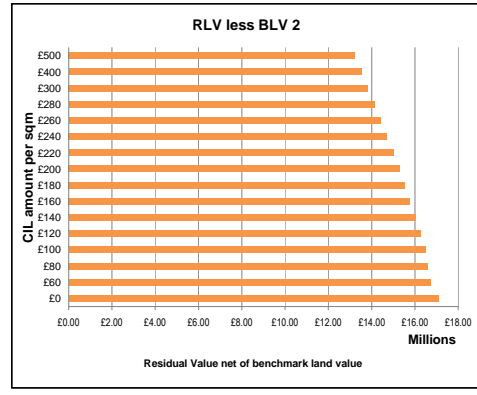
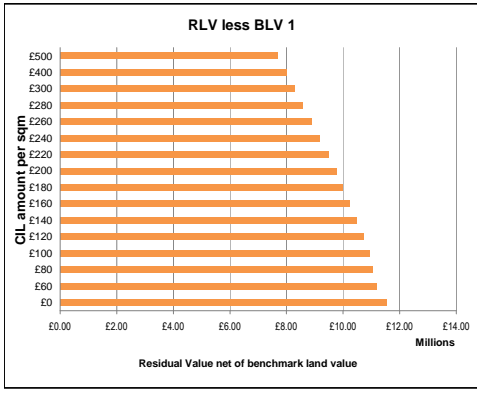
Site type 1 Description: **Area 7** £6997 psm Spitalfields Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,470,394	24,506,565	8,959,484	14,496,521	19,206,338	21,516,565
60	1,449,143	24,152,379	8,605,298	14,142,335	18,852,151	21,162,379
80	1,442,059	24,034,317	8,487,235	14,024,272	18,734,089	21,044,317
100	1,434,975	23,916,254	8,369,173	13,906,210	18,616,027	20,926,254
120	1,420,808	23,680,130	8,133,049	13,670,086	18,379,902	20,690,130
140	1,406,640	23,444,005	7,896,924	13,433,961	18,143,778	20,454,005
160	1,392,473	23,207,881	7,660,800	13,197,837	17,907,654	20,217,881
180	1,378,305	22,971,757	7,424,675	12,961,712	17,671,529	19,981,757
200	1,364,138	22,735,632	7,188,551	12,725,588	17,435,405	19,745,632
220	1,346,429	22,440,477	6,893,395	12,430,432	17,140,249	19,450,477
240	1,328,719	22,145,321	6,598,240	12,135,277	16,845,094	19,155,321
260	1,311,010	21,850,165	6,303,084	11,840,121	16,549,938	18,860,165
280	1,293,301	21,555,010	6,007,929	11,544,966	16,254,782	18,565,010
300	1,275,591	21,259,854	5,712,773	11,249,810	15,959,627	18,269,854
400	1,257,882	20,964,699	5,417,617	10,954,654	15,664,471	17,974,699
500	1,240,173	20,669,543	5,122,462	10,659,499	15,369,316	17,679,543



Site type 1 Description: **Area 8** £7535 psm CW,AI,TL,SKD,Wap Site area: 0.06 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,624,379	27,072,990	11,525,909	17,062,946	21,772,763	24,082,990
60	1,603,128	26,718,804	11,171,722	16,708,759	21,418,576	23,728,804
80	1,596,044	26,600,741	11,053,660	16,590,697	21,300,514	23,610,741
100	1,588,961	26,482,679	10,935,598	16,472,635	21,182,452	23,492,679
120	1,574,793	26,246,555	10,699,473	16,236,510	20,946,327	23,256,555
140	1,560,626	26,010,430	10,463,349	16,000,386	20,710,203	23,020,430
160	1,546,458	25,774,306	10,227,224	15,764,261	20,474,078	22,784,306
180	1,532,291	25,538,181	9,991,100	15,528,137	20,237,954	22,548,181
200	1,518,123	25,302,057	9,754,976	15,292,013	20,001,829	22,312,057
220	1,500,414	25,006,901	9,459,820	14,996,857	19,706,674	22,016,901
240	1,482,705	24,711,746	9,164,664	14,701,701	19,411,518	21,721,746
260	1,464,995	24,416,590	8,869,509	14,406,546	19,116,363	21,426,590
280	1,447,286	24,121,435	8,574,353	14,111,390	18,821,207	21,131,435
300	1,429,577	23,826,279	8,279,198	13,816,235	18,526,052	20,836,279
400	1,411,867	23,531,123	7,984,042	13,521,079	18,230,896	20,541,123
500	1,394,158	23,235,968	7,688,887	13,225,924	17,935,740	20,245,968



CIL Viability LB Tower Hamlets

SITE TYPE 2
3 UNITS
FLATS
120 UPH Net area as percentage of gross

Benchmark Land Values (per net developable ha)

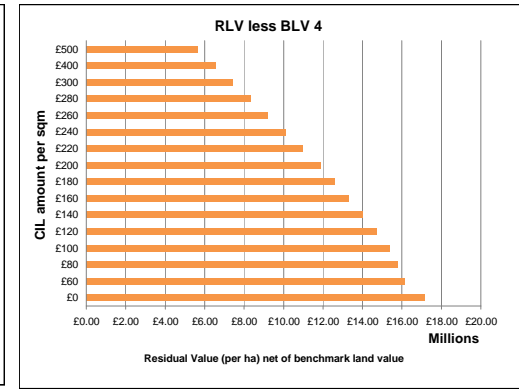
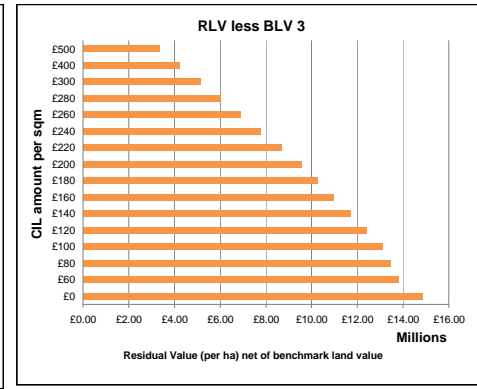
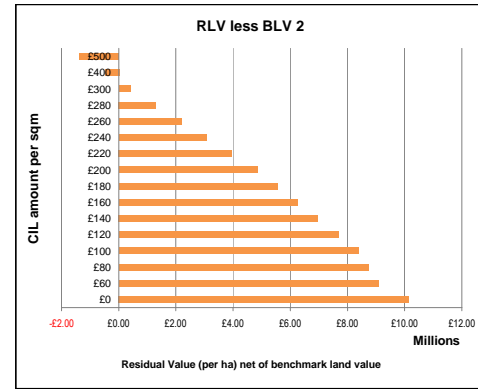
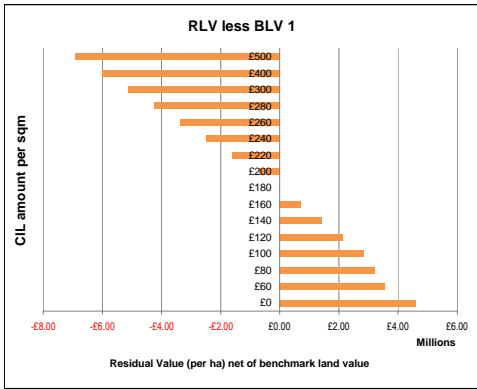
BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 "Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

CSH level:	4 on AH		Sales value inflation
Aff Hsg:	4 on private		Build cost inflation

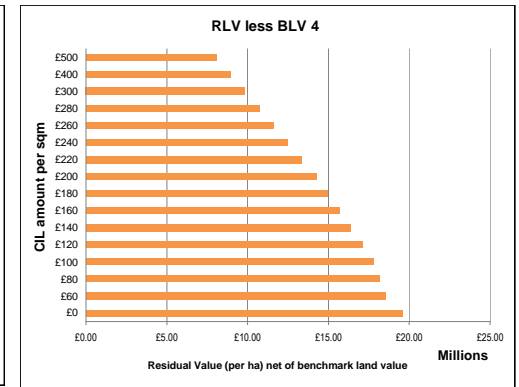
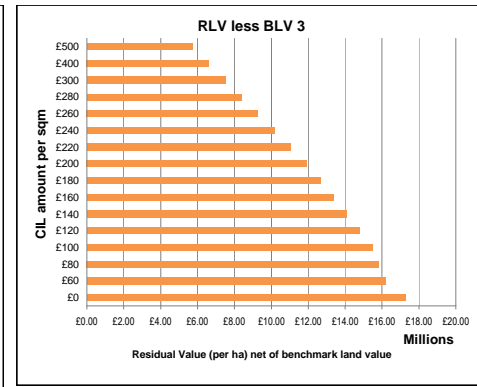
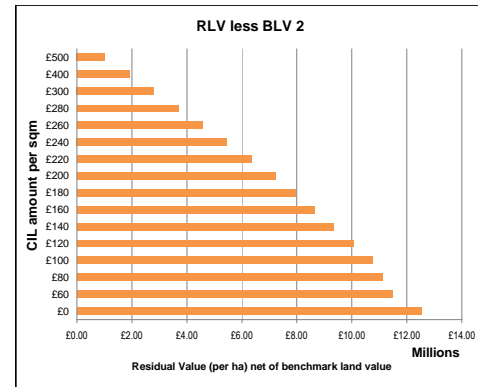
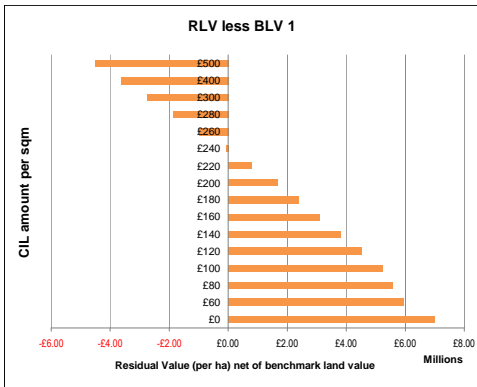
Site type 2 Description: **Area 1 E4090 psm CT,Fish,Bow,Mile** Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	503,909	20,156,370	4,609,288	10,146,325	14,856,142	17,166,370
60	477,353	19,094,122	3,547,041	9,084,078	13,793,895	16,104,122
80	468,501	18,740,040	3,192,958	8,729,995	13,438,812	15,750,040
100	459,649	18,385,957	2,838,876	8,375,913	13,083,730	15,395,957
120	441,945	17,677,792	2,130,711	7,667,748	12,377,565	14,687,792
140	424,241	16,969,627	1,422,546	6,959,583	11,669,400	13,979,627
160	406,537	16,261,462	714,381	6,251,418	10,961,235	13,271,462
180	388,832	15,553,297	6,216	5,543,253	10,253,070	12,563,297
200	371,128	14,845,132	-701,949	4,835,088	9,544,905	11,855,132
220	348,998	13,959,926	-1,587,155	3,949,882	8,659,699	10,969,926
240	326,868	13,074,720	-2,472,362	3,064,675	7,774,492	10,084,720
260	304,738	12,189,513	-3,357,568	2,179,469	6,889,286	9,199,513
280	282,608	11,304,307	-4,242,774	1,294,263	6,004,080	8,314,307
300	260,478	10,419,101	-5,127,980	409,057	5,118,874	7,429,101
400	238,347	9,533,895	-6,013,187	-476,150	4,233,667	6,543,895
500	216,217	8,648,688	-6,898,393	-1,361,356	3,348,461	5,658,688



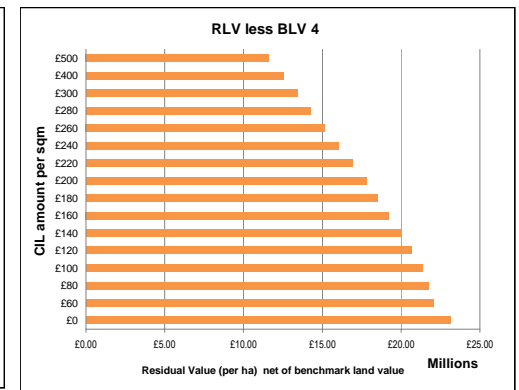
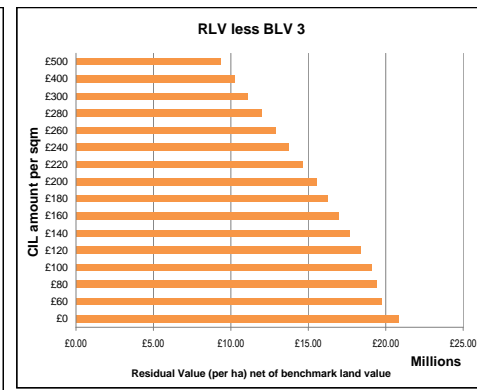
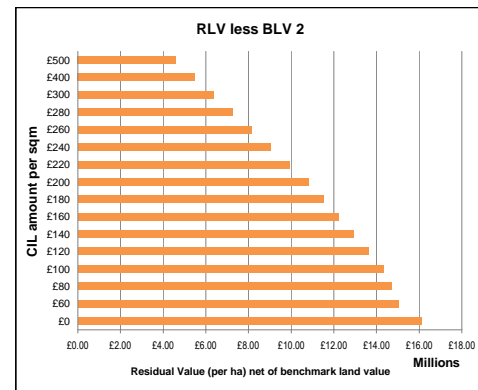
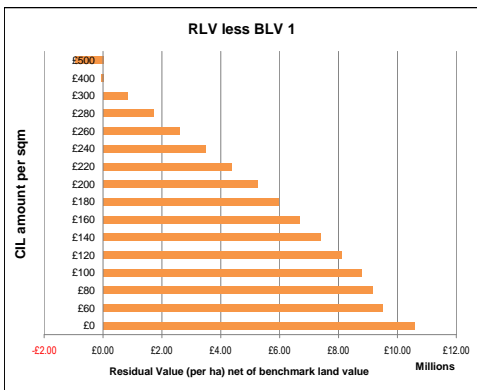
Site type 2 Description: **Area 2 E4306 psm S IoD** Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	563,386	22,535,445	6,988,364	12,525,401	17,235,218	19,545,445
60	536,830	21,473,196	5,926,117	11,463,154	16,172,971	18,483,196
80	527,978	21,119,115	5,572,034	11,109,071	15,818,888	18,129,115
100	519,126	20,765,033	5,217,952	10,754,989	15,464,806	17,775,033
120	501,422	20,056,868	4,509,787	10,046,824	14,756,641	17,066,868
140	483,718	19,348,703	3,801,622	9,338,659	14,048,476	16,358,703
160	466,013	18,640,538	3,093,457	8,630,494	13,340,311	15,650,538
180	448,309	17,932,373	2,385,292	7,922,329	12,632,146	14,942,373
200	430,605	17,224,208	1,677,127	7,214,164	11,923,981	14,234,208
220	408,475	16,339,002	791,920	6,328,957	11,038,774	13,349,002
240	386,345	15,453,795	-93,286	5,443,751	10,153,568	12,463,795
260	364,215	14,568,589	-978,492	4,558,545	9,268,362	11,578,589
280	342,085	13,683,383	-1,863,698	3,673,339	8,383,156	10,693,383
300	319,954	12,798,177	-2,748,905	2,788,132	7,497,949	9,808,177
400	297,824	11,912,970	-3,634,111	1,902,926	6,612,743	8,922,970
500	275,694	11,027,764	-4,519,317	1,017,720	5,727,537	8,037,764



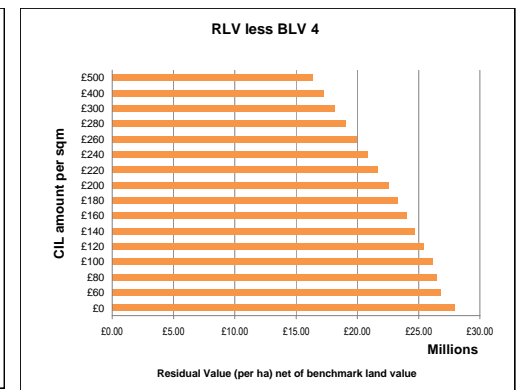
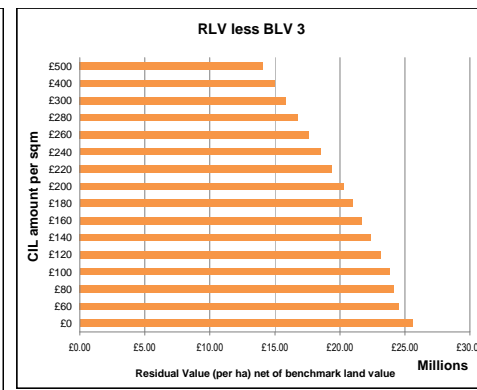
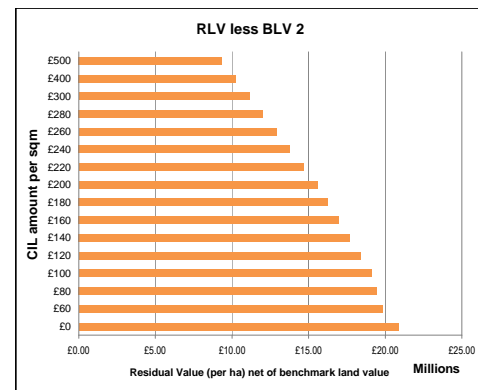
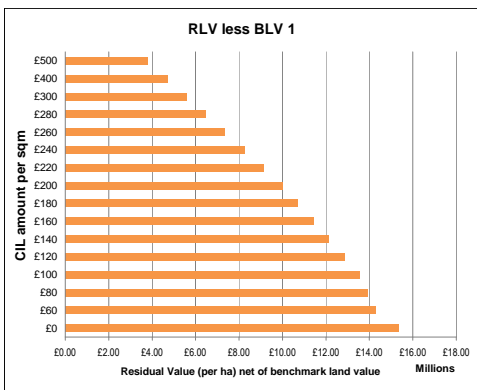
Site type 2 Description: **Area 3 E4629 psm BrB,BC,P,PR,BW** Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	652,601	26,104,059	10,556,978	16,094,015	20,803,832	23,114,059
60	626,045	25,041,812	9,494,730	15,031,767	19,741,584	22,051,812
80	617,193	24,687,729	9,140,648	14,677,685	19,387,502	21,697,729
100	608,341	24,333,647	8,786,565	14,323,602	19,033,419	21,343,647
120	590,637	23,625,482	8,078,400	13,615,437	18,325,254	20,635,482
140	572,933	22,917,317	7,370,235	12,907,272	17,617,089	19,927,317
160	555,229	22,209,152	6,662,070	12,199,107	16,908,924	19,219,152
180	537,525	21,500,987	5,953,905	11,490,942	16,200,759	18,510,987
200	519,821	20,792,822	5,245,740	10,782,777	15,492,594	17,802,822
220	497,690	19,907,615	4,360,534	9,897,571	14,607,388	16,917,615
240	475,560	19,022,408	3,475,328	9,012,365	13,722,182	16,032,408
260	453,430	18,137,203	2,590,122	8,127,159	12,836,975	15,147,203
280	431,300	17,252,000	1,704,915	7,241,952	11,951,769	14,262,000
300	409,170	16,366,790	819,709	6,356,746	11,066,563	13,376,790
400	387,040	15,481,584	-65,497	5,471,540	10,181,357	12,491,584
500	364,909	14,596,378	-950,703	4,586,334	9,296,150	11,606,378



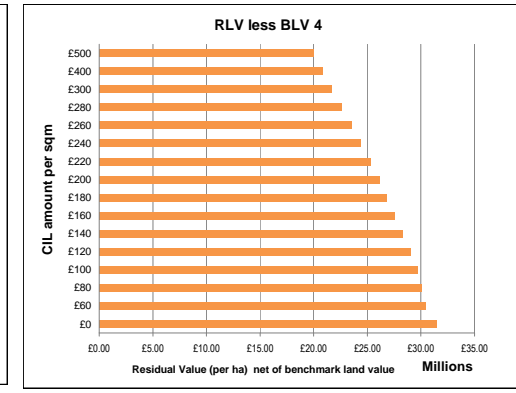
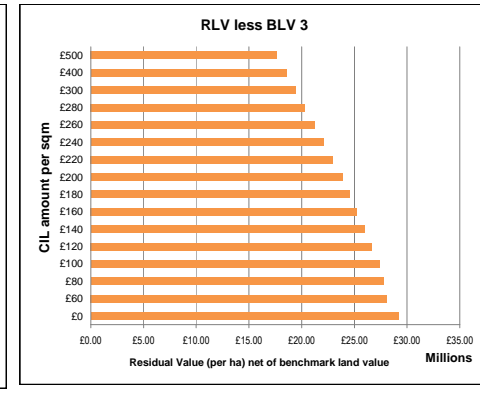
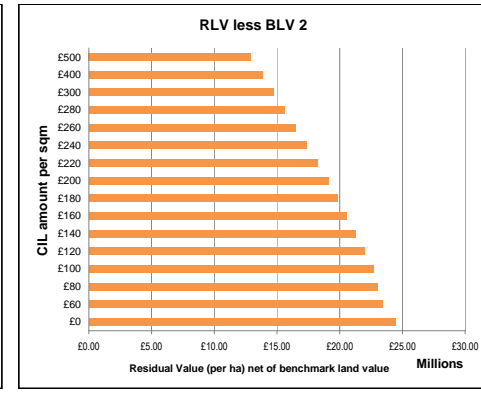
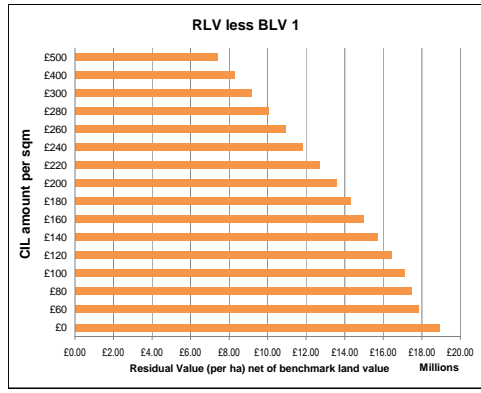
Site type 2 Description: **Area 4 E5059 psm BG,GT,NWC,Step** Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	771,555	30,862,210	15,315,129	20,852,166	25,561,983	27,872,210
60	744,999	29,799,963	14,252,882	19,789,919	24,499,736	26,809,963
80	736,147	29,445,880	13,898,799	19,435,836	24,145,653	26,455,880
100	727,295	29,091,798	13,544,717	19,081,754	23,791,571	26,101,798
120	709,591	28,383,633	12,836,552	18,373,589	23,083,406	25,393,633
140	691,887	27,675,468	12,128,387	17,665,424	22,375,241	24,685,468
160	674,183	26,967,303	11,420,222	16,957,259	21,667,076	23,977,303
180	656,478	26,259,138	10,712,057	16,249,094	20,958,911	23,269,138
200	638,774	25,550,973	10,003,892	15,540,929	20,250,746	22,560,973
220	616,644	24,665,767	9,118,685	14,655,723	19,365,539	21,675,767
240	594,514	23,780,561	8,233,479	13,770,516	18,480,333	20,790,561
260	572,384	22,895,354	7,348,273	12,885,310	17,595,127	19,905,354
280	550,254	22,010,148	6,463,067	12,000,104	16,709,921	19,020,148
300	528,124	21,124,942	5,577,860	11,114,898	15,824,714	18,134,942
400	505,993	20,239,736	4,692,654	10,229,691	14,939,508	17,249,736
500	483,863	19,354,529	3,807,448	9,344,485	14,054,302	16,364,529



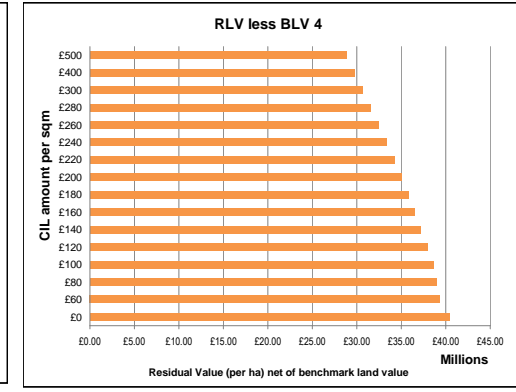
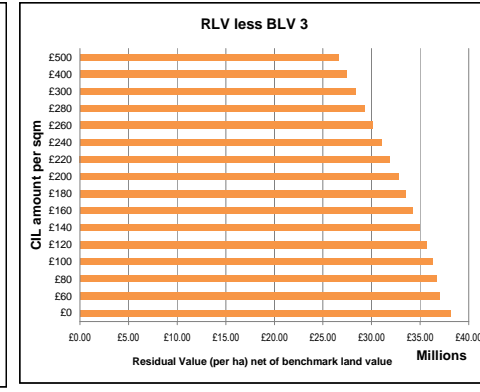
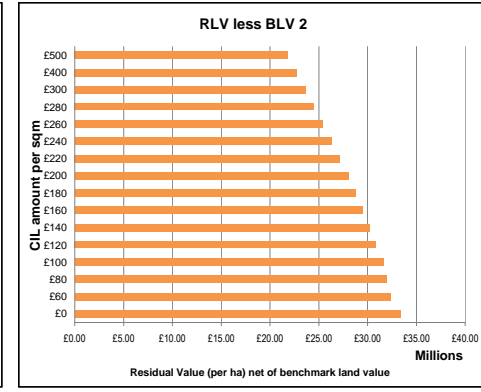
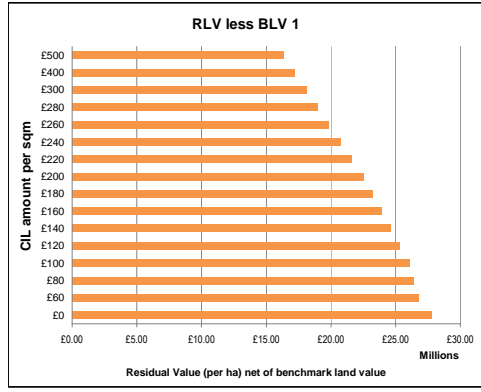
Site type 2 Description: **Area 5 E382 psm Shad,SWC, E14 7** Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	860,771	34,430,824	18,883,743	24,420,780	29,130,597	31,440,824
60	834,214	33,368,577	17,821,495	23,358,532	28,068,349	30,378,577
80	825,362	33,014,494	17,467,413	23,004,450	27,714,267	30,024,494
100	816,510	32,660,412	17,113,330	22,650,367	27,360,184	29,670,412
120	798,806	31,952,247	16,405,165	21,942,202	26,652,019	28,962,247
140	781,102	31,244,082	15,697,000	21,234,037	25,943,854	28,254,082
160	763,398	30,535,917	14,988,835	20,525,872	25,235,689	27,545,917
180	745,694	29,827,752	14,280,670	19,817,707	24,527,524	26,837,752
200	727,990	29,119,587	13,572,505	19,109,542	23,819,359	26,129,587
220	705,860	28,234,380	12,687,299	18,224,336	22,934,153	25,244,380
240	683,729	27,349,174	11,802,093	17,339,130	22,048,947	24,359,174
260	661,599	26,463,968	10,916,887	16,453,924	21,163,740	23,473,968
280	639,469	25,578,762	10,031,680	15,568,717	20,278,534	22,588,762
300	617,339	24,693,555	9,146,474	14,683,511	19,393,328	21,703,555
400	595,209	23,808,349	8,261,268	13,798,305	18,508,122	20,818,349
500	573,079	22,923,143	7,376,062	12,913,099	17,622,915	19,933,143



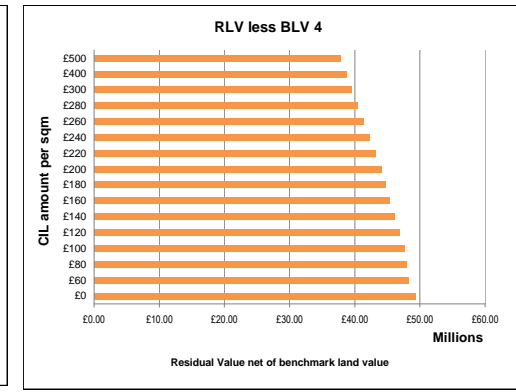
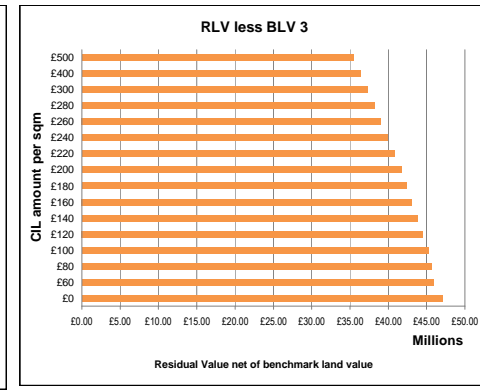
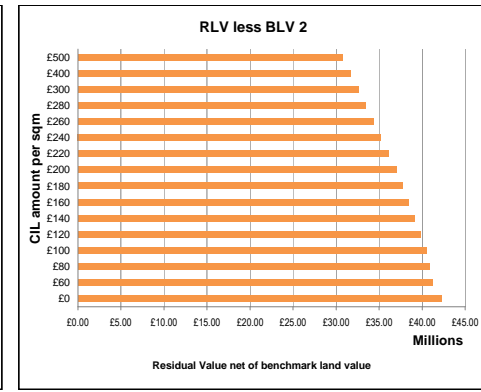
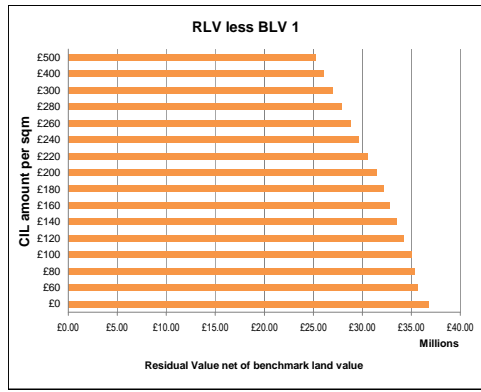
Site type 2 Description: **Area 6 E6189 psm Lime,WoD,Shore** Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,083,809	43,352,358	27,805,277	33,342,314	38,052,131	40,362,358
60	1,057,253	42,290,111	26,743,029	32,280,066	36,989,883	39,300,111
80	1,048,401	41,936,028	26,388,947	31,925,984	36,635,801	38,946,028
100	1,039,549	41,581,946	26,034,864	31,571,901	36,281,718	38,591,946
120	1,021,845	40,873,781	25,326,699	30,863,736	35,573,553	37,883,781
140	1,004,140	40,165,616	24,618,534	30,155,571	34,865,388	37,175,616
160	986,436	39,457,451	23,910,369	29,447,406	34,157,223	36,467,451
180	968,732	38,749,286	23,202,204	28,739,241	33,449,058	35,759,286
200	951,028	38,041,121	22,494,039	28,031,076	32,740,893	35,051,121
220	928,898	37,155,914	21,608,833	27,145,870	31,855,687	34,165,914
240	906,768	36,270,708	20,723,627	26,260,664	30,970,481	33,280,708
260	884,638	35,385,502	19,838,421	25,375,458	30,085,274	32,395,502
280	862,507	34,500,296	18,953,214	24,490,251	29,200,068	31,510,296
300	840,377	33,615,089	18,068,008	23,605,045	28,314,862	30,625,089
400	818,247	32,729,883	17,182,802	22,719,839	27,429,656	29,739,883
500	796,117	31,844,677	16,297,596	21,834,633	26,544,449	28,854,677



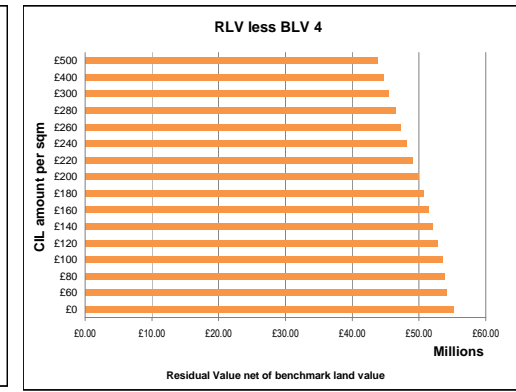
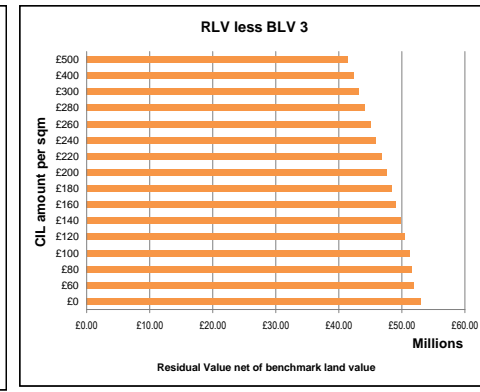
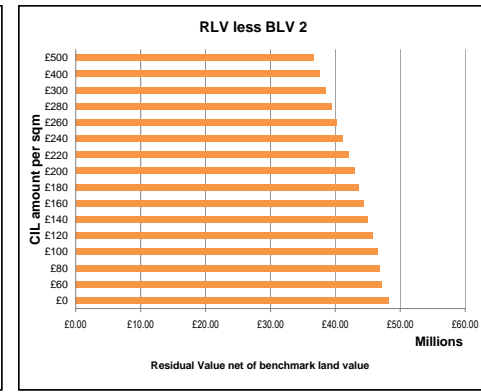
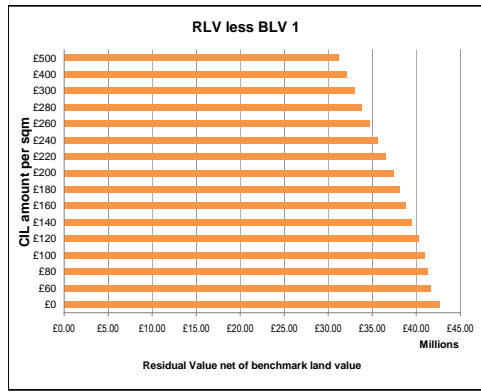
Site type 2 Description: **Area 7 E6997 psm Spitalfields** Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,306,847	52,273,892	36,726,811	42,263,848	46,973,665	49,283,892
60	1,280,291	51,211,645	35,664,563	41,201,600	45,911,417	48,221,645
80	1,271,439	50,857,562	35,310,481	40,847,518	45,557,335	47,867,562
100	1,262,587	50,503,480	34,956,398	40,493,435	45,203,252	47,513,480
120	1,244,883	49,795,315	34,248,233	39,785,270	44,495,087	46,805,315
140	1,227,179	49,087,150	33,540,068	39,077,105	43,786,922	46,097,150
160	1,209,475	48,378,985	32,831,903	38,368,940	43,078,757	45,388,985
180	1,191,770	47,670,820	32,123,738	37,660,775	42,370,592	44,680,820
200	1,174,066	46,962,655	31,415,573	36,952,610	41,662,427	43,972,655
220	1,151,936	46,077,448	30,530,367	36,067,404	40,777,221	43,087,448
240	1,129,806	45,192,242	29,645,161	35,182,198	39,892,015	42,202,242
260	1,107,676	44,307,036	28,759,955	34,296,992	39,006,808	41,317,036
280	1,085,546	43,421,830	27,874,748	33,411,785	38,121,602	40,431,830
300	1,063,416	42,536,623	26,989,542	32,526,579	37,236,396	39,546,623
400	1,041,285	41,651,417	26,104,336	31,641,373	36,351,190	38,661,417
500	1,019,155	40,766,211	25,219,130	30,756,167	35,465,983	37,776,211



Site type 2 Description: **Area 8 E7535 psm CW,AI,TL,SKD,Wap** Site area: 0.03 ha

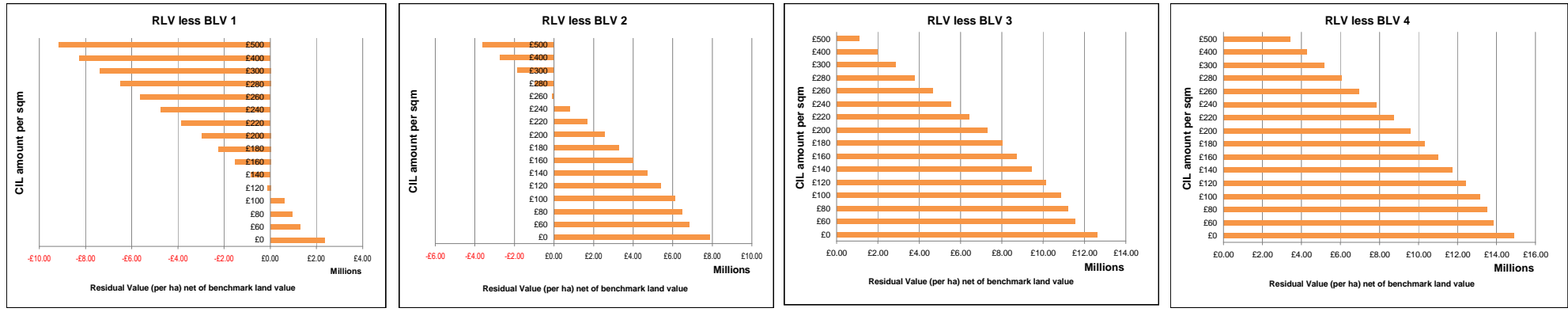
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,455,540	58,221,581	42,674,500	48,211,537	52,921,354	55,231,581
60	1,428,983	57,159,334	41,612,253	47,149,290	51,859,107	54,169,334
80	1,420,131	56,805,251	41,258,170	46,795,207	51,505,024	53,815,251
100	1,411,279	56,451,169	40,904,088	46,441,125	51,150,942	53,461,169
120	1,393,575	55,743,004	40,195,923	45,732,960	50,442,777	52,753,004
140	1,375,871	55,034,839	39,487,758	45,024,795	49,734,612	52,044,839
160	1,358,167	54,326,674	38,779,593	44,316,630	49,026,447	51,336,674
180	1,340,463	53,618,509	38,071,428	43,608,465	48,318,282	50,628,509
200	1,322,759	52,910,344	37,363,263	42,900,300	47,610,117	49,920,344
220	1,300,628	52,025,138	36,478,056	42,015,093	46,724,910	49,035,138
240	1,278,498	51,139,931	35,592,850	41,129,887	45,839,704	48,149,931
260	1,256,368	50,254,725	34,707,644	40,244,681	44,954,498	47,264,725
280	1,234,238	49,369,519	33,822,438	39,359,475	44,069,292	46,379,519
300	1,212,108	48,484,313	32,937,231	38,474,268	43,184,085	45,494,313
400	1,189,978	47,599,106	32,052,025	37,589,062	42,298,879	44,609,106
500	1,167,848	46,713,900	31,166,819	36,703,856	41,413,673	43,723,900



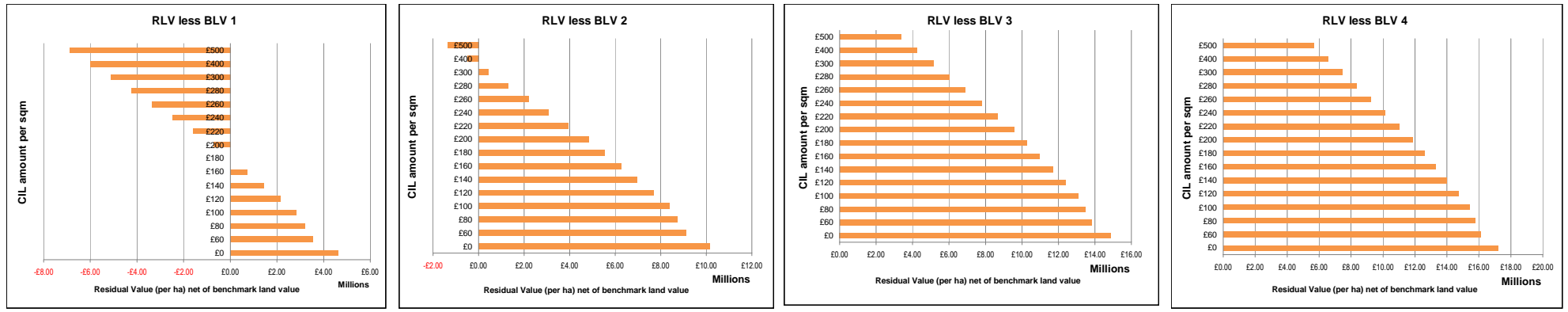
CIL Viability	LB Tower Hamlets	Benchmark Land Values (per net developable ha)			
SITE TYPE	2	BLV1	BLV2	BLV3	BLV4
3 UNITS		Offices (higher)	Offices (lower)	Industrial/WH	Community uses
FLATS		£15,547,081	£10,010,044	£5,300,227	£2,990,000
120 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	-5% Sales value inflation			
Aff Hsg:	4 on private	Build cost inflation			

Note on Benchmark land values:
 "Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

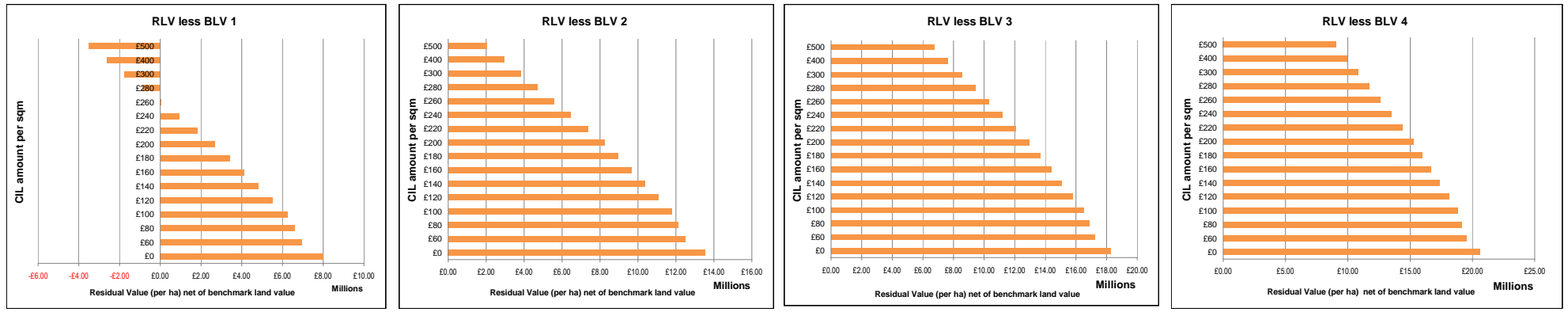
Site type 2	Description:	Area 1	£4090 psm	CT.Fish.Bow.Mile	Site area:	0.03 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	447,406	17,896,248	2,349,166	7,886,204	12,596,020	14,906,248
60	420,850	16,834,000	1,286,919	6,823,956	11,533,773	13,844,000
80	411,998	16,479,918	932,836	6,469,874	11,179,690	13,489,918
100	403,146	16,125,835	578,754	6,115,791	10,825,608	13,135,835
120	385,442	15,417,670	-129,411	5,407,626	10,117,443	12,427,670
140	367,738	14,709,505	-837,576	4,699,461	9,409,278	11,719,505
160	350,034	14,001,340	-1,545,741	3,991,296	8,701,113	11,011,340
180	332,329	13,293,175	-2,253,906	3,283,131	7,992,948	10,303,175
200	314,625	12,585,010	-2,962,071	2,574,966	7,284,783	9,595,010
220	292,495	11,699,804	-3,847,277	1,689,760	6,399,577	8,709,804
240	270,365	10,814,598	-4,732,484	804,554	5,514,370	7,824,598
260	248,235	9,929,391	-5,617,690	-80,653	4,629,164	6,939,391
280	226,105	9,044,185	-6,502,896	-965,859	3,743,958	6,054,185
300	203,974	8,158,979	-7,388,102	-1,851,065	2,858,752	5,168,979
400	181,844	7,273,773	-8,273,309	-2,736,271	1,973,545	4,283,773
500	159,714	6,388,567	-9,158,515	-3,621,478	1,088,339	3,398,567



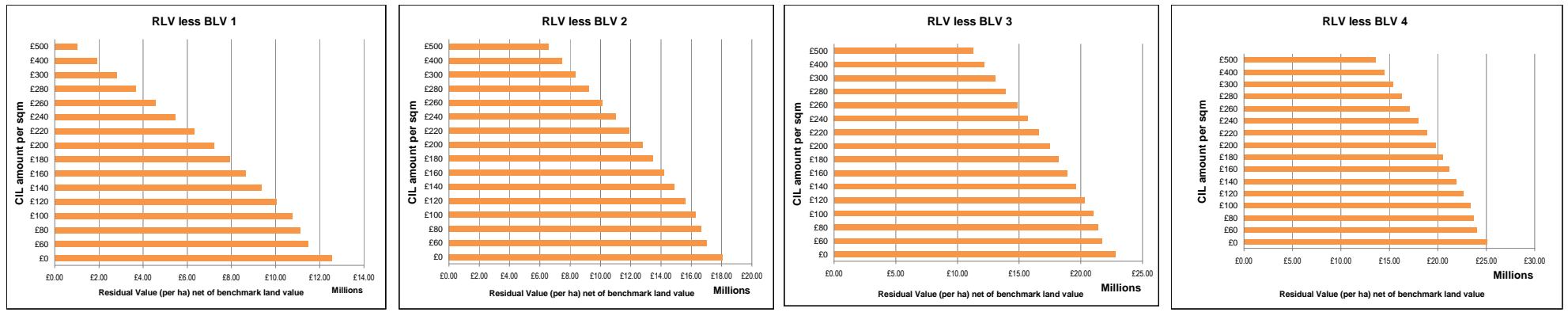
Site type 2	Description:	Area 2	£4306 psm	S IoD	Site area:	0.03 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	503,909	20,156,370	4,609,288	10,146,325	14,856,142	17,166,370
60	477,353	19,094,122	3,547,041	9,084,078	13,793,895	16,104,122
80	468,501	18,740,040	3,192,958	8,729,995	13,439,812	15,750,040
100	459,649	18,385,957	2,838,876	8,375,913	13,085,730	15,395,957
120	441,945	17,677,792	2,130,711	7,667,748	12,377,565	14,687,792
140	424,241	16,969,627	1,422,546	6,959,583	11,669,400	13,979,627
160	406,537	16,261,462	714,381	6,251,418	10,961,235	13,271,462
180	388,832	15,553,297	6,216	5,543,253	10,253,070	12,563,297
200	371,128	14,845,132	-701,949	4,835,088	9,544,905	11,855,132
220	348,998	13,959,926	-1,587,155	3,949,882	8,659,699	10,969,926
240	326,868	13,074,720	-2,472,362	3,064,675	7,774,492	10,084,720
260	304,738	12,189,513	-3,357,568	2,179,469	6,889,286	9,199,513
280	282,608	11,304,307	-4,242,774	1,294,263	6,004,080	8,314,307
300	260,478	10,419,101	-5,127,980	409,057	5,118,874	7,429,101
400	238,347	9,533,895	-6,013,187	-476,150	4,233,667	6,543,895
500	216,217	8,648,688	-6,898,393	-1,361,356	3,348,461	5,658,688



Site type 2	Description:	Area 3	£4629 psm	BrB,BC,P,PR,BW	Site area:	0.03 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	588,664	23,546,553	7,999,471	13,536,508	18,246,325	20,556,553
60	562,108	22,484,305	6,937,224	12,474,261	17,184,078	19,494,305
80	553,256	22,130,223	6,583,141	12,120,178	16,829,995	19,140,223
100	544,404	21,776,140	6,229,059	11,766,096	16,475,913	18,786,140
120	526,699	21,067,975	5,520,894	11,057,931	15,767,748	18,077,975
140	508,995	20,359,810	4,812,729	10,349,766	15,059,583	17,369,810
160	491,291	19,651,645	4,104,564	9,641,601	14,351,418	16,661,645
180	473,587	18,943,480	3,396,399	8,933,436	13,643,253	15,953,480
200	455,883	18,235,315	2,688,234	8,225,271	12,935,088	15,245,315
220	433,753	17,350,109	1,803,028	7,340,065	12,049,881	14,360,109
240	411,623	16,464,903	917,821	6,454,858	11,164,675	13,474,903
260	389,492	15,579,696	32,615	5,569,652	10,279,469	12,589,696
280	367,362	14,694,490	-852,591	4,684,446	9,394,263	11,704,490
300	345,232	13,809,284	-1,737,797	3,799,240	8,509,056	10,819,284
400	323,102	12,924,078	-2,623,004	2,914,033	7,623,850	9,934,078
500	300,972	12,038,871	-3,508,210	2,028,827	6,738,644	9,048,871

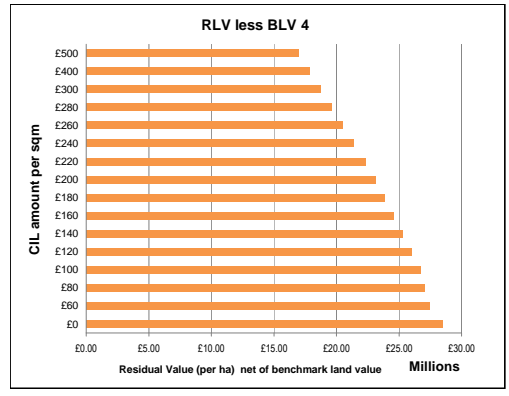
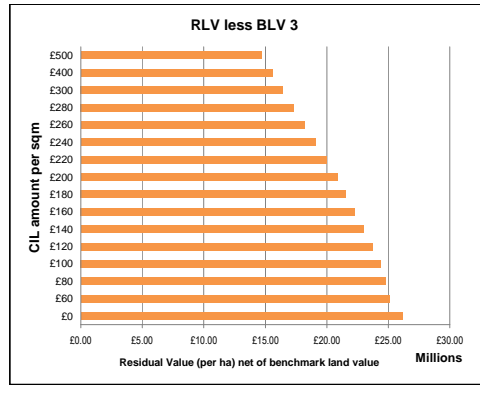
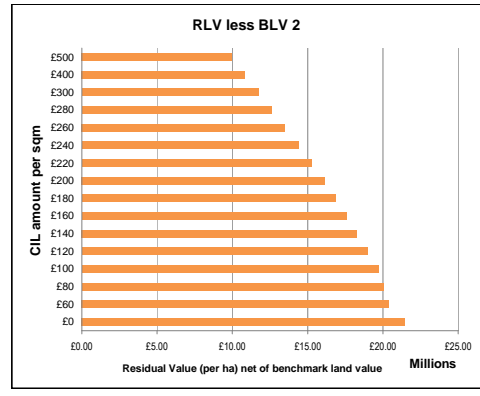
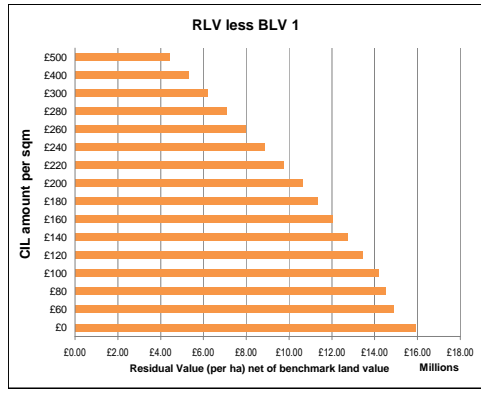


Site type 2	Description:	Area 4	£5059 psm	BG,GT,NWC,Step	Site area:	0.03 ha
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	701,670	28,066,797	12,519,715	18,056,752	22,766,569	25,076,797
60	675,114	27,004,549	11,457,468	16,994,505	21,704,322	24,014,549
80	666,262	26,650,467	11,103,385	16,640,422	21,350,239	23,660,467
100	657,410	26,296,384	10,749,303	16,286,340	20,996,157	23,306,384
120	639,705	25,588,219	10,041,138	15,578,175	20,287,992	22,598,219
140	622,001	24,880,054	9,332,973	14,870,010	19,579,827	21,890,054
160	604,297	24,171,889	8,624,808	14,161,845	18,871,662	21,181,889
180	586,593	23,463,724	7,916,643	13,453,680	18,163,497	20,473,724
200	568,889	22,755,559	7,208,478	12,745,515	17,455,332	19,765,559
220	546,759	21,870,353	6,323,272	11,860,309	16,570,125	18,880,353
240	524,629	20,985,147	5,438,065	10,975,102	15,684,919	17,995,147
260	502,499	20,099,940	4,552,859	10,089,896	14,799,713	17,109,940
280	480,368	19,214,734	3,667,653	9,204,690	13,914,507	16,224,734
300	458,238	18,329,528	2,782,447	8,319,484	13,029,300	15,339,528
400	436,108	17,444,322	1,897,240	7,434,277	12,144,094	14,454,322
500	413,978	16,559,115	1,012,034	6,549,071	11,258,888	13,569,115



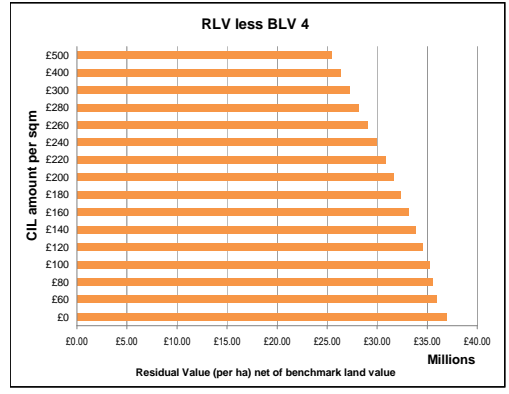
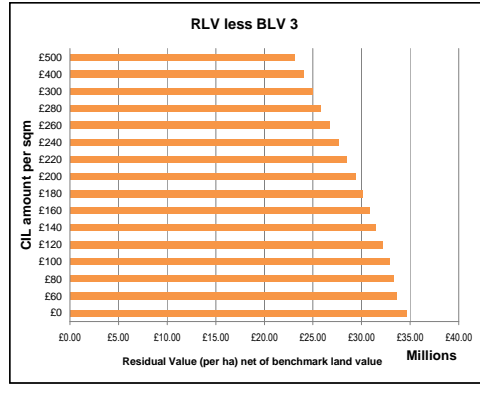
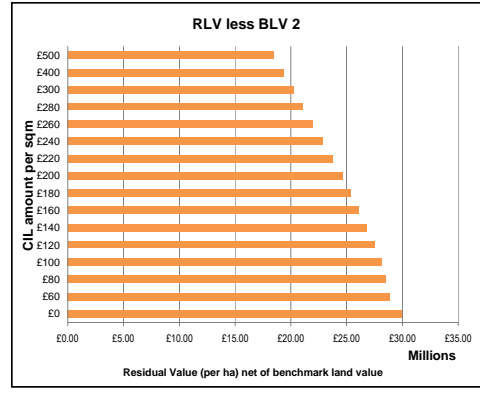
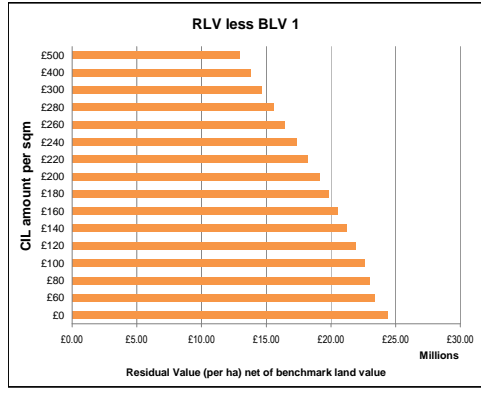
Site type 2 Description: **Area 5** £382 psm Shad,SWC, E14 7 Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	786,424	31,456,979	15,909,898	21,446,935	26,156,752	28,466,979
60	759,868	30,394,732	14,847,651	20,384,688	25,094,505	27,404,732
80	751,016	30,040,649	14,493,568	20,030,605	24,740,422	27,050,649
100	742,164	29,686,567	14,139,486	19,676,523	24,386,340	26,696,567
120	724,460	28,978,402	13,431,321	18,968,358	23,678,175	25,988,402
140	706,756	28,270,237	12,723,156	18,260,193	22,970,010	25,280,237
160	689,052	27,562,072	12,014,991	17,552,028	22,261,845	24,572,072
180	671,348	26,853,907	11,306,826	16,843,863	21,553,680	23,863,907
200	653,644	26,145,742	10,598,661	16,135,698	20,845,515	23,155,742
220	635,940	25,437,577	9,890,506	15,427,533	20,137,350	22,447,577
240	609,383	24,375,329	8,828,248	14,365,285	19,075,102	21,385,329
260	587,253	23,490,123	7,943,042	13,480,079	18,189,896	20,500,123
280	565,123	22,604,917	7,057,836	12,594,873	17,304,690	19,614,917
300	542,993	21,719,711	6,172,629	11,709,666	16,419,483	18,729,711
400	520,863	20,834,504	5,287,423	10,824,460	15,534,277	17,844,504
500	498,732	19,949,298	4,402,217	9,939,254	14,649,071	16,959,298



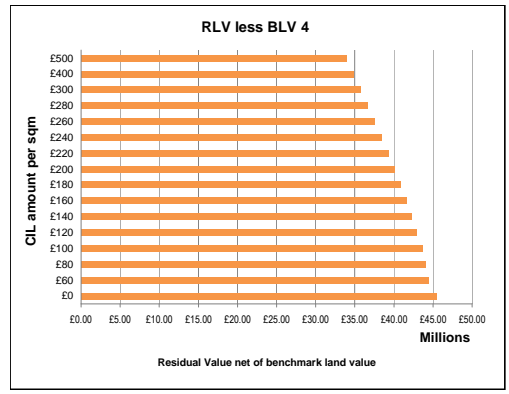
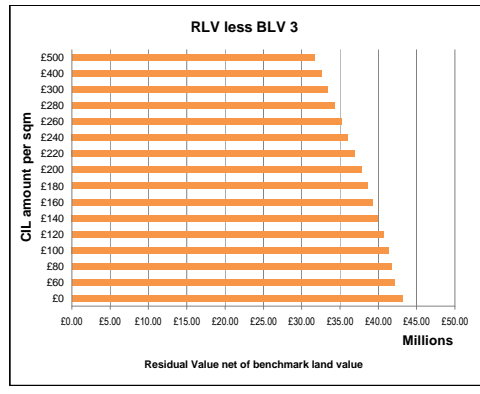
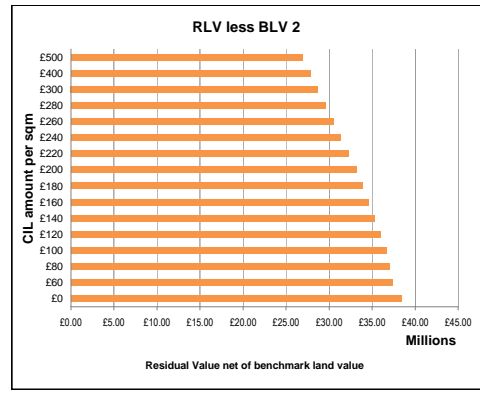
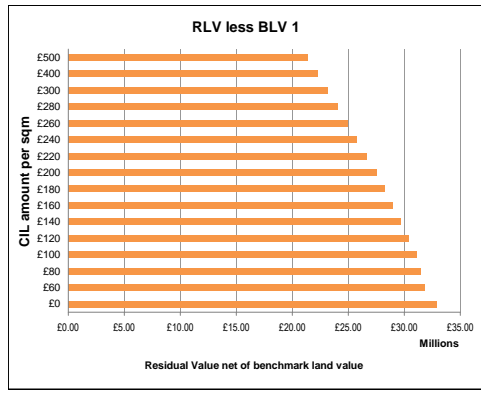
Site type 2 Description: **Area 6** £6189 psm Lime, WoD, Shore Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	998,311	39,932,437	24,385,355	29,922,393	34,632,209	36,942,437
60	971,755	38,870,189	23,323,108	28,860,145	33,569,962	35,880,189
80	962,903	38,516,107	22,969,025	28,506,063	33,215,879	35,526,107
100	954,051	38,162,024	22,614,943	28,151,980	32,861,797	35,172,024
120	936,346	37,453,859	21,906,778	27,443,815	32,153,632	34,463,859
140	918,642	36,745,694	21,198,613	26,735,650	31,445,467	33,755,694
160	900,938	36,037,529	20,490,448	26,027,485	30,737,302	33,047,529
180	883,234	35,329,364	19,782,283	25,319,320	30,029,137	32,339,364
200	865,530	34,621,199	19,074,118	24,611,155	29,320,972	31,631,199
220	843,400	33,735,993	18,188,912	23,725,949	28,435,766	30,745,993
240	821,270	32,850,787	17,303,706	22,840,743	27,550,559	29,860,787
260	799,140	31,965,580	16,418,499	21,955,536	26,665,353	28,975,580
280	777,009	31,080,374	15,533,293	21,070,330	25,780,147	28,090,374
300	754,879	30,195,168	14,648,087	20,185,124	24,894,941	27,205,168
400	732,749	29,309,962	13,762,880	19,299,918	24,009,734	26,319,962
500	710,619	28,424,755	12,877,674	18,414,711	23,124,528	25,434,755



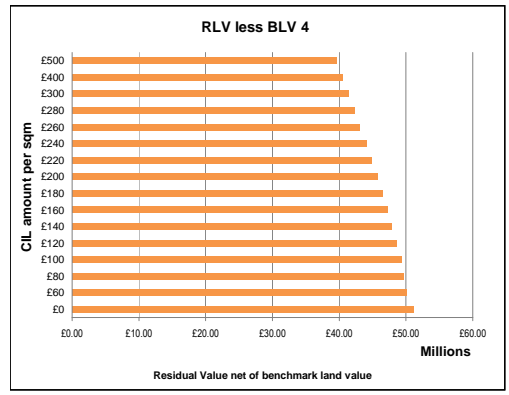
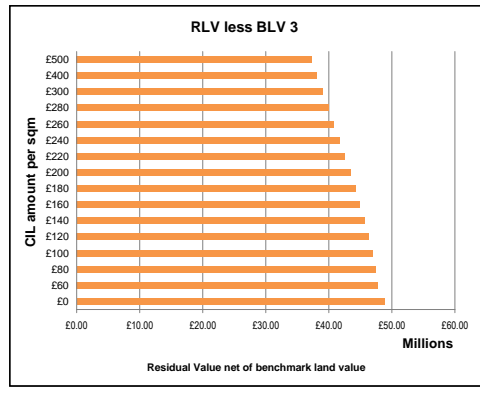
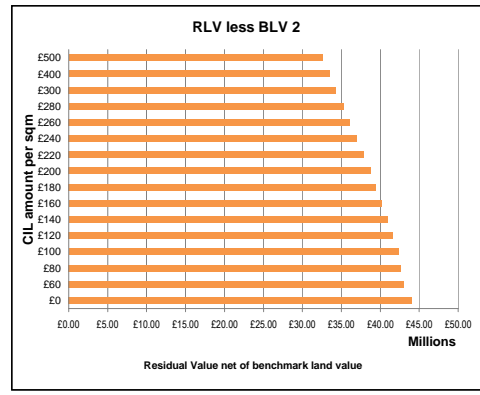
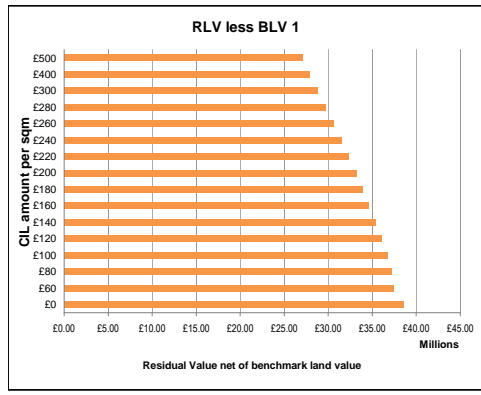
Site type 2 Description: **Area 7** £5997 psm Spitalfields Site area: 0.03 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,210,197	48,407,894	32,860,813	38,397,850	43,107,667	45,417,894
60	1,183,641	47,345,647	31,798,565	37,336,602	42,046,419	44,356,647
80	1,174,789	46,991,564	31,444,483	36,982,520	41,692,337	44,002,564
100	1,165,937	46,637,482	31,090,400	36,628,437	41,338,254	43,648,482
120	1,148,233	45,929,317	30,382,235	35,919,272	40,629,089	42,939,317
140	1,130,529	45,221,152	29,674,070	35,211,107	39,920,924	42,231,152
160	1,112,825	44,512,987	28,965,905	34,502,942	39,212,759	41,522,987
180	1,095,121	43,804,822	28,257,740	33,794,777	38,504,594	40,814,822
200	1,077,416	43,096,657	27,549,575	33,086,612	37,796,429	40,106,657
220	1,059,712	42,388,492	26,841,410	32,378,447	37,088,264	39,398,492
240	1,033,156	41,326,244	25,779,163	31,316,200	36,026,017	38,336,244
260	1,011,026	40,441,038	24,893,957	30,430,994	35,140,810	37,451,038
280	988,896	39,555,832	24,008,750	29,545,787	34,255,604	36,565,832
300	966,766	38,670,625	23,123,544	28,660,581	33,370,398	35,680,625
400	944,635	37,785,419	22,238,338	27,775,375	32,485,192	34,795,419
500	922,505	36,900,213	21,353,132	26,890,169	31,599,985	33,910,213



Site type 2 Description: **Area 8** £7535 psm CW,AI,TL,SKD,Wap Site area: 0.03 ha

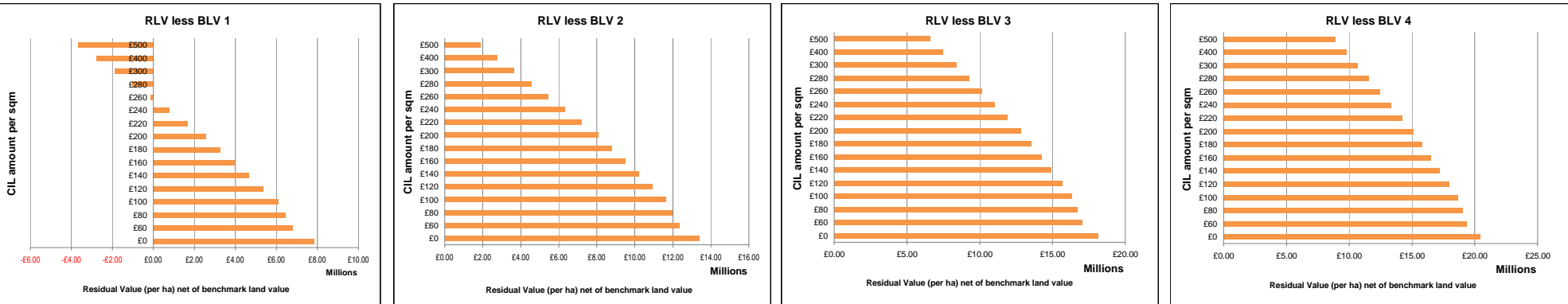
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,351,455	54,058,199	38,511,118	44,048,155	48,757,972	51,068,199
60	1,324,899	52,995,951	37,448,870	42,985,907	47,695,724	50,005,951
80	1,316,047	52,641,869	37,094,788	42,631,825	47,341,642	49,651,869
100	1,307,195	52,287,786	36,740,705	42,277,742	46,987,559	49,297,786
120	1,289,491	51,579,621	36,032,540	41,569,577	46,279,394	48,589,621
140	1,271,786	50,871,456	35,324,375	40,861,412	45,571,229	47,881,456
160	1,254,082	50,163,291	34,616,210	40,153,247	44,863,064	47,173,291
180	1,236,378	49,455,126	33,908,045	39,445,082	44,154,899	46,465,126
200	1,218,674	48,746,961	33,199,880	38,736,917	43,446,734	45,756,961
220	1,196,544	47,861,755	32,314,674	37,851,711	42,561,528	44,871,755
240	1,174,414	46,976,549	31,429,468	36,966,505	41,676,322	43,986,549
260	1,152,284	46,091,343	30,544,261	36,081,298	40,791,115	43,101,343
280	1,130,153	45,206,136	29,659,055	35,196,092	39,905,909	42,216,136
300	1,108,023	44,320,930	28,773,849	34,310,886	39,020,703	41,330,930
400	1,085,893	43,435,724	27,888,643	33,425,680	38,135,497	40,445,724
500	1,063,763	42,550,518	27,003,436	32,540,473	37,250,290	39,560,518



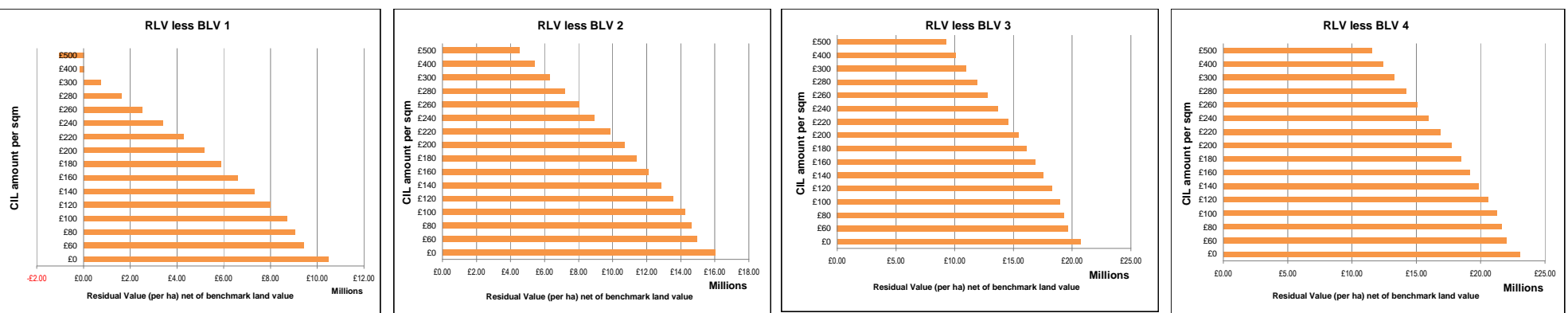
CIL Viability LB Tower Hamlets		Benchmark Land Values (per net developable ha)			
SITE TYPE 2		BLV1 Offices (higher) £15,547,081	BLV2 Offices (lower) £10,010,044	BLV3 Industrial/WH £5,300,227	BLV4 Community uses £2,990,000
3 UNITS					
FLATS					
120 UPH	Net area as percentage of gross	100%			
CSH level: 4 on AH		10%	Sales value inflation		
4 on private		5%	Build cost inflation		
Aff Hsg:					

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNP/PPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

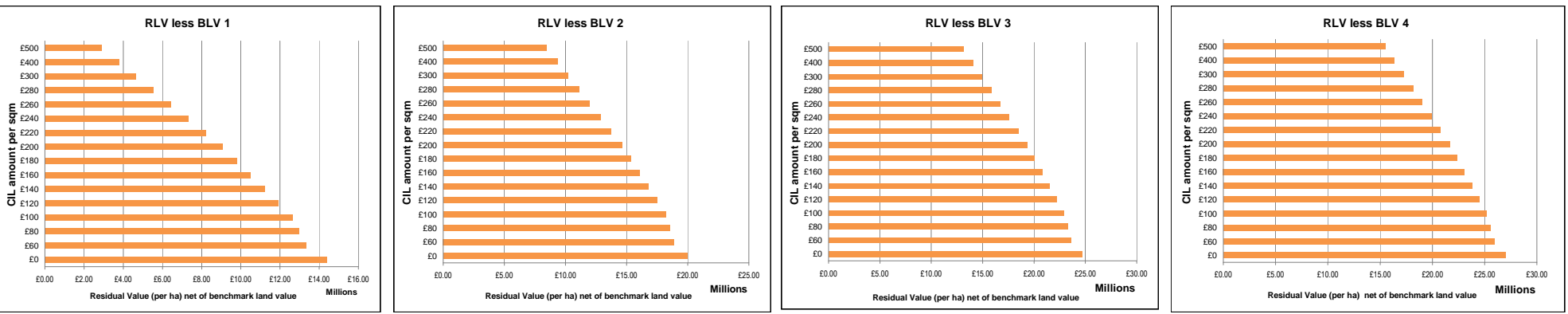
Site type 2 Description:	Area 1	£4090 psm CT,Fish,Bow,Mile	Site area:	0.03 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	584,951	23,398,056	7,850,975	13,388,012	18,097,829	20,408,056
60	558,395	22,335,809	6,788,728	12,325,765	17,035,581	19,345,809
80	549,543	21,981,726	6,434,645	11,971,682	16,681,499	18,991,726
100	540,691	21,627,644	6,080,563	11,617,600	16,327,416	18,637,644
120	522,987	20,919,479	5,372,398	10,909,435	15,619,251	17,929,479
140	505,283	20,211,314	4,664,233	10,201,270	14,911,086	17,221,314
160	487,579	19,503,149	3,956,068	9,493,105	14,202,921	16,513,149
180	469,875	18,794,984	3,247,903	8,784,940	13,494,756	15,804,984
200	452,170	18,086,819	2,539,738	8,076,775	12,786,591	15,096,819
220	430,040	17,201,613	1,654,531	7,191,568	11,901,385	14,211,613
240	407,910	16,316,406	769,325	6,306,362	11,016,179	13,326,406
260	385,780	15,431,200	-	5,421,156	10,130,973	12,441,200
280	363,650	14,545,994	-1,001,087	4,535,950	9,245,766	11,555,994
300	341,520	13,660,788	-1,886,294	3,650,743	8,360,560	10,670,788
400	319,390	12,775,581	-2,771,500	2,765,537	7,475,354	9,785,581
500	297,259	11,890,375	-3,656,706	1,880,331	6,590,148	8,900,375



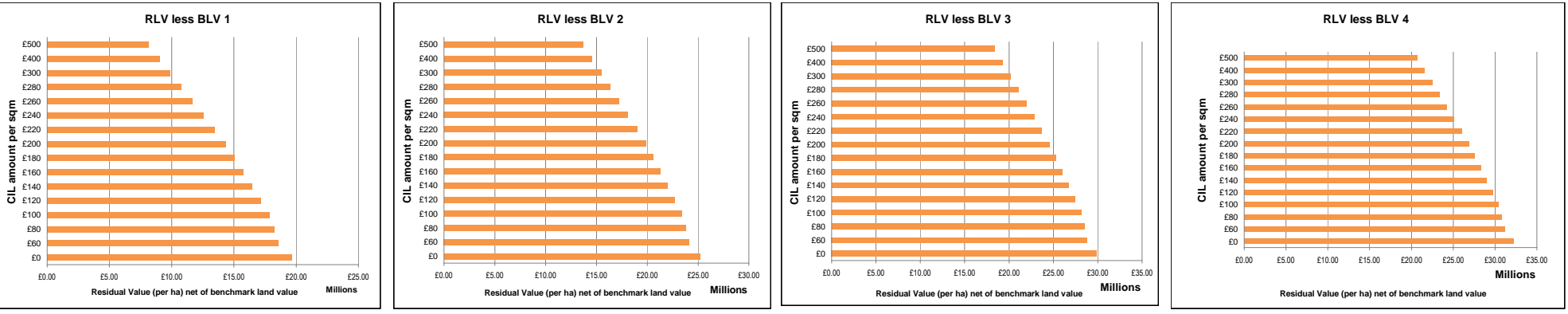
Site type 2 Description:	Area 2	£4306 psm S IoD	Site area:	0.03 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	650,376	26,015,040	10,467,958	16,004,995	20,714,812	23,025,040
60	623,820	24,952,792	9,405,711	14,942,748	19,652,565	21,962,792
80	614,968	24,598,710	9,051,628	14,588,665	19,298,482	21,608,710
100	606,116	24,244,627	8,697,546	14,234,583	18,944,400	21,254,627
120	588,412	23,536,462	7,989,381	13,526,418	18,236,235	20,546,462
140	570,707	22,828,297	7,281,216	12,818,253	17,528,070	19,838,297
160	553,003	22,120,132	6,573,051	12,110,088	16,819,905	19,130,132
180	535,299	21,411,967	5,864,886	11,401,923	16,111,740	18,421,967
200	517,595	20,703,802	5,156,721	10,693,758	15,403,575	17,713,802
220	499,891	19,995,637	4,448,556	9,985,600	14,695,410	17,005,637
240	482,187	19,287,472	3,740,391	9,277,435	13,987,245	16,297,472
260	464,483	18,579,307	3,032,226	8,569,270	13,279,080	15,589,307
280	446,779	17,871,142	2,324,061	7,861,105	12,570,915	14,881,142
300	429,075	17,162,977	1,615,896	7,152,940	11,862,750	14,172,977
400	406,944	16,277,771	730,690	6,267,727	10,977,544	13,287,771
500	384,814	15,392,565	-154,517	5,382,520	10,092,337	12,402,565
500	362,684	14,507,358	-1,039,723	4,497,314	9,207,131	11,517,358



Site type 2 Description:	Area 3	£4629 psm Br,B,BC,P,PR,BW	Site area:	0.03 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	748,513	29,940,515	14,393,433	19,930,470	24,640,287	26,950,515
60	721,957	28,878,267	13,331,186	18,868,223	23,578,040	25,888,267
80	713,105	28,524,185	12,977,103	18,514,140	23,223,957	25,534,185
100	704,253	28,170,102	12,623,021	18,160,058	22,869,875	25,180,102
120	686,548	27,461,937	11,914,856	17,451,893	22,161,710	24,471,937
140	668,844	26,753,772	11,206,691	16,743,728	21,453,545	23,763,772
160	651,140	26,045,607	10,498,526	16,035,563	20,745,380	23,055,607
180	633,436	25,337,442	9,790,361	15,327,398	20,037,215	22,347,442
200	615,732	24,629,277	9,082,196	14,619,233	19,329,050	21,639,277
220	598,028	23,921,112	8,374,031	13,911,068	18,620,885	20,931,112
240	580,324	23,212,947	7,665,866	13,202,903	17,912,720	20,222,947
260	562,620	22,504,782	6,957,701	12,494,738	17,203,565	19,514,782
280	544,916	21,796,617	6,249,536	11,786,573	16,495,410	18,806,617
300	527,212	21,088,452	5,541,371	11,078,408	15,786,255	18,098,452
400	505,081	20,203,246	4,656,165	10,193,202	14,903,019	17,213,246
500	482,951	19,318,040	3,770,959	9,307,995	14,017,812	16,328,040
500	460,821	18,432,833	2,885,752	8,422,789	13,132,606	15,442,833

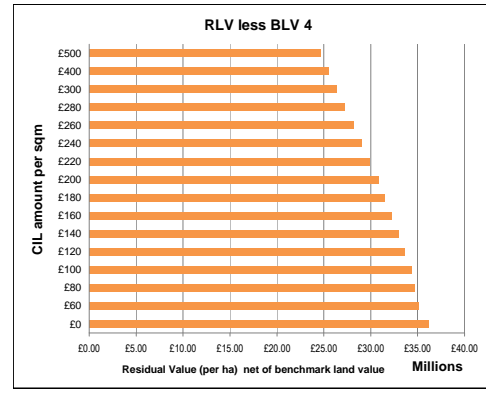
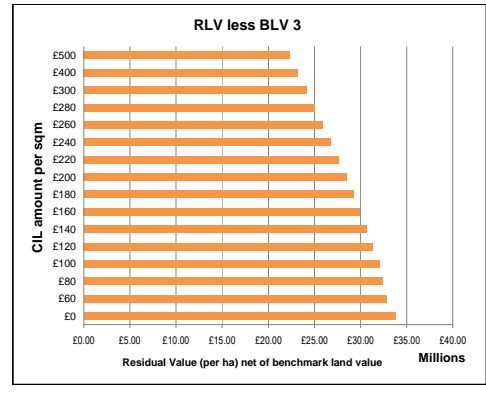
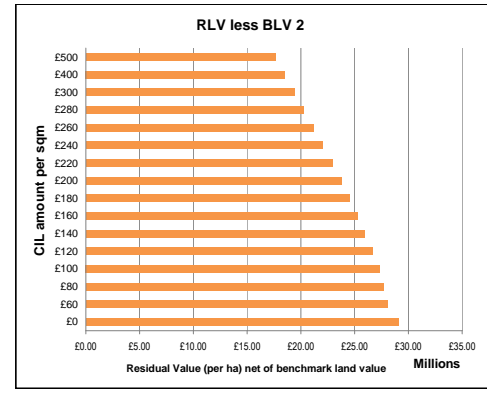
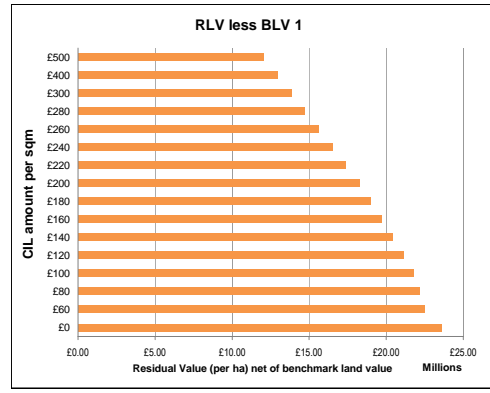


Site type 2 Description:	Area 4	£5059 psm BG,GT,NWC,Step	Site area:	0.03 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	879,362	35,174,481	19,627,400	25,164,437	29,874,254	32,184,481
60	852,806	34,112,234	18,565,153	24,102,190	28,812,006	31,122,234
80	843,954	33,758,151	18,211,070	23,748,107	28,457,924	30,768,151
100	835,102	33,404,069	17,856,988	23,394,025	28,103,841	30,414,069
120	817,398	32,695,904	17,148,823	22,685,860	27,395,676	29,705,904
140	799,693	31,987,739	16,440,658	21,977,695	26,687,511	28,997,739
160	781,989	31,279,574	15,732,493	21,269,530	25,979,346	28,289,574
180	764,285	30,571,409	15,024,328	20,561,365	25,271,181	27,581,409
200	746,581	29,863,244	14,316,163	19,853,200	24,563,016	26,873,244
220	728,877	29,155,079	13,608,000	19,145,035	23,854,851	26,165,079
240	711,173	28,446,914	12,900,835	18,436,870	23,146,686	25,456,914
260	693,469	27,738,749	12,192,670	17,728,705	22,438,521	24,748,749
280	675,765	27,030,584	11,484,505	17,020,540	21,730,356	24,040,584
300	658,061	26,322,419	10,776,340	16,312,375	21,022,191	23,332,419
400	635,930	25,437,213	9,890,131	15,427,168	20,136,985	22,447,213
500	613,800	24,552,006	9,004,925	14,541,962	19,251,779	21,562,006
500	591,670	23,666,800	8,119,719	13,656,756	18,366,573	20,676,800



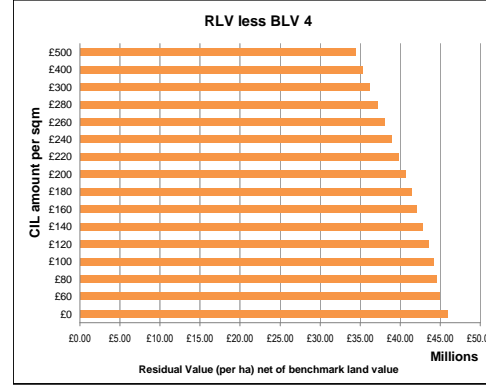
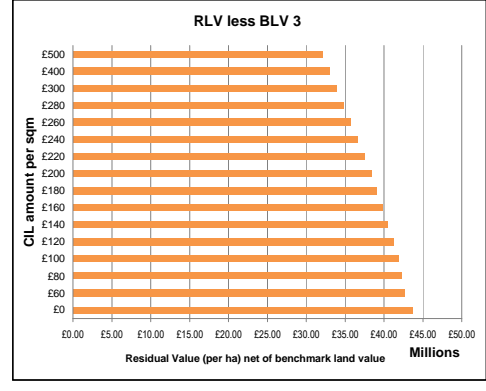
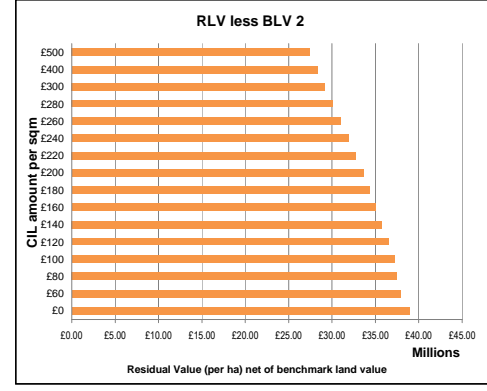
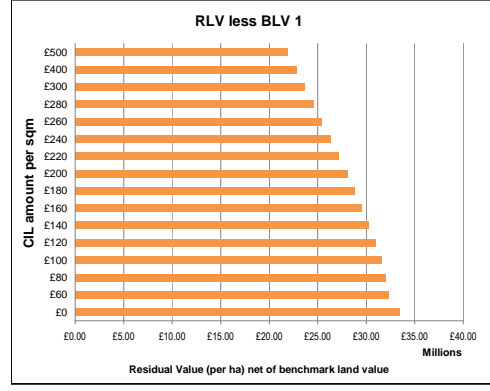
Site type 2 | Description: **Area 5 E382 psm Shad, SWC, E147** | Site area:

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	977,499	39,099,956	23,552,875	29,089,912	33,799,729	36,109,956
60	950,943	38,037,709	22,490,627	28,027,665	32,737,481	35,047,709
80	942,091	37,883,626	22,136,545	27,673,582	32,383,399	34,693,626
100	933,239	37,329,544	21,782,462	27,319,500	32,029,316	34,339,544
120	915,534	36,621,379	21,074,297	26,611,335	31,321,151	33,631,379
140	897,830	35,913,214	20,366,132	25,903,170	30,612,986	32,923,214
160	880,126	35,205,049	19,657,967	25,195,005	29,904,821	32,215,049
180	862,422	34,496,884	18,948,802	24,486,840	29,196,656	31,506,884
200	844,718	33,788,719	18,241,637	23,778,675	28,488,491	30,798,719
220	822,588	32,903,512	17,564,431	22,893,468	27,603,285	29,913,512
240	800,458	32,018,306	16,471,225	22,008,262	26,718,079	29,028,306
260	778,327	31,133,100	15,586,019	21,123,056	25,832,873	28,143,100
280	756,197	30,247,894	14,700,812	20,237,850	24,947,666	27,257,894
300	734,067	29,362,688	13,815,606	19,352,643	24,062,460	26,372,688
400	711,937	28,477,481	12,930,400	18,467,437	23,177,254	25,487,481
500	689,807	27,592,275	12,045,194	17,582,231	22,292,048	24,602,275



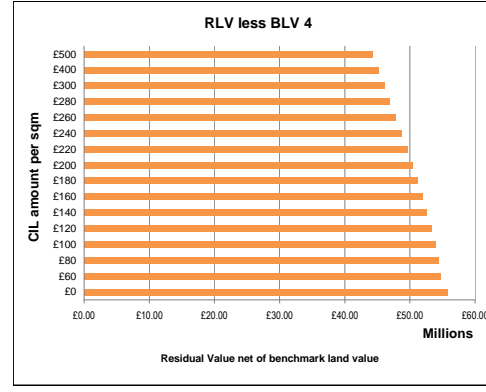
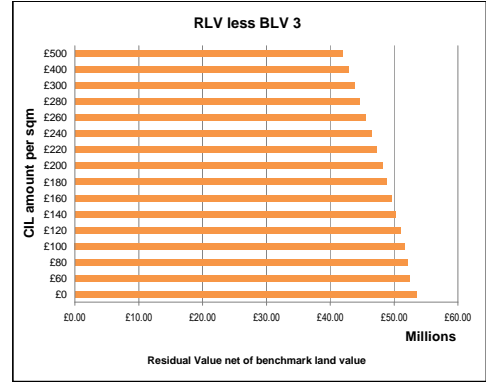
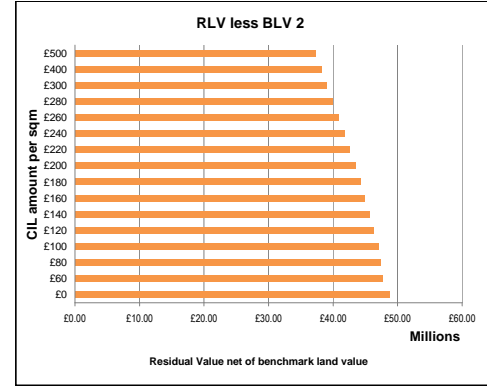
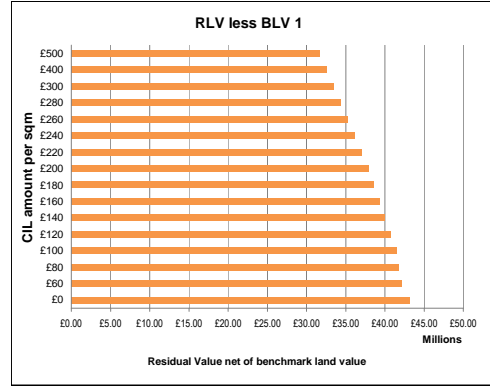
Site type 2 | Description: **Area 6 E6189 psm Lime, WoD, Shore** | Site area:

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,222,841	48,913,644	33,366,562	38,903,599	43,613,416	45,923,644
60	1,196,285	47,851,396	32,304,315	37,841,352	42,551,169	44,861,396
80	1,187,433	47,497,314	31,950,232	37,487,269	42,197,086	44,507,314
100	1,178,581	47,143,231	31,596,150	37,133,187	41,843,004	44,153,231
120	1,160,877	46,435,066	30,887,985	36,425,022	41,134,839	43,445,066
140	1,143,173	45,726,901	30,179,820	35,716,857	40,426,674	42,736,901
160	1,125,468	45,018,736	29,471,655	35,008,692	39,718,509	42,028,736
180	1,107,764	44,310,571	28,763,490	34,300,527	39,010,344	41,320,571
200	1,090,060	43,602,406	28,055,325	33,592,362	38,302,179	40,612,406
220	1,067,930	42,717,200	27,170,119	32,707,156	37,416,972	39,727,200
240	1,045,800	41,831,994	26,284,912	31,821,949	36,531,766	38,841,994
260	1,023,670	40,946,787	25,399,706	30,936,743	35,646,560	37,956,787
280	1,001,540	40,061,581	24,514,500	30,051,537	34,761,354	37,071,581
300	979,409	39,176,375	23,629,294	29,166,331	33,876,148	36,186,375
400	957,279	38,291,169	22,744,087	28,281,124	32,990,941	35,301,169
500	935,149	37,405,962	21,858,881	27,395,918	32,105,735	34,415,962



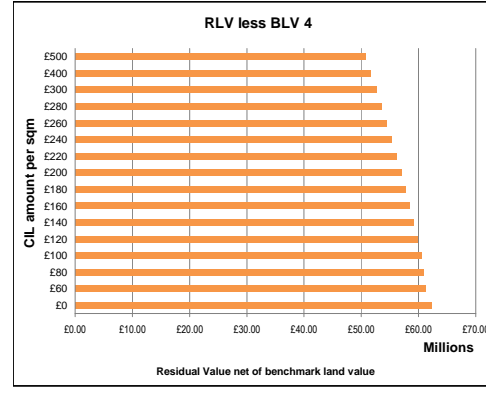
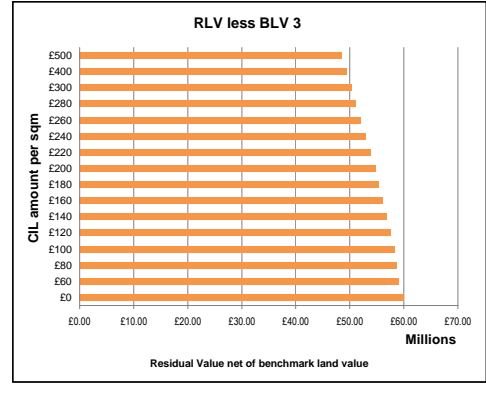
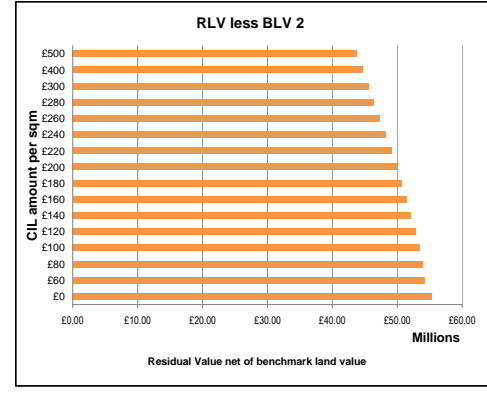
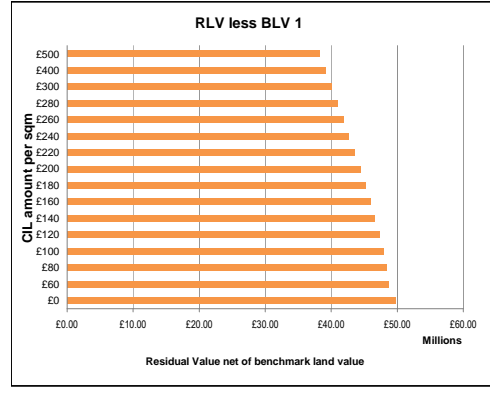
Site type 2 | Description: **Area 7 E6997 psm Spitalfields** | Site area:

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,468,183	58,727,331	43,180,250	48,717,287	53,427,104	55,737,331
60	1,441,627	57,665,084	42,118,002	47,655,039	52,364,856	54,675,084
80	1,432,775	57,311,001	41,763,920	47,300,957	52,010,774	54,321,001
100	1,423,923	56,956,919	41,409,837	46,946,874	51,656,691	53,966,919
120	1,406,219	56,248,754	40,701,672	46,238,709	50,948,526	53,258,754
140	1,388,515	55,540,589	39,993,507	45,530,544	50,240,361	52,550,589
160	1,370,811	54,832,424	39,285,342	44,822,379	49,532,196	51,842,424
180	1,353,106	54,124,259	38,577,177	44,114,214	48,824,031	51,134,259
200	1,335,402	53,416,094	37,869,012	43,406,049	48,115,866	50,426,094
220	1,313,272	52,530,887	36,983,806	42,520,843	47,230,660	49,540,887
240	1,291,142	51,645,681	36,098,600	41,635,637	46,345,454	48,655,681
260	1,269,012	50,760,475	35,213,394	40,750,431	45,460,247	47,770,475
280	1,246,882	49,875,269	34,328,187	39,865,224	44,575,041	46,885,269
300	1,224,752	48,990,062	33,442,981	38,980,018	43,689,835	46,000,062
400	1,202,621	48,104,856	32,557,775	38,094,812	42,804,629	45,114,856
500	1,180,491	47,219,650	31,672,569	37,209,606	41,919,422	44,229,650



Site type 2 | Description: **Area 8 E7535 psm CW,AI,TL,SKD,Wap** | Site area:

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,631,745	65,269,789	49,722,708	55,259,745	59,969,562	62,279,789
60	1,605,189	64,207,542	48,660,461	54,197,498	58,907,314	61,217,542
80	1,596,336	63,853,459	48,306,378	53,843,415	58,553,232	60,863,459
100	1,587,484	63,499,377	47,952,296	53,489,333	58,199,149	60,509,377
120	1,569,780	62,791,212	47,244,131	52,781,168	57,490,984	59,801,212
140	1,552,076	62,083,047	46,535,966	52,073,003	56,782,819	59,093,047
160	1,534,372	61,374,882	45,827,801	51,364,838	56,074,654	58,384,882
180	1,516,668	60,666,717	45,119,636	50,656,673	55,366,489	57,676,717
200	1,498,964	59,958,552	44,411,471	49,948,508	54,658,324	56,968,552
220	1,476,834	59,073,346	43,526,264	49,063,301	53,773,118	56,083,346
240	1,454,703	58,188,139	42,641,058	48,178,095	52,887,912	55,198,139
260	1,432,573	57,302,933	41,755,852	47,292,889	52,002,706	54,312,933
280	1,410,443	56,417,727	40,870,646	46,407,683	51,117,500	53,427,727
300	1,388,313	55,532,521	39,985,439	45,522,476	50,232,293	52,542,521
400	1,366,183	54,647,314	39,100,233	44,637,270	49,347,087	51,657,314
500	1,344,053	53,762,108	38,215,027	43,752,064	48,461,881	50,772,108



CIL Viability LB Tower Hamlets		Benchmark Land Values (per net developable ha)			
SITE TYPE 3		BLV1	BLV2	BLV3	BLV4
25 UNITS		Offices (higher)	Offices (lower)	Industrial/WH	Community uses
FLATS & HOUSES		£15,547,081	£10,010,044	£5,300,227	£2,990,000
80 UPH	Net area as percentage of gross	100%			
CSH level: 4 on AH		Sales value inflation			
4 on private		Build cost inflation			
Aff Hsg: 35%					

Note on Benchmark land values:

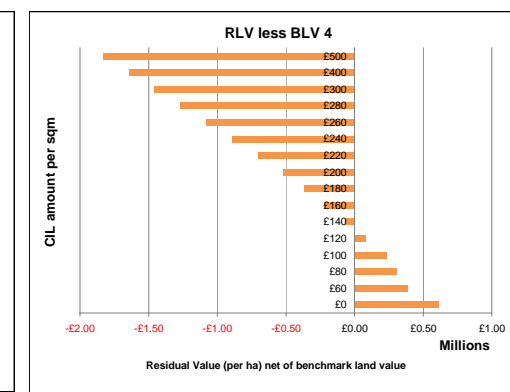
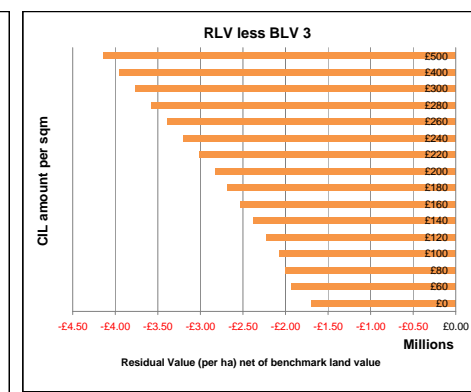
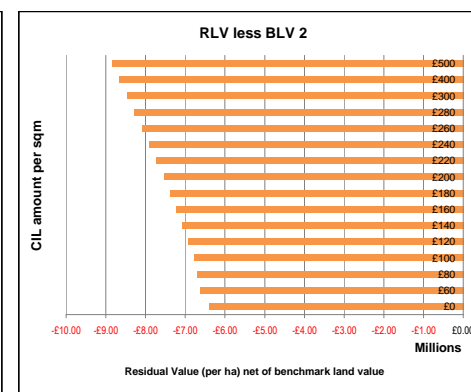
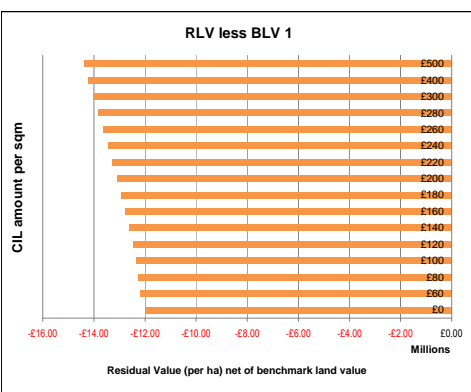
"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).

"Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).

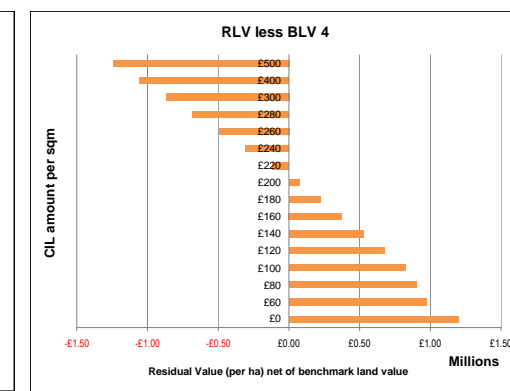
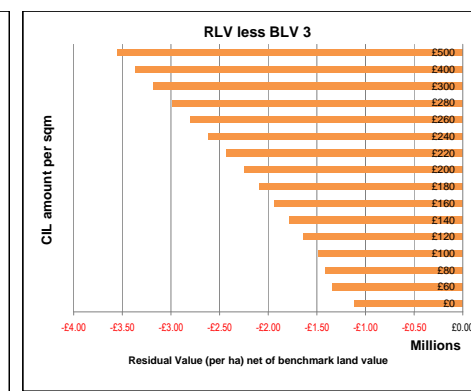
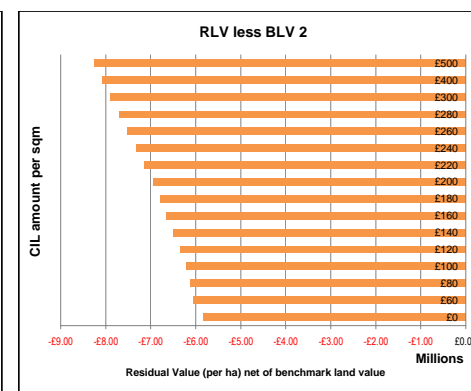
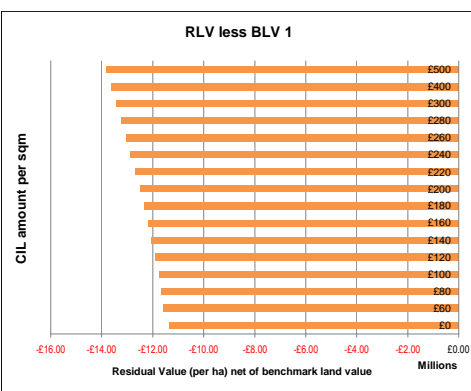
"Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).

"Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

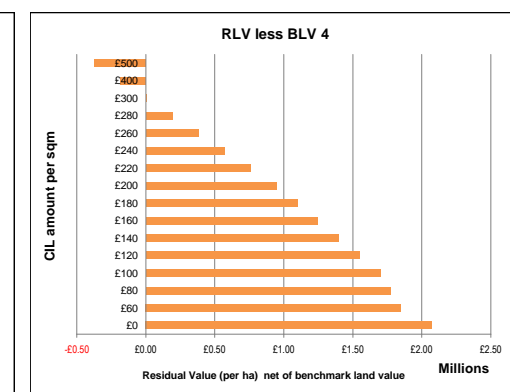
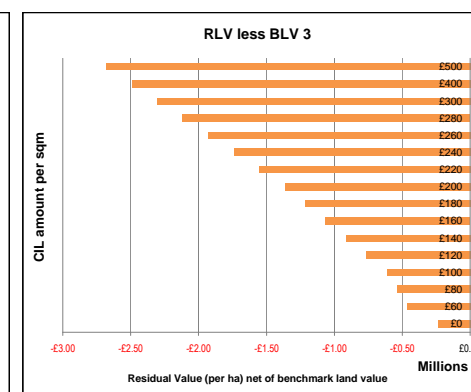
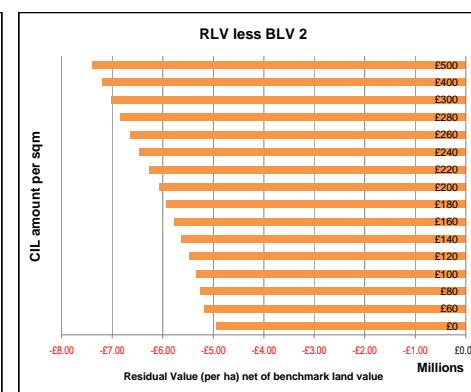
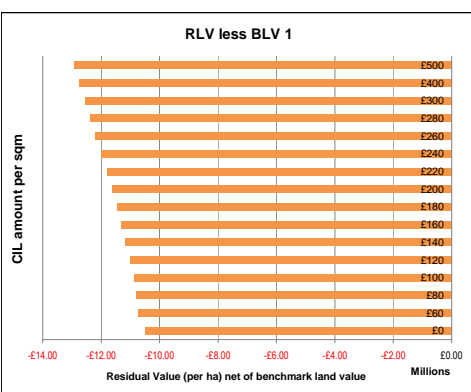
Site type 3	Description:	Area 1	E4090 psm CT,Fish,Bow,Mile	Site area:	0.31 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,125,205	3,600,655	-11,946,427	-6,409,390	-1,699,573	610,655
60	1,054,736	3,375,155	-12,171,926	-6,634,889	-1,925,072	385,155
80	1,031,246	3,299,989	-12,247,093	-6,710,055	-2,000,239	309,989
100	1,007,757	3,224,822	-12,322,259	-6,785,222	-2,075,405	234,822
120	960,778	3,074,489	-12,472,592	-6,935,555	-2,225,738	84,489
140	913,799	2,924,156	-12,622,925	-7,085,888	-2,376,071	65,844
160	866,820	2,773,823	-12,773,258	-7,236,221	-2,526,404	216,177
180	819,841	2,623,490	-12,923,591	-7,386,554	-2,676,737	366,510
200	772,862	2,473,157	-13,073,924	-7,536,887	-2,827,070	516,843
220	714,138	2,285,241	-13,261,840	-7,724,803	-3,014,986	704,759
240	655,414	2,097,325	-13,449,756	-7,912,719	-3,202,902	892,675
260	596,690	1,909,409	-13,637,672	-8,100,635	-3,390,819	1,080,591
280	537,966	1,721,493	-13,825,589	-8,288,552	-3,578,735	1,268,507
300	479,243	1,533,576	-14,013,505	-8,476,468	-3,766,651	1,456,424
400	420,519	1,345,660	-14,201,421	-8,664,384	-3,954,567	1,644,340
500	361,795	1,157,744	-14,389,337	-8,852,300	-4,142,483	1,832,256



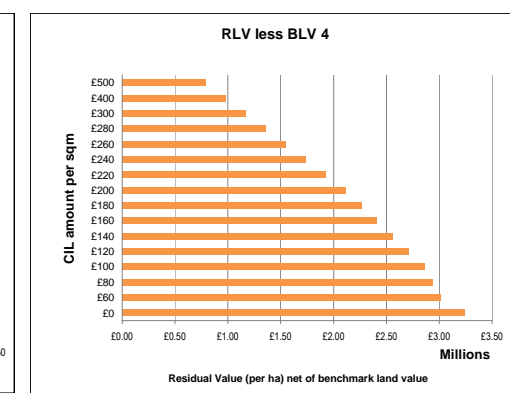
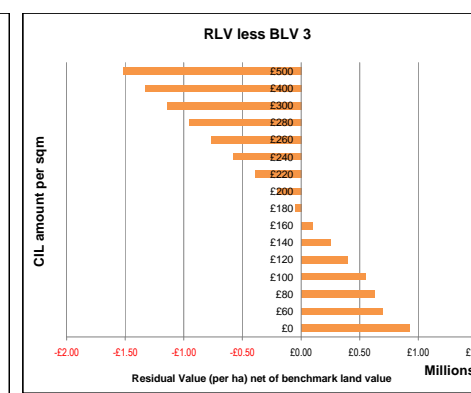
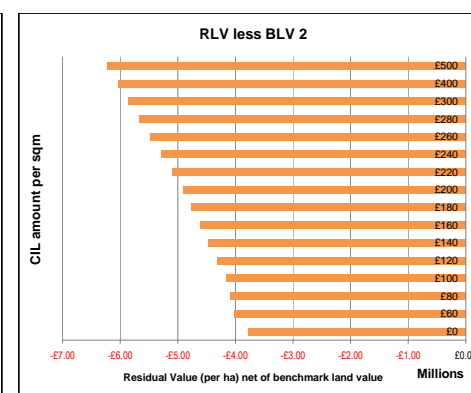
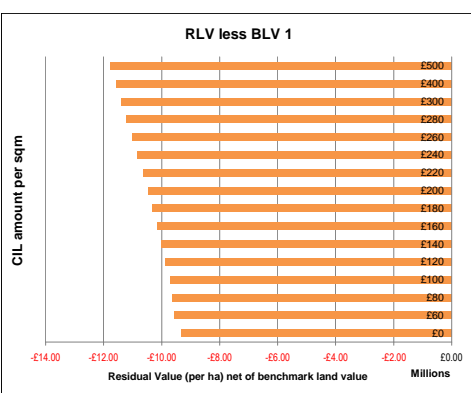
Site type 3	Description:	Area 2	E4306 psm S IOd	Site area:	0.31 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,309,065	4,189,007	-11,358,074	-5,821,037	-1,111,221	1,199,007
60	1,238,596	3,963,507	-11,583,574	-6,046,537	-1,336,720	973,507
80	1,215,107	3,888,341	-11,658,740	-6,121,703	-1,411,886	898,341
100	1,191,617	3,813,174	-11,733,907	-6,196,870	-1,487,053	823,174
120	1,144,638	3,662,841	-11,884,240	-6,347,203	-1,637,386	672,841
140	1,097,659	3,512,509	-12,034,573	-6,497,536	-1,787,719	522,509
160	1,050,680	3,362,176	-12,184,906	-6,647,869	-1,938,052	372,176
180	1,003,701	3,211,843	-12,335,239	-6,798,202	-2,088,385	221,843
200	956,722	3,061,510	-12,485,572	-6,948,535	-2,238,718	71,510
220	897,998	2,873,593	-12,673,488	-7,136,451	-2,426,634	116,407
240	839,274	2,685,677	-12,861,404	-7,324,367	-2,614,550	304,323
260	780,550	2,497,761	-13,049,320	-7,512,283	-2,802,466	492,239
280	721,826	2,309,845	-13,237,237	-7,700,199	-2,990,383	680,155
300	663,103	2,121,929	-13,425,153	-7,888,116	-3,178,299	868,071
400	604,379	1,934,012	-13,613,069	-8,076,032	-3,366,215	1,055,988
500	545,655	1,746,096	-13,800,985	-8,263,948	-3,554,131	1,243,904



Site type 3	Description:	Area 3	E4629 psm BrB,BC,P,PR,BW	Site area:	0.31 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,581,656	5,061,299	-10,485,782	-4,948,745	-238,928	2,071,299
60	1,511,187	4,835,800	-10,711,281	-5,174,244	-464,428	1,845,800
80	1,487,698	4,760,633	-10,786,448	-5,249,411	-539,594	1,770,633
100	1,464,208	4,685,467	-10,861,614	-5,324,577	-614,761	1,695,467
120	1,417,229	4,535,134	-11,011,947	-5,474,910	-765,094	1,545,134
140	1,370,250	4,384,801	-11,162,280	-5,625,243	-915,426	1,394,801
160	1,323,271	4,234,468	-11,312,613	-5,775,576	-1,065,759	1,244,468
180	1,276,292	4,084,135	-11,462,946	-5,925,909	-1,216,092	1,094,135
200	1,229,313	3,933,802	-11,613,279	-6,076,242	-1,366,425	943,802
220	1,170,589	3,745,886	-11,801,195	-6,264,158	-1,554,342	755,886
240	1,111,865	3,557,970	-11,989,112	-6,452,075	-1,742,258	567,970
260	1,053,142	3,370,053	-12,177,028	-6,639,991	-1,930,174	380,053
280	994,418	3,182,137	-12,364,944	-6,827,907	-2,118,090	192,137
300	935,694	2,994,221	-12,552,860	-7,015,823	-2,306,006	4,221
400	876,970	2,806,305	-12,740,776	-7,203,739	-2,493,923	183,695
500	818,246	2,618,389	-12,928,693	-7,391,656	-2,681,839	371,611

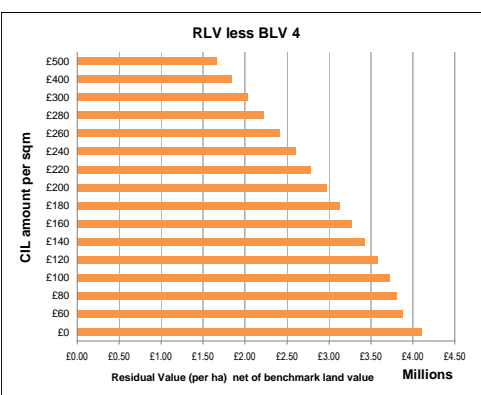
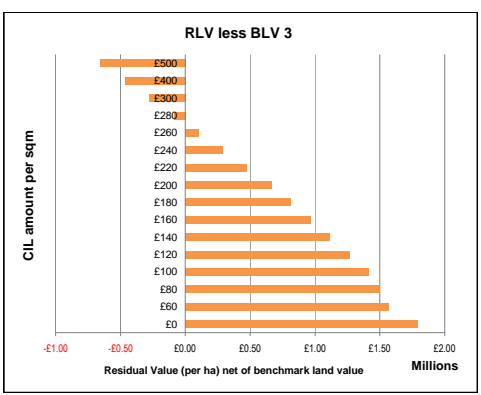
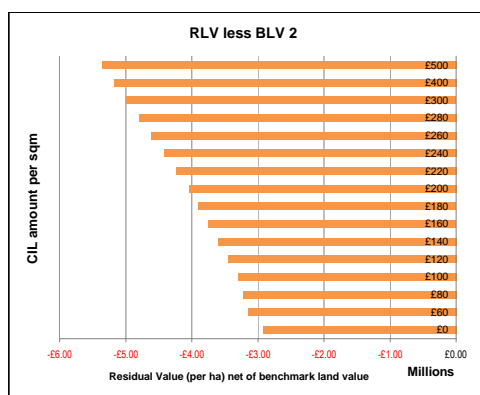
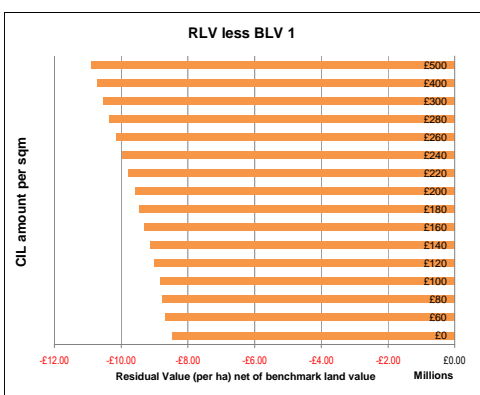


Site type 3	Description:	Area 4	E5059 psm BG,GT,NC,Step	Site area:	0.31 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,945,095	6,224,303	-9,322,778	-3,785,741	924,076	3,234,303
60	1,874,626	5,998,804	-9,548,277	-4,011,240	698,576	3,008,804
80	1,851,137	5,923,637	-9,623,444	-4,086,407	623,410	2,933,637
100	1,827,647	5,848,471	-9,698,610	-4,161,573	548,244	2,858,471
120	1,780,668	5,698,138	-9,848,943	-4,311,906	397,911	2,708,138
140	1,733,689	5,547,805	-9,999,276	-4,462,239	247,578	2,557,805
160	1,686,710	5,397,472	-10,149,609	-4,612,572	97,245	2,407,472
180	1,639,731	5,247,139	-10,299,942	-4,762,905	-53,088	2,257,139
200	1,592,752	5,096,806	-10,450,275	-4,913,238	-203,421	2,106,806
220	1,534,028	4,908,890	-10,638,191	-5,101,154	-391,338	1,918,890
240	1,475,304	4,720,974	-10,826,108	-5,289,071	-579,254	1,730,974
260	1,416,580	4,533,057	-11,014,024	-5,476,987	-767,170	1,543,057
280	1,357,857	4,345,141	-11,201,940	-5,664,903	-955,086	1,355,141
300	1,299,133	4,157,225	-11,389,856	-5,852,819	-1,143,002	1,167,225
400	1,240,409	3,969,309	-11,577,772	-6,040,735	-1,330,919	979,309
500	1,181,685	3,781,393	-11,765,689	-6,228,652	-1,518,835	791,393



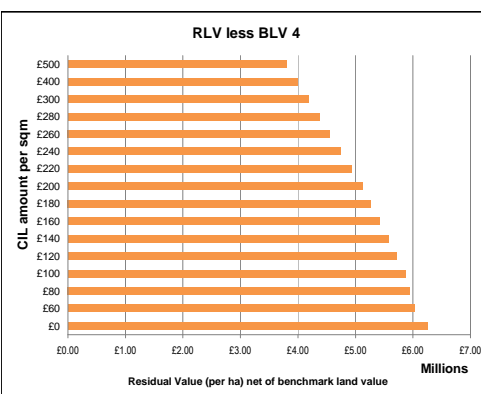
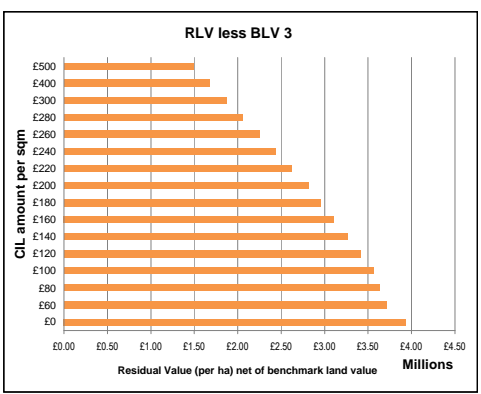
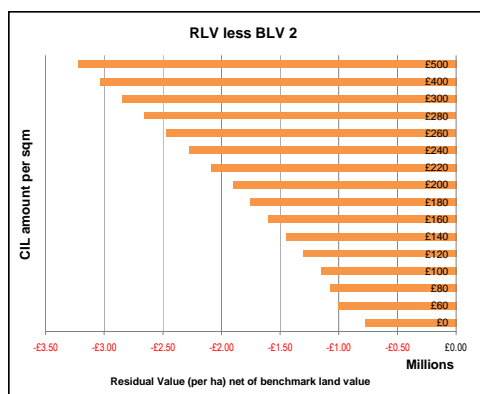
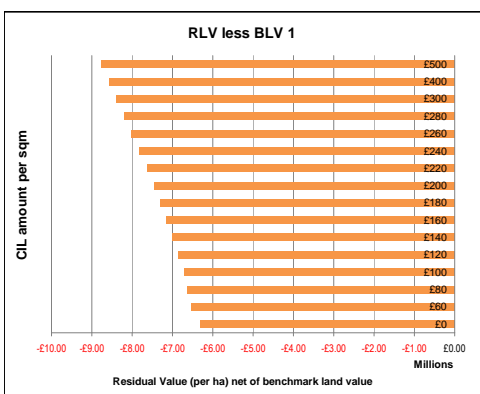
Site type 3 Description: Area 5 E382 psm Shad,SWC, E147 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,215,205	7,088,657	- 8,458,424	- 2,921,387	1,788,430	4,098,657
60	2,144,737	6,863,158	- 8,683,924	- 3,146,887	1,562,930	3,873,158
80	2,121,247	6,787,991	- 8,759,090	- 3,222,053	1,487,764	3,797,991
100	2,097,758	6,712,825	- 8,834,257	- 3,297,220	1,412,597	3,722,825
120	2,050,779	6,562,492	- 8,984,590	- 3,447,553	1,262,264	3,572,492
140	2,003,800	6,412,159	- 9,134,923	- 3,597,885	1,111,931	3,422,159
160	1,956,821	6,261,826	- 9,285,255	- 3,748,218	961,598	3,271,826
180	1,909,842	6,111,493	- 9,435,588	- 3,898,551	811,265	3,121,493
200	1,862,862	5,961,160	- 9,585,921	- 4,048,884	660,932	2,971,160
220	1,804,139	5,773,244	- 9,773,838	- 4,236,801	473,016	2,783,244
240	1,745,415	5,585,327	- 9,961,754	- 4,424,717	285,100	2,595,327
260	1,686,691	5,397,411	- 10,149,670	- 4,612,633	97,184	2,407,411
280	1,627,967	5,209,495	- 10,337,586	- 4,800,549	90,732	2,219,495
300	1,569,243	5,021,579	- 10,525,502	- 4,988,465	278,649	2,031,579
400	1,510,520	4,833,663	- 10,713,419	- 5,176,382	466,565	1,843,663
500	1,451,796	4,645,746	- 10,901,335	- 5,364,298	654,481	1,655,746



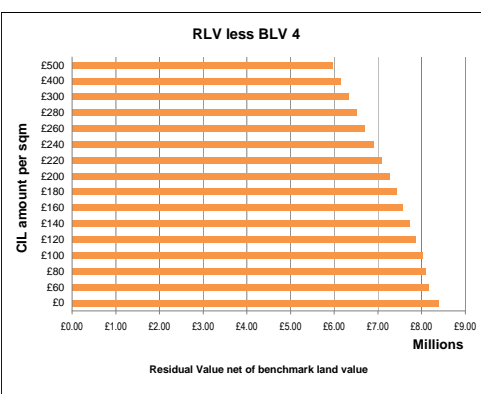
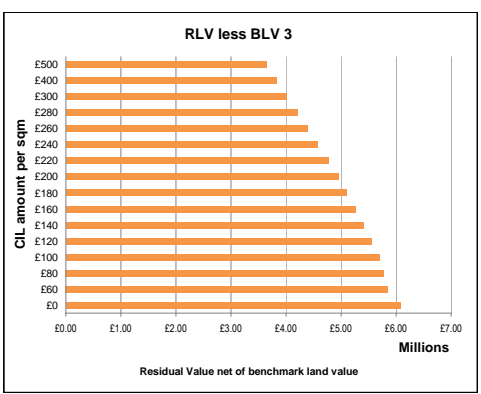
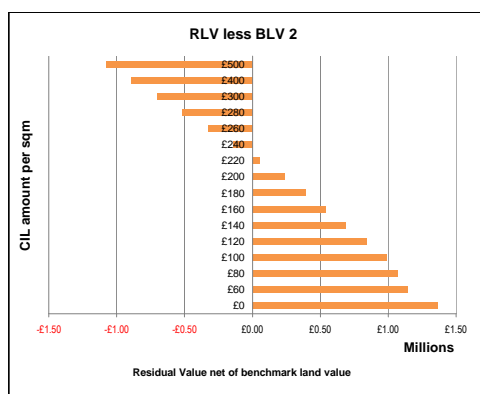
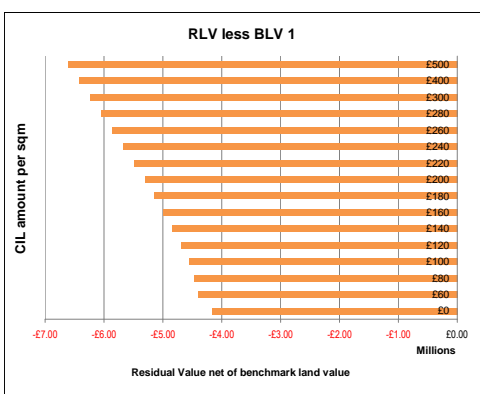
Site type 3 Description: Area 6 E6189 psm Lime,WoD,Shore Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,885,086	9,232,274	- 6,314,808	- 777,770	3,932,046	6,242,274
60	2,814,617	9,006,774	- 6,540,307	- 1,003,270	3,706,547	6,016,774
80	2,791,127	8,931,608	- 6,615,473	- 1,078,436	3,631,380	5,941,608
100	2,767,638	8,856,441	- 6,690,640	- 1,153,603	3,556,214	5,866,441
120	2,720,659	8,706,108	- 6,840,973	- 1,303,936	3,405,881	5,716,108
140	2,673,680	8,555,775	- 6,991,306	- 1,454,269	3,255,548	5,565,775
160	2,626,701	8,405,442	- 7,141,639	- 1,604,602	3,105,215	5,415,442
180	2,579,722	8,255,109	- 7,291,972	- 1,754,935	2,954,882	5,265,109
200	2,532,743	8,104,776	- 7,442,305	- 1,905,268	2,804,549	5,114,776
220	2,474,019	7,916,860	- 7,630,221	- 2,093,184	2,616,633	4,926,860
240	2,415,295	7,728,944	- 7,818,137	- 2,281,100	2,428,717	4,738,944
260	2,356,571	7,541,028	- 8,006,053	- 2,469,016	2,240,800	4,551,028
280	2,297,847	7,353,112	- 8,193,970	- 2,656,933	2,052,884	4,363,112
300	2,239,124	7,165,195	- 8,381,886	- 2,844,849	1,864,968	4,175,195
400	2,180,400	6,977,279	- 8,569,802	- 3,032,765	1,677,052	3,987,279
500	2,121,676	6,789,363	- 8,757,718	- 3,220,681	1,489,136	3,799,363



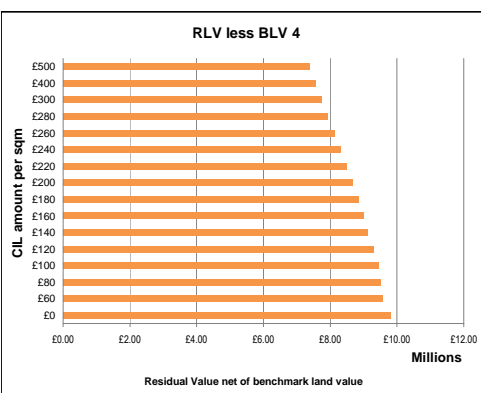
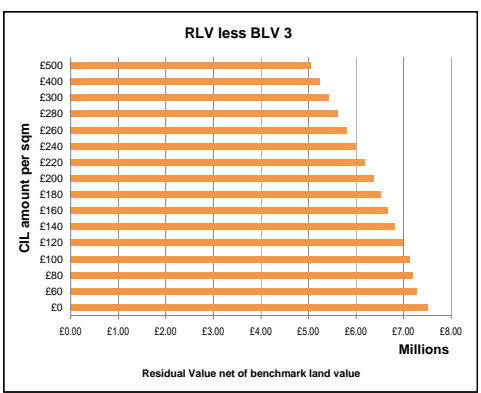
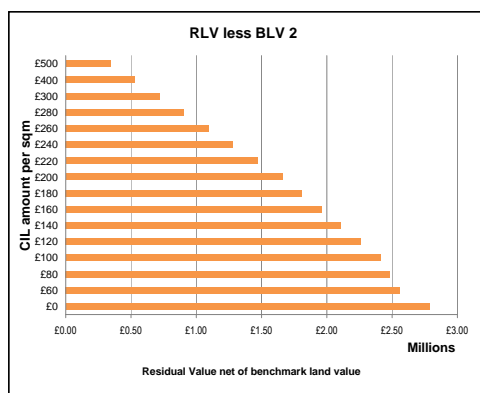
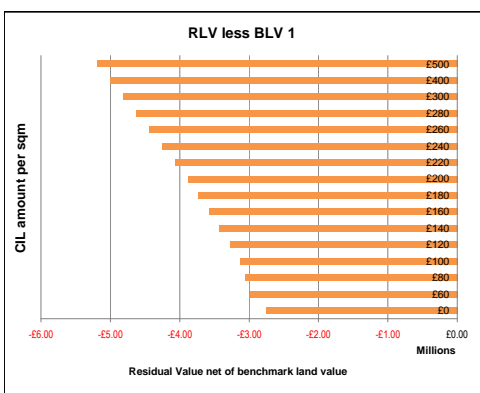
Site type 3 Description: Area 7 E6997 psm Spitalfields Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,554,976	11,375,923	- 4,171,158	1,365,879	6,075,696	8,385,923
60	3,484,507	11,150,424	- 4,396,658	1,140,379	5,850,196	8,160,424
80	3,461,018	11,075,257	- 4,471,824	1,065,213	5,775,030	8,085,257
100	3,437,528	11,000,091	- 4,546,991	990,047	5,699,863	8,010,091
120	3,390,549	10,849,758	- 4,697,323	839,714	5,549,530	7,859,758
140	3,343,570	10,699,425	- 4,847,656	689,381	5,399,197	7,709,425
160	3,296,591	10,549,092	- 4,997,989	539,048	5,248,864	7,559,092
180	3,249,612	10,398,759	- 5,148,322	388,715	5,098,531	7,408,759
200	3,202,633	10,248,426	- 5,298,655	238,382	4,948,199	7,258,426
220	3,143,909	10,060,510	- 5,486,572	50,465	4,760,282	7,070,510
240	3,085,185	9,872,593	- 5,674,488	- 137,451	4,572,366	6,882,593
260	3,026,462	9,684,677	- 5,862,404	- 325,367	4,384,450	6,694,677
280	2,967,738	9,496,761	- 6,050,320	- 513,283	4,196,534	6,506,761
300	2,909,014	9,308,845	- 6,238,236	- 701,199	4,008,617	6,318,845
400	2,850,290	9,120,929	- 6,426,153	- 889,116	3,820,701	6,130,929
500	2,791,566	8,933,012	- 6,614,069	- 1,077,032	3,632,785	5,943,012



Site type 3 Description: Area 8 E7535 psm CW,Al,TL,SKD,Wap Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,998,045	12,793,743	- 2,753,338	2,783,699	7,493,516	9,803,743
60	3,927,576	12,568,244	- 2,978,837	2,558,200	7,268,017	9,578,244
80	3,904,087	12,493,077	- 3,054,004	2,483,033	7,192,850	9,503,077
100	3,880,597	12,417,911	- 3,129,170	2,407,867	7,117,684	9,427,911
120	3,833,618	12,267,578	- 3,279,503	2,257,534	6,967,351	9,277,578
140	3,786,639	12,117,245	- 3,429,836	2,107,201	6,817,018	9,127,245
160	3,739,660	11,966,912	- 3,580,169	1,956,868	6,666,685	8,976,912
180	3,692,681	11,816,579	- 3,730,502	1,806,535	6,516,352	8,826,579
200	3,645,702	11,666,246	- 3,880,835	1,656,202	6,366,019	8,676,246
220	3,586,978	11,478,330	- 4,068,751	1,468,286	6,178,103	8,488,330
240	3,528,254	11,290,414	- 4,256,668	1,280,370	5,990,186	8,300,414
260	3,469,530	11,102,498	- 4,444,584	1,092,453	5,802,270	8,112,498
280	3,410,807	10,914,581	- 4,632,500	904,537	5,614,354	7,924,581
300	3,352,083	10,726,665	- 4,820,416	716,621	5,426,438	7,736,665
400	3,293,359	10,538,749	- 5,008,332	528,705	5,238,522	7,548,749
500	3,234,635	10,350,833	- 5,196,249	340,788	5,050,605	7,360,833



SITE TYPE 3
 25 UNITS
 FLATS & HOUSES
 80 UPH Net area as percentage of gross

Benchmark Land Values (per net developable ha)			
BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

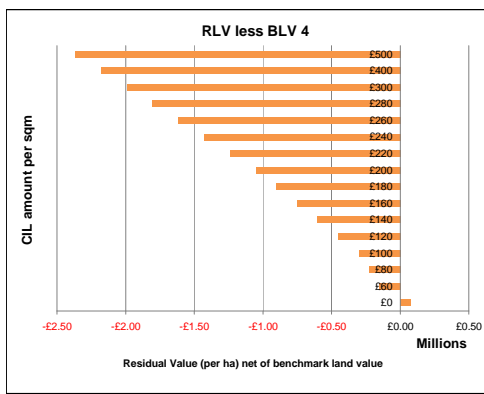
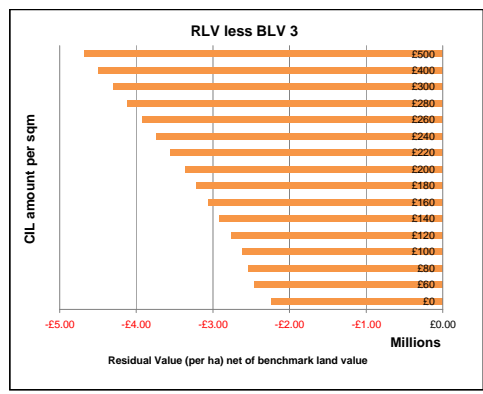
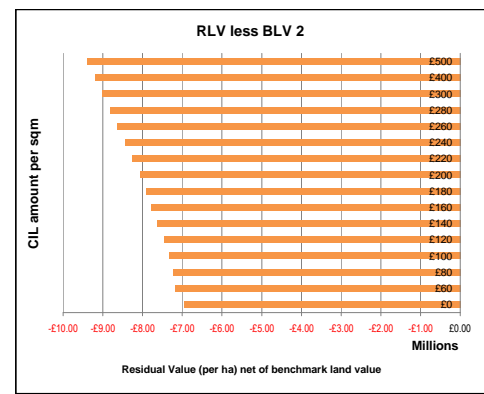
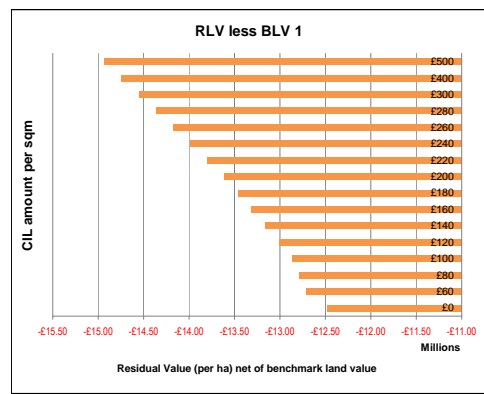
100%	-5%	Sales value inflation
		Build cost inflation

CSH level: 4 on AH
 4 on private
 Aff Hsg: 35%

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

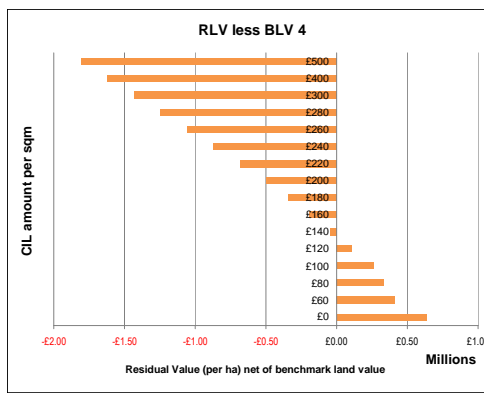
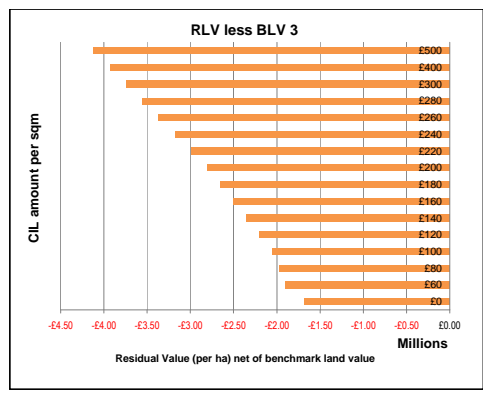
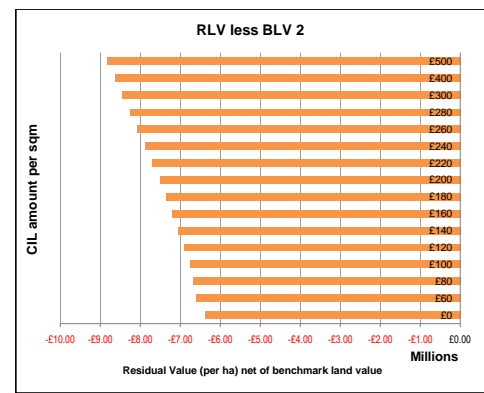
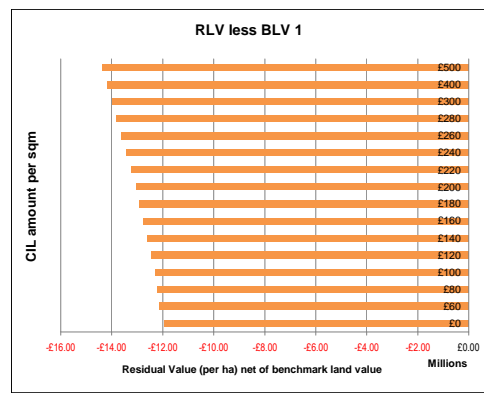
Site type 3 Description: **Area 1 £4090 psm CT,Fish,Bow,Mile** Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	957,598	3,064,314	-12,462,767	-6,945,730	-2,235,913	74,314
60	887,130	2,838,814	-12,708,267	-7,171,230	-2,461,413	151,186
80	863,640	2,763,648	-12,783,433	-7,246,396	-2,536,579	226,352
100	840,150	2,688,482	-12,858,600	-7,321,563	-2,611,746	301,518
120	793,171	2,538,149	-13,008,933	-7,471,896	-2,762,079	451,851
140	746,192	2,387,816	-13,159,266	-7,622,229	-2,912,412	602,184
160	699,213	2,237,483	-13,309,599	-7,772,562	-3,062,745	752,517
180	652,234	2,087,150	-13,459,932	-7,922,895	-3,213,078	902,850
200	605,255	1,936,817	-13,610,265	-8,073,228	-3,363,411	1,053,183
220	546,531	1,748,900	-13,798,181	-8,261,144	-3,551,327	1,241,100
240	487,808	1,560,984	-13,986,097	-8,449,060	-3,739,243	1,429,016
260	429,084	1,373,068	-14,174,013	-8,636,976	-3,927,159	1,616,932
280	370,360	1,185,152	-14,361,929	-8,824,892	-4,115,075	1,804,848
300	311,636	997,236	-14,549,846	-9,012,809	-4,302,992	1,992,764
400	252,912	809,319	-14,737,762	-9,200,725	-4,490,908	2,180,681
500	194,189	621,403	-14,925,678	-9,388,641	-4,678,824	2,368,597



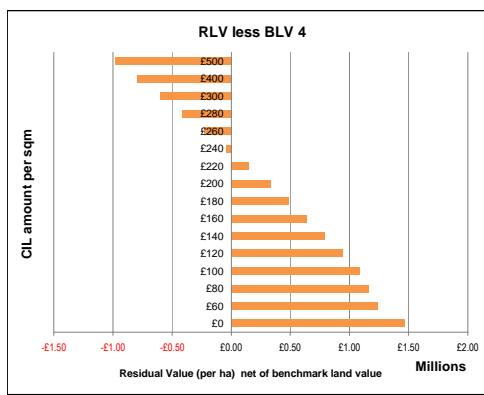
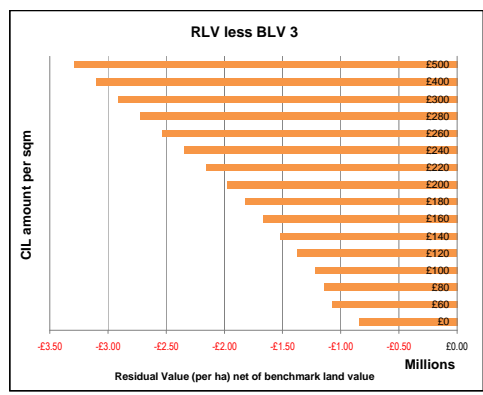
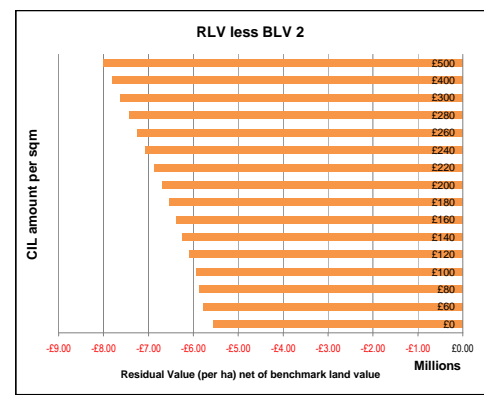
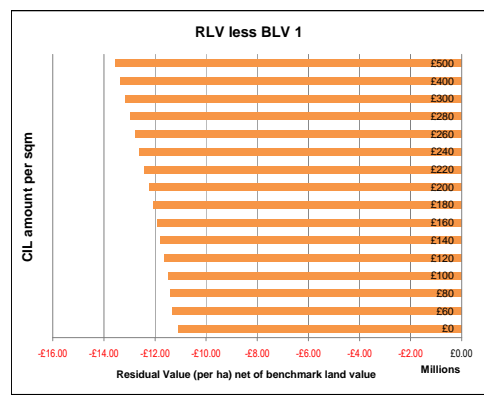
Site type 3 Description: **Area 2 £4306 psm S loD** Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,132,637	3,624,438	-11,922,644	-6,385,607	-1,675,790	634,438
60	1,062,168	3,398,938	-12,148,143	-6,611,106	-1,901,289	408,938
80	1,038,679	3,323,772	-12,223,310	-6,686,272	-1,976,456	333,772
100	1,015,189	3,248,605	-12,298,476	-6,761,439	-2,051,622	258,605
120	968,210	3,098,272	-12,448,809	-6,911,772	-2,201,955	108,272
140	921,231	2,947,939	-12,599,142	-7,062,105	-2,352,288	42,061
160	874,252	2,797,606	-12,749,475	-7,212,438	-2,502,621	192,394
180	827,273	2,647,273	-12,899,808	-7,362,771	-2,652,954	342,727
200	780,294	2,496,940	-13,050,141	-7,513,104	-2,803,287	493,060
220	721,570	2,309,024	-13,238,057	-7,701,020	-2,991,203	680,976
240	662,846	2,121,108	-13,425,973	-7,888,936	-3,179,119	868,892
260	604,122	1,933,192	-13,613,889	-8,076,852	-3,367,035	1,056,808
280	545,398	1,745,276	-13,801,806	-8,264,769	-3,554,952	1,244,724
300	486,674	1,557,360	-13,989,722	-8,452,685	-3,742,868	1,432,641
400	427,951	1,369,443	-14,177,638	-8,640,601	-3,930,784	1,620,557
500	369,227	1,181,527	-14,365,554	-8,828,517	-4,118,700	1,808,473



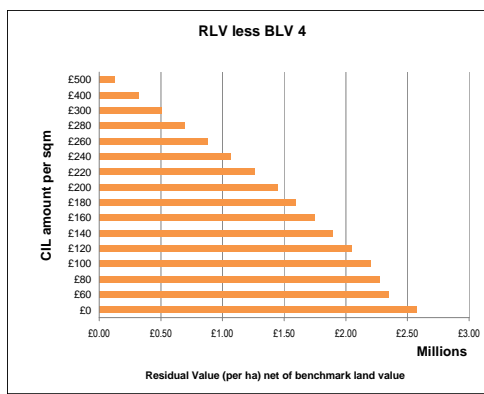
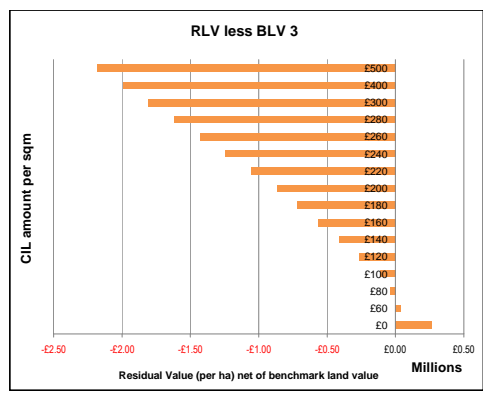
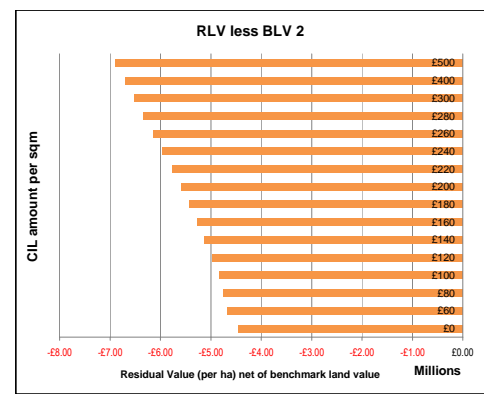
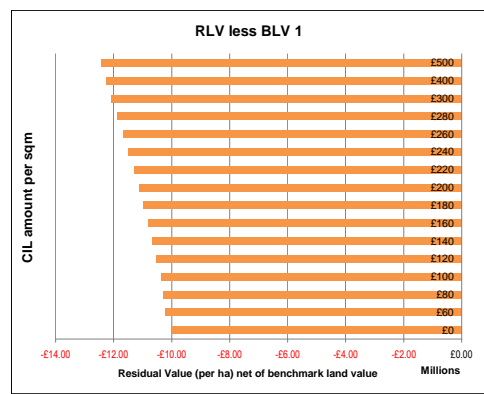
Site type 3 Description: **Area 3 £4629 psm Br,B,BC,P,PR,BW** Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,391,996	4,454,387	-11,092,694	-5,555,657	-845,840	1,464,387
60	1,321,527	4,228,888	-11,318,193	-5,781,156	-1,071,339	1,238,888
80	1,298,038	4,153,721	-11,393,360	-5,856,323	-1,146,506	1,163,721
100	1,274,548	4,078,555	-11,468,526	-5,931,489	-1,221,672	1,088,555
120	1,227,569	3,928,222	-11,618,859	-6,081,822	-1,372,005	938,222
140	1,180,590	3,777,889	-11,769,192	-6,232,155	-1,522,338	787,889
160	1,133,611	3,627,556	-11,919,525	-6,382,488	-1,672,671	637,556
180	1,086,632	3,477,223	-12,069,858	-6,532,821	-1,823,004	487,223
200	1,039,653	3,326,890	-12,220,191	-6,683,154	-1,973,337	336,890
220	980,929	3,138,974	-12,408,107	-6,871,070	-2,161,253	148,974
240	922,205	2,951,058	-12,596,024	-7,058,986	-2,349,170	38,942
260	863,482	2,763,142	-12,783,940	-7,246,903	-2,537,086	226,858
280	804,758	2,575,225	-12,971,856	-7,434,819	-2,725,002	414,775
300	746,034	2,387,309	-13,159,772	-7,622,735	-2,912,918	602,691
400	687,310	2,199,393	-13,347,688	-7,810,651	-3,100,835	790,607
500	628,586	2,011,477	-13,535,605	-7,998,568	-3,288,751	978,523



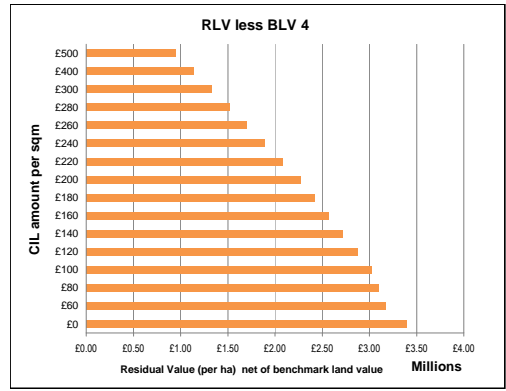
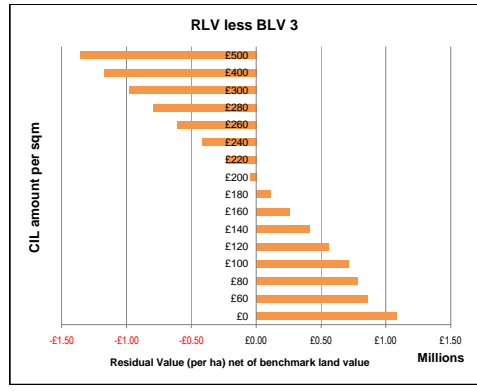
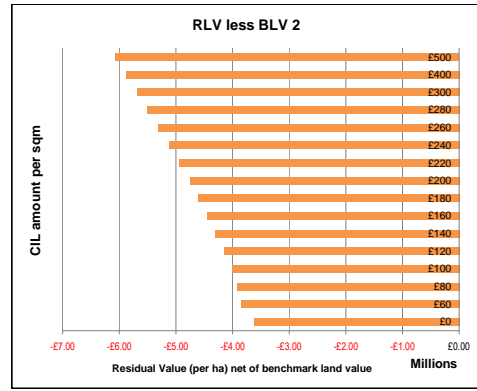
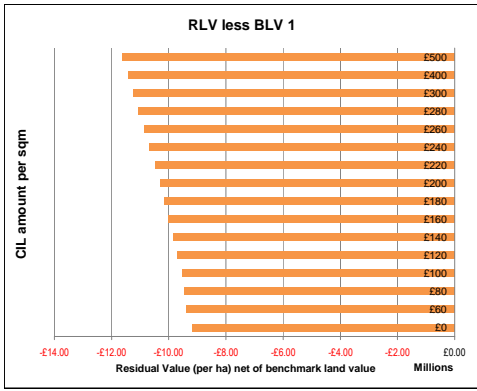
Site type 3 Description: **Area 4 £5059 psm BG,GT,NWC,Step** Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,737,792	5,560,935	-9,986,147	-4,449,110	260,707	2,570,935
60	1,667,323	5,335,435	-10,211,646	-4,674,609	35,208	2,345,435
80	1,643,834	5,260,269	-10,286,813	-4,749,776	39,959	2,270,269
100	1,620,344	5,185,102	-10,361,979	-4,824,942	115,125	2,195,102
120	1,573,365	5,034,769	-10,512,312	-4,975,275	265,458	2,044,769
140	1,526,386	4,884,436	-10,662,645	-5,125,608	415,791	1,894,436
160	1,479,407	4,734,103	-10,812,978	-5,275,941	566,124	1,744,103
180	1,432,428	4,583,770	-10,963,311	-5,426,274	716,457	1,593,770
200	1,385,449	4,433,437	-11,113,644	-5,576,607	866,790	1,443,437
220	1,326,725	4,245,521	-11,301,560	-5,764,523	1,054,706	1,255,521
240	1,268,002	4,057,605	-11,489,476	-5,952,439	1,242,623	1,067,605
260	1,209,278	3,869,689	-11,677,393	-6,140,356	1,430,539	879,689
280	1,150,554	3,681,772	-11,865,309	-6,328,272	1,618,455	691,772
300	1,091,830	3,493,856	-12,053,225	-6,516,188	1,806,371	503,856
400	1,033,106	3,305,940	-12,241,141	-6,704,104	1,994,287	315,940
500	974,382	3,118,024	-12,429,057	-6,892,020	2,182,204	128,024



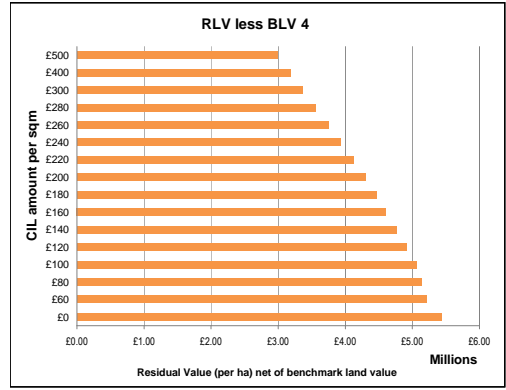
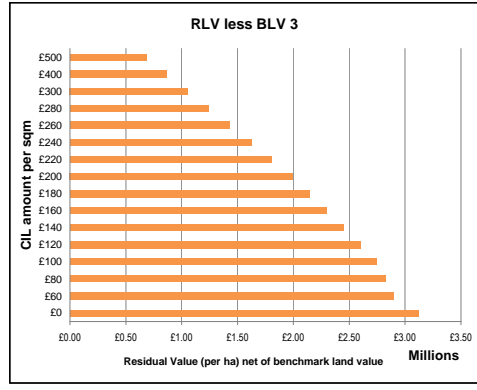
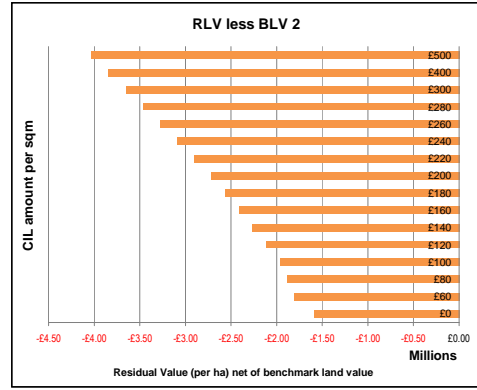
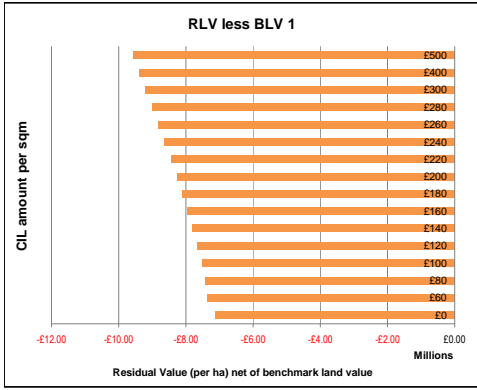
Site type 3 | Description: **Area 5 E382 psm Shad,SWC, E14 7** | Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,994,671	6,382,946	- 9,164,136	- 3,627,099	1,082,718	3,392,946
60	1,924,202	6,157,446	- 9,989,635	- 3,852,598	857,219	3,167,446
80	1,900,712	6,082,280	- 9,464,802	- 3,927,765	782,052	3,092,280
100	1,877,223	6,007,113	- 9,539,968	- 4,002,931	706,886	3,017,113
120	1,830,244	5,856,780	- 9,690,301	- 4,153,264	556,553	2,866,780
140	1,783,265	5,706,447	- 9,840,634	- 4,303,597	406,220	2,716,447
160	1,736,286	5,556,114	- 9,990,967	- 4,453,930	255,887	2,566,114
180	1,689,307	5,405,781	- 10,141,300	- 4,604,263	105,554	2,415,781
200	1,642,328	5,255,448	- 10,291,633	- 4,754,596	- 44,779	2,265,448
220	1,583,604	5,067,532	- 10,479,549	- 4,942,512	- 232,695	2,077,532
240	1,524,880	4,879,616	- 10,667,465	- 5,130,428	- 420,611	1,889,616
260	1,466,156	4,691,700	- 10,855,382	- 5,318,345	- 608,528	1,701,700
280	1,407,432	4,503,784	- 11,043,298	- 5,506,261	- 796,444	1,513,784
300	1,348,708	4,315,867	- 11,231,214	- 5,694,177	- 984,360	1,325,867
400	1,289,985	4,127,951	- 11,419,130	- 5,882,093	- 1,172,276	1,137,951
500	1,231,261	3,940,035	- 11,607,046	- 6,070,009	- 1,360,193	950,035



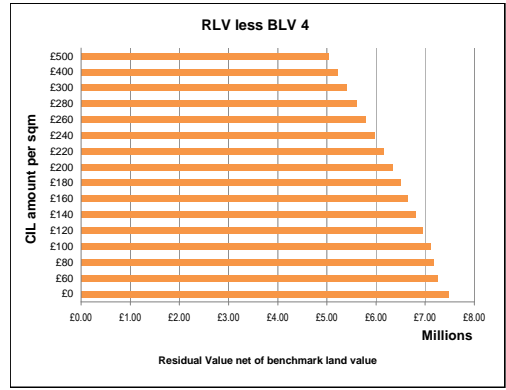
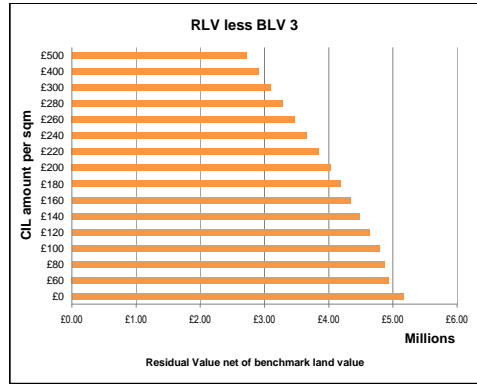
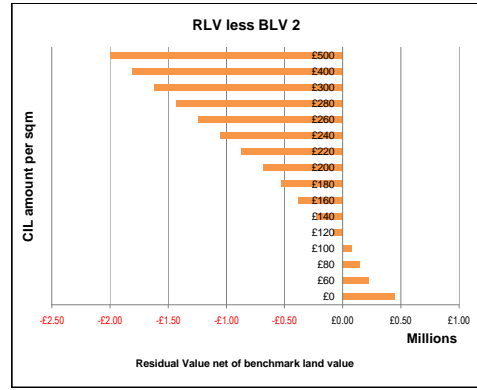
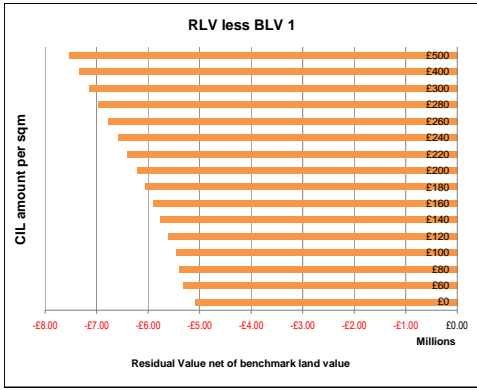
Site type 3 | Description: **Area 6 E6189 psm Lime,WoD,Shore** | Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,631,470	8,420,706	- 7,126,376	- 1,589,339	3,120,478	5,430,706
60	2,561,002	8,195,206	- 7,351,875	- 1,814,838	2,894,979	5,205,206
80	2,537,512	8,120,040	- 7,427,042	- 1,890,005	2,819,812	5,130,040
100	2,514,023	8,044,873	- 7,502,208	- 1,965,171	2,744,646	5,054,873
120	2,467,044	7,894,540	- 7,652,541	- 2,115,504	2,594,313	4,904,540
140	2,420,065	7,744,207	- 7,802,874	- 2,265,837	2,443,980	4,754,207
160	2,373,086	7,593,874	- 7,953,207	- 2,416,170	2,293,647	4,603,874
180	2,326,107	7,443,541	- 8,103,540	- 2,566,503	2,143,314	4,453,541
200	2,279,128	7,293,208	- 8,253,873	- 2,716,836	1,992,981	4,303,208
220	2,220,404	7,105,292	- 8,441,789	- 2,904,752	1,805,065	4,115,292
240	2,161,680	6,917,376	- 8,629,705	- 3,092,668	1,617,148	3,927,376
260	2,102,956	6,729,460	- 8,817,622	- 3,280,585	1,429,232	3,739,460
280	2,044,232	6,541,543	- 9,005,538	- 3,468,501	1,241,316	3,551,543
300	1,985,508	6,353,627	- 9,193,454	- 3,656,417	1,053,400	3,363,627
400	1,926,785	6,165,711	- 9,381,370	- 3,844,333	865,484	3,175,711
500	1,868,061	5,977,795	- 9,569,286	- 4,032,249	677,567	2,987,795



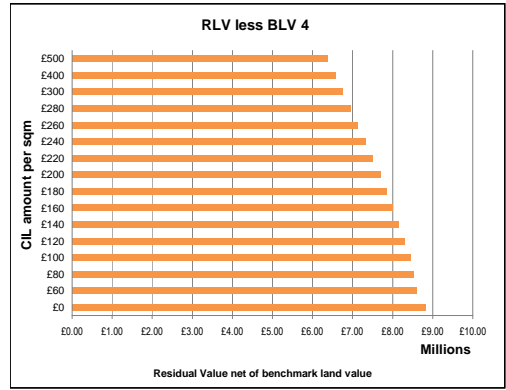
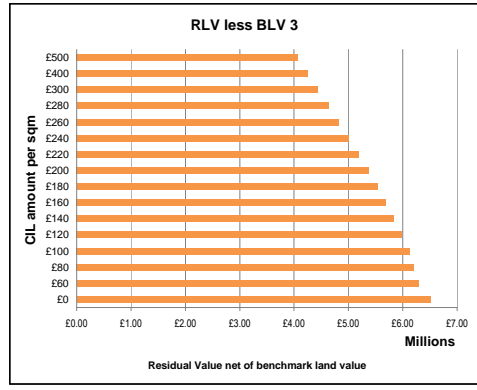
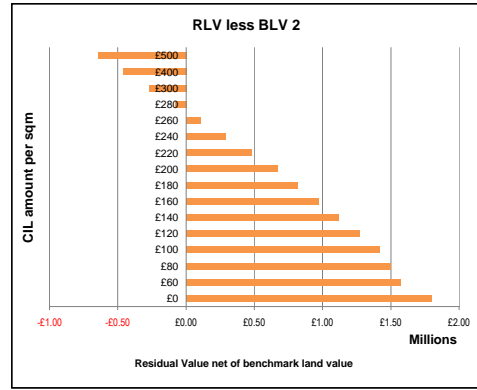
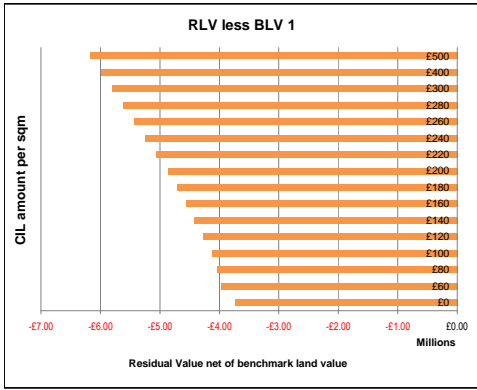
Site type 3 | Description: **Area 7 E6997 psm Spitalfields** | Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,268,281	10,458,498	- 5,088,583	448,454	5,158,271	7,468,498
60	3,197,812	10,232,999	- 5,314,082	222,955	4,932,771	7,242,999
80	3,174,323	10,157,832	- 5,389,249	147,788	4,857,605	7,167,832
100	3,150,833	10,082,666	- 5,464,415	72,622	4,782,438	7,092,666
120	3,103,854	9,932,333	- 5,614,748	- 77,711	4,632,105	6,942,333
140	3,056,875	9,782,000	- 5,765,081	- 228,044	4,481,772	6,792,000
160	3,009,896	9,631,667	- 5,915,414	- 378,377	4,331,440	6,641,667
180	2,962,917	9,481,334	- 6,065,747	- 528,710	4,181,107	6,491,334
200	2,915,938	9,331,001	- 6,216,080	- 679,043	4,030,774	6,341,001
220	2,857,214	9,143,085	- 6,403,996	- 866,959	3,842,857	6,153,085
240	2,798,490	8,955,169	- 6,591,913	- 1,054,876	3,654,941	5,965,169
260	2,739,766	8,767,252	- 6,779,829	- 1,242,792	3,467,025	5,777,252
280	2,681,043	8,579,336	- 6,967,745	- 1,430,708	3,279,109	5,589,336
300	2,622,319	8,391,420	- 7,155,661	- 1,618,624	3,091,193	5,401,420
400	2,563,595	8,203,504	- 7,343,578	- 1,806,541	2,903,276	5,213,504
500	2,504,871	8,015,588	- 7,531,494	- 1,994,457	2,715,360	5,025,588



Site type 3 | Description: **Area 8 E7535 psm CW,AI,TL,SKD,Wap** | Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,689,296	11,805,747	- 3,741,334	1,795,703	6,505,520	8,815,747
60	3,618,827	11,580,248	- 3,966,833	1,570,204	6,280,020	8,590,248
80	3,595,338	11,505,081	- 4,042,000	1,495,037	6,204,854	8,515,081
100	3,571,848	11,429,915	- 4,117,166	1,419,871	6,129,688	8,439,915
120	3,524,869	11,279,582	- 4,267,499	1,269,538	5,979,355	8,289,582
140	3,477,890	11,129,249	- 4,417,832	1,119,205	5,829,022	8,139,249
160	3,430,911	10,978,916	- 4,568,165	968,872	5,678,689	7,988,916
180	3,383,932	10,828,583	- 4,718,498	818,539	5,528,356	7,838,583
200	3,336,953	10,678,250	- 4,868,831	668,206	5,378,023	7,688,250
220	3,278,229	10,490,334	- 5,056,747	480,290	5,190,106	7,500,334
240	3,219,506	10,302,418	- 5,244,664	292,373	5,002,190	7,312,418
260	3,160,782	10,114,501	- 5,432,580	104,457	4,814,274	7,124,501
280	3,102,058	9,926,585	- 5,620,496	- 83,459	4,626,358	6,936,585
300	3,043,334	9,738,669	- 5,808,412	- 271,375	4,438,442	6,748,669
400	2,984,610	9,550,753	- 5,996,328	- 459,291	4,250,525	6,560,753
500	2,925,886	9,362,837	- 6,184,245	- 647,208	4,062,609	6,372,837



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

SITE TYPE 3

25 UNITS

FLATS & HOUSES

80 UPH Net area as percentage of gross

CSH level: 4 on AH

4 on private

Aff Hsg: 35%

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

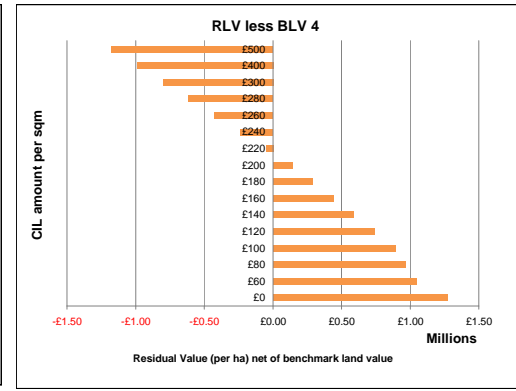
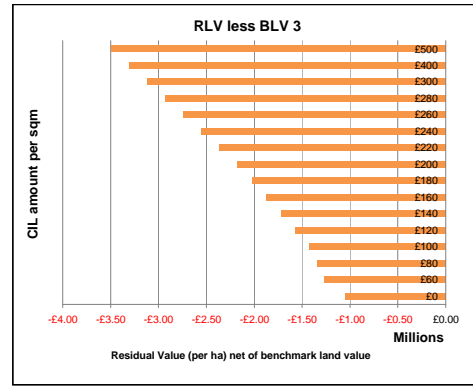
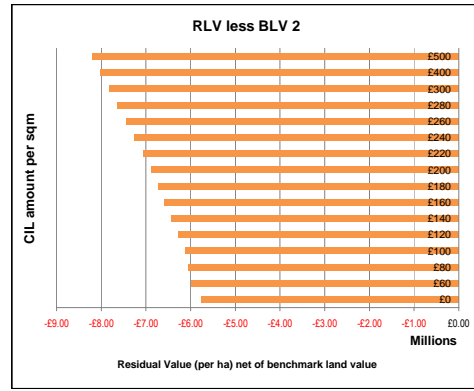
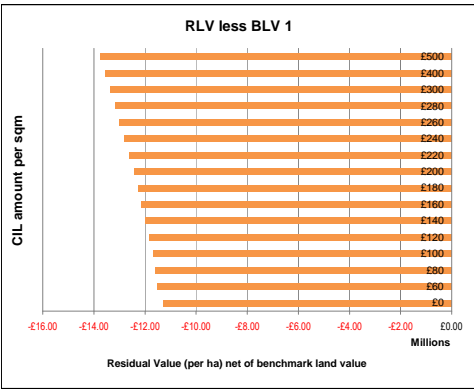
10%	Sales value inflation
5%	Build cost inflation

Note on Benchmark land values:

- *Offices (higher)* uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
- *Offices (lower)* uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
- *Industrial/WH* uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
- *Community uses* - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

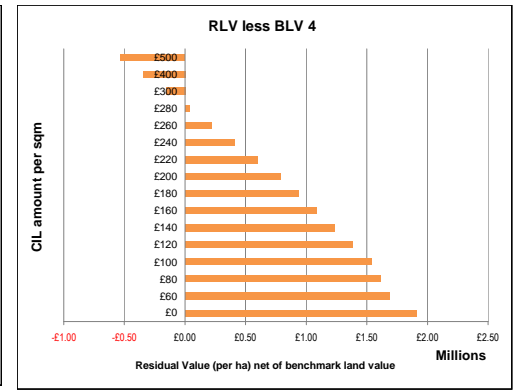
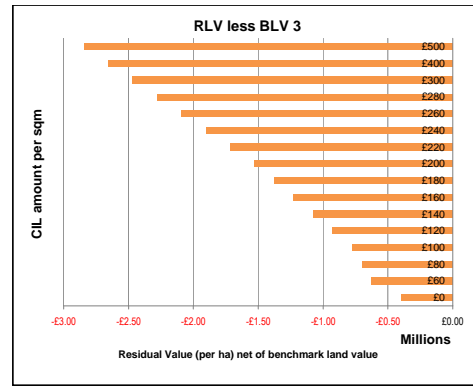
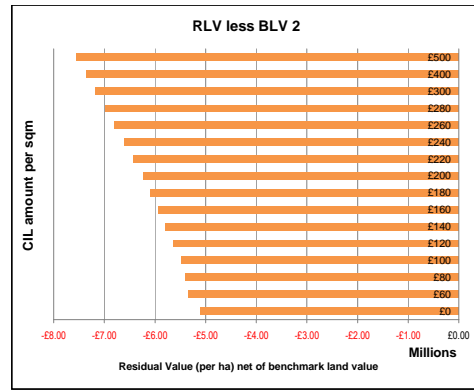
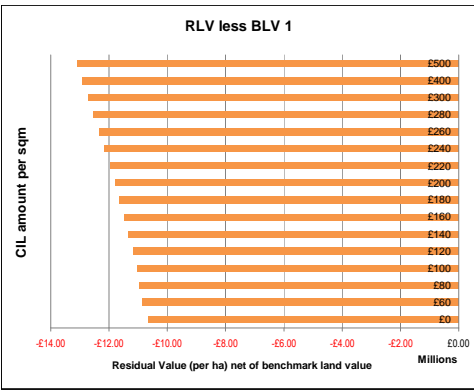
Site type 3 Description: **Area 1** £4090 psm CT,Fish,Bow,Mile Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,329,970	4,255,905	-11,291,176	-5,754,139	-1,044,323	1,265,905
60	1,259,502	4,030,405	-11,516,676	-5,979,639	-1,269,822	1,040,405
80	1,236,012	3,955,239	-11,591,842	-6,054,805	-1,344,988	965,239
100	1,212,523	3,880,072	-11,667,009	-6,129,972	-1,420,155	890,072
120	1,165,544	3,729,739	-11,817,342	-6,280,305	-1,570,488	739,739
140	1,118,565	3,579,407	-11,967,675	-6,430,638	-1,720,821	589,407
160	1,071,585	3,429,074	-12,118,008	-6,580,971	-1,871,154	439,074
180	1,024,606	3,278,741	-12,268,341	-6,731,304	-2,021,487	288,741
200	977,627	3,128,408	-12,418,674	-6,881,637	-2,171,820	138,408
220	918,904	2,940,491	-12,606,590	-7,069,553	-2,359,736	49,509
240	860,180	2,752,575	-12,794,506	-7,257,469	-2,547,652	237,425
260	801,456	2,564,659	-12,982,422	-7,445,385	-2,735,568	425,341
280	742,732	2,376,743	-13,170,338	-7,633,301	-2,923,485	613,257
300	684,008	2,188,827	-13,358,254	-7,821,218	-3,111,401	801,173
400	625,284	2,000,910	-13,546,171	-8,009,134	-3,299,317	989,090
500	566,561	1,812,994	-13,734,087	-8,197,050	-3,487,233	1,177,006



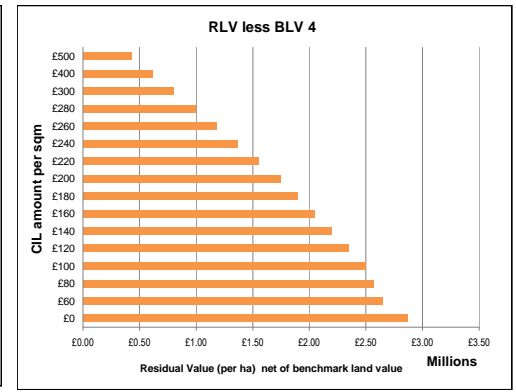
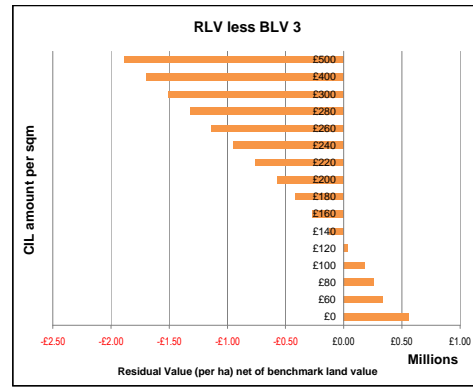
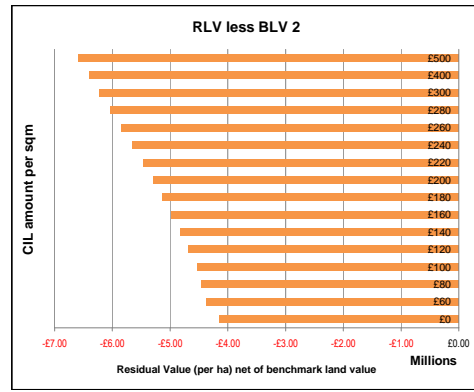
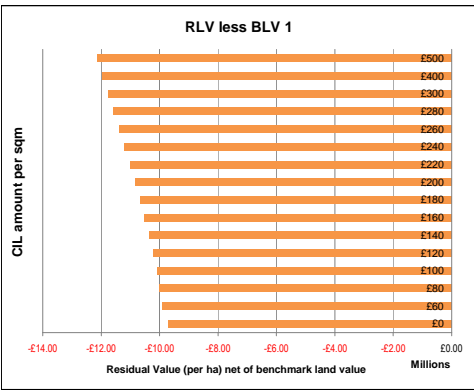
Site type 3 Description: **Area 2** £4306 psm S IoD Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,531,473	4,900,714	-10,646,367	-5,109,330	-399,513	1,910,714
60	1,461,005	4,675,215	-10,871,867	-5,334,830	-625,013	1,685,215
80	1,437,515	4,600,048	-10,947,033	-5,409,996	-700,179	1,610,048
100	1,414,025	4,524,882	-11,022,200	-5,485,163	-775,346	1,534,882
120	1,367,046	4,374,549	-11,172,533	-5,635,496	-925,679	1,384,549
140	1,320,067	4,224,216	-11,322,866	-5,785,829	-1,076,012	1,234,216
160	1,273,088	4,073,883	-11,473,199	-5,936,162	-1,226,345	1,083,883
180	1,226,109	3,923,550	-11,623,532	-6,086,495	-1,376,678	933,550
200	1,179,130	3,773,217	-11,773,865	-6,236,828	-1,527,011	783,217
220	1,120,406	3,585,301	-11,961,781	-6,424,744	-1,714,927	595,301
240	1,061,683	3,397,384	-12,149,697	-6,612,660	-1,902,843	407,384
260	1,002,959	3,209,468	-12,337,613	-6,800,576	-2,090,759	219,468
280	944,235	3,021,552	-12,525,529	-6,988,492	-2,278,676	31,552
300	885,511	2,833,636	-12,713,446	-7,176,409	-2,466,592	156,364
400	826,787	2,645,719	-12,901,362	-7,364,325	-2,654,508	344,281
500	768,064	2,457,803	-13,089,278	-7,552,241	-2,842,424	532,197



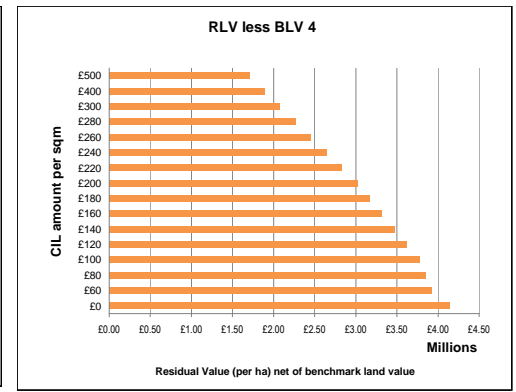
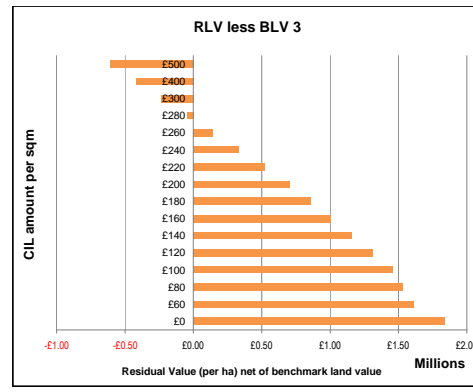
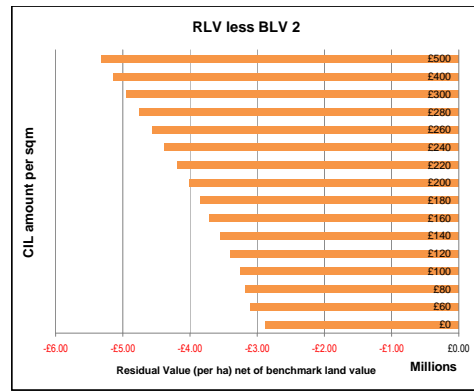
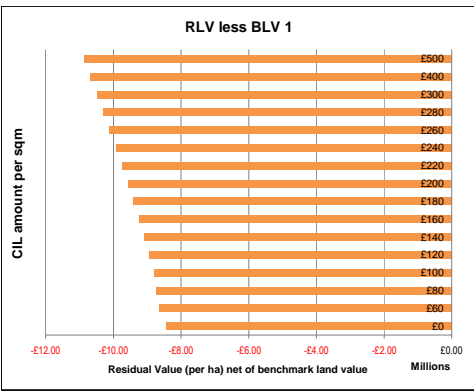
Site type 3 Description: **Area 3** £4629 psm BrB,BC,P,PR,BW Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,830,529	5,857,692	-9,689,389	-4,152,352	-557,464	2,867,692
60	1,760,060	5,632,192	-9,914,889	-4,377,852	-331,965	2,642,192
80	1,736,571	5,557,026	-9,990,055	-4,453,018	-256,798	2,567,026
100	1,713,081	5,481,859	-10,065,222	-4,528,185	-181,632	2,491,859
120	1,666,102	5,331,526	-10,215,555	-4,678,518	-31,299	2,341,526
140	1,619,123	5,181,193	-10,365,888	-4,828,851	-119,034	2,191,193
160	1,572,144	5,030,860	-10,516,221	-4,979,184	-269,367	2,040,860
180	1,525,165	4,880,527	-10,666,554	-5,129,517	-419,700	1,890,527
200	1,478,186	4,730,195	-10,816,887	-5,279,850	-570,033	1,740,195
220	1,419,462	4,542,278	-11,004,803	-5,467,766	-757,949	1,552,278
240	1,360,738	4,354,362	-11,192,719	-5,655,682	-945,865	1,364,362
260	1,302,014	4,166,446	-11,380,635	-5,843,598	-1,133,782	1,176,446
280	1,243,291	3,978,530	-11,568,552	-6,031,515	-1,321,698	988,530
300	1,184,567	3,790,613	-11,756,468	-6,219,431	-1,509,614	800,613
400	1,125,843	3,602,697	-11,944,384	-6,407,347	-1,697,530	612,697
500	1,067,119	3,414,781	-12,132,300	-6,595,263	-1,885,446	424,781



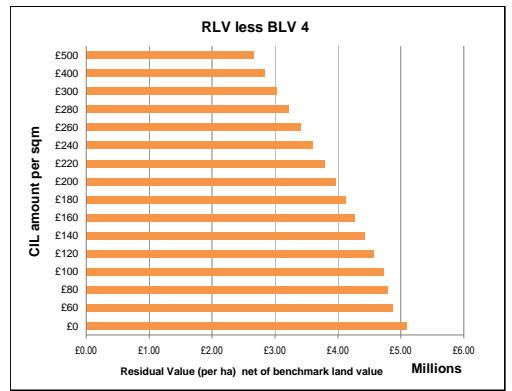
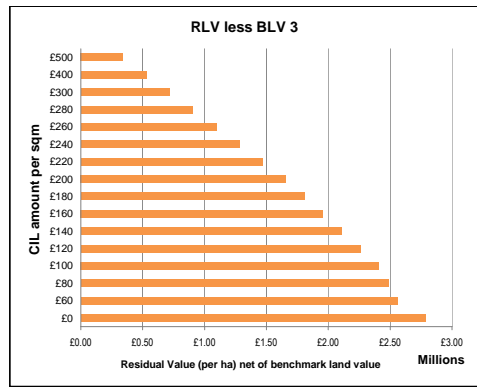
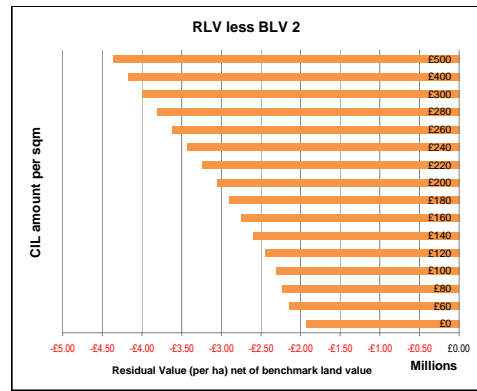
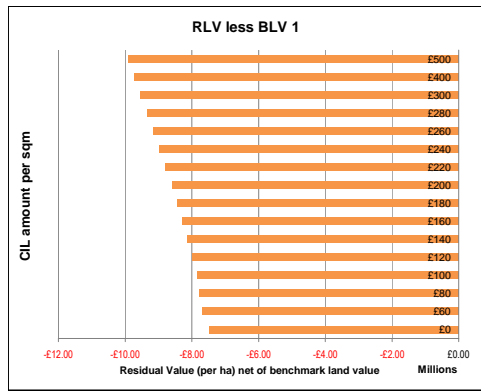
Site type 3 Description: **Area 4** £5059 psm BG,GT,NWC,Step Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,229,253	7,133,610	-8,413,472	-2,876,435	-1,833,382	4,143,610
60	2,158,784	6,908,110	-8,638,971	-3,101,934	-1,607,883	3,918,110
80	2,135,295	6,832,944	-8,714,138	-3,177,100	-1,532,716	3,842,944
100	2,111,805	6,757,777	-8,789,304	-3,252,267	-1,457,550	3,767,777
120	2,064,826	6,607,444	-8,939,637	-3,402,600	-1,307,217	3,617,444
140	2,017,847	6,457,111	-9,089,970	-3,552,933	-1,156,884	3,467,111
160	1,970,868	6,306,778	-9,240,303	-3,703,266	-1,006,551	3,316,778
180	1,923,889	6,156,445	-9,390,636	-3,853,599	-856,218	3,166,445
200	1,876,910	6,006,112	-9,540,969	-4,003,932	-705,885	3,016,112
220	1,818,186	5,818,196	-9,728,885	-4,191,848	-517,969	2,828,196
240	1,759,462	5,630,280	-9,916,801	-4,379,764	-330,053	2,640,280
260	1,700,738	5,442,364	-10,104,717	-4,567,680	-142,136	2,452,364
280	1,642,014	5,254,448	-10,292,634	-4,755,597	45,780	2,264,448
300	1,583,291	5,066,532	-10,480,550	-4,943,513	233,696	2,076,532
400	1,524,567	4,878,615	-10,668,466	-5,131,429	421,612	1,888,615
500	1,465,843	4,690,699	-10,856,382	-5,319,345	609,528	1,700,699



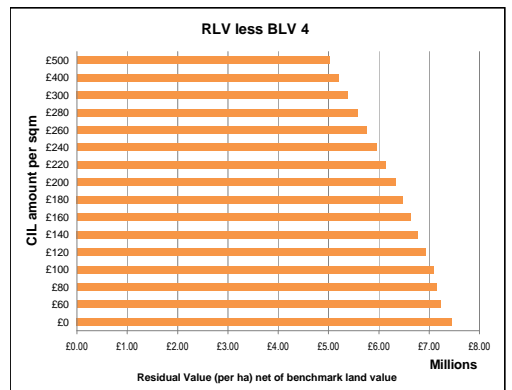
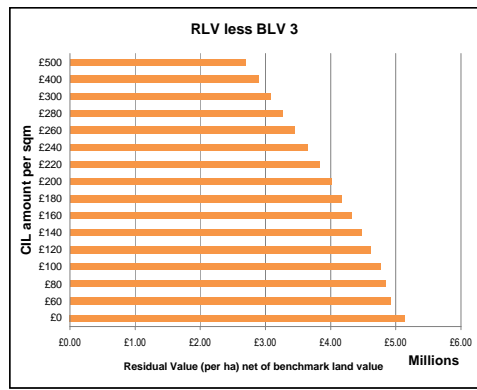
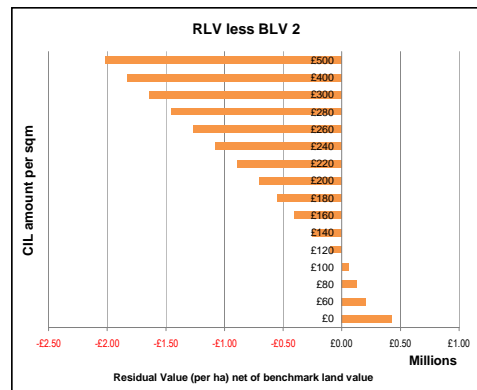
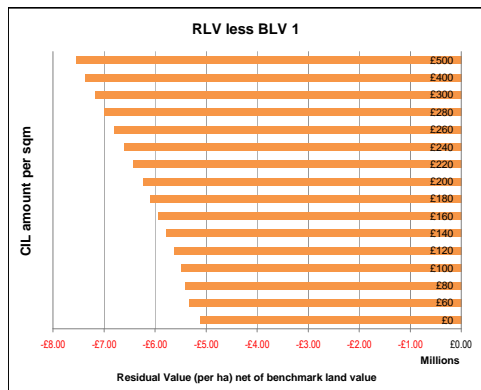
Site type 3 Description: **Area 5** E382 psm Shad, SWC, E147 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,525,828	8,082,649	-7,464,432	-1,927,395	-2,782,421	-5,092,649
60	2,455,359	7,857,149	-7,689,932	-2,152,895	-2,556,922	-4,867,149
80	2,431,870	7,781,983	-7,765,098	-2,228,061	-2,481,755	-4,791,983
100	2,408,380	7,706,816	-7,840,265	-2,303,228	-2,406,589	-4,716,816
120	2,361,401	7,556,483	-7,990,598	-2,453,561	-2,256,256	-4,566,483
140	2,314,422	7,406,150	-8,140,931	-2,603,894	-2,105,923	-4,416,150
160	2,267,443	7,255,817	-8,291,264	-2,754,227	-1,955,590	-4,265,817
180	2,220,464	7,105,485	-8,441,597	-2,904,560	-1,805,257	-4,115,485
200	2,173,485	6,955,152	-8,591,930	-3,054,893	-1,654,924	-3,965,152
220	2,114,761	6,767,235	-8,779,846	-3,242,809	-1,467,008	-3,777,235
240	2,056,037	6,579,319	-8,967,762	-3,430,725	-1,279,092	-3,589,319
260	1,997,313	6,391,403	-9,155,678	-3,618,641	-1,091,176	-3,401,403
280	1,938,590	6,203,487	-9,343,595	-3,806,558	-903,259	-3,213,487
300	1,879,866	6,015,571	-9,531,511	-3,994,474	-715,343	-3,025,571
400	1,821,142	5,827,654	-9,719,427	-4,182,390	-527,427	-2,837,654
500	1,762,418	5,639,738	-9,907,343	-4,370,306	-339,511	-2,649,738



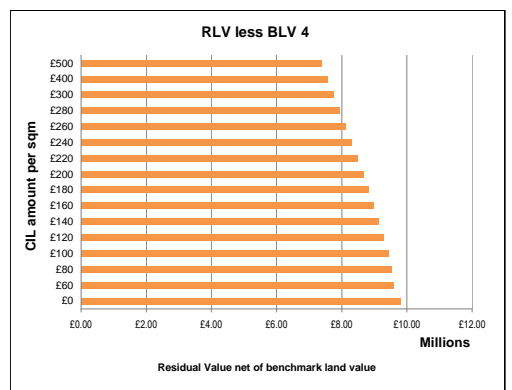
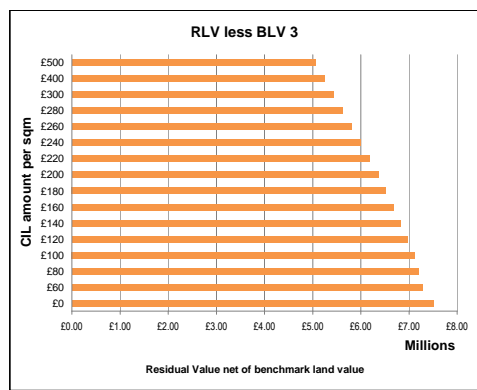
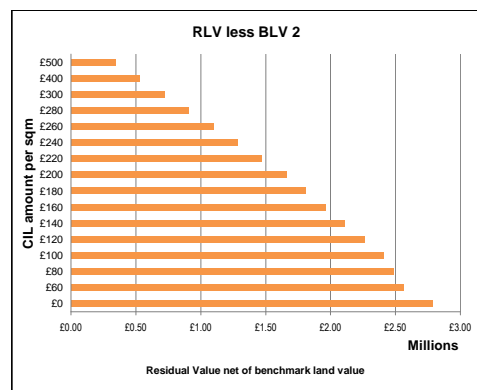
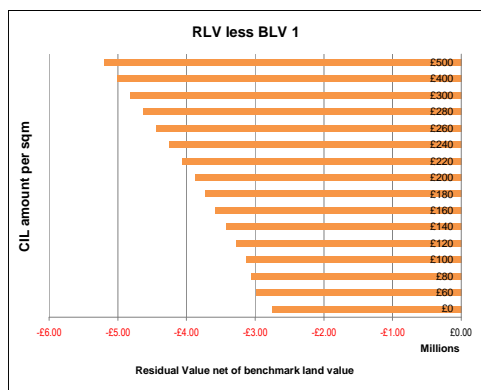
Site type 3 Description: **Area 6** E6189 psm Lime, WoD, Shore Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,261,868	10,437,979	-5,109,102	-427,935	-5,137,751	-7,447,979
60	3,191,400	10,212,479	-5,334,602	-202,435	-4,912,252	-7,222,479
80	3,167,910	10,137,313	-5,409,768	-127,269	-4,837,086	-7,147,313
100	3,144,421	10,062,146	-5,484,935	-52,102	-4,761,919	-7,072,146
120	3,097,442	9,911,813	-5,635,268	98,231	-4,611,586	-6,921,813
140	3,050,463	9,761,481	-5,785,601	248,564	-4,461,253	-6,771,481
160	3,003,484	9,611,148	-5,935,934	398,897	-4,310,920	-6,621,148
180	2,956,505	9,460,815	-6,086,267	549,230	-4,160,587	-6,470,815
200	2,909,526	9,310,482	-6,236,600	699,563	-4,010,254	-6,320,482
220	2,850,802	9,122,565	-6,424,516	887,479	-3,822,338	-6,132,565
240	2,792,078	8,934,649	-6,612,432	1,075,395	-3,634,422	-5,944,649
260	2,733,354	8,746,733	-6,800,348	1,263,311	-3,446,506	-5,756,733
280	2,674,630	8,558,817	-6,988,264	1,451,227	-3,258,589	-5,568,817
300	2,615,906	8,370,901	-7,176,181	1,639,144	-3,070,673	-5,380,901
400	2,557,183	8,182,984	-7,364,097	1,827,060	-2,882,757	-5,192,984
500	2,498,459	7,995,068	-7,552,013	2,014,976	-2,694,841	-5,005,068



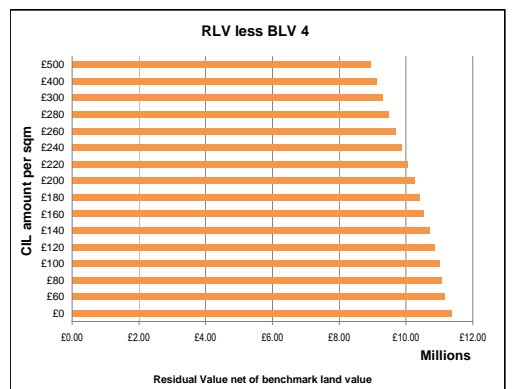
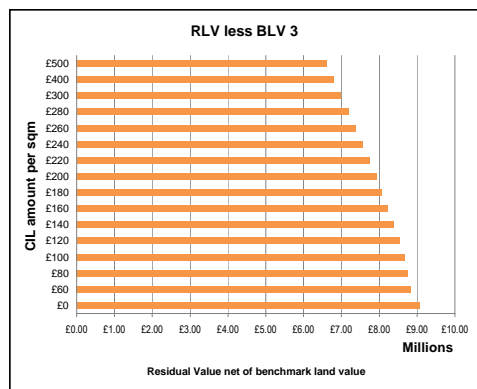
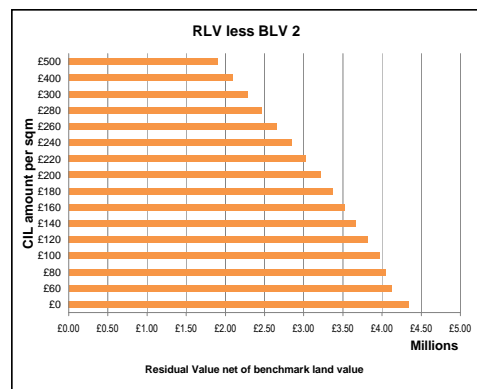
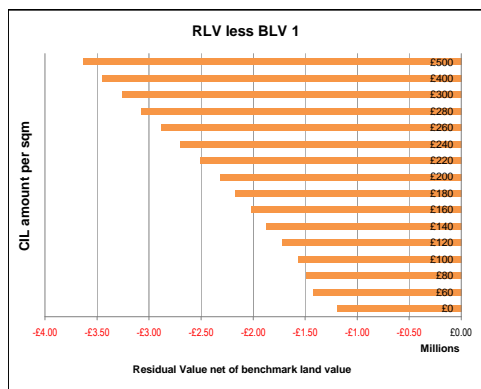
Site type 3 Description: **Area 7** E6997 psm Spitalfields Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,997,919	12,793,342	-2,753,739	-2,783,298	-7,493,114	-9,803,342
60	3,927,451	12,567,842	-2,979,239	-2,557,798	-7,267,615	-9,577,842
80	3,903,961	12,492,676	-3,054,405	-2,482,632	-7,192,448	-9,502,676
100	3,880,472	12,417,509	-3,129,572	-2,407,465	-7,117,282	-9,427,509
120	3,833,493	12,267,176	-3,279,905	-2,257,132	-6,966,949	-9,277,176
140	3,786,514	12,116,843	-3,430,238	-2,106,799	-6,816,616	-9,126,843
160	3,739,535	11,966,510	-3,580,571	-1,956,466	-6,666,283	-8,976,510
180	3,692,556	11,816,177	-3,730,904	-1,806,133	-6,515,950	-8,826,177
200	3,645,576	11,665,845	-3,881,237	-1,655,800	-6,365,617	-8,675,845
220	3,586,853	11,477,928	-4,069,153	-1,467,884	-6,177,701	-8,487,928
240	3,528,129	11,290,012	-4,257,069	-1,279,968	-5,989,785	-8,300,012
260	3,469,405	11,102,096	-4,444,985	-1,092,052	-5,801,868	-8,112,096
280	3,410,681	10,914,180	-4,632,902	-904,135	-5,613,952	-7,924,180
300	3,351,957	10,726,263	-4,820,818	-716,219	-5,426,036	-7,736,263
400	3,293,234	10,538,347	-5,008,734	-528,303	-5,238,120	-7,548,347
500	3,234,510	10,350,431	-5,196,650	-340,387	-5,050,204	-7,360,431



Site type 3 Description: **Area 8** E7535 psm CW, AI, TL, SKD, Wap Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,485,095	14,352,304	-1,194,777	-4,342,260	-9,052,077	-11,362,304
60	4,414,627	14,126,805	-1,420,276	-4,116,761	-8,826,577	-11,136,805
80	4,391,137	14,051,638	-1,495,443	-4,041,594	-8,751,411	-11,061,638
100	4,367,647	13,976,472	-1,570,609	-3,966,428	-8,676,245	-10,986,472
120	4,320,668	13,826,139	-1,720,942	-3,816,095	-8,525,912	-10,836,139
140	4,273,689	13,675,806	-1,871,275	-3,665,762	-8,375,579	-10,685,806
160	4,226,710	13,525,473	-2,021,608	-3,515,429	-8,225,246	-10,535,473
180	4,179,731	13,375,140	-2,171,941	-3,365,096	-8,074,913	-10,385,140
200	4,132,752	13,224,807	-2,322,274	-3,214,763	-7,924,580	-10,234,807
220	4,074,028	13,036,891	-2,510,190	-3,026,847	-7,736,663	-10,046,891
240	4,015,305	12,848,975	-2,698,107	-2,838,930	-7,548,747	-9,858,975
260	3,956,581	12,661,058	-2,886,023	-2,651,014	-7,360,831	-9,671,058
280	3,897,857	12,473,142	-3,073,939	-2,463,098	-7,172,915	-9,483,142
300	3,839,133	12,285,226	-3,261,855	-2,275,182	-6,984,999	-9,295,226
400	3,780,409	12,097,310	-3,449,771	-2,087,266	-6,797,082	-9,107,310
500	3,721,685	11,909,394	-3,637,688	-1,899,349	-6,609,166	-8,919,394



CIL Viability LB Tower Hamlets

SITE TYPE	3
	25 UNITS
FLATS & HOUSES	
	80 UPH
Net area as percentage of gross	100%

Benchmark Land Values (per net developable ha)
 BLV1 Offices (higher) £15,547,081
 BLV2 Offices (lower) £10,010,044
 BLV3 Industrial/WH £5,300,227
 BLV4 Community uses £2,990,000

CSH level: 4 on AH, 4 on private
 Aff Hsg: 30%

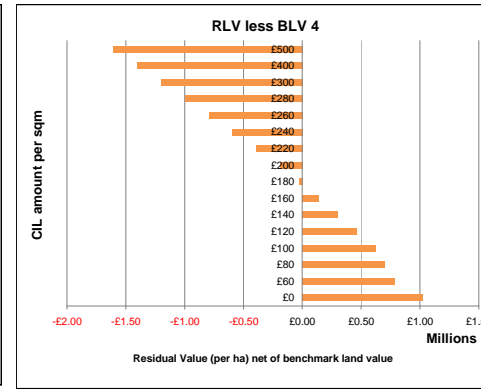
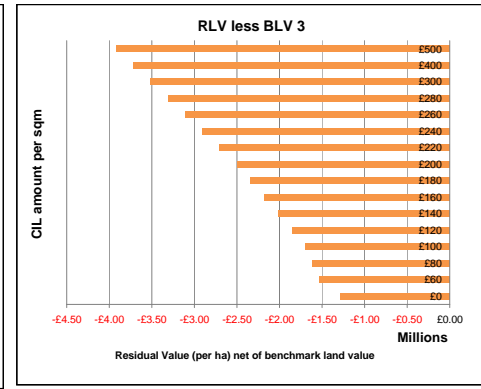
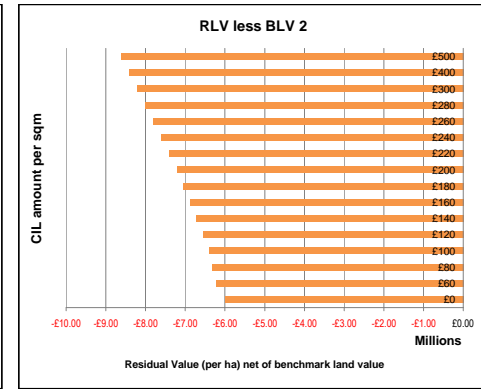
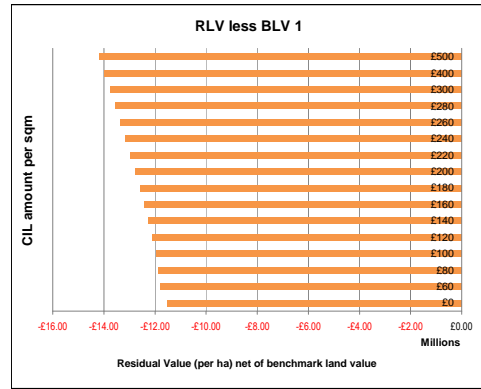
Sales value inflation
 Build cost inflation

Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

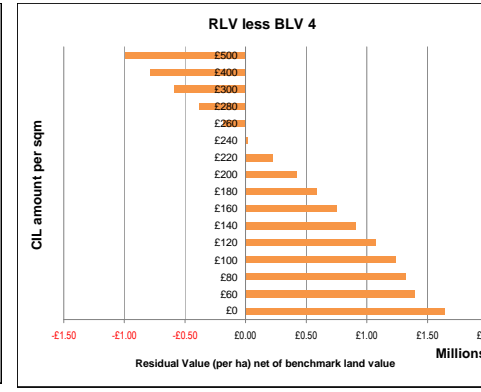
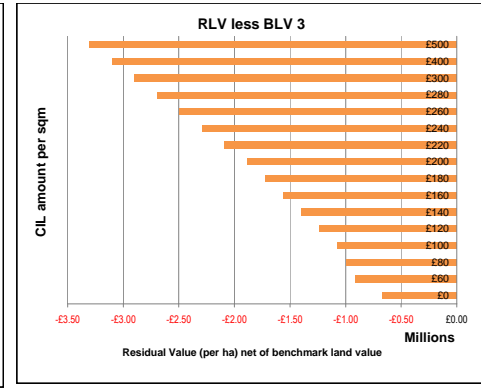
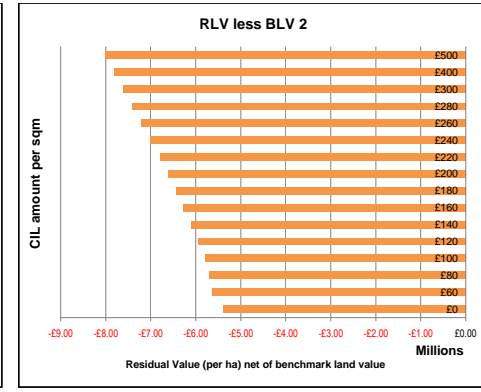
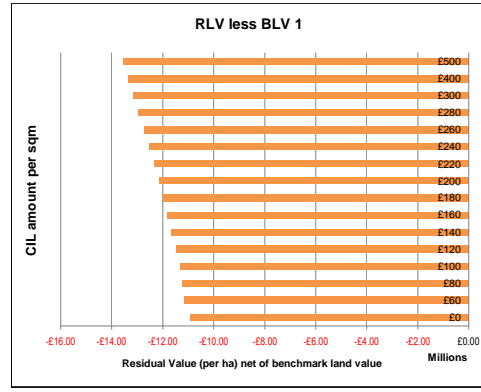
Site type 3 Description: **Area 1** £4090 psm CT, Fish, Bow, Mile Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,254,665	4,014,929	- 11,532,152	- 5,995,115	- 1,285,298	- 1,024,929
60	1,178,776	3,772,084	- 11,774,998	- 6,237,961	- 1,528,144	- 782,084
80	1,153,480	3,691,135	- 11,855,946	- 6,318,909	- 1,609,092	- 701,135
100	1,128,183	3,610,187	- 11,936,895	- 6,399,858	- 1,690,041	- 620,187
120	1,077,590	3,448,289	- 12,098,792	- 6,561,755	- 1,851,938	- 458,289
140	1,026,998	3,286,392	- 12,260,689	- 6,723,652	- 2,013,835	- 296,392
160	976,405	3,124,495	- 12,422,586	- 6,885,549	- 2,175,732	- 134,495
180	925,812	2,962,598	- 12,584,483	- 7,047,446	- 2,337,629	- 27,402
200	875,219	2,800,701	- 12,746,380	- 7,209,343	- 2,499,526	- 189,299
220	811,978	2,598,330	- 12,948,751	- 7,411,714	- 2,701,897	- 391,670
240	748,737	2,395,959	- 13,151,123	- 7,614,086	- 2,904,269	- 594,041
260	685,496	2,193,587	- 13,353,494	- 7,816,457	- 3,106,640	- 796,413
280	622,255	1,991,216	- 13,555,865	- 8,018,828	- 3,309,011	- 998,784
300	559,014	1,788,845	- 13,758,236	- 8,221,199	- 3,511,383	- 1,201,155
400	495,773	1,586,474	- 13,960,608	- 8,423,571	- 3,713,754	- 1,403,526
500	432,532	1,384,102	- 14,162,979	- 8,625,942	- 3,916,125	- 1,605,898



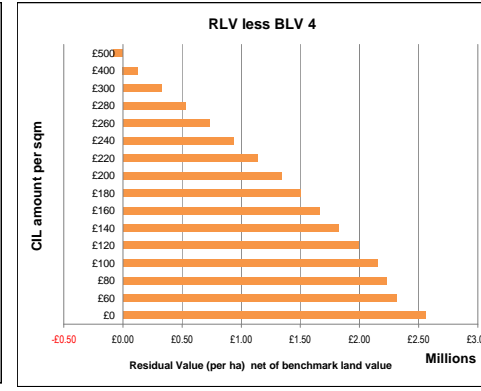
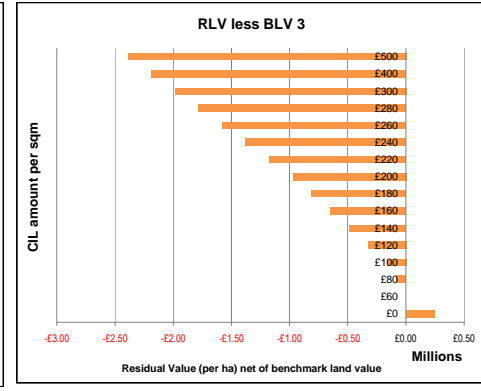
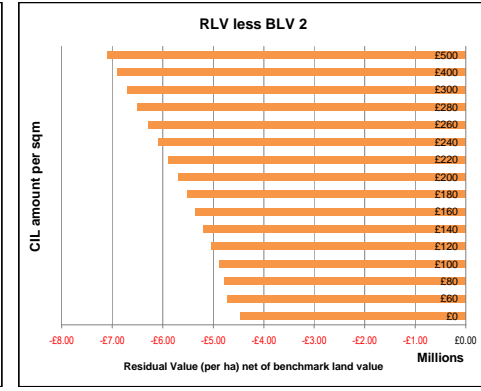
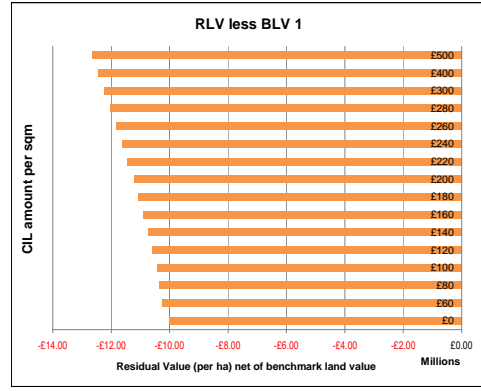
Site type 3 Description: **Area 2** £4306 psm S IoD Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,446,682	4,629,383	- 10,917,698	- 5,380,661	- 670,844	- 1,639,383
60	1,370,793	4,386,538	- 11,160,544	- 5,623,507	- 913,690	- 1,396,538
80	1,345,497	4,305,589	- 11,241,492	- 5,704,455	- 994,638	- 1,315,589
100	1,320,200	4,224,641	- 11,322,441	- 5,785,404	- 1,075,587	- 1,234,641
120	1,269,607	4,062,744	- 11,484,338	- 5,947,301	- 1,237,484	- 1,072,744
140	1,219,015	3,900,847	- 11,646,235	- 6,109,198	- 1,399,381	- 910,847
160	1,168,422	3,738,949	- 11,808,132	- 6,271,095	- 1,561,278	- 748,949
180	1,117,829	3,577,052	- 11,970,029	- 6,432,992	- 1,723,175	- 587,052
200	1,067,236	3,415,155	- 12,131,926	- 6,594,889	- 1,885,072	- 425,155
220	1,003,995	3,212,784	- 12,334,297	- 6,797,260	- 2,087,443	- 222,784
240	940,754	3,010,413	- 12,536,668	- 6,999,631	- 2,289,815	- 20,413
260	877,513	2,808,041	- 12,739,040	- 7,202,003	- 2,492,186	- 181,959
280	814,272	2,605,670	- 12,941,411	- 7,404,374	- 2,694,557	- 384,330
300	751,031	2,403,299	- 13,143,782	- 7,606,745	- 2,896,929	- 586,701
400	687,790	2,200,928	- 13,346,154	- 7,809,117	- 3,099,300	- 789,072
500	624,549	1,998,556	- 13,548,525	- 8,011,488	- 3,301,671	- 991,444



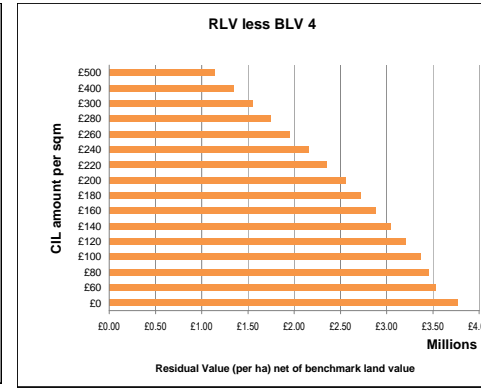
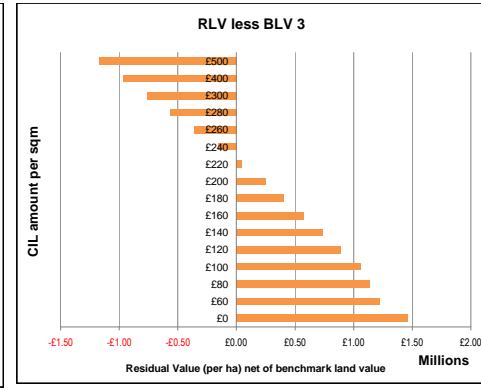
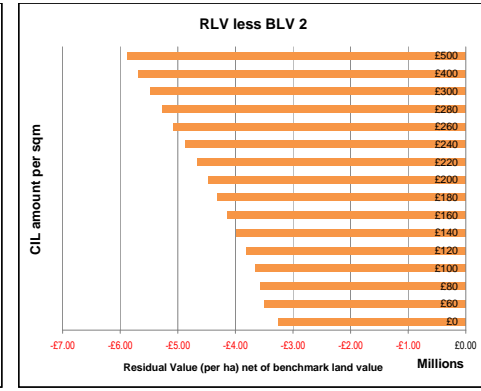
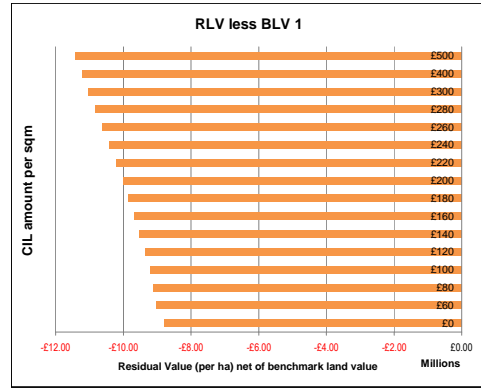
Site type 3 Description: **Area 3** £4629 psm BrB, BC, P, PR, BW Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,731,966	5,542,291	- 10,004,791	- 4,467,754	- 242,063	- 2,552,291
60	1,656,077	5,299,445	- 10,247,636	- 4,710,599	- 782	- 2,309,445
80	1,630,780	5,218,497	- 10,328,585	- 4,791,548	- 81,731	- 2,228,497
100	1,605,484	5,137,548	- 10,409,533	- 4,872,496	- 162,679	- 2,147,548
120	1,554,891	4,975,651	- 10,571,430	- 5,034,393	- 324,576	- 1,985,651
140	1,504,298	4,813,754	- 10,733,327	- 5,196,290	- 486,473	- 1,823,754
160	1,453,705	4,651,857	- 10,895,224	- 5,358,187	- 648,370	- 1,661,857
180	1,403,112	4,489,960	- 11,057,121	- 5,520,084	- 810,267	- 1,499,960
200	1,352,520	4,328,063	- 11,219,018	- 5,681,981	- 972,165	- 1,338,063
220	1,289,279	4,125,692	- 11,421,390	- 5,884,353	- 1,174,536	- 1,135,692
240	1,226,038	3,923,320	- 11,623,761	- 6,086,724	- 1,376,907	- 933,320
260	1,162,797	3,720,949	- 11,826,132	- 6,289,095	- 1,579,278	- 730,949
280	1,099,556	3,518,578	- 12,028,504	- 6,491,467	- 1,781,650	- 528,578
300	1,036,314	3,316,206	- 12,230,875	- 6,693,838	- 1,984,021	- 326,206
400	973,073	3,113,835	- 12,433,246	- 6,896,209	- 2,186,392	- 123,835
500	909,832	2,911,464	- 12,635,617	- 7,098,580	- 2,388,764	- 78,536



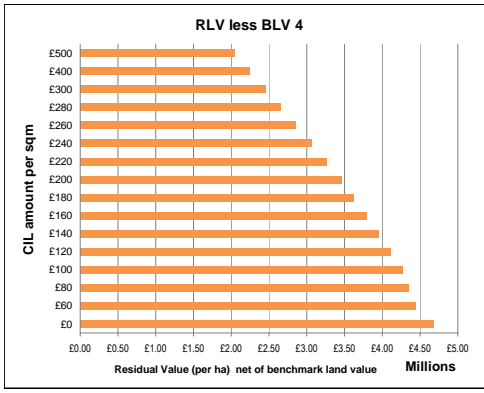
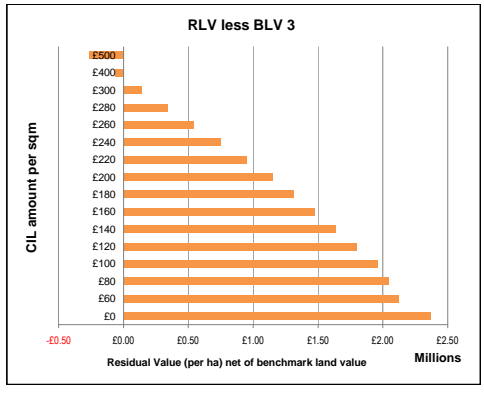
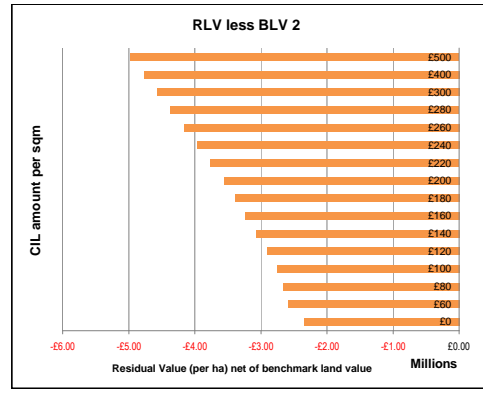
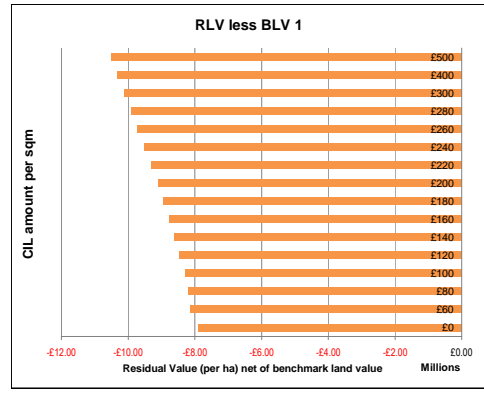
Site type 3 Description: **Area 4** £5059 psm BG, GT, NWC, Step Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,112,330	6,799,456	- 8,787,626	- 3,250,589	- 1,459,228	- 3,769,456
60	2,036,441	6,516,610	- 9,030,471	- 3,493,434	- 1,216,383	- 3,526,610
80	2,011,144	6,435,662	- 9,111,420	- 3,574,383	- 1,135,434	- 3,445,662
100	1,985,848	6,354,713	- 9,192,368	- 3,655,331	- 1,054,486	- 3,364,713
120	1,935,255	6,192,816	- 9,354,265	- 3,817,228	- 892,589	- 3,202,816
140	1,884,662	6,030,919	- 9,516,162	- 3,979,125	- 730,692	- 3,040,919
160	1,834,069	5,869,022	- 9,678,059	- 4,141,022	- 568,795	- 2,879,022
180	1,783,477	5,707,125	- 9,839,956	- 4,302,919	- 406,898	- 2,717,125
200	1,732,884	5,545,228	- 10,001,853	- 4,464,816	- 245,000	- 2,555,228
220	1,669,643	5,342,857	- 10,204,225	- 4,667,188	- 42,629	- 2,352,857
240	1,606,402	5,140,485	- 10,406,596	- 4,869,559	- 159,742	- 2,150,485
260	1,543,161	4,938,114	- 10,608,967	- 5,071,930	- 362,113	- 1,948,114
280	1,479,920	4,735,743	- 10,811,339	- 5,274,302	- 564,485	- 1,745,743
300	1,416,679	4,533,371	- 11,013,710	- 5,476,673	- 766,856	- 1,543,371
400	1,353,438	4,331,000	- 11,216,081	- 5,679,044	- 969,227	- 1,341,000
500	1,290,196	4,128,629	- 11,418,453	- 5,881,415	- 1,171,599	- 1,138,629



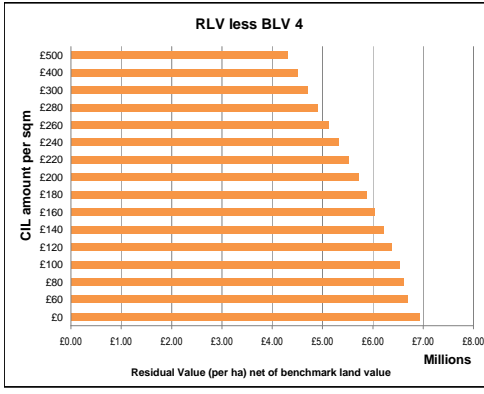
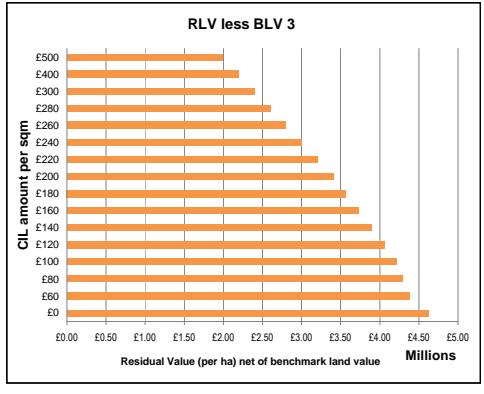
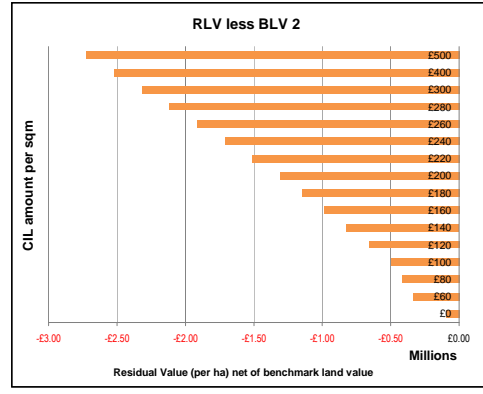
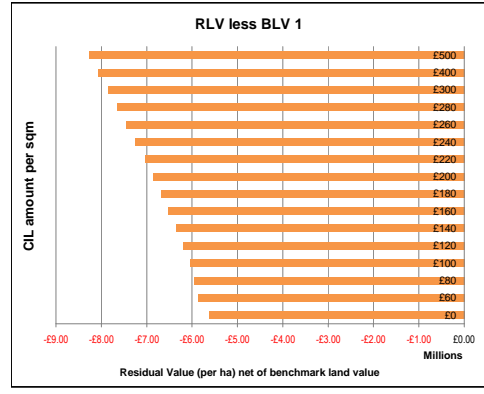
Site type 3 | Description: Area 5 | £382 psm | Shad, SWC, E147 | Site area: 0.31 ha

Table with 7 columns: CIL amount, RLV, RLV per ha, RLV less BLV 1, RLV less BLV 2, RLV less BLV 3, RLV less BLV 4. Rows include CIL amounts from 0 to 500.



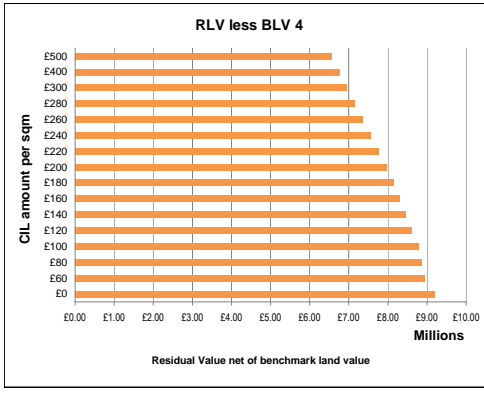
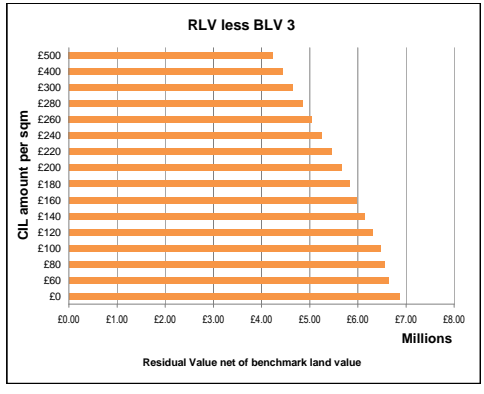
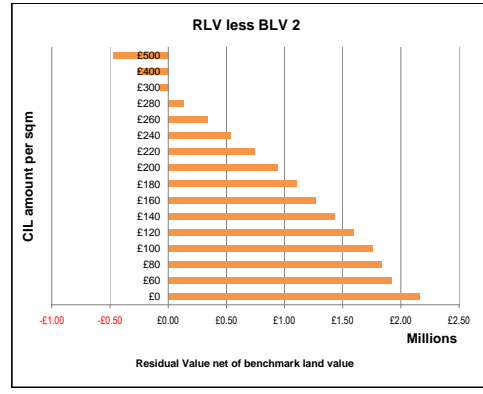
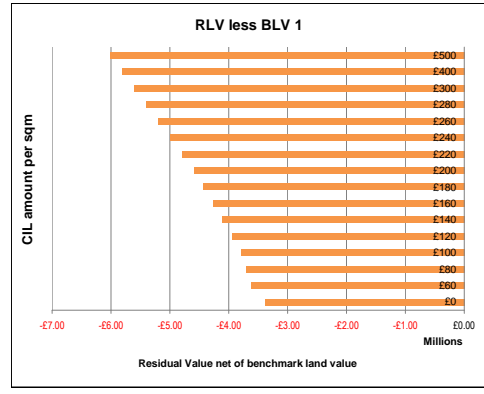
Site type 3 | Description: Area 6 | £6189 psm | Lime, WoD, Shore | Site area: 0.31 ha

Table with 7 columns: CIL amount, RLV, RLV per ha, RLV less BLV 1, RLV less BLV 2, RLV less BLV 3, RLV less BLV 4. Rows include CIL amounts from 0 to 500.



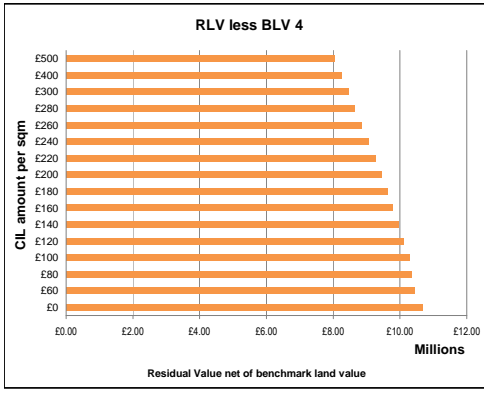
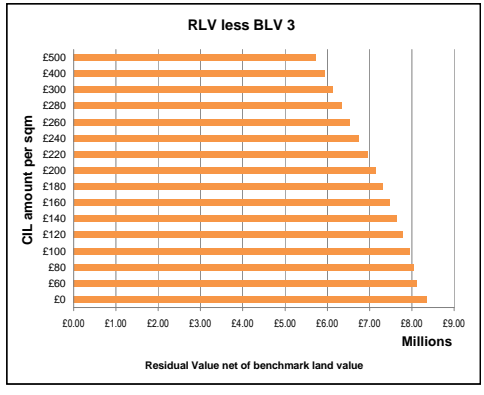
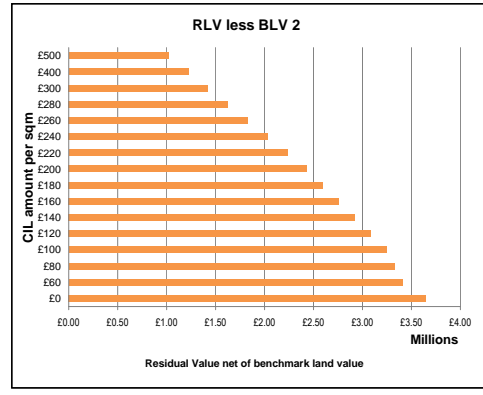
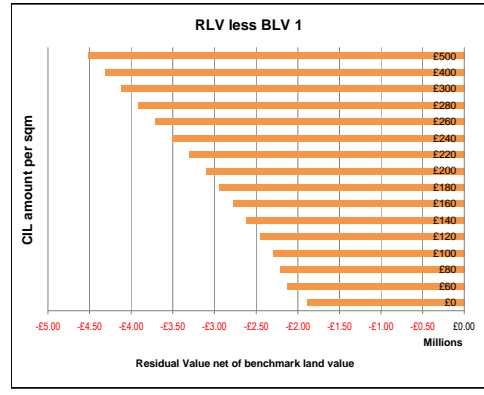
Site type 3 | Description: Area 7 | £6997 psm | Spitalfields | Site area: 0.31 ha

Table with 7 columns: CIL amount, RLV, RLV per ha, RLV less BLV 1, RLV less BLV 2, RLV less BLV 3, RLV less BLV 4. Rows include CIL amounts from 0 to 500.



Site type 3 | Description: Area 8 | £7535 psm | CW, AI, T, LSKD, Wap | Site area: 0.31 ha

Table with 7 columns: CIL amount, RLV, RLV per ha, RLV less BLV 1, RLV less BLV 2, RLV less BLV 3, RLV less BLV 4. Rows include CIL amounts from 0 to 500.



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

SITE TYPE 3

25 UNITS

FLATS & HOUSES

80 UPH Net area as percentage of gross

100%

CSH level: 4 on AH

4 on private

Aff Hsg: 20%

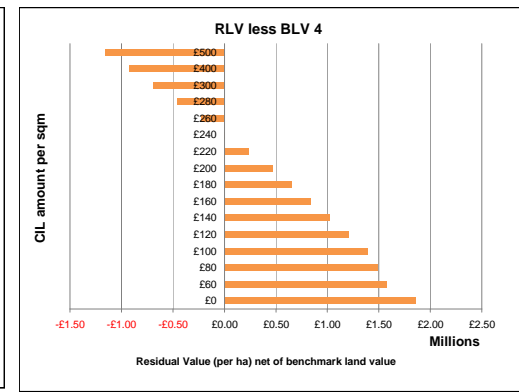
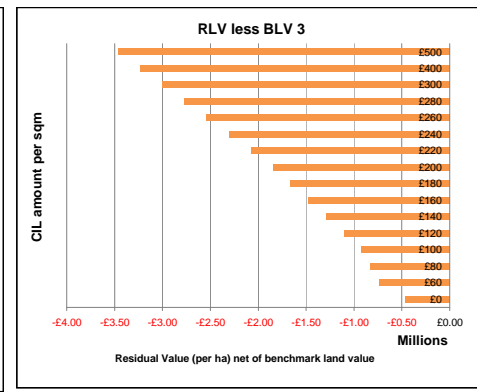
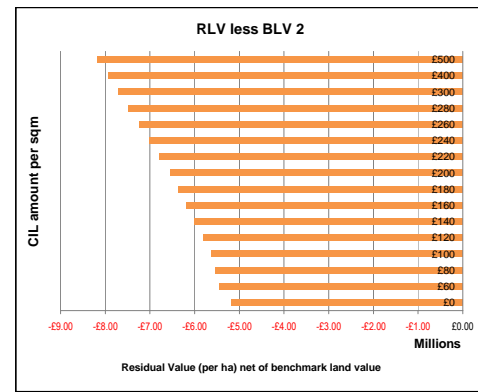
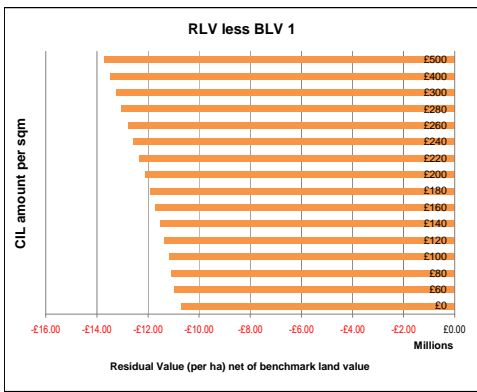
Sales value inflation	
Build cost inflation	

Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

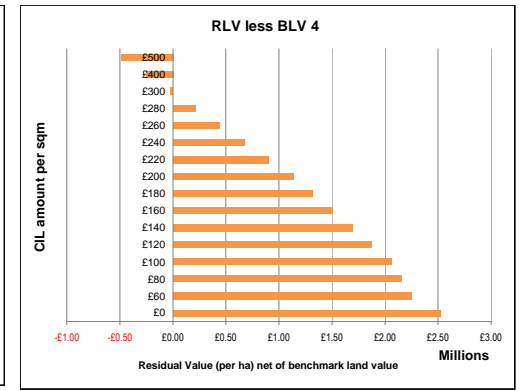
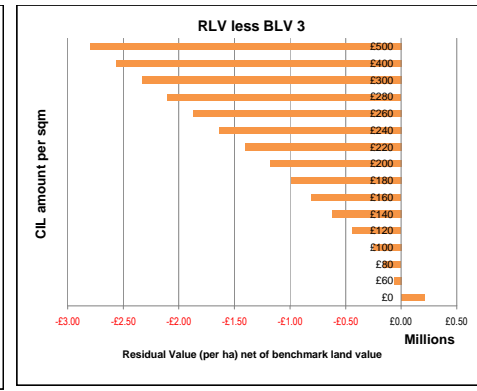
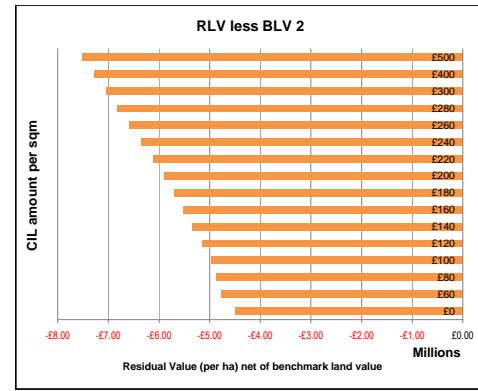
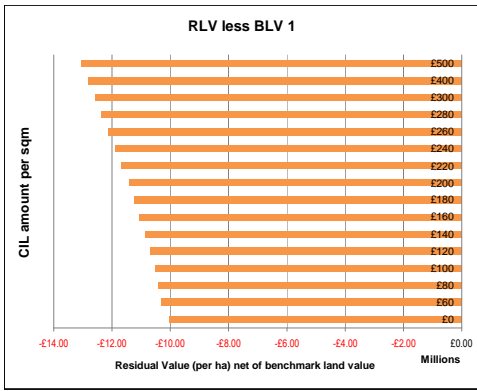
Site type 3 Description: **Area 1 £4090 psm CT,Fish,Bow,Mile** Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,513,587	4,843,478	-10,703,603	-5,166,566	-456,749	-1,853,478
60	1,426,856	4,565,940	-10,981,141	-5,444,104	-734,287	-1,575,940
80	1,397,946	4,473,428	-11,073,654	-5,536,617	-826,800	-1,483,428
100	1,369,036	4,380,915	-11,166,166	-5,629,129	-919,312	-1,390,915
120	1,311,216	4,195,890	-11,351,191	-5,814,154	-1,104,338	-1,205,890
140	1,253,395	4,010,865	-11,536,217	-5,999,180	-1,289,363	-1,020,865
160	1,195,575	3,825,840	-11,721,242	-6,184,205	-1,474,388	-835,840
180	1,137,754	3,640,814	-11,906,267	-6,369,230	-1,659,413	-650,814
200	1,079,934	3,455,789	-12,091,292	-6,554,255	-1,844,438	-465,789
220	1,007,659	3,224,508	-12,322,574	-6,785,537	-2,075,720	-234,508
240	935,383	2,993,226	-12,553,855	-7,016,818	-2,307,001	-3,226
260	863,108	2,761,945	-12,785,137	-7,248,100	-2,538,283	-228,055
280	790,832	2,530,663	-13,016,418	-7,479,381	-2,769,564	-459,337
300	718,557	2,299,382	-13,247,700	-7,710,663	-3,000,846	-690,618
400	646,281	2,068,100	-13,478,981	-7,941,944	-3,232,127	-921,900
500	574,006	1,836,819	-13,710,263	-8,173,226	-3,463,409	-1,153,181



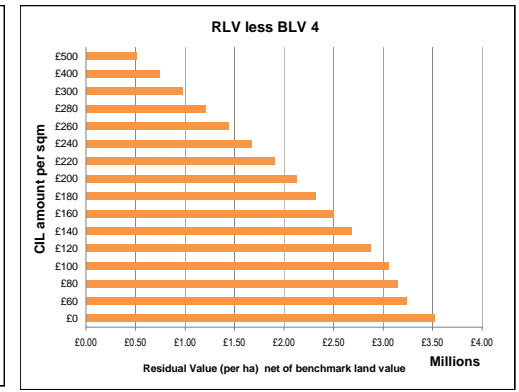
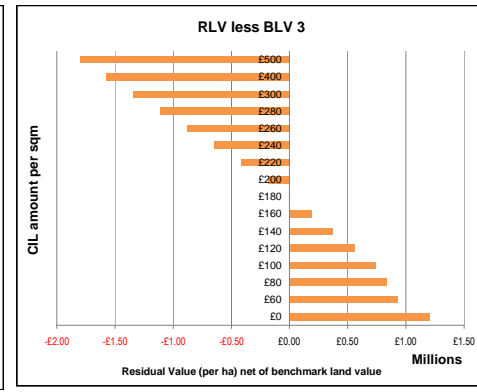
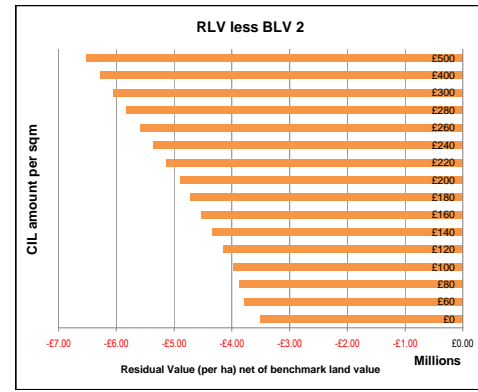
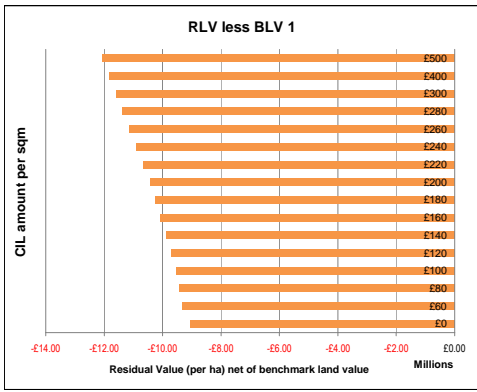
Site type 3 Description: **Area 2 £4306 psm S IoD** Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,721,917	5,510,136	-10,036,945	-4,499,908	209,908	2,520,136
60	1,635,187	5,232,598	-10,314,483	-4,777,446	67,629	2,242,598
80	1,606,277	5,140,086	-10,406,996	-4,869,959	160,142	2,150,086
100	1,577,367	5,047,573	-10,499,508	-4,962,471	252,654	2,057,573
120	1,519,546	4,862,548	-10,684,534	-5,147,497	437,680	1,872,548
140	1,461,726	4,677,523	-10,869,559	-5,332,522	622,705	1,687,523
160	1,403,905	4,492,497	-11,054,584	-5,517,547	807,730	1,502,497
180	1,346,085	4,307,472	-11,239,609	-5,702,572	992,755	1,317,472
200	1,288,265	4,122,447	-11,424,634	-5,887,597	1,177,780	1,132,447
220	1,215,989	3,891,165	-11,655,916	-6,118,879	1,409,062	901,165
240	1,143,714	3,659,884	-11,887,197	-6,350,160	1,640,343	669,884
260	1,071,438	3,428,602	-12,118,479	-6,581,442	1,871,625	438,602
280	999,163	3,197,321	-12,349,760	-6,812,723	2,102,906	207,321
300	926,887	2,966,040	-12,581,042	-7,044,005	2,334,188	-23,960
400	854,612	2,734,758	-12,812,323	-7,275,286	2,565,469	-255,242
500	782,336	2,503,477	-13,043,605	-7,506,568	2,796,751	-486,523



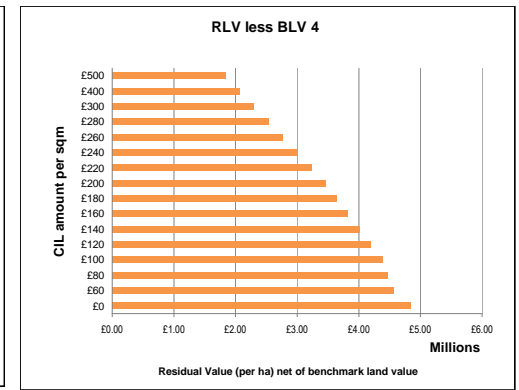
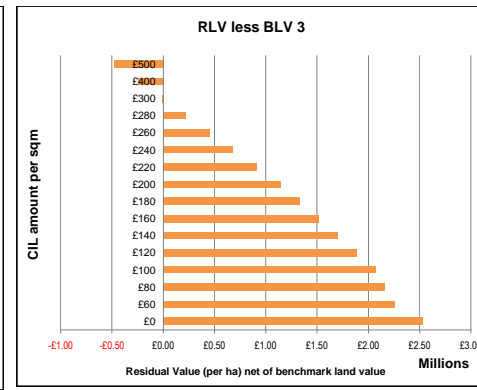
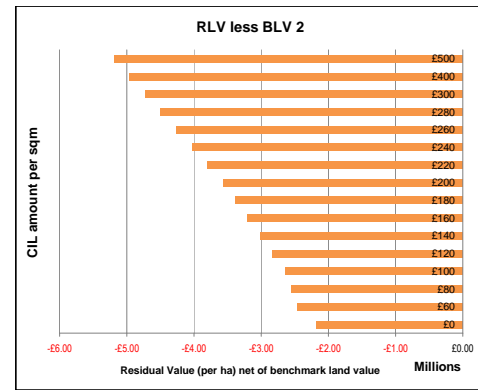
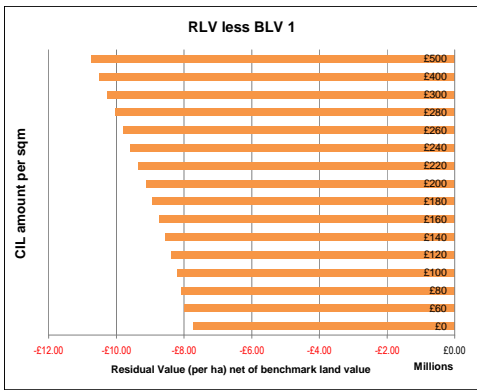
Site type 3 Description: **Area 3 £4629 psm BrB,BC,P,PR,BW** Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,032,585	6,504,274	-9,042,808	-3,505,771	1,204,046	3,514,274
60	1,945,855	6,226,736	-9,320,346	-3,783,308	926,508	3,236,736
80	1,916,945	6,134,223	-9,412,858	-3,875,821	833,996	3,144,223
100	1,888,035	6,041,711	-9,505,371	-3,968,334	741,483	3,051,711
120	1,830,214	5,856,685	-9,690,396	-4,153,359	556,458	2,866,685
140	1,772,394	5,671,660	-9,875,421	-4,338,384	371,433	2,681,660
160	1,714,573	5,486,635	-10,060,446	-4,523,409	186,408	2,496,635
180	1,656,753	5,301,610	-10,245,471	-4,708,434	1,382	2,311,610
200	1,598,933	5,116,585	-10,430,497	-4,893,460	183,643	2,126,585
220	1,526,657	4,885,303	-10,661,778	-5,124,741	414,924	1,895,303
240	1,454,382	4,654,022	-10,893,060	-5,356,023	646,206	1,664,022
260	1,382,106	4,422,740	-11,124,341	-5,587,304	877,487	1,432,740
280	1,309,831	4,191,459	-11,355,623	-5,818,586	1,108,769	1,201,459
300	1,237,555	3,960,177	-11,586,904	-6,049,867	1,340,050	970,177
400	1,165,280	3,728,896	-11,818,186	-6,281,149	1,571,332	738,896
500	1,093,004	3,497,614	-12,049,467	-6,512,430	1,802,613	507,614

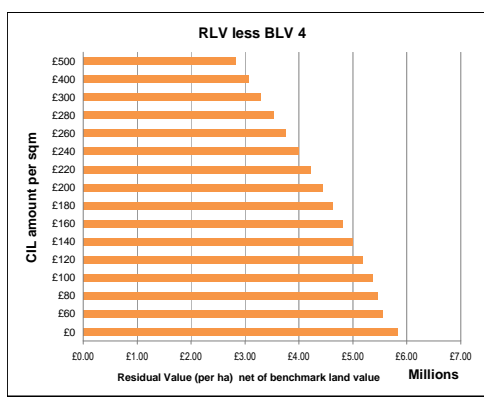
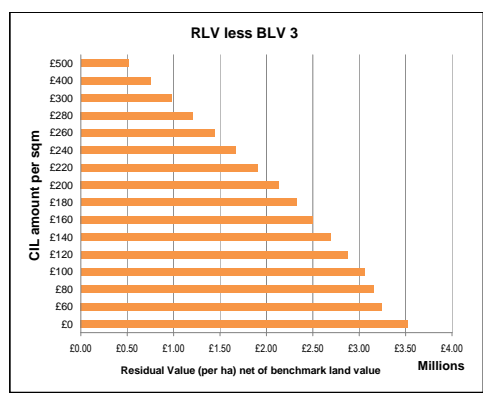
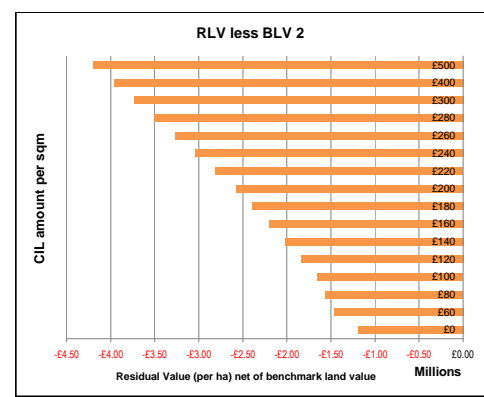
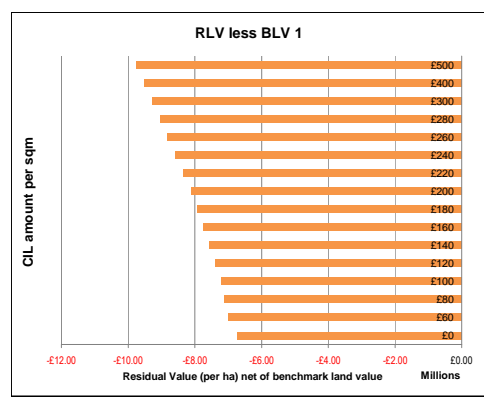


Site type 3 Description: **Area 4 £5059 psm BG,GT,NWC,Step** Site area: 0.31 ha

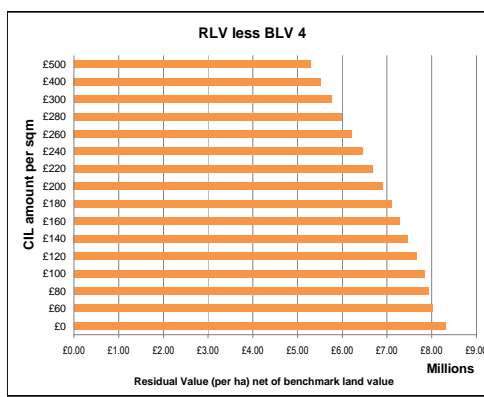
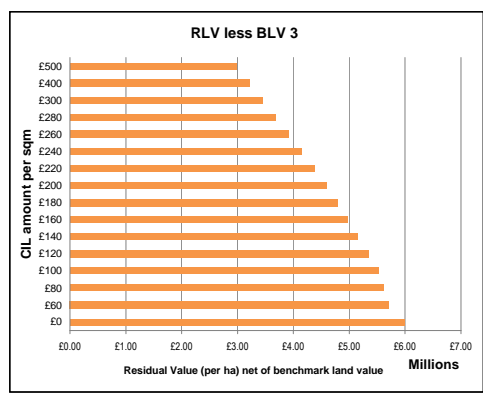
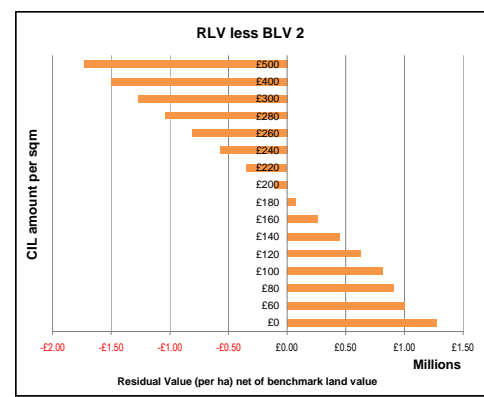
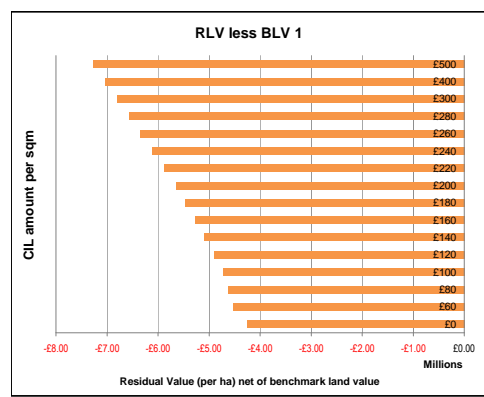
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,446,800	7,829,760	-7,717,321	-2,180,284	2,529,533	4,839,760
60	2,360,070	7,552,223	-7,994,859	-2,457,822	2,251,995	4,562,223
80	2,331,159	7,459,710	-8,087,371	-2,550,334	2,159,483	4,469,710
100	2,302,249	7,367,197	-8,179,884	-2,642,847	2,066,970	4,377,197
120	2,244,429	7,182,172	-8,364,909	-2,827,872	1,881,945	4,192,172
140	2,186,608	6,997,147	-8,549,934	-3,012,897	1,696,920	4,007,147
160	2,128,788	6,812,122	-8,734,959	-3,197,922	1,511,894	3,822,122
180	2,070,968	6,627,097	-8,919,985	-3,382,948	1,326,869	3,637,097
200	2,013,147	6,442,072	-9,105,010	-3,567,973	1,141,844	3,452,072
220	1,940,872	6,210,790	-9,336,291	-3,799,254	910,563	3,220,790
240	1,868,596	5,979,509	-9,567,573	-4,030,536	679,281	2,989,509
260	1,796,321	5,748,227	-9,798,854	-4,261,817	448,000	2,758,227
280	1,724,045	5,516,946	-10,030,136	-4,493,099	216,718	2,526,946
300	1,651,770	5,285,664	-10,261,417	-4,724,380	-14,563	2,295,664
400	1,579,495	5,054,383	-10,492,699	-4,955,662	-245,845	2,064,383
500	1,507,219	4,823,101	-10,723,980	-5,186,943	-477,126	1,833,101



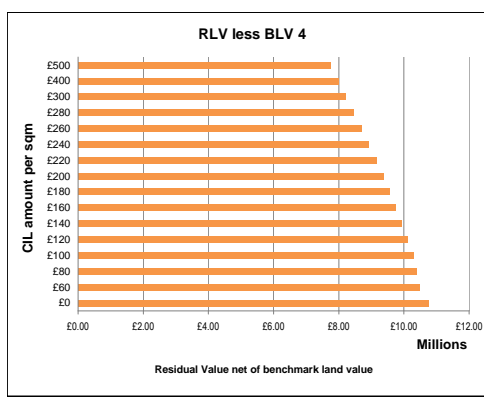
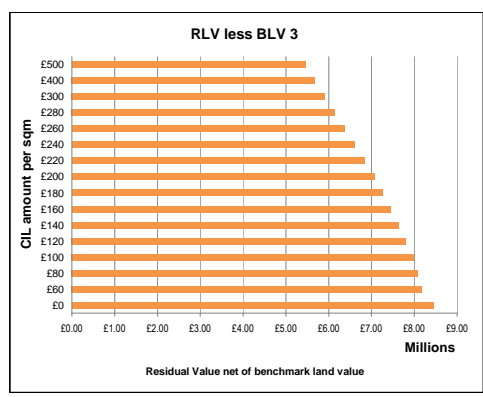
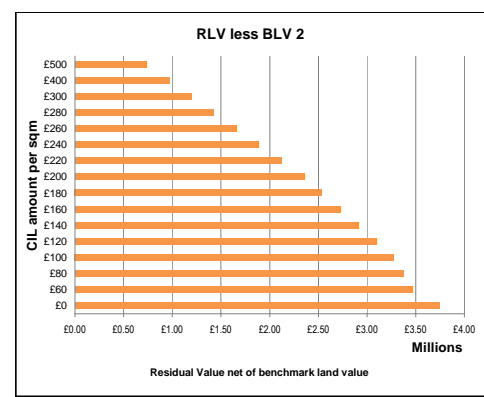
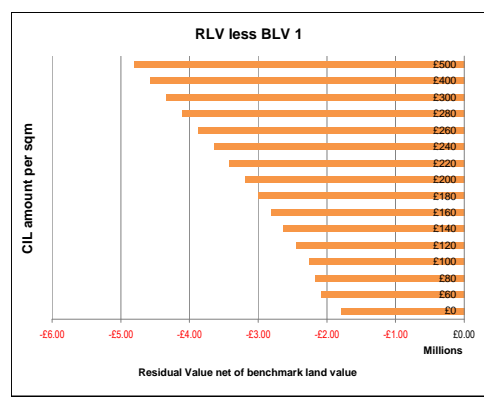
Site type 3	Description:	Area 5	E382 psm Shad,SWC, E147	Site area:	0.31 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,756,051	8,819,362	- 6,727,720	- 1,190,683	- 3,519,134	- 5,829,362
60	2,669,320	8,541,824	- 7,005,257	- 1,468,220	- 3,241,596	- 5,551,824
80	2,640,410	8,449,311	- 7,097,770	- 1,560,733	- 3,149,084	- 5,459,311
100	2,611,500	8,356,799	- 7,190,283	- 1,653,246	- 3,056,571	- 5,366,799
120	2,553,679	8,171,774	- 7,375,308	- 1,838,271	- 2,871,546	- 5,181,774
140	2,495,859	7,986,748	- 7,560,333	- 2,023,296	- 2,686,521	- 4,996,748
160	2,438,038	7,801,723	- 7,745,358	- 2,208,321	- 2,501,496	- 4,811,723
180	2,380,218	7,616,698	- 7,930,383	- 2,393,346	- 2,316,471	- 4,626,698
200	2,322,398	7,431,673	- 8,115,409	- 2,578,371	- 2,131,445	- 4,441,673
220	2,250,122	7,200,391	- 8,346,690	- 2,809,653	- 1,900,164	- 4,210,391
240	2,177,847	6,969,110	- 8,577,971	- 3,040,934	- 1,668,882	- 3,979,110
260	2,105,571	6,737,828	- 8,809,253	- 3,272,216	- 1,437,601	- 3,747,828
280	2,033,296	6,506,547	- 9,040,534	- 3,503,497	- 1,206,319	- 3,516,547
300	1,961,020	6,275,265	- 9,271,816	- 3,734,779	- 975,038	- 3,285,265
400	1,888,745	6,043,984	- 9,503,097	- 3,966,060	- 743,756	- 3,053,984
500	1,816,469	5,812,702	- 9,734,379	- 4,197,342	- 512,475	- 2,822,702



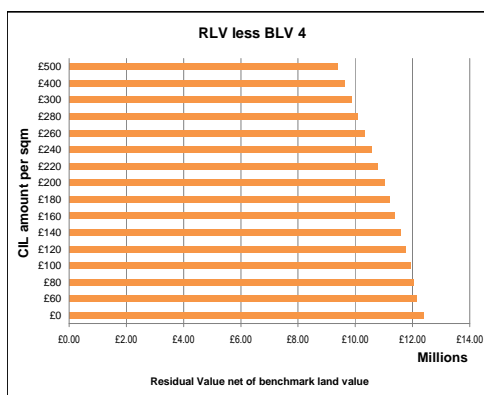
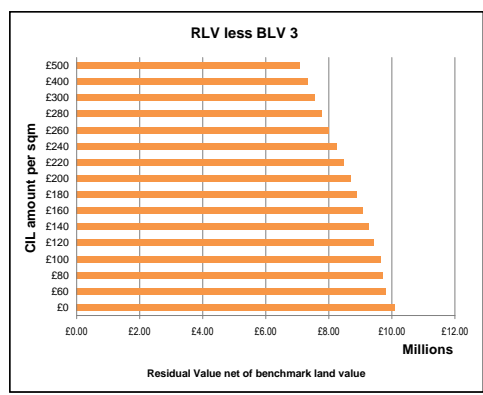
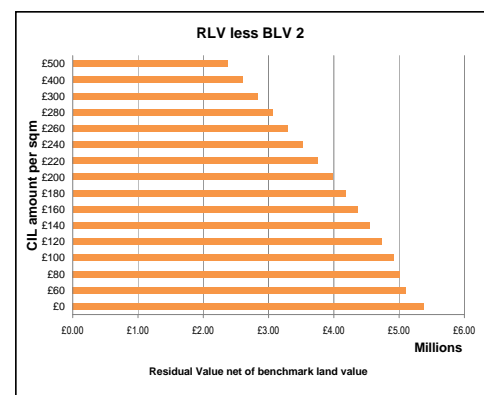
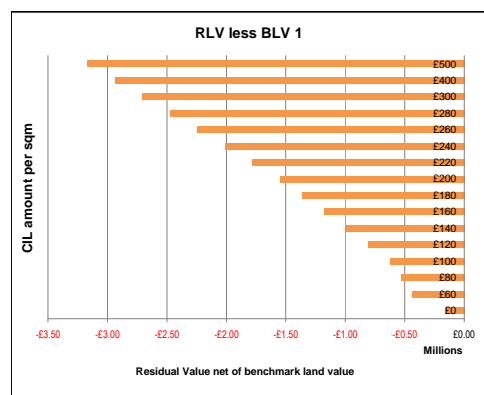
Site type 3	Description:	Area 6	E6189 psm Lime,WoD,Shore	Site area:	0.31 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,526,093	11,283,498	- 4,263,584	- 1,273,453	- 5,983,270	- 8,293,498
60	3,439,362	11,005,960	- 4,541,121	- 995,916	- 5,705,732	- 8,015,960
80	3,410,452	10,913,447	- 4,633,634	- 903,403	- 5,613,220	- 7,923,447
100	3,381,542	10,820,935	- 4,726,147	- 810,890	- 5,520,707	- 7,830,935
120	3,323,722	10,635,909	- 4,911,172	- 625,865	- 5,335,682	- 7,645,909
140	3,265,901	10,450,884	- 5,096,197	- 440,840	- 5,150,657	- 7,460,884
160	3,208,081	10,265,858	- 5,281,222	- 255,815	- 4,965,632	- 7,275,858
180	3,150,261	10,080,834	- 5,466,247	- 70,790	- 4,780,606	- 7,090,834
200	3,092,440	9,895,809	- 5,651,273	- 114,236	- 4,595,581	- 6,905,809
220	3,020,165	9,664,527	- 5,882,554	- 345,517	- 4,364,300	- 6,674,527
240	2,947,889	9,433,246	- 6,113,836	- 576,799	- 4,133,018	- 6,443,246
260	2,875,614	9,201,964	- 6,345,117	- 808,080	- 3,901,737	- 6,211,964
280	2,803,338	8,970,683	- 6,576,399	- 1,039,362	- 3,670,455	- 5,980,683
300	2,731,063	8,739,401	- 6,807,680	- 1,270,643	- 3,439,174	- 5,749,401
400	2,658,787	8,508,120	- 7,038,962	- 1,501,925	- 3,207,892	- 5,518,120
500	2,586,512	8,276,838	- 7,270,243	- 1,733,206	- 2,976,611	- 5,286,838



Site type 3	Description:	Area 7	E6997 psm Spitalfields	Site area:	0.31 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,296,141	13,747,652	- 1,799,429	- 3,737,608	- 8,447,425	- 10,757,652
60	4,209,411	13,470,114	- 2,076,967	- 3,460,070	- 8,169,887	- 10,480,114
80	4,180,501	13,377,602	- 2,169,479	- 3,367,558	- 8,077,374	- 10,387,602
100	4,151,590	13,285,089	- 2,261,992	- 3,275,045	- 7,984,862	- 10,295,089
120	4,093,770	13,100,064	- 2,447,017	- 3,090,020	- 7,799,837	- 10,110,064
140	4,035,950	12,915,039	- 2,632,042	- 2,904,995	- 7,614,811	- 9,925,039
160	3,978,129	12,730,014	- 2,817,068	- 2,719,969	- 7,429,786	- 9,740,014
180	3,920,309	12,544,988	- 3,002,093	- 2,534,944	- 7,244,761	- 9,554,988
200	3,862,489	12,359,963	- 3,187,118	- 2,349,919	- 7,059,736	- 9,369,963
220	3,790,213	12,128,682	- 3,418,399	- 2,118,638	- 6,828,454	- 9,138,682
240	3,717,938	11,897,401	- 3,649,680	- 1,887,356	- 6,597,173	- 8,907,401
260	3,645,662	11,666,119	- 3,880,962	- 1,656,075	- 6,365,891	- 8,676,119
280	3,573,387	11,434,837	- 4,112,244	- 1,424,793	- 6,134,610	- 8,444,837
300	3,501,111	11,203,556	- 4,343,525	- 1,193,512	- 5,903,328	- 8,213,556
400	3,428,836	10,972,274	- 4,574,807	- 962,230	- 5,672,047	- 7,982,274
500	3,356,560	10,740,993	- 4,806,088	- 730,949	- 5,440,765	- 7,750,993



Site type 3	Description:	Area 8	E7535 psm CW,AI,TL,SKD,Wap	Site area:	0.31 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,807,493	15,383,977	- 163,105	- 5,373,932	- 10,083,749	- 12,393,977
60	4,720,762	15,106,439	- 440,642	- 5,096,395	- 9,806,211	- 12,116,439
80	4,691,852	15,013,926	- 533,155	- 5,003,882	- 9,713,699	- 12,023,926
100	4,662,942	14,921,414	- 625,668	- 4,911,369	- 9,621,186	- 11,931,414
120	4,605,121	14,736,388	- 810,693	- 4,726,344	- 9,436,161	- 11,746,388
140	4,547,301	14,551,363	- 995,718	- 4,541,319	- 9,251,136	- 11,561,363
160	4,489,481	14,366,338	- 1,180,743	- 4,356,294	- 9,066,111	- 11,376,338
180	4,431,660	14,181,313	- 1,365,768	- 4,171,269	- 8,881,085	- 11,191,313
200	4,373,840	13,996,288	- 1,550,794	- 3,986,243	- 8,696,060	- 11,006,288
220	4,301,564	13,765,006	- 1,782,075	- 3,754,962	- 8,464,779	- 10,775,006
240	4,229,289	13,533,725	- 2,013,357	- 3,523,681	- 8,233,497	- 10,543,725
260	4,157,014	13,302,443	- 2,244,638	- 3,292,399	- 8,002,216	- 10,312,443
280	4,084,738	13,071,162	- 2,475,920	- 3,061,118	- 7,770,934	- 10,081,162
300	4,012,463	12,839,880	- 2,707,201	- 2,829,836	- 7,539,653	- 9,849,880
400	3,940,187	12,608,599	- 2,938,482	- 2,598,555	- 7,308,371	- 9,618,599
500	3,867,912	12,377,317	- 3,169,764	- 2,367,273	- 7,077,090	- 9,387,317



CIL Viability LB Tower Hamlets
 SITE TYPE 3
 25 UNITS
 FLATS & HOUSES
 80 UPH Net area as percentage of gross

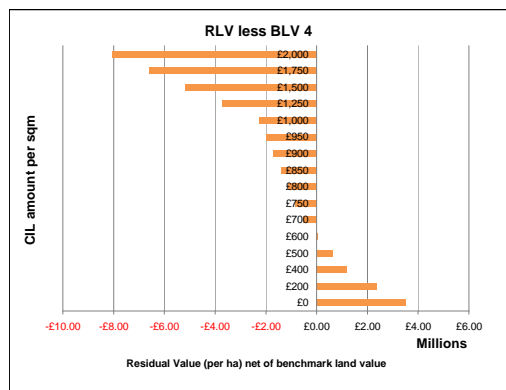
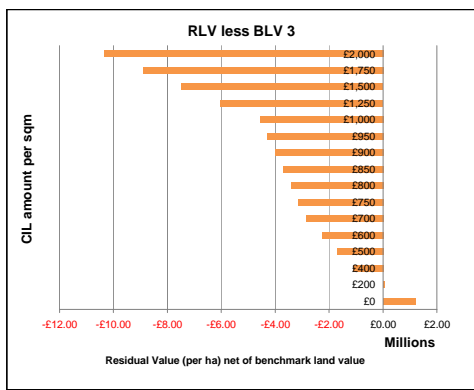
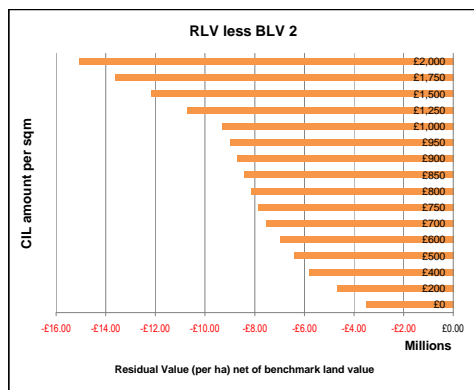
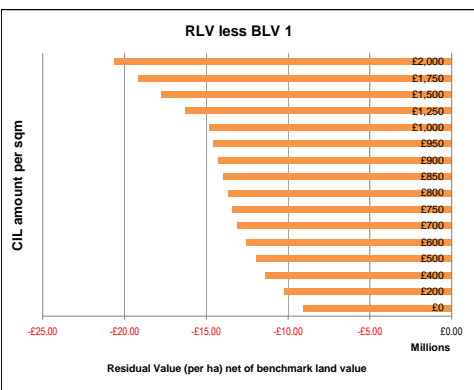
Benchmark Land Values (per net developable ha)			
BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

CSH level:	4 on AH		Sales value inflation
CSH level:	4 on private		Build cost inflation
Aff Hsg:	0%		

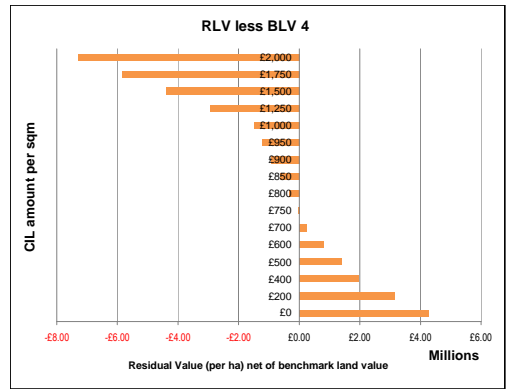
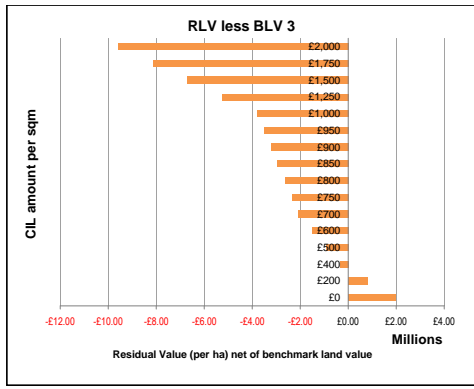
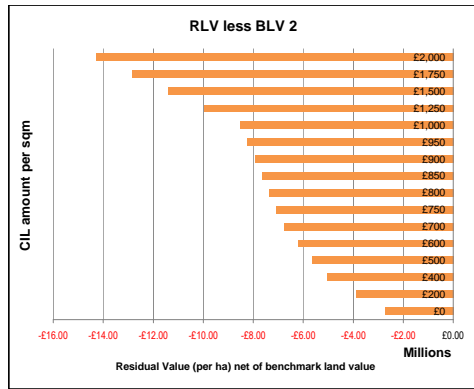
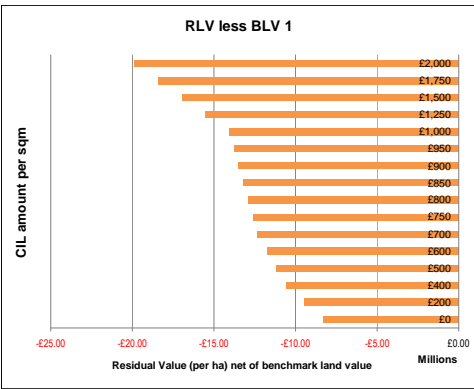
Site type 3 Description: **Area 1 £4090 psm CT,Fish,Bow,Mile** Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,031,430	6,500,576	-9,046,505	-3,509,468	1,200,349	3,510,576
200	1,670,053	5,344,168	-10,202,913	-4,665,876	43,941	2,354,168
400	1,308,675	4,187,761	-11,359,320	-5,822,283	1,112,466	1,197,761
500	1,127,987	3,609,557	-11,937,524	-6,400,487	1,690,670	619,557
600	947,298	3,031,354	-12,515,728	-6,978,691	2,268,874	41,354
700	766,609	2,453,150	-13,093,931	-7,556,894	2,847,078	-536,850
750	676,265	2,164,048	-13,383,033	-7,845,996	3,136,179	-825,952
800	585,921	1,874,946	-13,672,135	-8,135,098	3,425,281	-1,115,054
850	495,576	1,585,844	-13,961,237	-8,424,200	3,714,383	-1,404,156
900	405,232	1,296,742	-14,250,339	-8,713,302	4,003,485	-1,693,258
950	314,888	1,007,641	-14,539,441	-9,002,404	4,292,587	-1,982,359
1,000	224,543	718,539	-14,828,543	-9,291,506	4,581,689	-2,271,461
1,250	-227,178	-726,971	-16,274,052	-10,737,015	6,027,198	-3,716,971
1,500	-678,900	-2,172,480	-17,719,561	-12,182,524	7,472,707	-5,162,480
1,750	-1,130,622	-3,617,989	-19,165,070	-13,628,033	8,918,217	-6,607,989
2,000	-1,582,343	-5,063,499	-20,610,580	-15,073,543	10,363,726	-8,053,499



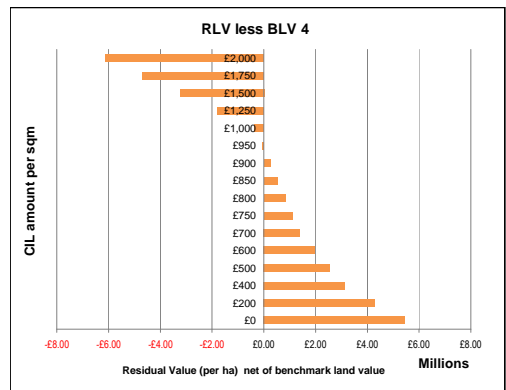
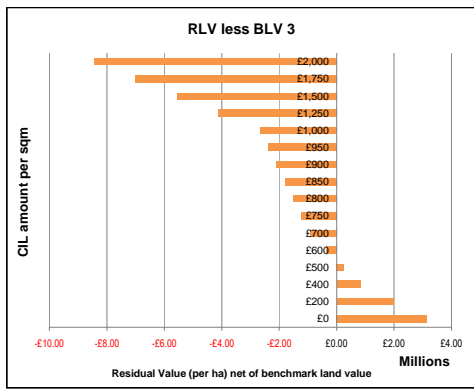
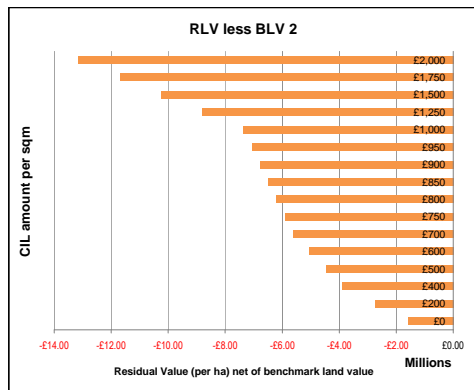
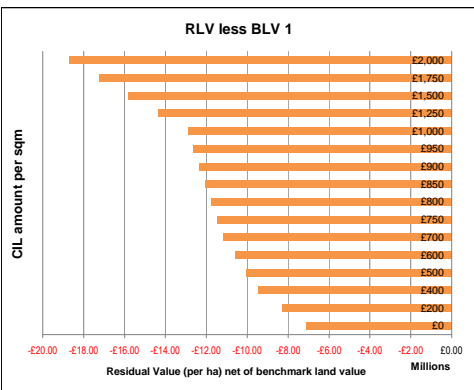
Site type 3 Description: **Area 2 £4306 psm S IoD** Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,272,388	7,271,641	-8,275,440	-2,738,403	1,971,414	4,281,641
200	1,911,011	6,115,234	-9,431,847	-3,894,810	815,006	3,125,234
400	1,549,633	4,958,826	-10,588,255	-5,051,218	341,401	1,968,826
500	1,368,945	4,380,623	-11,166,459	-5,629,422	919,605	1,390,623
600	1,188,256	3,802,419	-11,744,662	-6,207,625	1,497,808	812,419
700	1,007,567	3,224,215	-12,322,866	-6,785,829	2,076,012	234,215
750	917,223	2,935,113	-12,611,968	-7,074,931	2,365,114	-54,887
800	826,879	2,646,011	-12,901,070	-7,364,033	2,654,216	-343,989
850	736,534	2,356,910	-13,190,172	-7,653,135	2,943,318	-633,090
900	646,190	2,067,808	-13,479,274	-7,942,236	3,232,420	-922,192
950	555,846	1,778,706	-13,768,375	-8,231,338	3,521,522	-1,211,294
1,000	465,501	1,489,604	-14,057,477	-8,520,440	3,810,623	-1,500,396
1,250	13,780	44,095	-15,502,987	-9,965,950	5,256,133	-2,945,905
1,500	-437,942	-1,401,415	-16,948,496	-11,411,459	6,701,642	-4,391,415
1,750	-889,664	-2,846,924	-18,394,005	-12,856,968	8,147,151	-5,836,924
2,000	-1,341,385	-4,292,433	-19,839,514	-14,302,477	9,592,661	-7,282,433



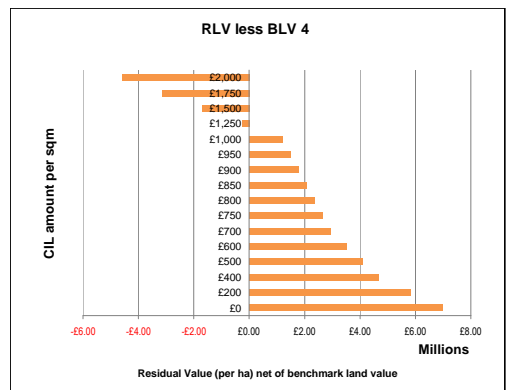
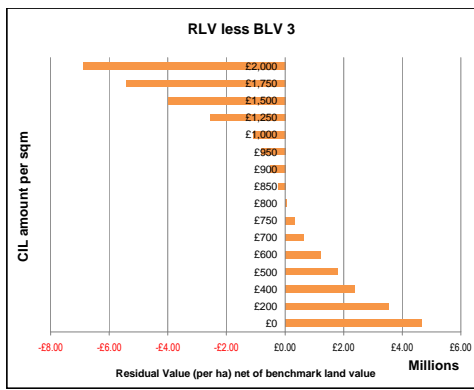
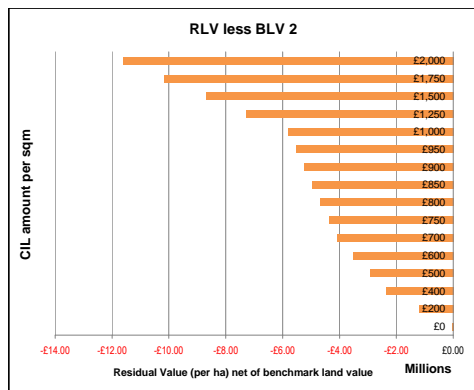
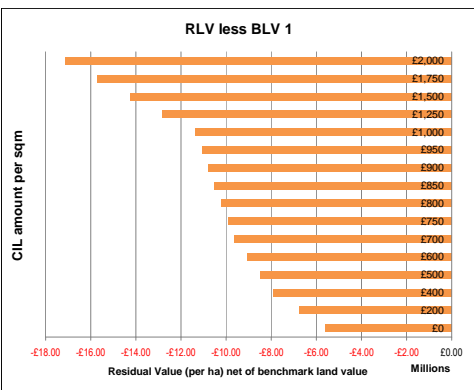
Site type 3 Description: **Area 3 £4629 psm BrB,BC,P,PR,BW** Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,633,825	8,428,239	-7,118,842	-1,581,805	3,128,012	5,438,239
200	2,272,447	7,271,832	-8,275,249	-2,738,212	1,971,604	4,281,832
400	1,911,070	6,115,424	-9,431,657	-3,894,620	815,197	3,125,424
500	1,730,381	5,537,221	-10,009,861	-4,472,824	236,993	2,547,221
600	1,549,693	4,959,017	-10,588,064	-5,051,027	341,211	1,969,017
700	1,369,004	4,380,813	-11,166,268	-5,629,231	919,414	1,390,813
750	1,278,660	4,091,711	-11,455,370	-5,918,333	1,208,516	1,101,711
800	1,188,315	3,802,609	-11,744,472	-6,207,435	1,497,618	812,609
850	1,097,971	3,513,508	-12,033,574	-6,496,537	1,786,720	523,508
900	1,007,627	3,224,406	-12,322,676	-6,785,639	2,075,822	234,406
950	917,282	2,935,304	-12,611,777	-7,074,740	2,364,924	-54,696
1,000	826,938	2,646,202	-12,900,879	-7,363,842	2,654,025	-343,798
1,250	375,216	1,200,693	-14,346,389	-8,809,352	4,099,535	-1,789,307
1,500	-76,505	-244,817	-15,791,898	-10,254,861	5,545,044	-3,234,817
1,750	-528,227	-1,690,326	-17,237,407	-11,700,370	6,990,553	-4,680,326
2,000	-979,949	-3,135,835	-18,682,916	-13,145,879	8,436,063	-6,125,835



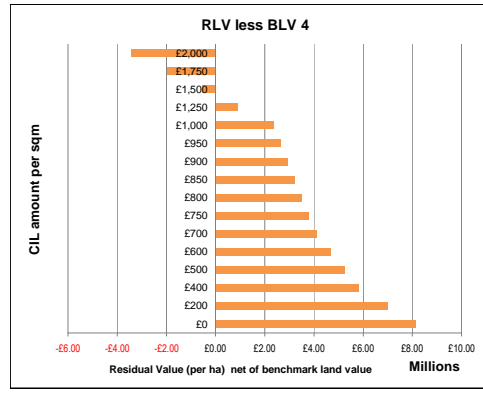
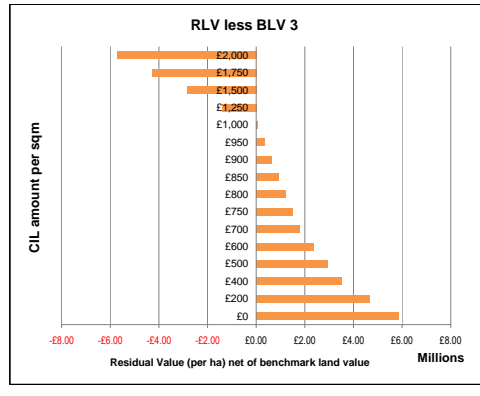
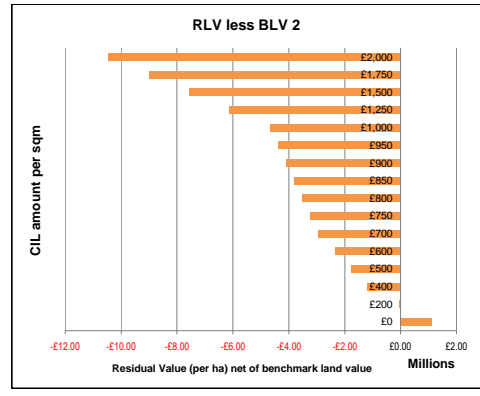
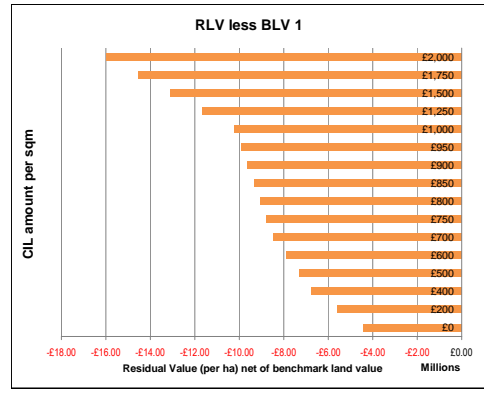
Site type 3 Description: **Area 4 £5059 psm BG,GT,NWC,Step** Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,115,741	9,970,370	-5,576,711	-39,674	4,670,142	6,980,370
200	2,754,363	8,813,962	-6,733,119	-1,196,082	3,513,735	5,823,962
400	2,392,985	7,657,555	-7,889,526	-2,352,489	2,357,328	4,667,555
500	2,212,297	7,079,351	-8,467,730	-2,930,693	1,779,124	4,089,351
600	2,031,609	6,501,148	-9,045,934	-3,508,897	1,200,920	3,511,148
700	1,850,920	5,922,944	-9,624,137	-4,087,100	622,716	2,932,944
750	1,760,576	5,633,842	-9,913,239	-4,376,202	333,515	2,643,842
800	1,670,231	5,344,740	-10,202,341	-4,665,304	44,513	2,354,740
850	1,579,887	5,055,638	-10,491,443	-4,954,406	-244,589	2,065,638
900	1,489,543	4,766,536	-10,780,545	-5,243,508	-533,691	1,776,536
950	1,399,198	4,477,434	-11,069,647	-5,532,610	-822,793	1,487,434
1,000	1,308,854	4,188,332	-11,358,749	-5,821,712	-1,111,895	1,198,332
1,250	857,132	2,742,823	-12,804,258	-7,267,221	-2,557,404	247,177
1,500	405,411	1,297,314	-14,249,767	-8,712,730	-4,002,913	-1,692,686
1,750	-46,311	-148,195	-15,695,277	-10,158,240	-5,448,423	-3,138,195
2,000	-498,033	-1,593,705	-17,140,786	-11,603,749	-6,893,932	-4,583,705



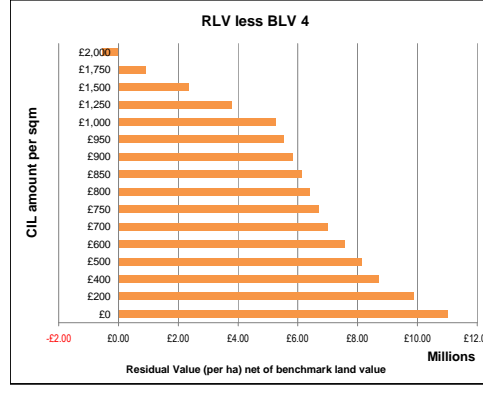
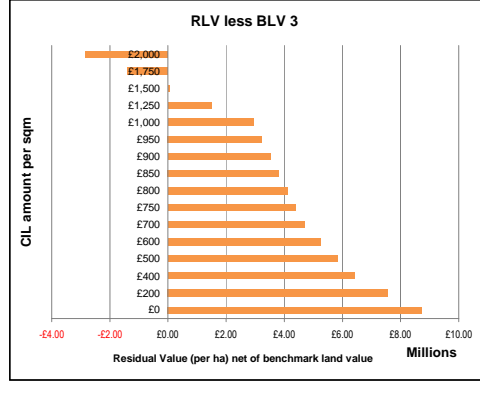
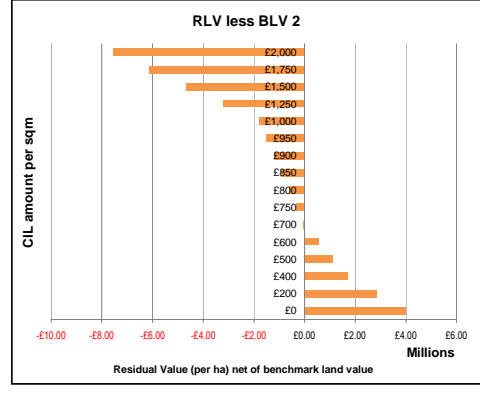
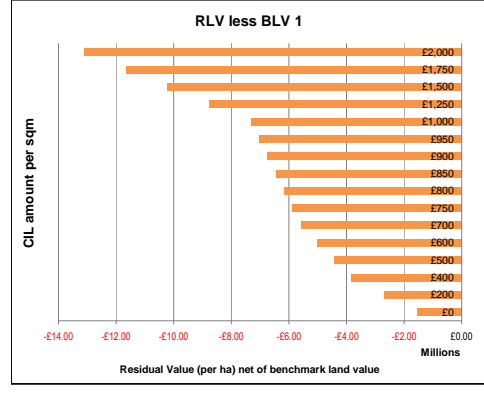
Site type 3 Description: **Area 5 E382 psm Shad,SWC,E147** Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,477,177	11,126,968	-4,420,113	-1,116,924	-5,826,740	-8,136,968
200	3,115,800	9,970,560	-5,576,521	-39,484	-4,670,333	-6,980,560
400	2,754,423	8,814,153	-6,732,928	-1,195,891	-3,513,926	-5,824,153
500	2,573,734	8,235,949	-7,311,132	-1,774,095	-2,935,722	-5,245,949
600	2,393,045	7,657,745	-7,889,336	-2,352,299	-2,357,518	-4,667,745
700	2,212,357	7,079,542	-8,467,540	-2,930,502	-1,779,314	-4,089,542
750	2,122,012	6,790,440	-8,756,641	-3,219,604	-1,490,212	-3,800,440
800	2,031,668	6,501,338	-9,045,743	-3,508,706	-1,201,111	-3,511,338
850	1,941,324	6,212,236	-9,334,845	-3,797,808	-912,009	-3,222,236
900	1,850,979	5,923,134	-9,623,947	-4,086,910	-622,907	-2,933,134
950	1,760,635	5,634,032	-9,913,049	-4,376,012	-333,805	-2,644,032
1,000	1,670,291	5,344,931	-10,202,151	-4,665,114	-44,703	-2,354,931
1,250	1,218,569	3,899,421	-11,647,860	-6,110,623	-1,400,806	-909,421
1,500	766,847	2,453,912	-13,093,169	-7,556,132	-2,846,315	-536,088
1,750	315,126	1,008,403	-14,538,679	-9,001,642	-4,291,825	-1,981,597
2,000	-136,596	-437,107	-15,984,188	-10,447,151	-5,737,334	-3,427,107



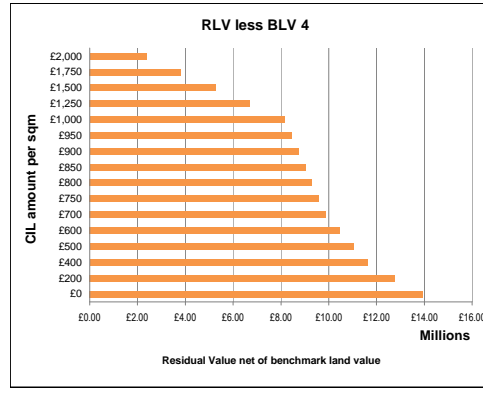
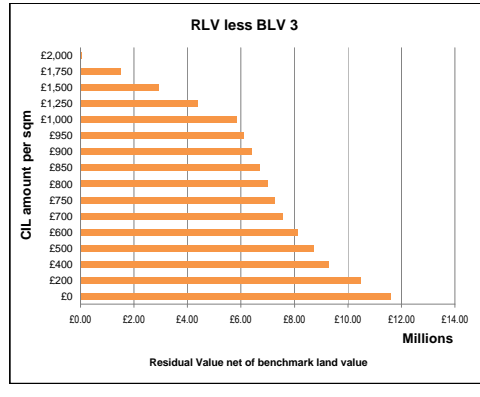
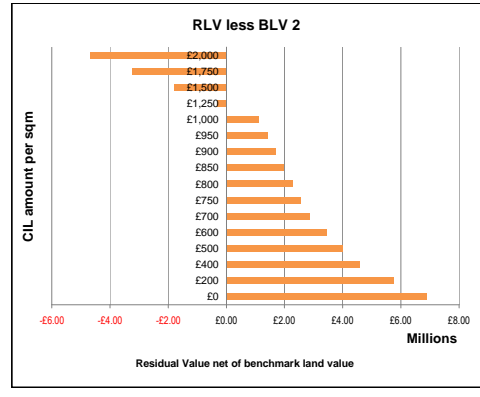
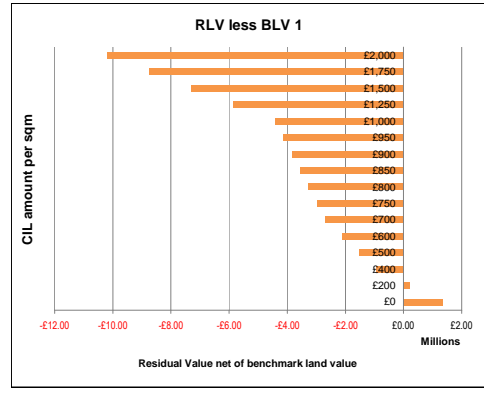
Site type 3 Description: **Area 6 E6189 psm Lime,WoD,Shore** Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,380,770	14,018,463	-1,528,619	-4,008,419	-8,718,235	-11,028,463
200	4,019,392	12,862,055	-2,685,026	-2,852,011	-7,561,828	-9,872,055
400	3,658,015	11,705,648	-3,841,433	-1,695,604	-6,405,420	-8,715,648
500	3,477,326	11,127,444	-4,419,637	-1,117,400	-5,827,217	-8,137,444
600	3,296,638	10,549,240	-4,997,841	-539,196	-5,249,013	-7,559,240
700	3,115,949	9,971,037	-5,576,045	-39,008	-4,670,809	-6,981,037
750	3,025,605	9,681,935	-5,865,146	-328,109	-4,381,707	-6,691,935
800	2,935,260	9,392,833	-6,154,248	-617,211	-4,092,606	-6,402,833
850	2,844,916	9,103,731	-6,443,350	-906,313	-3,803,504	-6,113,731
900	2,754,572	8,814,629	-6,732,452	-1,195,415	-3,514,402	-5,824,629
950	2,664,227	8,525,527	-7,021,554	-1,484,517	-3,225,300	-5,535,527
1,000	2,573,883	8,236,426	-7,310,656	-1,773,619	-2,936,198	-5,246,426
1,250	2,122,161	6,790,916	-8,756,165	-3,219,128	-1,490,689	-3,800,916
1,500	1,670,440	5,345,407	-10,201,674	-4,664,637	-45,179	-2,355,407
1,750	1,218,718	3,899,898	-11,647,184	-6,110,147	-1,400,330	-909,898
2,000	766,996	2,454,388	-13,092,693	-7,555,656	-2,845,839	-535,612



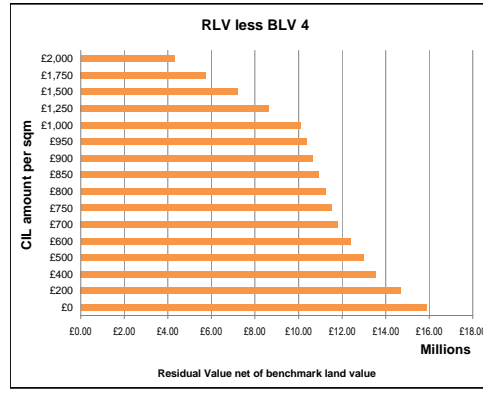
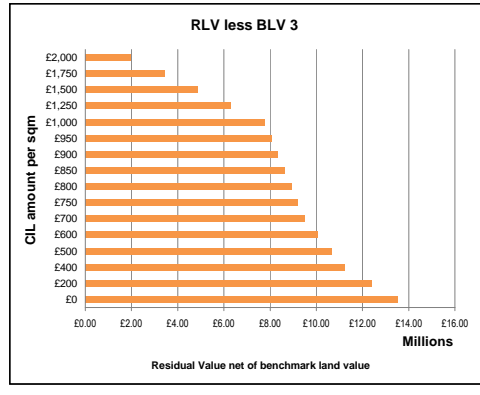
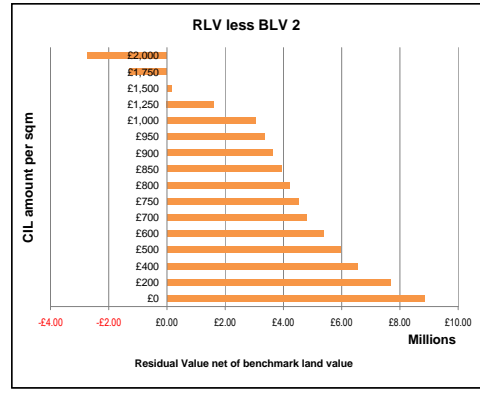
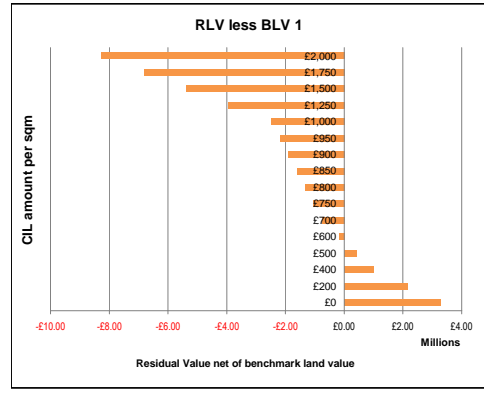
Site type 3 Description: **Area 7 E6997 psm Spitalfields** Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,284,362	16,909,958	1,362,876	6,899,913	11,609,730	13,919,958
200	4,922,984	15,753,550	206,469	5,743,506	10,453,323	12,763,550
400	4,561,607	14,597,143	-949,938	4,587,099	9,296,915	11,607,143
500	4,380,918	14,018,939	-1,528,142	4,008,895	8,718,712	11,028,939
600	4,200,230	13,440,735	-2,106,346	3,430,691	8,140,508	10,450,735
700	4,019,541	12,862,532	-2,684,550	2,852,487	7,562,304	9,872,532
750	3,929,197	12,573,430	-2,973,652	2,563,386	7,273,202	9,583,430
800	3,838,852	12,284,328	-3,262,753	2,274,284	6,984,100	9,294,328
850	3,748,508	11,995,226	-3,551,855	1,985,182	6,694,999	9,005,226
900	3,658,164	11,706,124	-3,840,957	1,696,080	6,405,897	8,716,124
950	3,567,819	11,417,022	-4,130,059	1,406,978	6,116,795	8,427,022
1,000	3,477,475	11,127,920	-4,419,161	1,117,876	5,827,693	8,137,920
1,250	3,025,753	9,682,411	-5,864,670	-327,633	-4,882,184	-6,692,411
1,500	2,574,032	8,236,902	-7,310,179	-1,773,142	-2,936,674	-5,246,902
1,750	2,122,310	6,791,393	-8,755,689	-3,218,652	-1,491,165	-3,801,393
2,000	1,670,588	5,345,883	-10,201,198	-4,664,161	-45,656	-2,355,883



Site type 3 Description: **Area 8 E7535 psm CW.AI,TL,SKD,Wap** Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,886,757	18,837,621	3,290,540	8,827,577	13,537,394	15,847,621
200	5,525,379	17,681,213	2,134,132	7,671,169	12,380,986	14,691,213
400	5,164,002	16,524,806	977,725	6,514,762	11,224,579	13,534,806
500	4,983,313	15,946,602	399,521	5,936,558	10,646,375	12,956,602
600	4,802,625	15,368,399	-178,683	5,358,354	10,068,171	12,378,399
700	4,621,936	14,790,195	-756,886	4,780,151	9,489,967	11,800,195
750	4,531,592	14,501,093	-1,045,988	4,491,049	9,200,866	11,511,093
800	4,441,247	14,211,991	-1,335,090	4,201,947	8,911,764	11,221,991
850	4,350,903	13,922,889	-1,624,192	3,912,845	8,622,662	10,932,889
900	4,260,559	13,633,787	-1,913,294	3,623,743	8,333,560	10,643,787
950	4,170,214	13,344,686	-2,202,396	3,334,641	8,044,458	10,354,686
1,000	4,079,870	13,055,584	-2,491,498	3,045,539	7,755,356	10,065,584
1,250	3,628,148	11,610,074	-3,937,007	1,600,030	6,309,847	8,620,074
1,500	3,176,427	10,164,565	-5,382,516	154,521	4,864,338	7,174,565
1,750	2,724,705	8,719,056	-6,828,025	-1,290,988	-3,418,828	5,729,056
2,000	2,272,983	7,273,546	-8,273,535	-2,736,498	-1,973,319	4,283,546



Benchmark Land Values (per net developable ha)

Table with 4 columns: BLV1, BLV2, BLV3, BLV4 and their corresponding values.

SITE TYPE 3

25 UNITS

FLATS & HOUSES

80 UPH

Net area as percentage of gross

100%

CSH level: 4 on AH

4 on private

Aff Hsg: 35% Affordable Rent

Sales value inflation

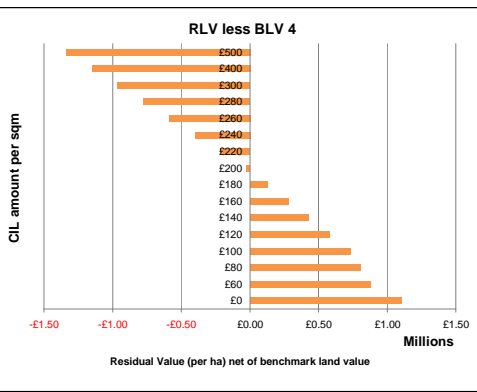
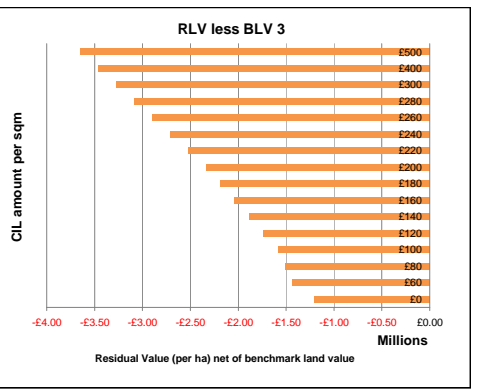
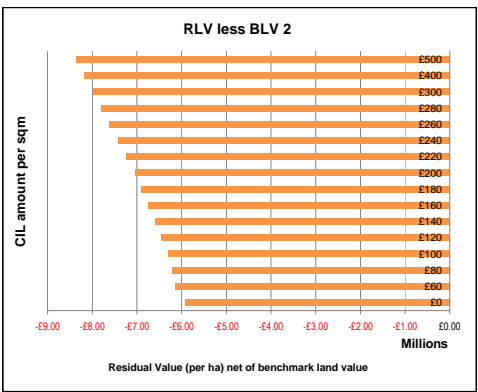
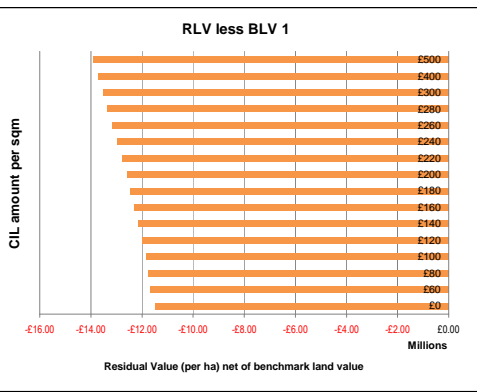
Build cost inflation

Note on Benchmark land values:

Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).

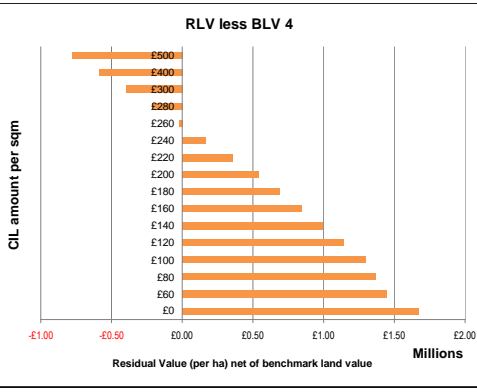
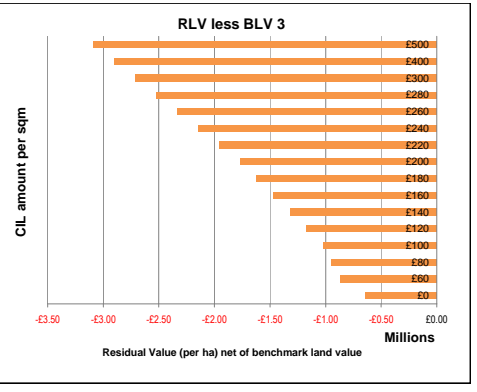
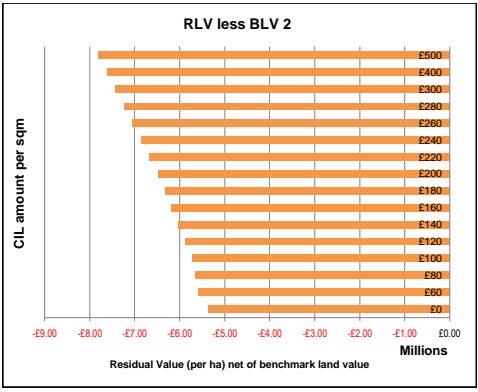
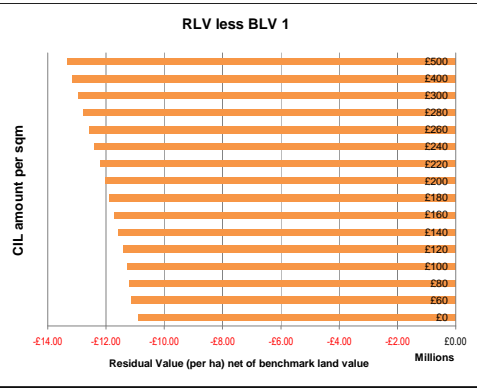
Site type 3 Description: Area 1 £4090 psm CT, Fish, Bow, Mile Site area: 0.31 ha

Table with 7 columns: CIL amount, RLV, RLV per ha, RLV less BLV 1, RLV less BLV 2, RLV less BLV 3, RLV less BLV 4. Rows range from 0 to 500.



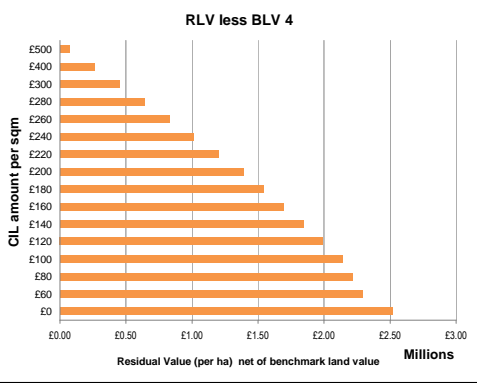
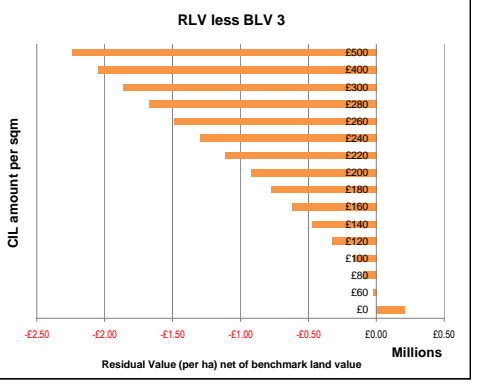
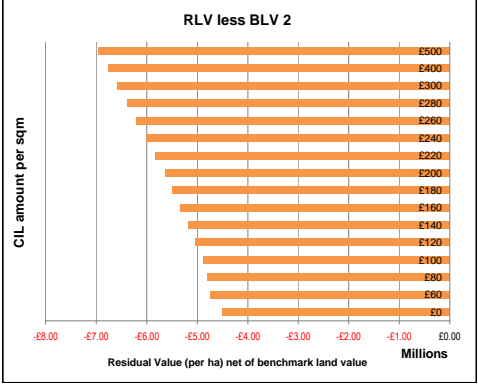
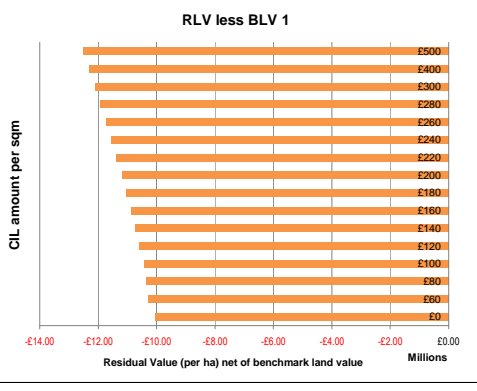
Site type 3 Description: Area 2 £4306 psm S IOD Site area: 0.31 ha

Table with 7 columns: CIL amount, RLV, RLV per ha, RLV less BLV 1, RLV less BLV 2, RLV less BLV 3, RLV less BLV 4. Rows range from 0 to 500.



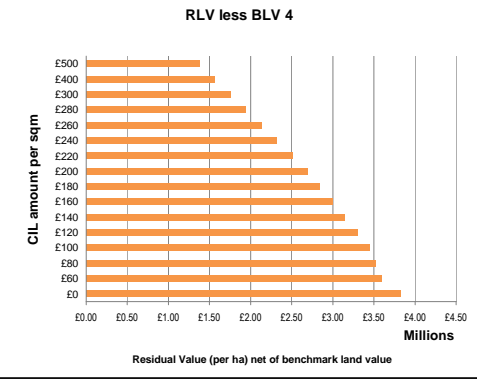
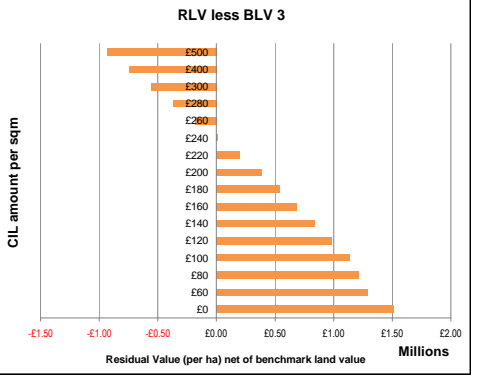
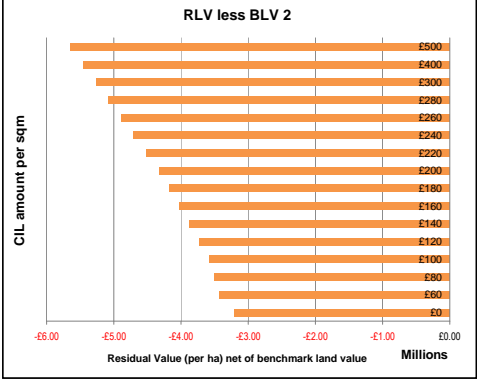
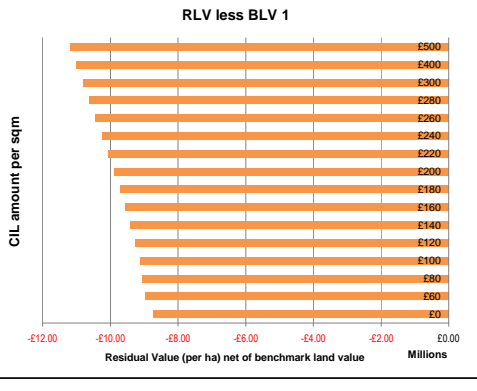
Site type 3 Description: Area 3 £4629 psm BrB, BC, P, PR, BW Site area: 0.31 ha

Table with 7 columns: CIL amount, RLV, RLV per ha, RLV less BLV 1, RLV less BLV 2, RLV less BLV 3, RLV less BLV 4. Rows range from 0 to 500.



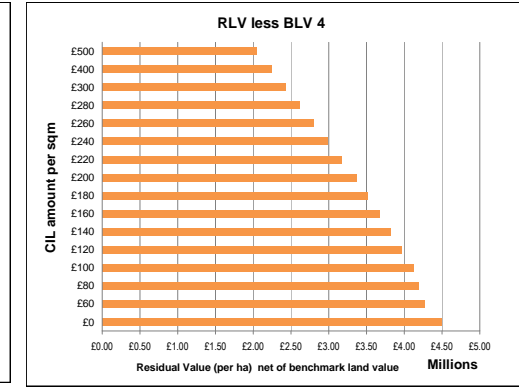
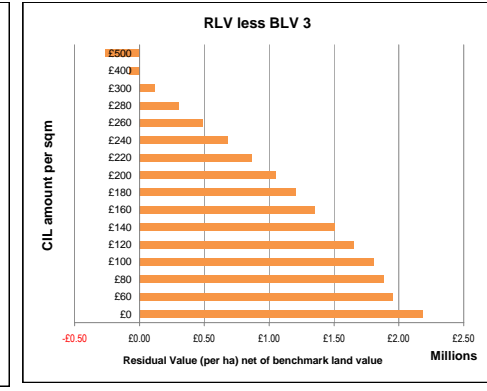
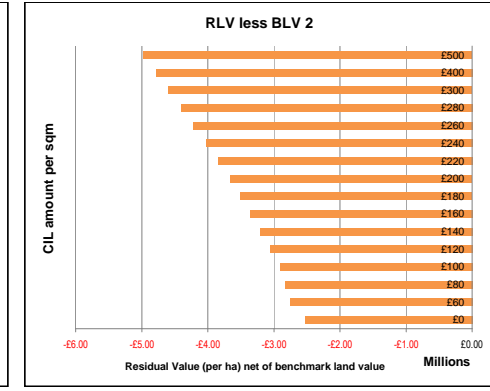
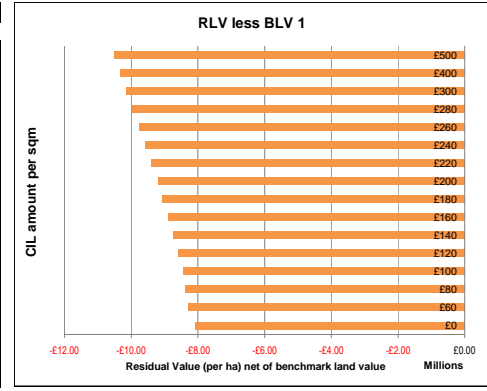
Site type 3 Description: Area 4 £5059 psm BG, GT, NWC, Step Site area: 0.31 ha

Table with 7 columns: CIL amount, RLV, RLV per ha, RLV less BLV 1, RLV less BLV 2, RLV less BLV 3, RLV less BLV 4. Rows range from 0 to 500.



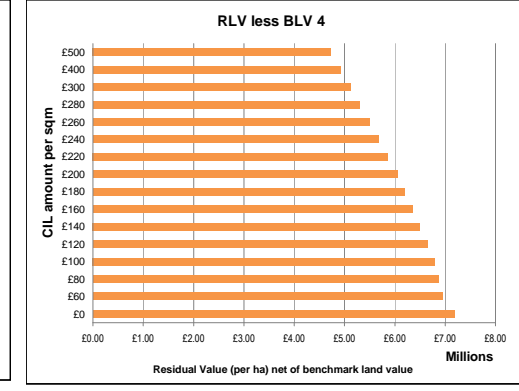
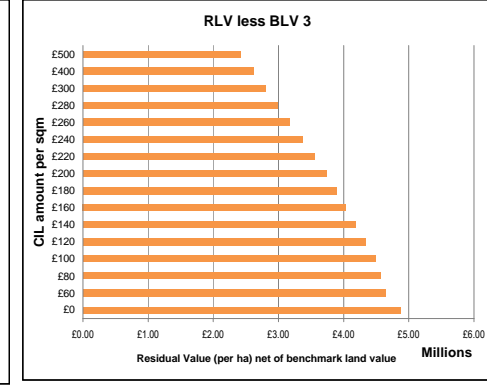
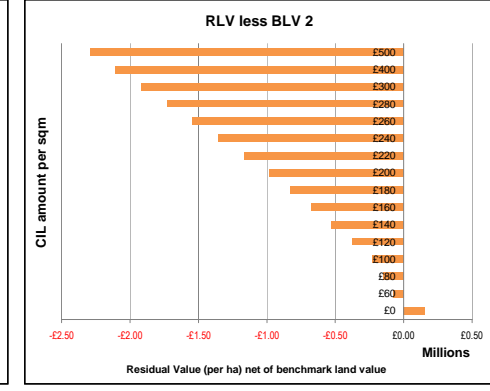
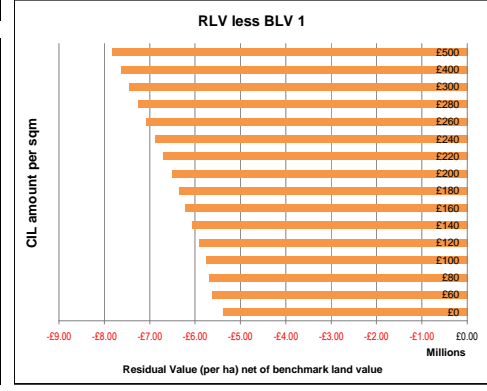
Site type 3 Description: **Area 5** E382 psn Shad,SWC, E147 Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,337,717	7,480,694	-8,066,387	-2,529,350	2,180,466	4,490,694
60	2,267,248	7,255,194	-8,291,887	-2,754,850	1,954,967	4,265,194
80	2,243,759	7,180,028	-8,367,053	-2,830,016	1,879,801	4,190,028
100	2,220,269	7,104,861	-8,442,220	-2,905,183	1,804,634	4,114,861
120	2,173,290	6,954,529	-8,592,553	-3,055,516	1,654,301	3,964,529
140	2,126,311	6,804,196	-8,742,886	-3,205,849	1,503,968	3,814,196
160	2,079,332	6,653,863	-8,893,219	-3,356,182	1,353,635	3,663,863
180	2,032,353	6,503,530	-9,043,552	-3,506,515	1,203,302	3,513,530
200	1,985,374	6,353,197	-9,193,885	-3,656,848	1,052,969	3,363,197
220	1,926,650	6,165,280	-9,381,801	-3,844,764	865,053	3,175,280
240	1,867,926	5,977,364	-9,569,717	-4,032,680	677,137	2,987,364
260	1,809,203	5,789,448	-9,757,633	-4,220,596	489,221	2,799,448
280	1,750,479	5,601,532	-9,945,549	-4,408,512	301,304	2,611,532
300	1,691,755	5,413,616	-10,133,466	-4,596,429	113,388	2,423,616
400	1,633,031	5,225,699	-10,321,382	-4,784,345	-74,528	2,235,699
500	1,574,307	5,037,783	-10,509,298	-4,972,261	-262,444	2,047,783



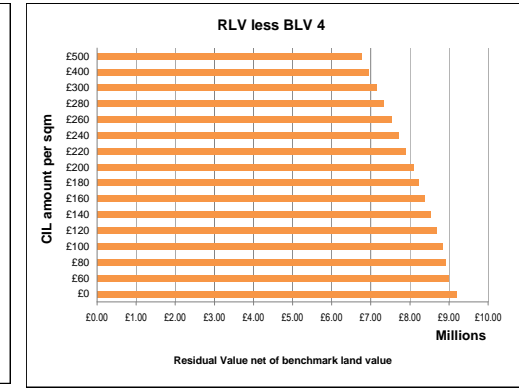
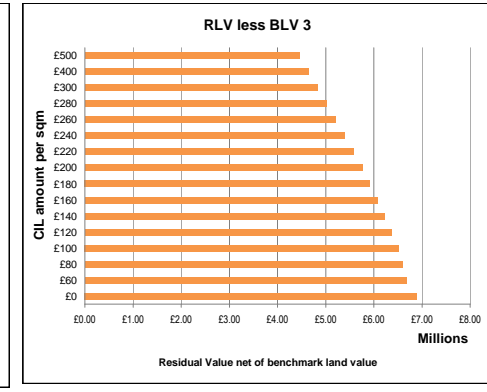
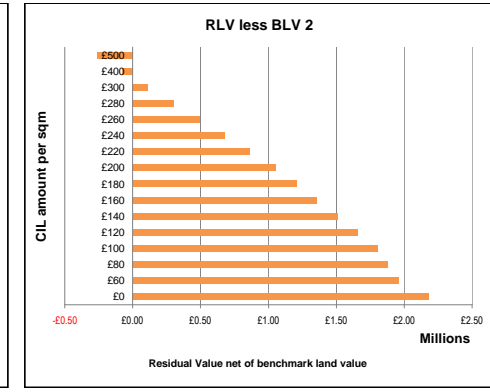
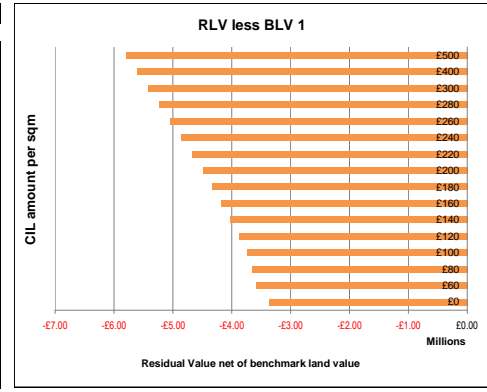
Site type 3 Description: **Area 6** E6189 psn Lime,WoD,Shore Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,175,187	10,160,597	-5,386,484	150,553	4,860,370	7,170,597
60	3,104,718	9,935,097	-5,611,984	74,947	4,634,870	6,945,097
80	3,081,228	9,859,931	-5,687,150	150,113	4,559,704	6,869,931
100	3,057,739	9,784,765	-5,762,317	225,280	4,484,537	6,794,765
120	3,010,760	9,634,432	-5,912,650	375,613	4,334,204	6,644,432
140	2,963,781	9,484,099	-6,062,983	525,946	4,183,871	6,494,099
160	2,916,802	9,333,766	-6,213,316	676,279	4,033,538	6,343,766
180	2,869,823	9,183,433	-6,363,649	826,612	3,883,205	6,193,433
200	2,822,844	9,033,100	-6,513,982	976,945	3,732,872	6,043,100
220	2,764,120	8,845,183	-6,701,898	1,164,861	3,544,956	5,855,183
240	2,705,396	8,657,267	-6,889,814	1,352,777	3,357,040	5,667,267
260	2,646,672	8,469,351	-7,077,730	1,540,693	3,169,124	5,479,351
280	2,587,948	8,281,435	-7,265,646	1,728,609	2,981,207	5,291,435
300	2,529,225	8,093,519	-7,453,563	1,916,526	2,793,291	5,103,519
400	2,470,501	7,905,602	-7,641,479	2,104,442	2,605,375	4,915,602
500	2,411,777	7,717,686	-7,829,395	2,292,358	2,417,459	4,727,686



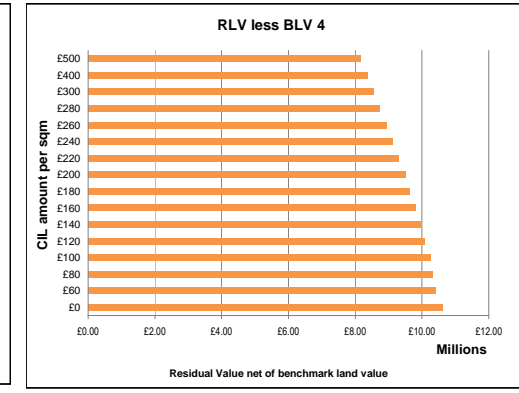
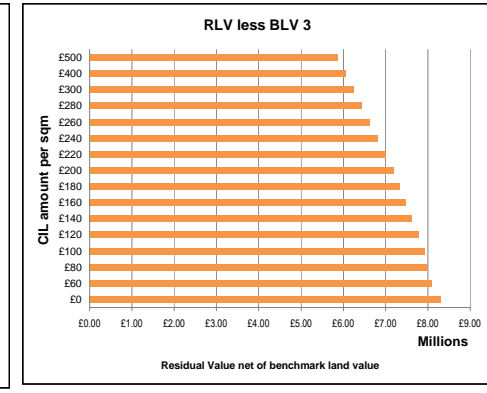
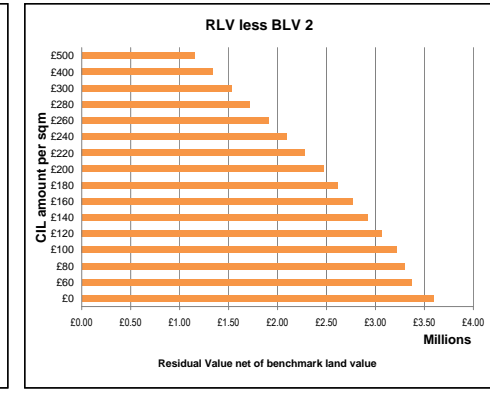
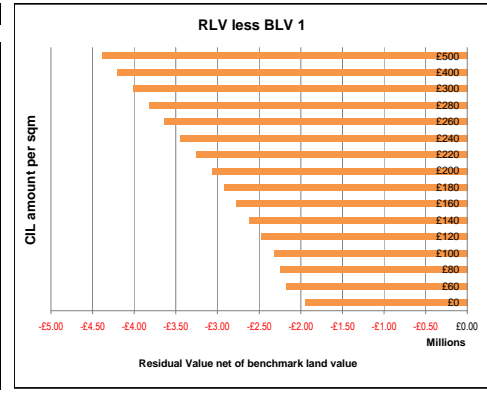
Site type 3 Description: **Area 7** E6997 psn Spitalfields Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,809,696	12,191,026	-3,356,055	2,180,982	6,890,798	9,201,026
60	3,739,227	11,965,626	-3,581,555	1,955,482	6,665,299	8,975,626
80	3,715,737	11,890,360	-3,656,721	1,880,316	6,590,132	8,900,360
100	3,692,248	11,815,193	-3,731,888	1,805,149	6,514,965	8,825,193
120	3,645,269	11,664,860	-3,882,221	1,654,816	6,364,632	8,674,860
140	3,598,290	11,514,527	-4,032,554	1,504,483	6,214,300	8,524,527
160	3,551,311	11,364,194	-4,182,887	1,354,150	6,063,967	8,374,194
180	3,504,332	11,213,862	-4,333,220	1,203,817	5,913,634	8,223,862
200	3,457,353	11,063,529	-4,483,553	1,053,484	5,763,301	8,073,529
220	3,398,629	10,875,612	-4,671,469	865,568	5,575,385	7,885,612
240	3,339,905	10,687,696	-4,859,385	677,652	5,387,469	7,697,696
260	3,281,181	10,499,780	-5,047,301	489,736	5,199,553	7,509,780
280	3,222,457	10,311,864	-5,235,218	301,819	5,011,638	7,321,864
300	3,163,734	10,123,948	-5,423,134	113,903	4,823,720	7,133,948
400	3,105,010	9,936,031	-5,611,050	74,013	4,635,804	6,946,031
500	3,046,286	9,748,115	-5,798,966	261,929	4,447,888	6,758,115



Site type 3 Description: **Area 8** E7535 psn CW,AI,TL,SKD,Wap Site area: 0.31 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,250,765	13,602,449	-1,944,632	3,592,405	8,302,221	10,612,449
60	4,180,297	13,376,949	-2,170,132	3,366,905	8,076,722	10,386,949
80	4,156,807	13,301,783	-2,245,298	3,291,739	8,001,555	10,311,783
100	4,133,318	13,226,616	-2,320,465	3,216,572	7,926,389	10,236,616
120	4,086,339	13,076,283	-2,470,798	3,066,239	7,776,056	10,086,283
140	4,039,360	12,925,950	-2,621,131	2,915,906	7,625,723	9,935,950
160	3,992,380	12,775,617	-2,771,464	2,765,573	7,475,390	9,785,617
180	3,945,401	12,625,284	-2,921,797	2,615,240	7,325,057	9,635,284
200	3,898,422	12,474,952	-3,072,130	2,464,907	7,174,724	9,484,952
220	3,839,699	12,287,035	-3,260,046	2,276,991	6,986,808	9,297,035
240	3,780,975	12,099,119	-3,447,962	2,089,075	6,798,892	9,109,119
260	3,722,251	11,911,203	-3,635,878	1,901,159	6,610,975	8,921,203
280	3,663,527	11,723,287	-3,823,795	1,713,242	6,423,059	8,733,287
300	3,604,803	11,535,370	-4,011,711	1,525,326	6,235,143	8,545,370
400	3,546,079	11,347,454	-4,199,627	1,337,410	6,047,227	8,357,454
500	3,487,355	11,159,538	-4,387,543	1,149,494	5,859,311	8,169,538



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)			
BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

SITE TYPE 4

50 UNITS

FLATS

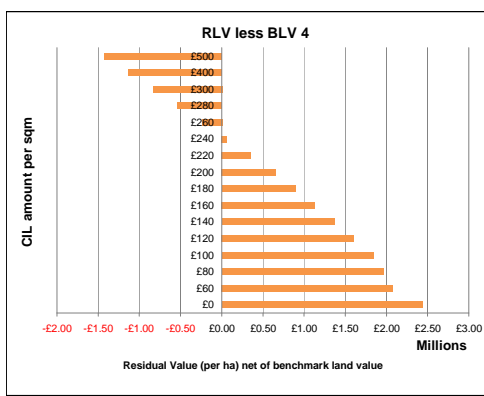
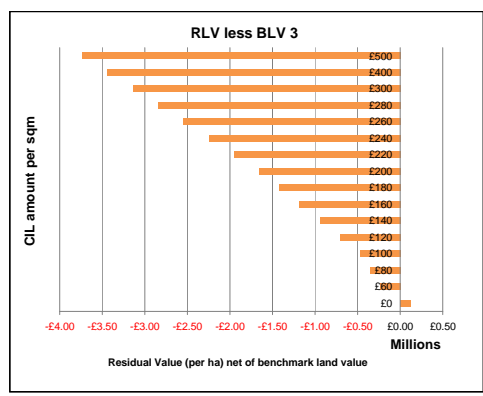
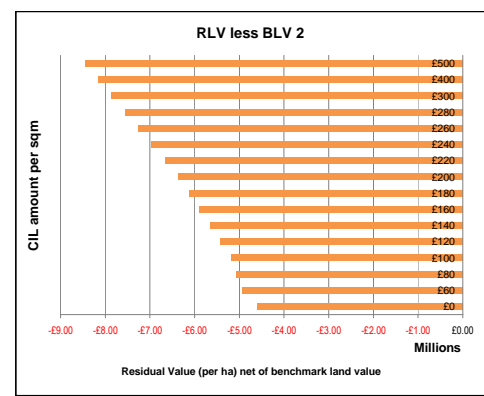
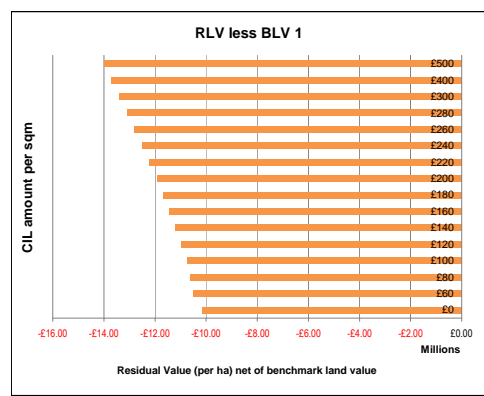
125 UPH Net area as percentage of gross

CSH level:	4 on AH	Sales value inflation	
	4 on private	Build cost inflation	
Aff Hsg:	35%		

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

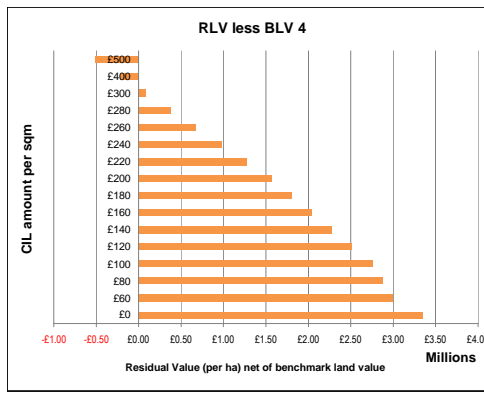
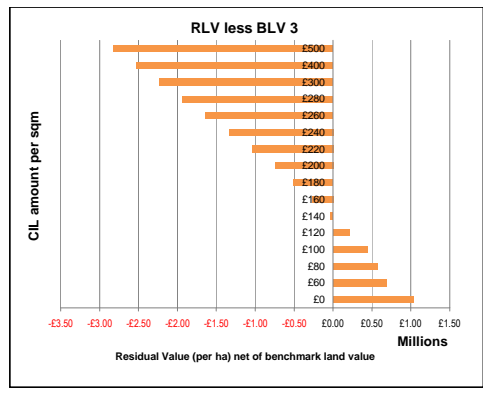
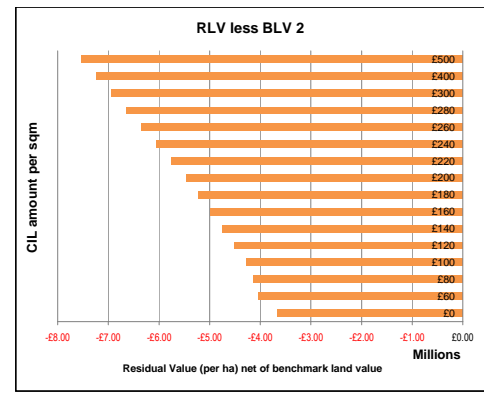
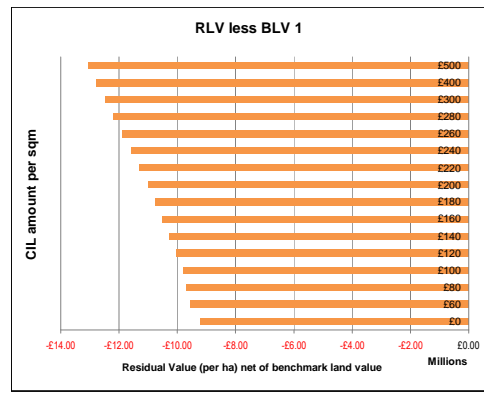
Site type 4 Description: **Area 1 £4090 psm CT,Fish,Bow,Mile** Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,169,269	5,423,172	-10,123,909	-4,586,872	122,945	2,433,172
60	2,026,742	5,066,854	-10,480,227	-4,943,190	233,373	2,076,854
80	1,979,233	4,948,081	-10,599,000	-5,061,963	352,146	1,958,081
100	1,931,723	4,829,309	-10,717,773	-5,180,736	470,919	1,839,309
120	1,836,705	4,591,763	-10,955,318	-5,418,281	708,464	1,601,763
140	1,741,687	4,354,218	-11,192,864	-5,655,827	946,010	1,364,218
160	1,646,669	4,116,672	-11,430,409	-5,893,372	1,183,555	1,126,672
180	1,551,651	3,879,127	-11,667,955	-6,130,918	1,421,101	889,127
200	1,456,632	3,641,581	-11,905,500	-6,368,463	1,658,646	651,581
220	1,337,860	3,344,649	-12,202,432	-6,665,395	1,955,578	354,649
240	1,219,087	3,047,717	-12,499,364	-6,962,327	2,252,510	57,717
260	1,100,314	2,750,786	-12,796,296	-7,259,259	2,549,442	239,214
280	981,541	2,453,854	-13,093,228	-7,556,191	2,846,374	536,146
300	862,769	2,156,922	-13,390,159	-7,853,122	3,143,306	833,078
400	743,996	1,859,990	-13,687,091	-8,150,054	3,440,238	1,130,010
500	625,223	1,563,058	-13,984,023	-8,446,986	3,737,169	1,426,942



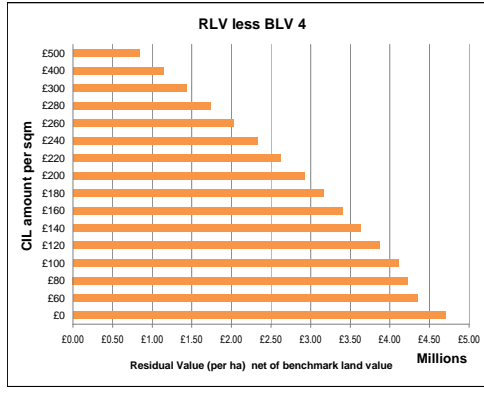
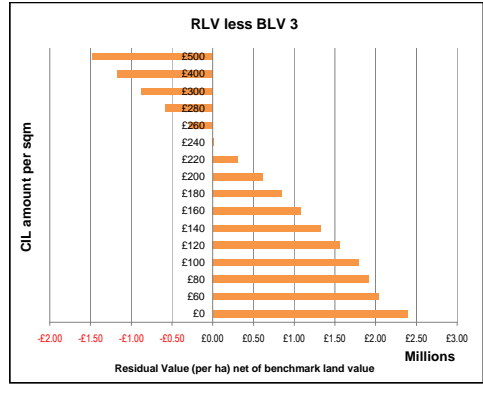
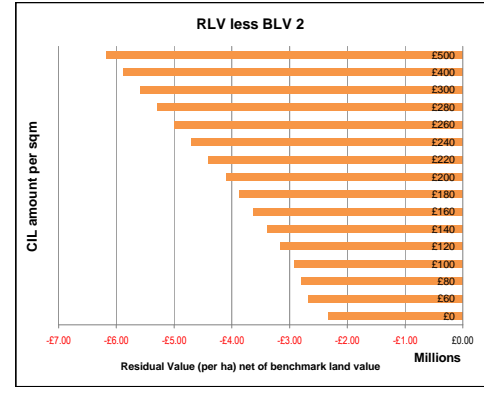
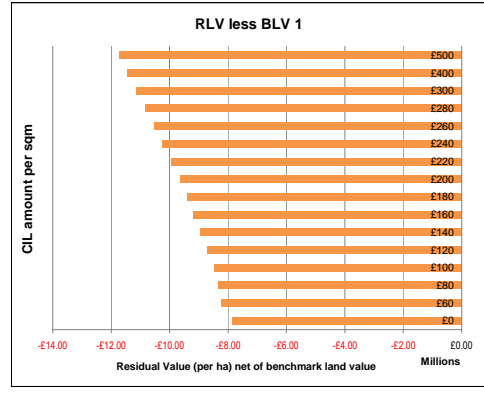
Site type 4 Description: **Area 2 £4306 psm S IoD** Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,534,892	6,337,229	-9,209,852	-3,672,815	1,037,001	3,347,229
60	2,392,364	5,980,911	-9,566,171	-4,029,134	680,683	2,990,911
80	2,344,855	5,862,138	-9,684,943	-4,147,906	561,910	2,872,138
100	2,297,346	5,743,365	-9,803,716	-4,266,679	443,138	2,753,365
120	2,202,328	5,505,820	-10,041,262	-4,504,225	205,952	2,515,820
140	2,107,310	5,268,274	-10,278,807	-4,741,770	31,953	2,278,274
160	2,012,291	5,030,729	-10,516,353	-4,979,316	269,499	2,040,729
180	1,917,273	4,793,183	-10,753,898	-5,216,861	507,044	1,803,183
200	1,822,255	4,555,638	-10,991,444	-5,454,407	744,590	1,565,638
220	1,703,482	4,258,706	-11,288,376	-5,751,339	1,041,522	1,268,706
240	1,584,710	3,961,774	-11,585,307	-6,048,270	1,338,454	971,774
260	1,465,937	3,664,842	-11,882,239	-6,345,202	1,635,385	674,842
280	1,347,164	3,367,910	-12,179,171	-6,642,134	1,932,317	377,910
300	1,228,391	3,070,978	-12,476,103	-6,939,066	2,229,249	80,978
400	1,109,619	2,774,046	-12,773,035	-7,235,998	2,526,181	215,954
500	990,846	2,477,114	-13,069,967	-7,532,930	2,823,113	512,886



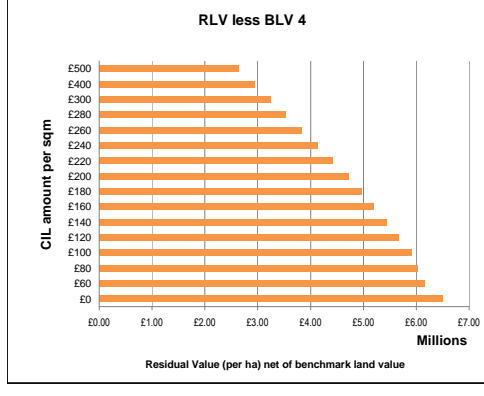
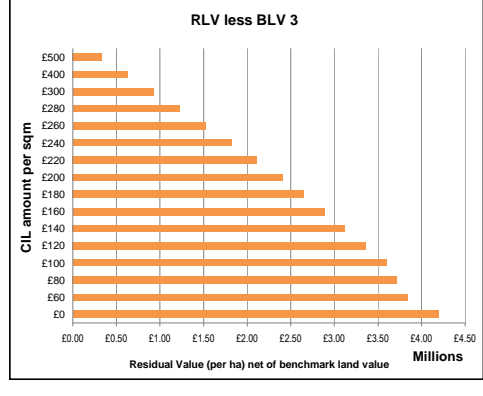
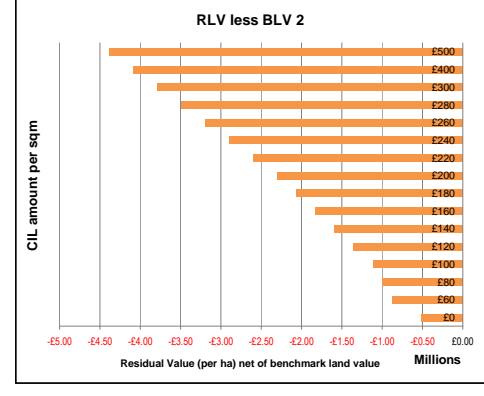
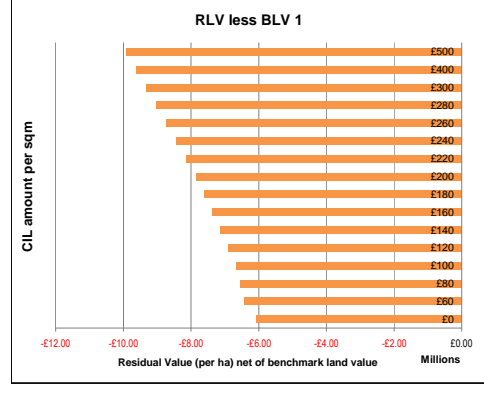
Site type 4 Description: **Area 3 £4629 psm BrB,BC,P,PR,BW** Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,075,330	7,688,324	-7,858,757	-2,321,720	2,388,977	4,698,324
60	2,932,802	7,332,006	-8,215,075	-2,678,038	2,031,779	4,342,006
80	2,885,293	7,213,233	-8,333,848	-2,796,811	1,913,006	4,223,233
100	2,837,784	7,094,461	-8,452,621	-2,915,584	1,794,233	4,104,461
120	2,742,766	6,856,915	-8,690,166	-3,153,129	1,556,688	3,866,915
140	2,647,748	6,619,370	-8,927,712	-3,390,675	1,319,142	3,629,370
160	2,552,730	6,381,824	-9,165,257	-3,628,220	1,081,597	3,391,824
180	2,457,711	6,144,279	-9,402,803	-3,865,766	844,051	3,154,279
200	2,362,693	5,906,733	-9,640,348	-4,103,311	606,506	2,916,733
220	2,243,920	5,609,801	-9,937,280	-4,400,243	309,574	2,619,801
240	2,125,148	5,312,869	-10,234,212	-4,697,175	12,642	2,322,869
260	2,006,375	5,015,937	-10,531,144	-4,994,107	284,290	2,025,937
280	1,887,602	4,719,006	-10,828,076	-5,291,039	581,222	1,729,006
300	1,768,829	4,422,074	-11,125,008	-5,587,971	878,154	1,432,074
400	1,650,057	4,125,142	-11,421,940	-5,884,902	1,175,086	1,135,142
500	1,531,284	3,828,210	-11,718,871	-6,181,834	1,472,018	838,210



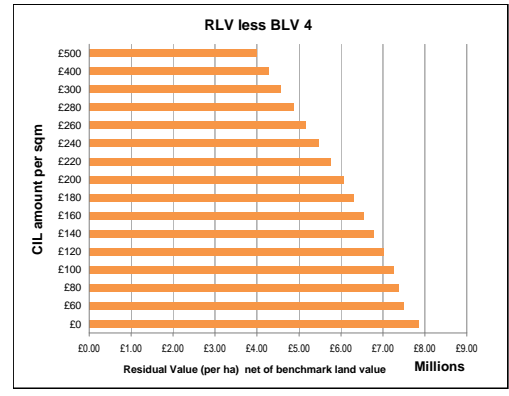
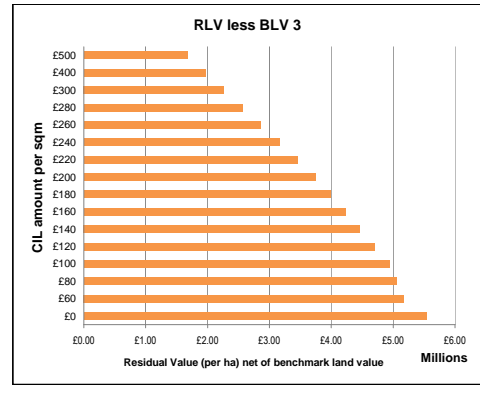
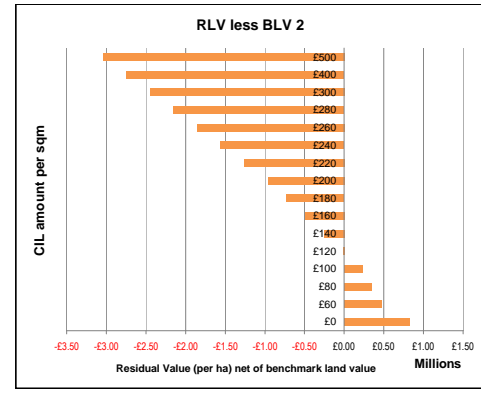
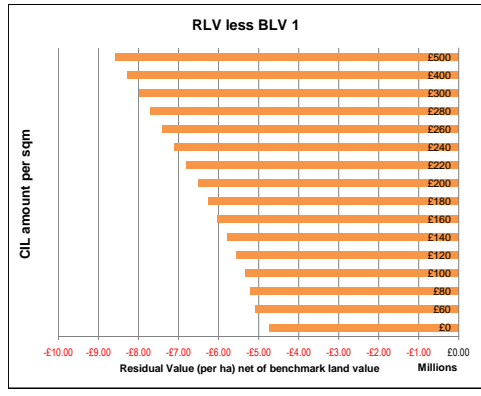
Site type 4 Description: **Area 4 £5059 psm BG,GT,NC,Step** Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,795,881	9,489,703	-6,057,378	-520,341	4,189,475	6,499,703
60	3,653,354	9,133,385	-6,413,697	-876,660	3,833,157	6,143,385
80	3,605,845	9,014,612	-6,532,469	-995,432	3,714,384	6,024,612
100	3,558,336	8,895,839	-6,651,242	-1,114,205	3,595,612	5,905,839
120	3,463,317	8,658,294	-6,888,788	-1,351,751	3,358,066	5,668,294
140	3,368,299	8,420,748	-7,126,333	-1,589,296	3,120,521	5,430,748
160	3,273,281	8,183,203	-7,363,879	-1,826,842	2,882,975	5,193,203
180	3,178,263	7,945,657	-7,601,424	-2,064,387	2,645,430	4,955,657
200	3,083,245	7,708,111	-7,838,970	-2,301,933	2,407,884	4,718,111
220	2,988,227	7,470,565	-8,076,516	-2,539,478	2,170,338	4,480,565
240	2,893,209	7,233,020	-8,314,061	-2,777,023	1,932,793	4,243,020
260	2,798,191	6,995,474	-8,551,607	-3,014,568	1,695,247	4,005,474
280	2,703,173	6,757,928	-8,789,152	-3,252,113	1,457,702	3,767,928
300	2,608,155	6,520,383	-9,026,697	-3,489,658	1,220,157	3,530,383
400	2,370,608	5,926,520	-9,622,834	-4,085,795	626,293	2,936,520
500	2,251,835	5,629,588	-9,917,493	-4,380,456	329,361	2,639,588



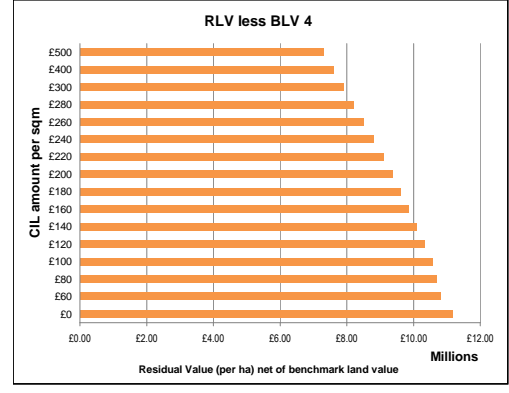
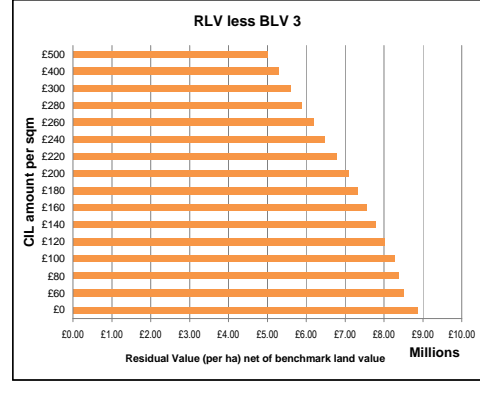
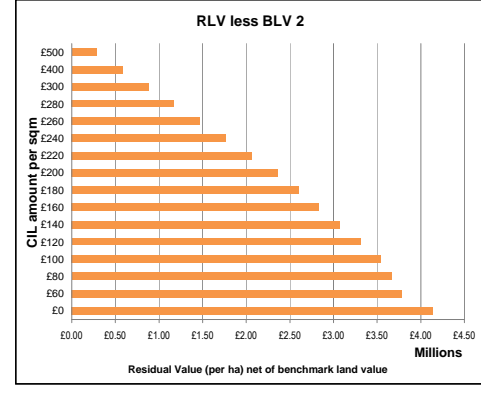
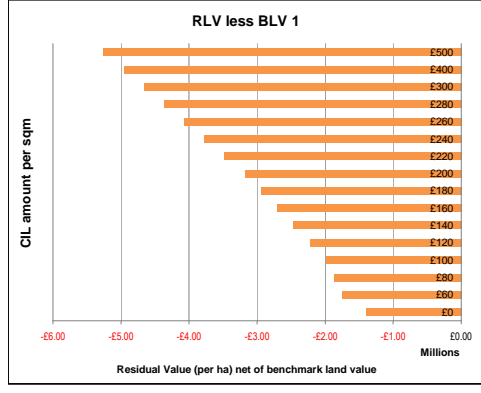
Site type 4 Description: Area 5 E382 psm Shad,SWC, E14 7 Site area: 0.40 ha

Table with 8 columns: CIL amount, RLV, RLV per ha, RLV less BLV 1, RLV less BLV 2, RLV less BLV 3, RLV less BLV 4. Rows for CIL amounts from 0 to 500.



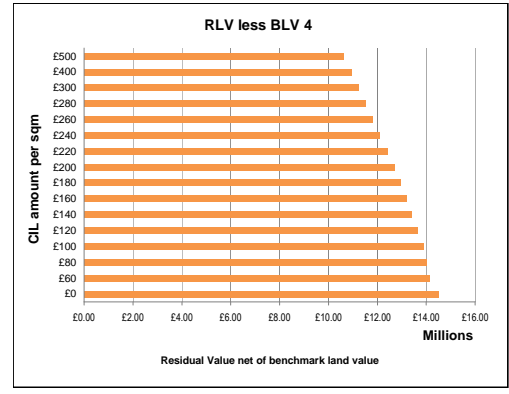
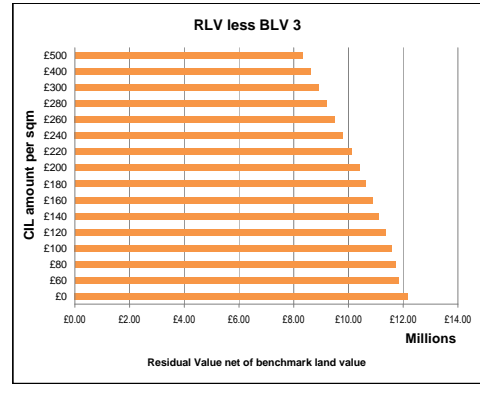
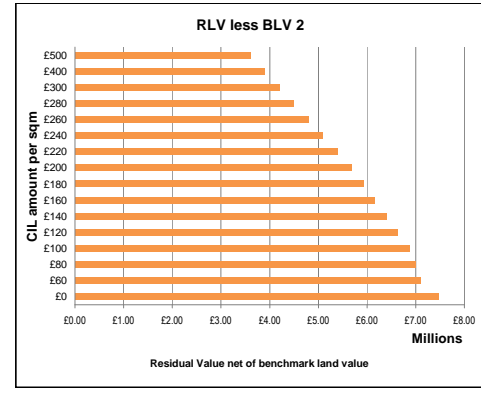
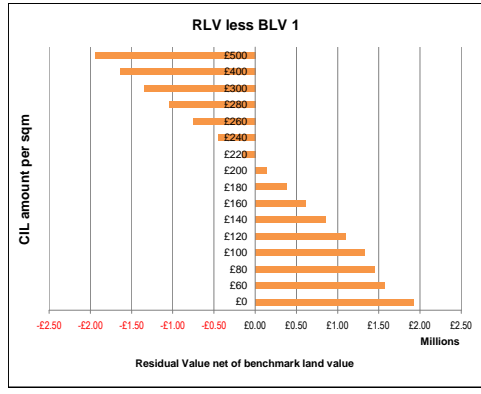
Site type 4 Description: Area 6 E6189 psm Lime,WIoD,Shore Site area: 0.40 ha

Table with 8 columns: CIL amount, RLV, RLV per ha, RLV less BLV 1, RLV less BLV 2, RLV less BLV 3, RLV less BLV 4. Rows for CIL amounts from 0 to 500.



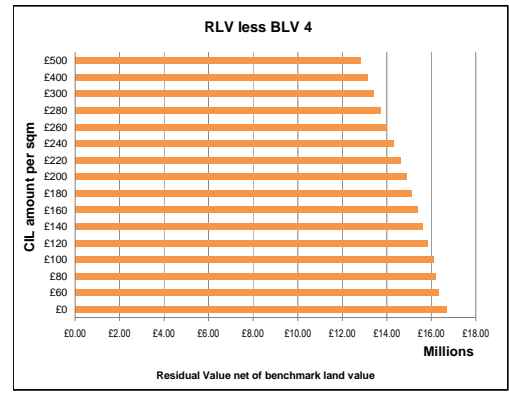
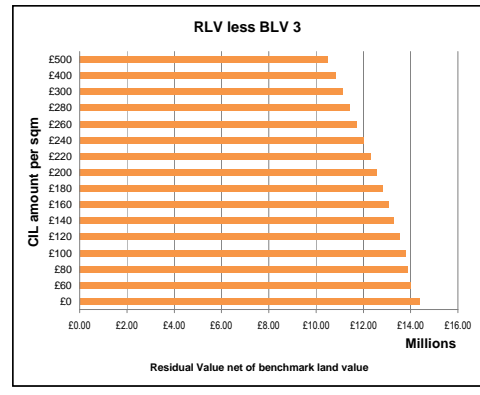
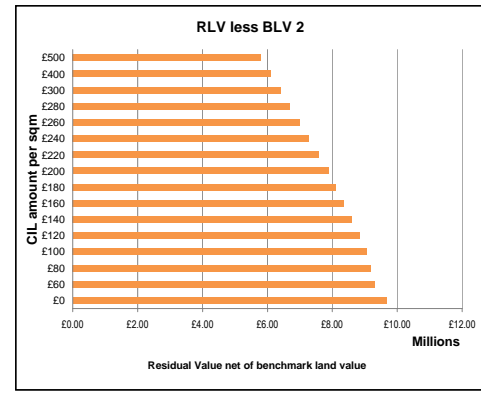
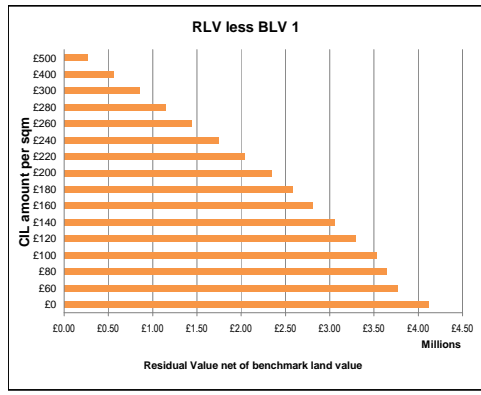
Site type 4 Description: Area 7 E6997 psm Spitalfields Site area: 0.40 ha

Table with 8 columns: CIL amount, RLV, RLV per ha, RLV less BLV 1, RLV less BLV 2, RLV less BLV 3, RLV less BLV 4. Rows for CIL amounts from 0 to 500.



Site type 4 Description: Area 8 E7535 psm CW,Al,TL,SKD,Wap Site area: 0.40 ha

Table with 8 columns: CIL amount, RLV, RLV per ha, RLV less BLV 1, RLV less BLV 2, RLV less BLV 3, RLV less BLV 4. Rows for CIL amounts from 0 to 500.



CIL Viability LB Tower Hamlets

SITE TYPE 4
50 UNITS
FLATS
125 UPH

CSH level:	4 on AH
	4 on private
Aff Hsg:	35%

Benchmark Land Values (per net developable ha)

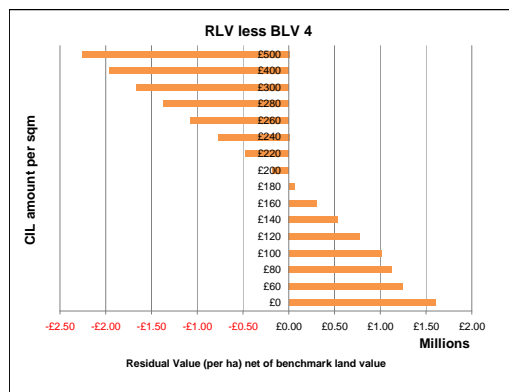
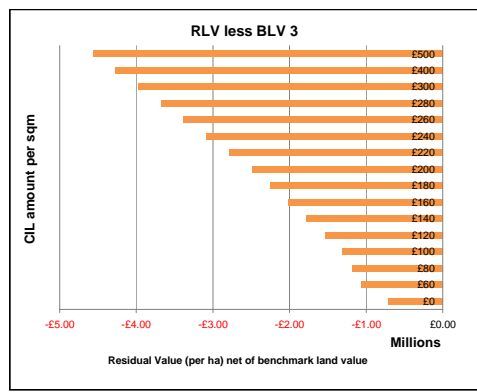
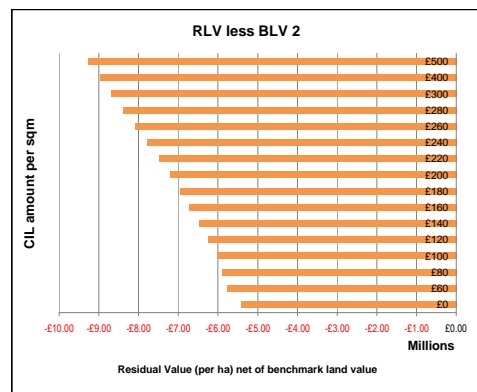
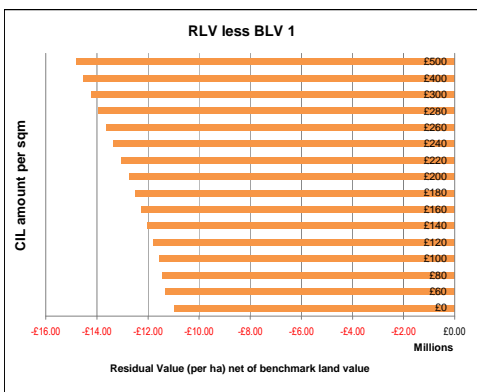
BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Net area as percentage of gross	100%
-5%	Sales value inflation
	Build cost inflation

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

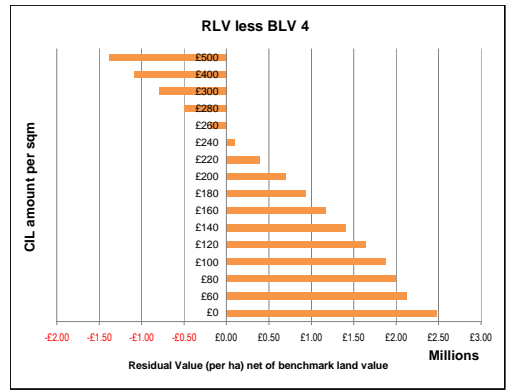
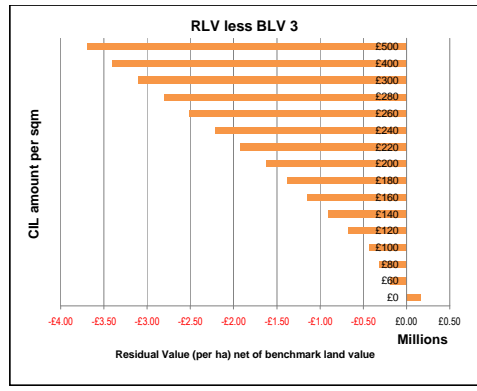
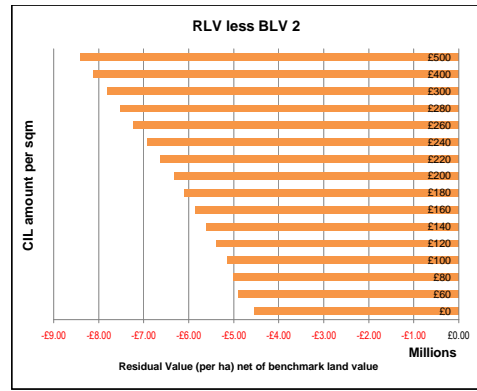
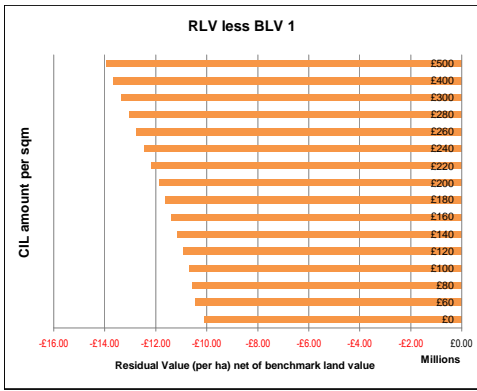
Site type 4 Description: **Area 1 £4090 psm CT, Fish, Bow, Mile** Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,837,071	4,592,677	-10,954,404	-5,417,367	-707,550	1,602,677
60	1,694,544	4,236,359	-11,310,722	-5,773,685	-1,063,868	1,246,359
80	1,647,035	4,117,586	-11,429,495	-5,892,458	-1,182,641	1,127,586
100	1,599,525	3,998,814	-11,548,268	-6,011,231	-1,301,414	1,008,814
120	1,504,507	3,761,268	-11,785,813	-6,248,776	-1,538,959	771,268
140	1,409,489	3,523,723	-12,023,359	-6,486,322	-1,776,505	533,723
160	1,314,471	3,286,177	-12,260,904	-6,723,867	-2,014,050	296,177
180	1,219,453	3,048,631	-12,498,450	-6,961,413	-2,251,596	58,631
200	1,124,434	2,811,086	-12,735,995	-7,198,958	-2,489,141	178,914
220	1,005,662	2,514,154	-13,032,927	-7,495,890	-2,786,073	475,846
240	886,889	2,217,222	-13,329,859	-7,792,822	-3,083,005	772,778
260	768,116	1,920,290	-13,626,791	-8,089,754	-3,379,937	1,069,710
280	649,343	1,623,358	-13,923,723	-8,386,686	-3,676,869	1,366,642
300	530,571	1,326,427	-14,220,655	-8,683,618	-3,973,801	1,663,573
400	411,798	1,029,495	-14,517,587	-8,980,550	-4,270,733	1,960,505
500	293,025	732,563	-14,814,518	-9,277,481	-4,567,665	2,257,437



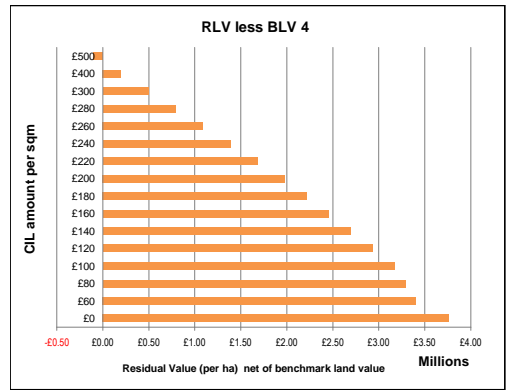
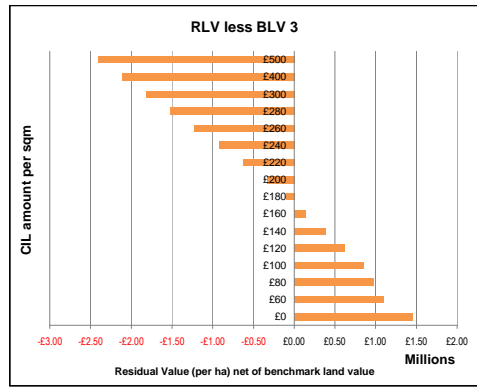
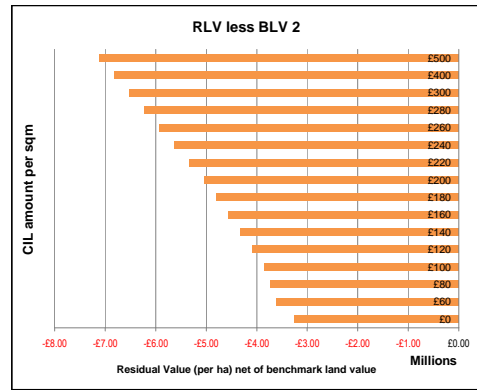
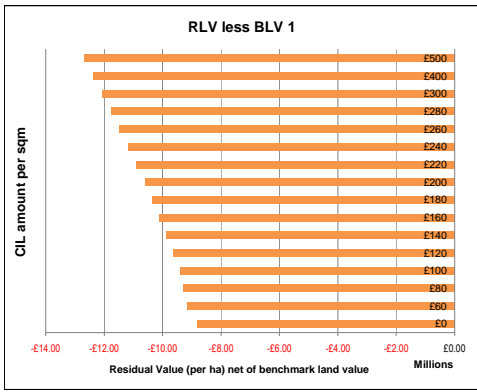
Site type 4 Description: **Area 2 £4306 psm S IoD** Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,185,209	5,463,023	-10,084,058	-4,547,021	-162,796	2,473,023
60	2,042,682	5,106,705	-10,440,376	-4,903,339	-193,522	2,116,705
80	1,995,173	4,987,932	-10,589,149	-5,022,112	-312,295	1,997,932
100	1,947,664	4,869,160	-10,677,922	-5,140,885	-431,068	1,879,160
120	1,852,646	4,631,614	-10,915,467	-5,378,430	-668,613	1,641,614
140	1,757,627	4,394,069	-11,153,013	-5,615,976	-906,159	1,404,069
160	1,662,609	4,156,523	-11,390,558	-5,853,521	-1,143,704	1,166,523
180	1,567,591	3,918,978	-11,628,104	-6,091,067	-1,381,250	928,978
200	1,472,573	3,681,432	-11,865,649	-6,328,612	-1,618,795	691,432
220	1,353,800	3,384,500	-12,162,581	-6,625,544	-1,915,727	394,500
240	1,235,027	3,087,568	-12,459,513	-6,922,476	-2,212,659	97,568
260	1,116,255	2,790,636	-12,756,445	-7,219,408	-2,509,591	199,364
280	997,482	2,493,705	-13,053,377	-7,516,340	-2,806,523	496,295
300	878,709	2,196,773	-13,350,309	-7,813,271	-3,103,455	793,227
400	759,936	1,899,841	-13,647,240	-8,110,203	-3,400,387	1,090,159
500	641,164	1,602,909	-13,944,172	-8,407,135	-3,697,318	1,387,091



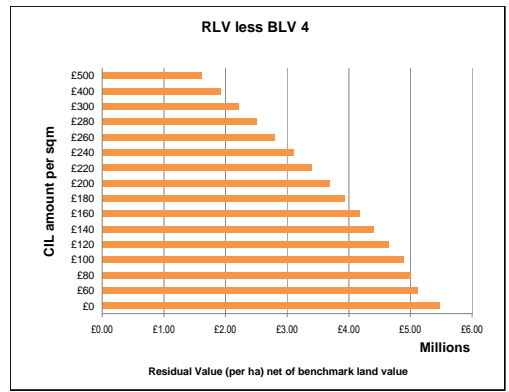
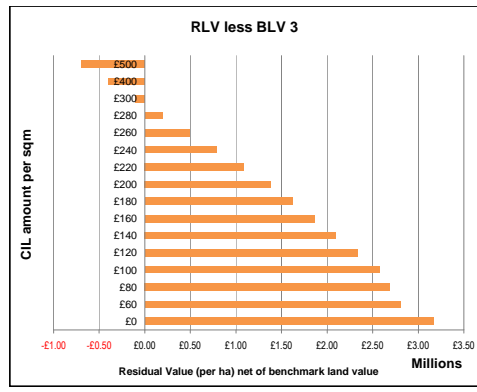
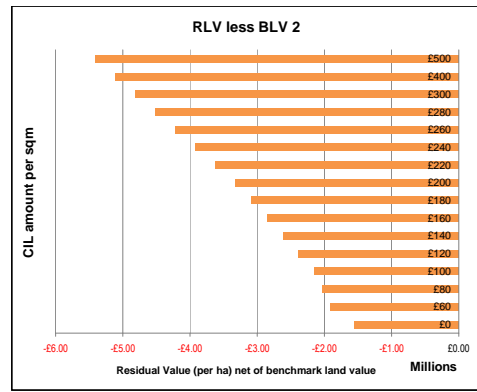
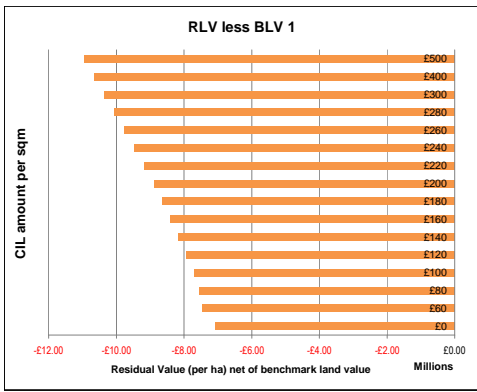
Site type 4 Description: **Area 3 £4629 psm BrB, BC, P, PR, BW** Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,699,421	6,748,553	-8,798,528	-3,261,491	-1,448,326	3,758,553
60	2,556,894	6,392,235	-9,154,846	-3,617,809	-1,092,008	3,402,235
80	2,509,385	6,273,462	-9,273,619	-3,736,582	-973,235	3,283,462
100	2,461,876	6,154,690	-9,392,392	-3,855,355	-854,462	3,164,690
120	2,366,858	5,917,144	-9,629,937	-4,092,900	-616,917	2,927,144
140	2,271,839	5,679,599	-9,867,483	-4,330,446	-379,371	2,689,599
160	2,176,821	5,442,053	-10,105,028	-4,567,991	-141,826	2,452,053
180	2,081,803	5,204,508	-10,342,574	-4,805,537	95,720	2,214,508
200	1,986,785	4,966,962	-10,580,119	-5,043,082	333,265	1,976,962
220	1,888,012	4,730,030	-10,817,665	-5,280,627	630,197	1,739,030
240	1,749,239	4,373,098	-11,173,983	-5,636,946	927,129	1,383,098
260	1,630,467	4,076,167	-11,470,915	-5,933,878	1,224,061	1,086,167
280	1,511,694	3,779,235	-11,767,847	-6,230,810	1,520,993	789,235
300	1,392,921	3,482,303	-12,064,779	-6,527,741	1,817,925	492,303
400	1,274,148	3,185,371	-12,361,710	-6,824,673	2,114,857	195,371
500	1,155,376	2,888,439	-12,658,642	-7,121,605	2,411,788	101,561



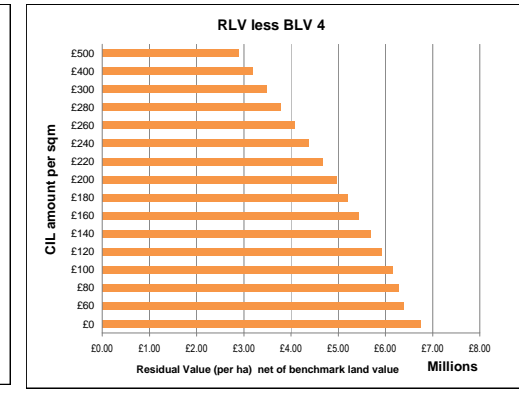
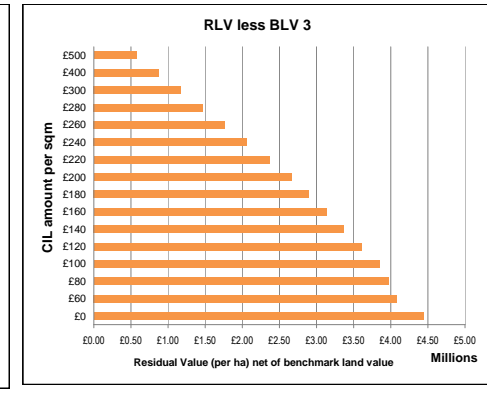
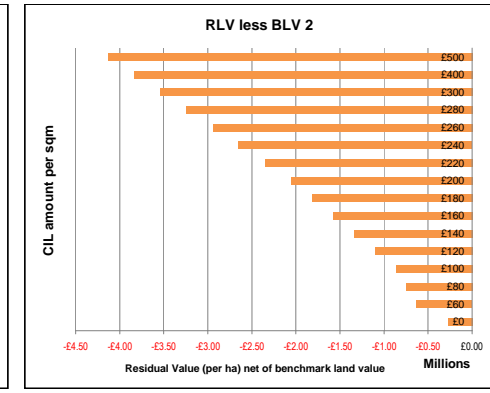
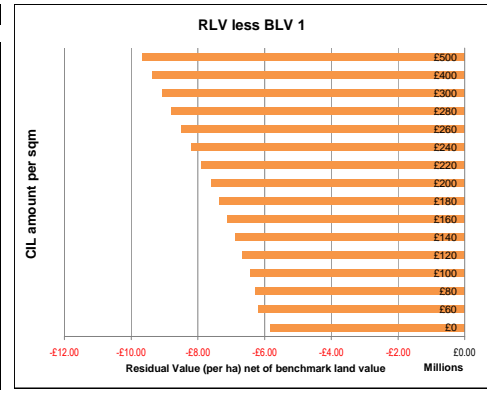
Site type 4 Description: **Area 4 £5059 psm BG, GT, NWC, Step** Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,385,005	8,462,511	-7,084,570	-1,547,533	-3,162,284	5,472,511
60	3,242,477	8,106,193	-7,440,888	-1,903,851	-2,805,966	5,116,193
80	3,194,968	7,987,420	-7,559,661	-2,022,624	-2,687,193	4,997,420
100	3,147,459	7,868,648	-7,678,434	-2,141,397	-2,568,420	4,878,648
120	3,052,441	7,631,102	-7,915,979	-2,378,942	-2,330,875	4,641,102
140	2,957,423	7,393,557	-8,153,525	-2,616,488	-2,093,329	4,403,557
160	2,862,404	7,156,011	-8,391,070	-2,854,033	-1,855,784	4,166,011
180	2,767,386	6,918,466	-8,628,616	-3,091,579	-1,618,238	3,928,466
200	2,672,368	6,680,920	-8,866,161	-3,329,124	-1,380,693	3,690,920
220	2,553,595	6,383,988	-9,163,093	-3,626,056	-1,083,761	3,393,988
240	2,434,823	6,087,056	-9,460,025	-3,922,988	-786,829	3,097,056
260	2,316,050	5,790,124	-9,756,957	-4,219,920	-489,897	2,800,124
280	2,197,277	5,493,193	-10,053,889	-4,516,852	-192,965	2,503,193
300	2,078,504	5,196,261	-10,350,821	-4,813,784	103,967	2,206,261
400	1,959,732	4,899,329	-10,647,752	-5,110,715	400,899	1,909,329
500	1,840,959	4,602,397	-10,944,684	-5,407,647	697,831	1,612,397



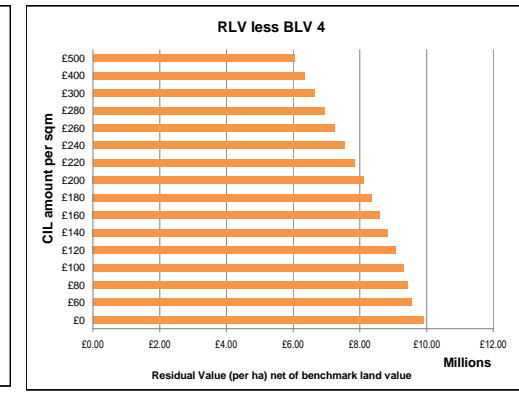
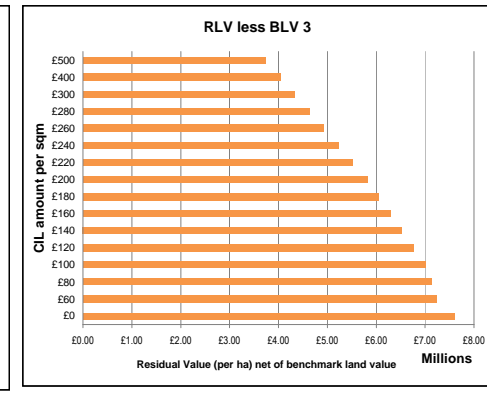
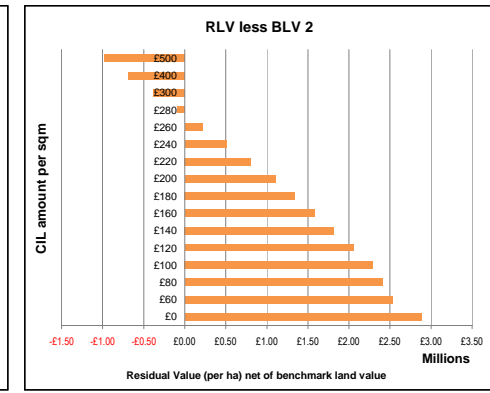
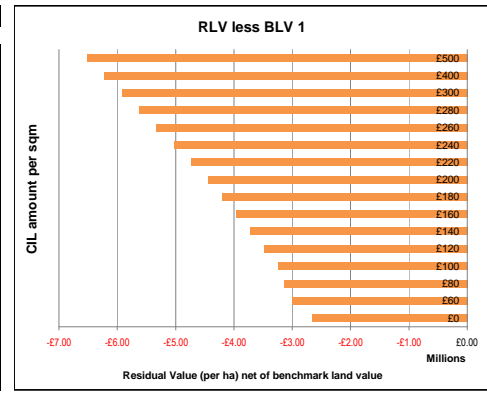
Site type 4 | Description: **Area 5 £382 ps/m Shad,SWC, E14 7** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,894,250	9,735,625	-5,811,456	-	274,419	4,435,398
60	3,751,723	9,379,307	-6,167,775	-	630,738	4,079,079
80	3,704,214	9,260,534	-6,286,547	-	749,510	3,960,307
100	3,656,704	9,141,761	-6,405,320	-	868,283	3,841,534
120	3,561,686	8,904,216	-6,642,866	-	1,105,829	3,603,988
140	3,466,668	8,666,670	-6,880,411	-	1,343,374	3,366,443
160	3,371,650	8,429,125	-7,117,957	-	1,580,920	3,128,897
180	3,276,632	8,191,579	-7,355,502	-	1,818,465	2,891,352
200	3,181,613	7,954,034	-7,593,048	-	2,056,011	2,653,806
220	3,086,595	7,716,489	-7,830,593	-	2,293,556	2,416,261
240	2,991,577	7,478,944	-8,068,138	-	2,531,101	2,178,716
260	2,896,559	7,241,399	-8,305,683	-	2,768,646	1,941,171
280	2,801,541	7,003,854	-8,543,228	-	3,006,191	1,703,626
300	2,706,523	6,766,309	-8,780,773	-	3,243,736	1,466,081
400	2,564,000	6,488,060	-9,274,100	-	4,169,147	1,379,374
500	2,350,204	5,875,510	-9,671,571	-	4,134,534	575,283



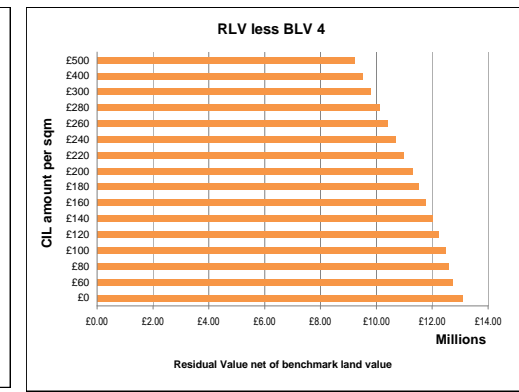
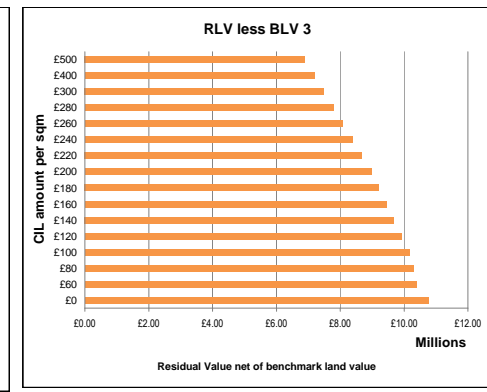
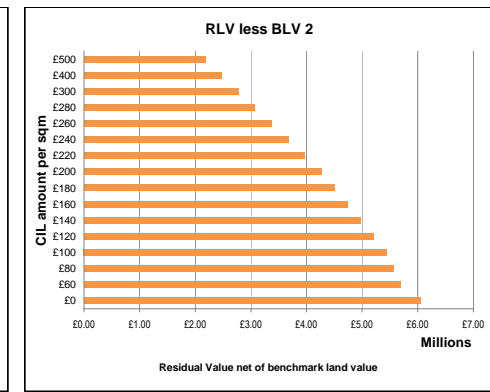
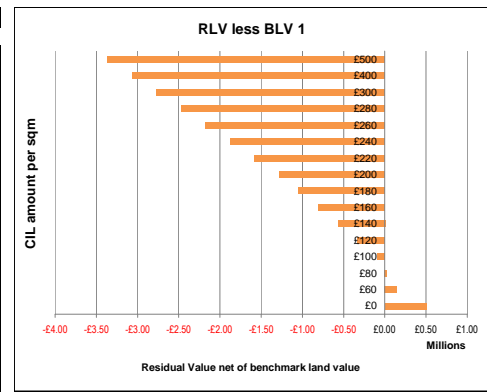
Site type 4 | Description: **Area 6 £6189 ps/m Lime,WioD,Shore** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,156,561	12,891,401	-2,655,680	-	2,881,357	7,591,174
60	5,014,033	12,535,083	-3,011,998	-	2,525,039	7,234,856
80	4,966,524	12,416,310	-3,130,771	-	2,406,266	7,116,083
100	4,919,015	12,297,538	-3,249,544	-	2,287,493	6,997,310
120	4,823,997	12,059,992	-3,487,089	-	2,049,948	6,759,765
140	4,728,979	11,822,447	-3,724,635	-	1,812,402	6,522,219
160	4,633,960	11,584,901	-3,962,180	-	1,574,857	6,284,674
180	4,538,942	11,347,355	-4,199,726	-	1,337,311	6,047,128
200	4,443,924	11,109,810	-4,437,271	-	1,099,766	5,809,583
220	4,325,151	10,812,878	-4,734,203	-	802,834	5,512,651
240	4,206,378	10,515,946	-5,031,135	-	505,902	5,215,719
260	4,087,606	10,219,014	-5,328,067	-	208,970	4,918,787
280	3,968,833	9,922,082	-5,625,000	-	87,962	4,621,855
300	3,850,060	9,625,150	-5,921,931	-	384,894	4,324,923
400	3,731,287	9,328,219	-6,218,863	-	681,826	4,027,991
500	3,612,515	9,031,287	-6,515,795	-	978,757	3,731,059



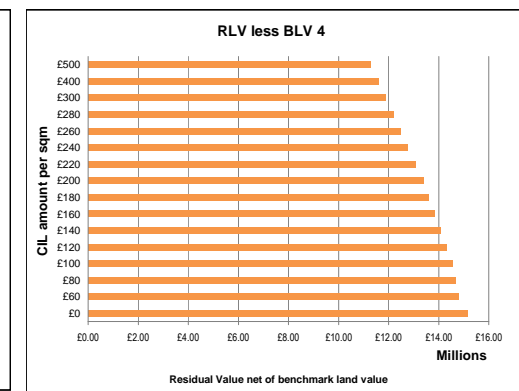
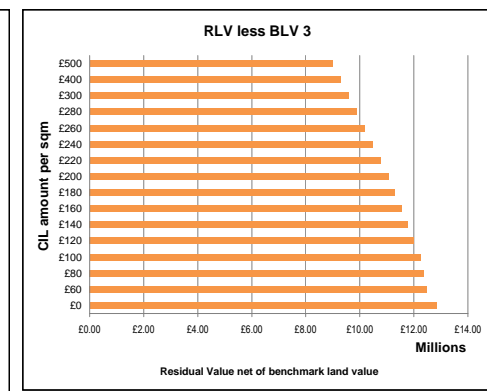
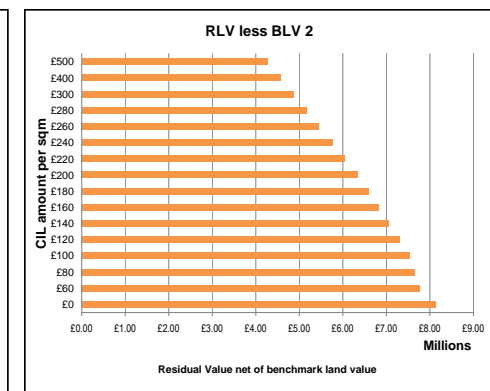
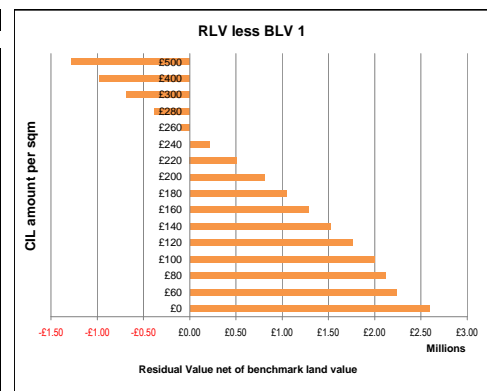
Site type 4 | Description: **Area 7 £6997 ps/m Spitafields** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,418,892	16,047,229	500,148	-	6,037,185	13,057,229
60	6,276,364	15,690,911	143,829	-	5,680,866	12,700,911
80	6,228,855	15,572,138	25,057	-	5,562,094	12,582,138
100	6,181,346	15,453,365	93,716	-	5,443,321	12,463,365
120	6,086,328	15,215,820	331,262	-	5,205,775	12,225,820
140	5,991,310	14,978,274	568,807	-	4,968,230	11,988,274
160	5,896,291	14,740,729	806,353	-	4,730,684	11,750,729
180	5,801,273	14,503,183	1,043,898	-	4,493,139	11,513,183
200	5,706,255	14,265,638	1,281,444	-	4,255,593	11,275,638
220	5,587,482	13,968,706	1,578,375	-	3,958,662	10,978,706
240	5,468,710	13,671,774	1,875,307	-	3,661,730	10,681,774
260	5,349,937	13,374,842	2,172,239	-	3,364,798	10,384,842
280	5,231,164	13,077,910	2,469,171	-	3,067,866	10,087,910
300	5,112,391	12,780,978	2,766,103	-	2,770,934	9,790,978
400	4,993,619	12,484,046	3,063,035	-	2,474,002	9,494,046
500	4,874,846	12,187,114	3,359,967	-	2,177,070	9,197,114



Site type 4 | Description: **Area 8 £7535 ps/m CW,AI,TL,SKD,Wap** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,253,389	18,133,473	2,586,391	-	8,123,428	15,143,473
60	7,110,862	17,777,154	2,230,073	-	7,767,110	14,787,154
80	7,063,353	17,658,382	2,111,300	-	7,648,337	14,668,382
100	7,015,844	17,539,610	1,992,528	-	7,529,565	14,549,610
120	6,920,825	17,302,063	1,754,982	-	7,292,019	14,312,063
140	6,825,807	17,064,518	1,517,437	-	7,054,474	14,074,518
160	6,730,789	16,826,972	1,279,891	-	6,816,928	13,836,972
180	6,635,771	16,589,427	1,042,346	-	6,579,383	13,599,427
200	6,540,753	16,351,881	804,800	-	6,341,837	13,361,881
220	6,421,980	16,054,949	507,868	-	6,044,905	13,064,949
240	6,303,207	15,758,018	210,936	-	5,747,973	12,768,018
260	6,184,434	15,461,086	-85,996	-	5,451,041	12,471,086
280	6,065,662	15,164,154	-382,927	-	5,154,110	12,174,154
300	5,946,889	14,867,222	-679,859	-	4,857,178	11,877,222
400	5,828,116	14,570,290	-976,791	-	4,560,246	11,580,290
500	5,709,343	14,273,358	-1,273,723	-	4,263,314	11,283,358



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

SITE TYPE 4

50 UNITS

FLATS

125 UPH

Net area as percentage of gross

100%

CSH level: 4 on AH

4 on private

Aff Hsg: 35%

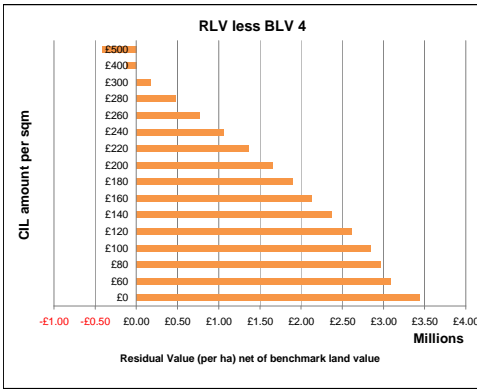
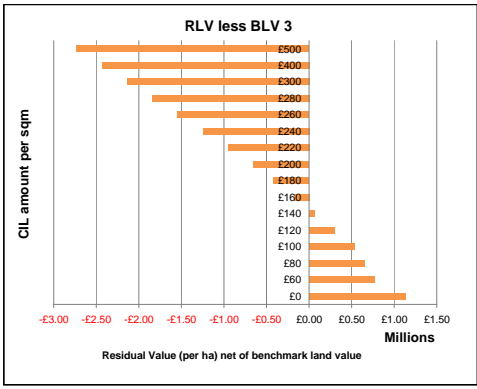
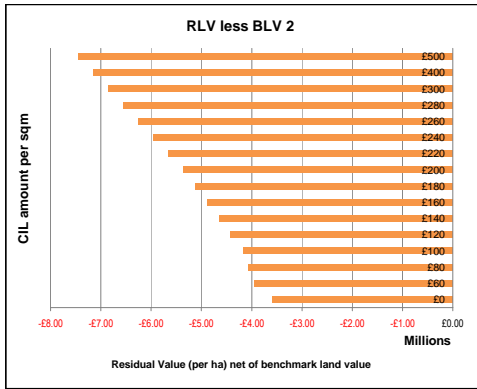
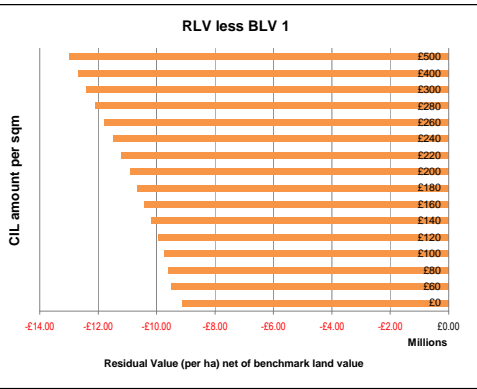
10%	Sales value inflation
5%	Build cost inflation

Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

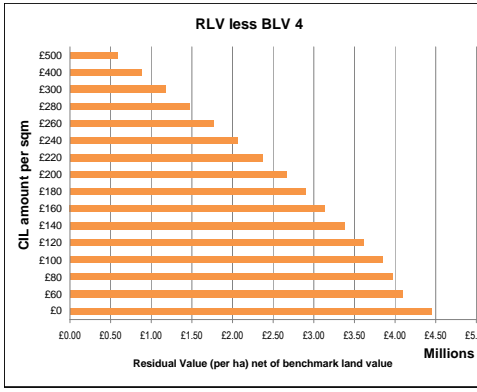
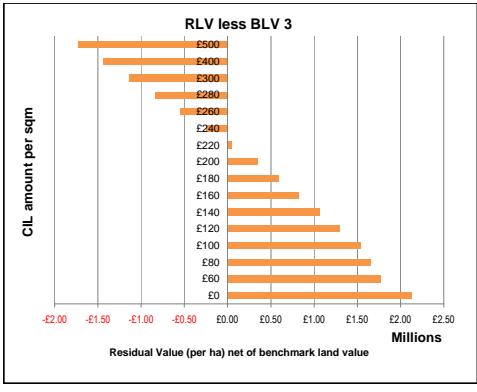
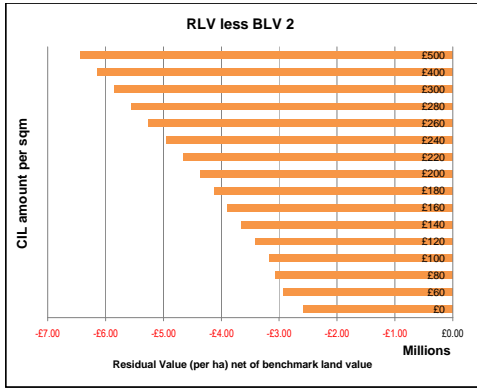
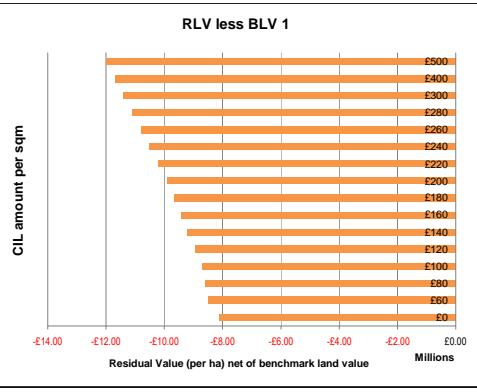
Site type 4 Description: **Area 1** £4090 psm CT,Fish,Bow,Mile Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,571,089	6,427,723	- 9,119,358	- 3,582,321	- 1,127,496	- 3,437,723
60	2,428,562	6,071,405	- 9,475,677	- 3,938,640	- 771,177	- 3,081,405
80	2,381,053	5,962,632	- 9,594,449	- 4,057,412	- 652,405	- 2,962,632
100	2,333,544	5,833,859	- 9,713,222	- 4,176,185	- 533,632	- 2,843,859
120	2,238,525	5,596,314	- 9,950,768	- 4,413,731	- 296,086	- 2,606,314
140	2,143,507	5,358,768	- 10,188,313	- 4,651,276	- 58,541	- 2,368,768
160	2,048,489	5,121,223	- 10,425,859	- 4,888,822	- 179,005	- 2,131,223
180	1,953,471	4,883,677	- 10,663,404	- 5,126,367	- 416,550	- 1,893,677
200	1,858,453	4,646,132	- 10,900,950	- 5,363,913	- 654,096	- 1,656,132
220	1,739,680	4,349,200	- 11,197,881	- 5,660,844	- 951,028	- 1,359,200
240	1,620,907	4,052,268	- 11,494,813	- 5,957,776	- 1,247,960	- 1,062,268
260	1,502,134	3,755,336	- 11,791,745	- 6,254,708	- 1,544,891	- 765,336
280	1,383,362	3,458,404	- 12,088,677	- 6,551,640	- 1,841,823	- 468,404
300	1,264,589	3,161,472	- 12,385,609	- 6,848,572	- 2,138,755	- 171,472
400	1,145,816	2,864,540	- 12,682,541	- 7,145,504	- 2,435,687	- 125,460
500	1,027,043	2,567,608	- 12,979,473	- 7,442,436	- 2,732,619	- 422,392



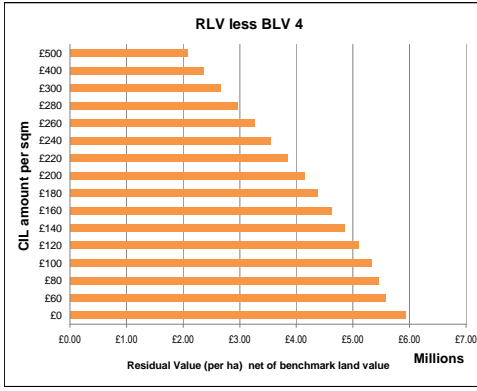
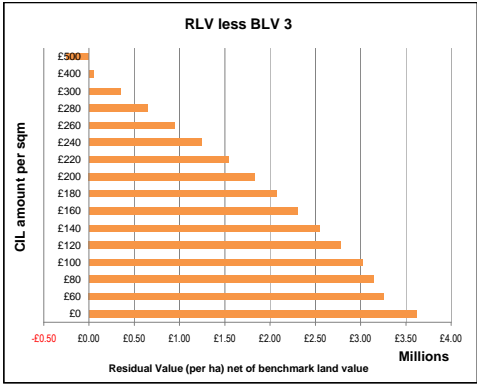
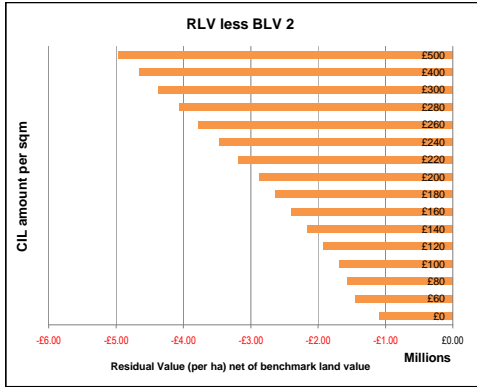
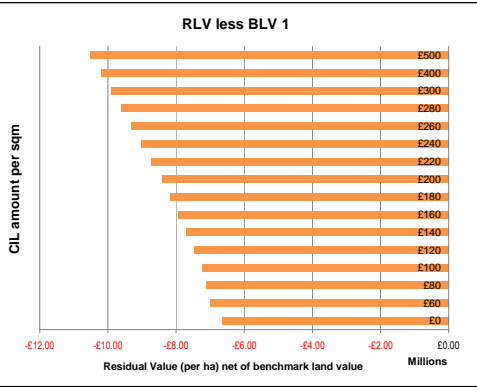
Site type 4 Description: **Area 2** £4306 psm S IOI Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,971,680	7,429,200	- 8,117,881	- 2,580,844	- 2,128,973	- 4,439,200
60	2,829,153	7,072,882	- 8,474,200	- 2,937,163	- 1,772,654	- 4,082,882
80	2,781,644	6,964,109	- 8,592,972	- 3,055,935	- 1,653,882	- 3,964,109
100	2,734,134	6,835,336	- 8,711,745	- 3,174,708	- 1,535,109	- 3,845,336
120	2,639,116	6,597,791	- 8,949,291	- 3,412,254	- 1,297,653	- 3,607,791
140	2,544,098	6,360,245	- 9,186,836	- 3,649,799	- 1,060,018	- 3,370,245
160	2,449,080	6,122,700	- 9,424,382	- 3,887,345	- 822,472	- 3,132,700
180	2,354,062	5,885,154	- 9,661,927	- 4,124,890	- 584,927	- 2,895,154
200	2,259,043	5,647,609	- 9,899,473	- 4,362,436	- 347,381	- 2,657,609
220	2,140,271	5,350,677	- 10,196,405	- 4,659,367	- 50,449	- 2,360,677
240	2,021,498	5,053,745	- 10,493,336	- 4,956,299	- 246,483	- 2,063,745
260	1,902,725	4,756,813	- 10,790,268	- 5,253,231	- 543,414	- 1,766,813
280	1,783,952	4,459,881	- 11,087,200	- 5,550,163	- 840,346	- 1,469,881
300	1,665,180	4,162,949	- 11,384,132	- 5,847,095	- 1,137,278	- 1,172,949
400	1,546,407	3,866,017	- 11,681,064	- 6,144,027	- 1,434,210	- 876,017
500	1,427,634	3,569,085	- 11,977,996	- 6,440,959	- 1,731,142	- 579,085



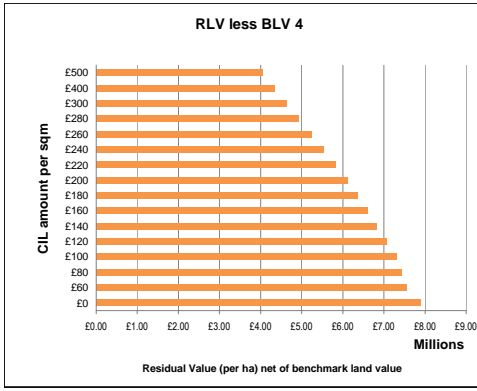
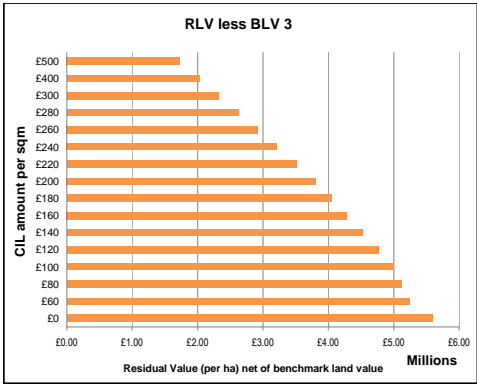
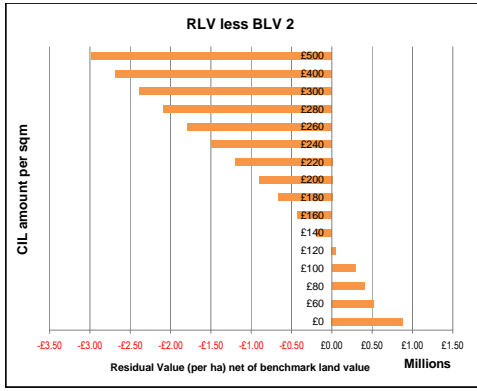
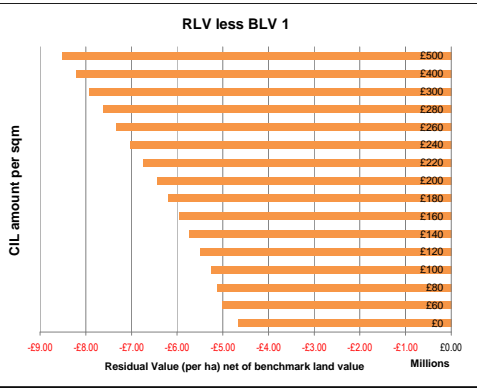
Site type 4 Description: **Area 3** £4629 psm BrB,BC,P,PR,BW Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,564,570	8,911,426	- 6,635,655	- 1,098,618	- 3,611,199	- 5,921,426
60	3,422,043	8,555,108	- 6,991,973	- 1,454,936	- 3,254,881	- 5,565,108
80	3,374,534	8,436,335	- 7,110,746	- 1,573,709	- 3,136,108	- 5,446,335
100	3,327,025	8,317,562	- 7,229,519	- 1,692,482	- 3,017,335	- 5,327,562
120	3,232,007	8,080,017	- 7,467,064	- 1,930,027	- 2,779,789	- 5,090,017
140	3,136,989	7,842,471	- 7,704,610	- 2,167,573	- 2,542,244	- 4,852,471
160	3,041,970	7,604,926	- 7,942,155	- 2,405,118	- 2,304,698	- 4,614,926
180	2,946,952	7,367,380	- 8,179,701	- 2,642,664	- 2,067,153	- 4,377,380
200	2,851,934	7,129,835	- 8,417,246	- 2,880,209	- 1,829,607	- 4,139,835
220	2,733,161	6,832,903	- 8,714,178	- 3,117,141	- 1,532,676	- 3,842,903
240	2,614,388	6,535,971	- 9,011,110	- 3,474,073	- 1,235,744	- 3,545,971
260	2,495,616	6,239,039	- 9,308,042	- 3,771,005	- 938,812	- 3,249,039
280	2,376,843	5,942,107	- 9,604,974	- 4,067,937	- 641,880	- 2,952,107
300	2,258,070	5,645,175	- 9,901,906	- 4,364,869	- 344,948	- 2,655,175
400	2,139,297	5,348,244	- 10,198,838	- 4,661,801	- 48,016	- 2,358,244
500	2,020,525	5,051,312	- 10,495,770	- 4,958,733	- 248,916	- 2,061,312



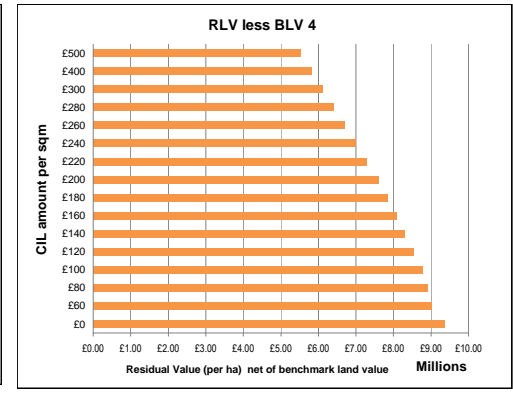
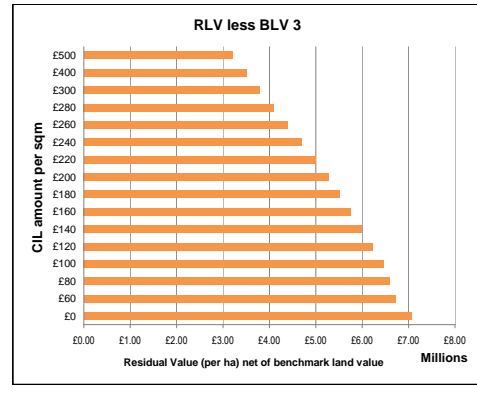
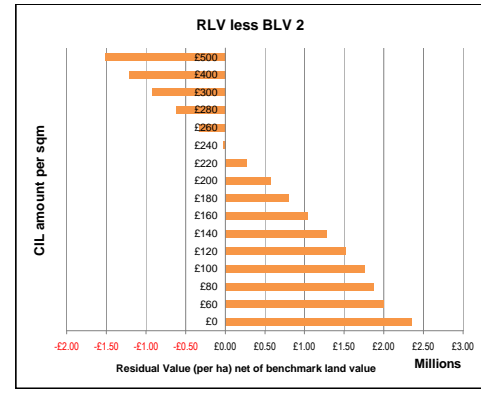
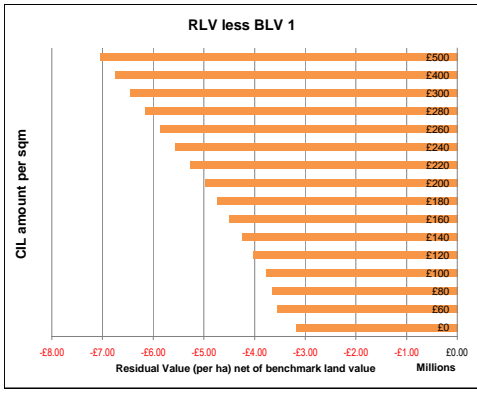
Site type 4 Description: **Area 4** £5059 psm BG,GT,NWC,Step Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,355,058	10,887,646	- 4,659,436	- 877,601	- 5,587,418	- 7,897,646
60	4,212,531	10,531,327	- 5,015,754	- 521,283	- 5,231,100	- 7,541,327
80	4,165,022	10,412,555	- 5,134,527	- 402,510	- 5,112,327	- 7,422,555
100	4,117,513	10,293,782	- 5,253,299	- 283,738	- 4,993,555	- 7,303,782
120	4,022,495	10,066,236	- 5,490,845	- 46,192	- 4,756,009	- 7,066,236
140	3,927,476	9,818,691	- 5,728,390	- 191,353	- 4,518,464	- 6,828,691
160	3,832,458	9,581,145	- 5,965,936	- 428,899	- 4,280,918	- 6,591,145
180	3,737,440	9,343,600	- 6,203,481	- 666,444	- 4,043,373	- 6,353,600
200	3,642,422	9,106,054	- 6,441,027	- 903,990	- 3,805,827	- 6,116,054
220	3,523,649	8,809,123	- 6,737,959	- 1,200,922	- 3,508,895	- 5,819,123
240	3,404,876	8,512,191	- 7,034,891	- 1,497,854	- 3,211,963	- 5,522,191
260	3,286,104	8,215,259	- 7,331,822	- 1,794,785	- 2,915,031	- 5,225,259
280	3,167,331	7,918,327	- 7,628,754	- 2,091,717	- 2,618,099	- 4,928,327
300	3,048,558	7,621,395	- 7,925,686	- 2,388,649	- 2,321,168	- 4,631,395
400	2,929,785	7,324,463	- 8,222,618	- 2,685,581	- 2,024,236	- 4,334,463
500	2,811,012	7,027,531	- 8,519,550	- 2,982,513	- 1,727,304	- 4,037,531



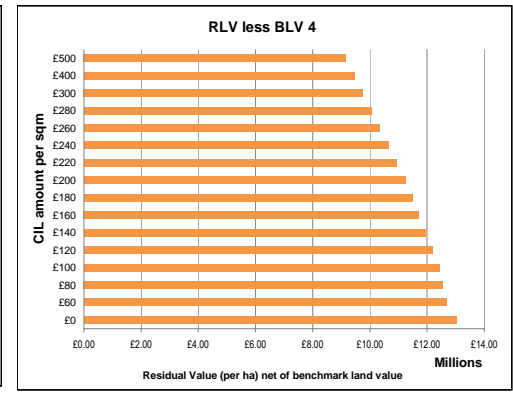
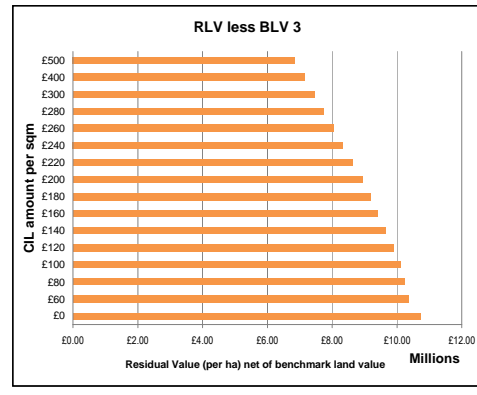
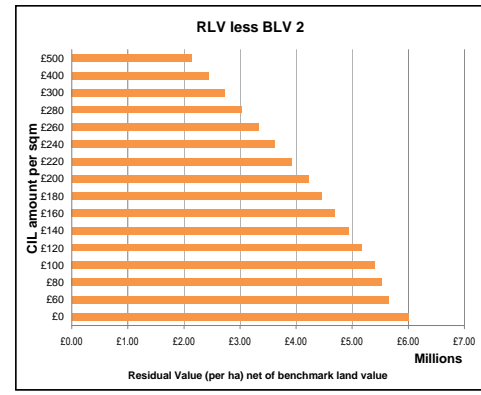
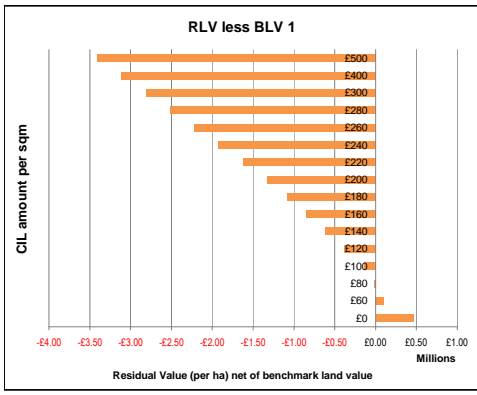
Site type 4 Description: **Area 5 E382 psm Shad,SWC, E14 7** Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,942,982	12,357,456	- 3,189,626	2,347,411	7,057,228	9,367,456
60	4,800,455	12,001,137	- 3,545,944	1,991,093	6,700,910	9,011,137
80	4,752,946	11,882,365	- 3,664,717	1,872,320	6,582,137	8,892,365
100	4,705,437	11,763,592	- 3,783,490	1,753,548	6,463,364	8,773,592
120	4,610,419	11,526,046	- 4,021,035	1,516,002	6,225,819	8,536,046
140	4,515,400	11,288,501	- 4,258,581	1,278,457	5,988,273	8,298,501
160	4,420,382	11,050,955	- 4,496,126	1,040,911	5,750,728	8,060,955
180	4,325,364	10,813,410	- 4,733,672	803,366	5,513,182	7,823,410
200	4,230,346	10,575,864	- 4,971,217	565,820	5,275,637	7,585,864
220	4,111,573	10,278,932	- 5,268,149	268,888	4,978,705	7,288,932
240	3,992,800	9,982,000	- 5,565,081	28,044	4,681,773	6,992,000
260	3,874,027	9,685,069	- 5,862,013	324,976	4,384,841	6,695,069
280	3,755,255	9,388,137	- 6,158,945	621,908	4,087,909	6,398,137
300	3,636,482	9,091,205	- 6,455,876	918,839	3,790,977	6,101,205
400	3,517,709	8,794,273	- 6,752,808	1,215,771	3,494,046	5,804,273
500	3,398,936	8,497,341	- 7,049,740	1,512,703	3,197,114	5,507,341



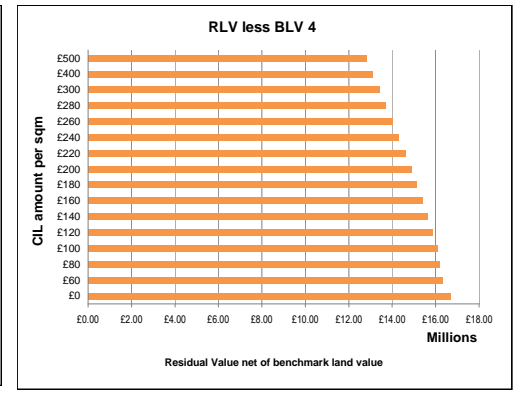
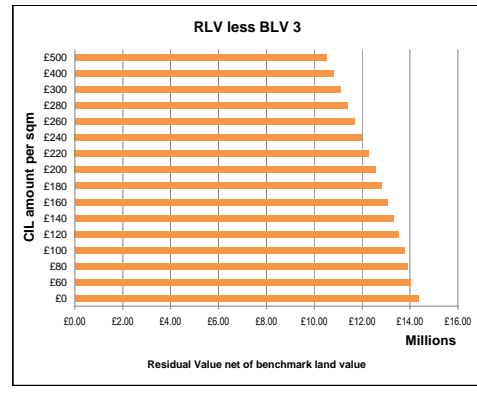
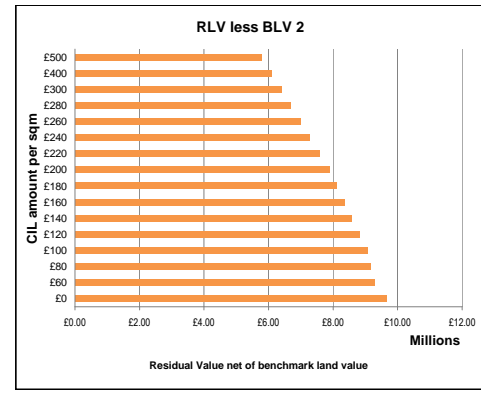
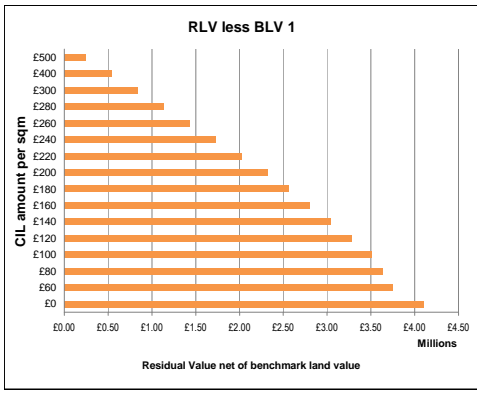
Site type 4 Description: **Area 6 E6189 psn Lime,WoD,Shore** Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,401,989	16,004,972	457,891	5,994,928	10,704,745	13,014,972
60	6,259,462	15,648,654	101,573	5,638,610	10,348,427	12,658,654
80	6,211,953	15,529,881	- 17,200	5,519,837	10,229,654	12,539,881
100	6,164,443	15,411,109	- 135,973	5,401,064	10,110,881	12,421,109
120	6,069,425	15,173,563	- 373,518	5,163,519	9,873,336	12,183,563
140	5,974,407	14,936,018	- 611,064	4,925,973	9,635,790	11,946,018
160	5,879,389	14,698,472	- 848,609	4,688,428	9,398,245	11,708,472
180	5,784,371	14,460,927	- 1,086,155	4,450,882	9,160,699	11,470,927
200	5,689,352	14,223,381	- 1,323,700	4,213,337	8,923,154	11,233,381
220	5,570,580	13,926,449	- 1,620,632	3,916,405	8,626,222	10,936,449
240	5,451,807	13,629,517	- 1,917,564	3,619,473	8,329,290	10,639,517
260	5,333,034	13,332,586	- 2,214,496	3,322,541	8,032,358	10,342,586
280	5,214,261	13,035,654	- 2,511,428	3,025,609	7,735,426	10,045,654
300	5,095,489	12,738,722	- 2,808,360	2,728,678	7,438,494	9,748,722
400	4,976,716	12,441,790	- 3,105,291	2,431,746	7,141,562	9,451,790
500	4,857,943	12,144,858	- 3,402,223	2,134,814	6,844,631	9,154,858



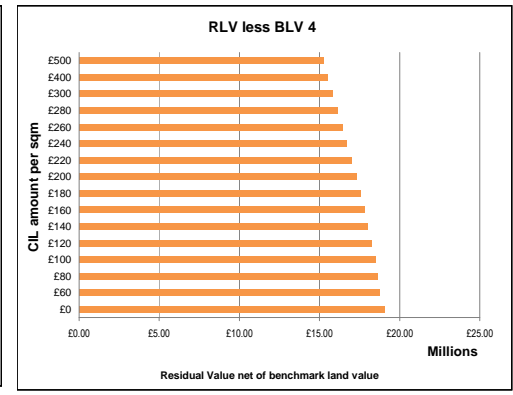
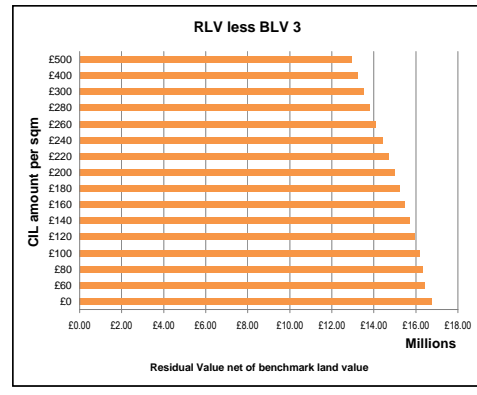
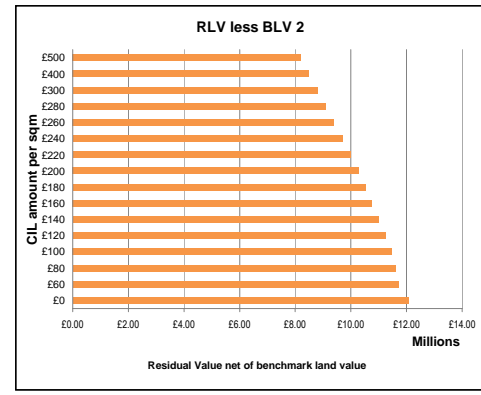
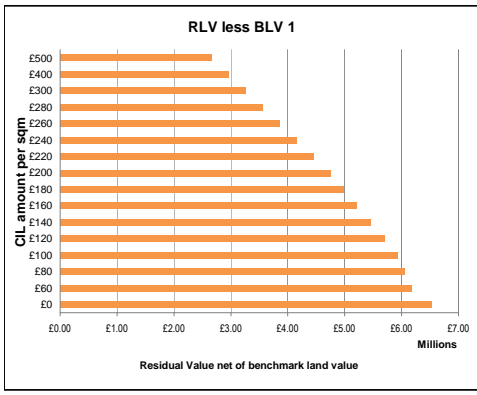
Site type 4 Description: **Area 7 E6997 psn Spitalfields** Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,861,016	19,652,541	4,105,459	9,642,496	14,352,313	16,662,541
60	7,718,489	19,296,222	3,749,141	9,286,178	13,995,995	16,306,222
80	7,670,980	19,177,450	3,630,368	9,167,405	13,877,222	16,187,450
100	7,623,471	19,058,677	3,511,596	9,048,633	13,758,450	16,068,677
120	7,528,453	18,821,131	3,274,050	8,811,087	13,520,904	15,831,131
140	7,433,434	18,583,586	3,036,505	8,573,542	13,283,359	15,593,586
160	7,338,416	18,346,040	2,798,959	8,335,996	13,045,813	15,356,040
180	7,243,398	18,108,495	2,561,414	8,098,451	12,808,268	15,118,495
200	7,148,380	17,870,949	2,323,868	7,860,905	12,570,722	14,880,949
220	7,029,607	17,574,018	2,026,936	7,563,973	12,273,790	14,584,018
240	6,910,834	17,277,086	1,730,004	7,267,041	11,976,858	14,287,086
260	6,792,062	16,980,154	1,433,072	6,970,110	11,679,926	13,990,154
280	6,673,289	16,683,222	1,136,141	6,673,178	11,382,994	13,693,222
300	6,554,516	16,386,290	839,209	6,376,246	11,086,063	13,396,290
400	6,435,743	16,089,358	542,277	6,079,314	10,789,131	13,099,358
500	6,316,970	15,792,426	245,345	5,782,382	10,492,199	12,802,426



Site type 4 Description: **Area 8 E7535 psn CW,AI,TL,SKD,Wap** Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,826,645	22,066,611	6,519,530	12,056,567	16,766,384	19,076,611
60	8,684,117	21,710,293	6,163,212	11,700,249	16,410,066	18,720,293
80	8,636,608	21,591,520	6,044,439	11,581,476	16,291,293	18,601,520
100	8,589,099	21,472,748	5,925,666	11,462,703	16,172,520	18,482,748
120	8,494,081	21,235,202	5,688,121	11,225,158	15,934,975	18,245,202
140	8,399,063	20,997,657	5,450,575	10,987,612	15,697,429	18,007,657
160	8,304,044	20,760,111	5,213,030	10,750,067	15,459,884	17,770,111
180	8,209,026	20,522,566	4,975,484	10,512,521	15,222,338	17,532,566
200	8,114,008	20,285,020	4,737,939	10,274,976	14,984,793	17,295,020
220	7,995,235	19,988,088	4,441,007	9,978,044	14,687,861	16,998,088
240	7,876,463	19,691,156	4,144,075	9,681,112	14,390,929	16,701,156
260	7,757,690	19,394,224	3,847,143	9,384,180	14,093,997	16,404,224
280	7,638,917	19,097,293	3,550,211	9,087,248	13,797,065	16,107,293
300	7,520,144	18,800,361	3,253,279	8,790,316	13,500,133	15,810,361
400	7,401,372	18,503,429	2,956,348	8,493,385	13,203,201	15,513,429
500	7,282,599	18,206,497	2,659,416	8,196,453	12,906,270	15,216,497



BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:

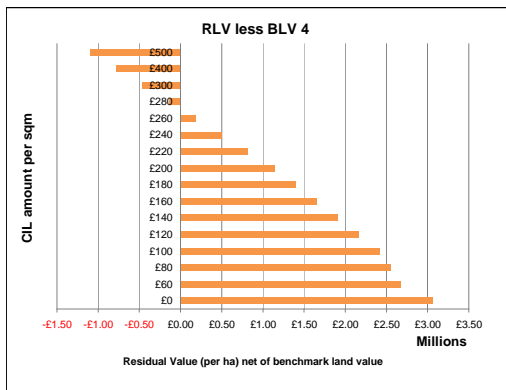
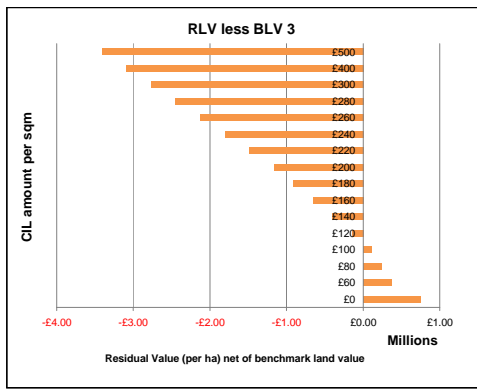
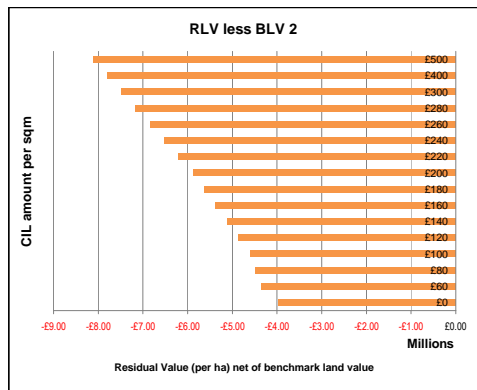
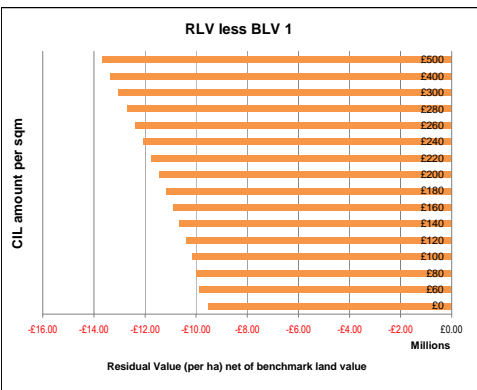
"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
"Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
"Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
"Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

Sales value inflation	
Build cost inflation	

CSH level:	4 on AH
	4 on private
Aff Hsg:	30%

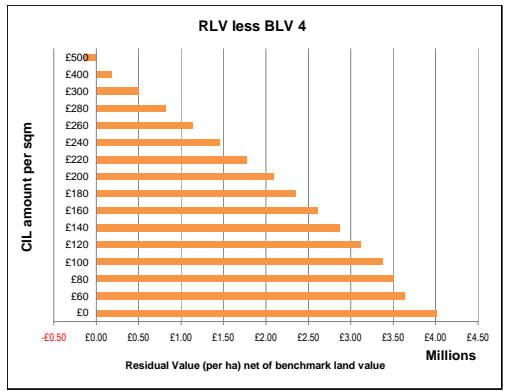
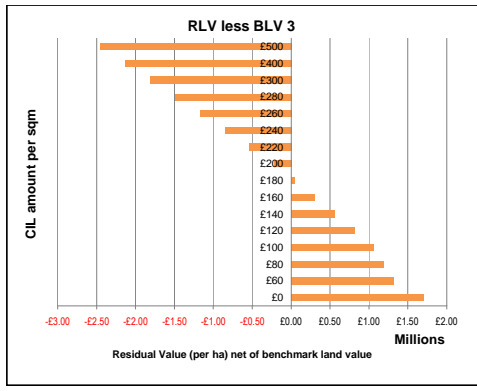
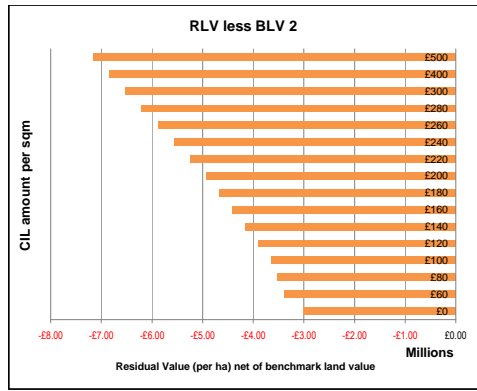
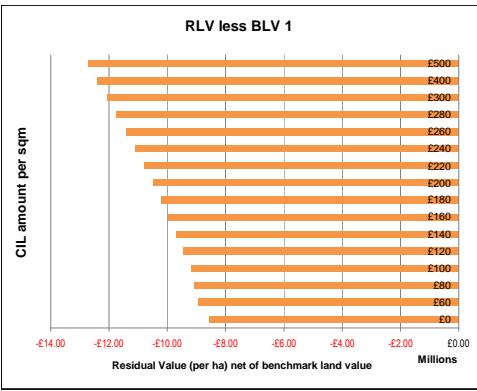
Site type 4 Description: **Area 1** £4090 psm CT,Fish,Bow,Mile Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,419,740	6,049,351	-9,497,730	-3,960,693	749,123	3,059,351
60	2,266,249	5,665,624	-9,881,458	-4,344,421	365,396	2,675,624
80	2,215,086	5,537,714	-10,009,367	-4,472,330	237,487	2,547,714
100	2,163,922	5,409,805	-10,137,276	-4,600,239	109,578	2,419,805
120	2,061,595	5,153,987	-10,393,094	-4,856,057	-146,240	2,163,987
140	1,959,268	4,898,169	-10,648,912	-5,111,875	-402,059	1,908,169
160	1,856,940	4,642,351	-10,904,731	-5,367,694	-657,877	1,652,351
180	1,754,613	4,386,532	-11,160,549	-5,623,512	-913,695	1,396,532
200	1,652,286	4,130,714	-11,416,367	-5,879,330	-1,169,513	1,140,714
220	1,524,377	3,810,941	-11,736,140	-6,199,103	-1,489,286	820,941
240	1,396,467	3,491,169	-12,055,913	-6,518,876	-1,809,059	501,169
260	1,268,558	3,171,396	-12,375,686	-6,838,649	-2,128,832	181,396
280	1,140,649	2,851,623	-12,695,458	-7,158,421	-2,448,604	138,377
300	1,012,740	2,531,850	-13,015,231	-7,478,194	-2,768,377	458,150
400	884,831	2,212,077	-13,335,004	-7,797,967	-3,088,150	777,923
500	756,922	1,892,305	-13,654,777	-8,117,740	-3,407,923	1,097,695



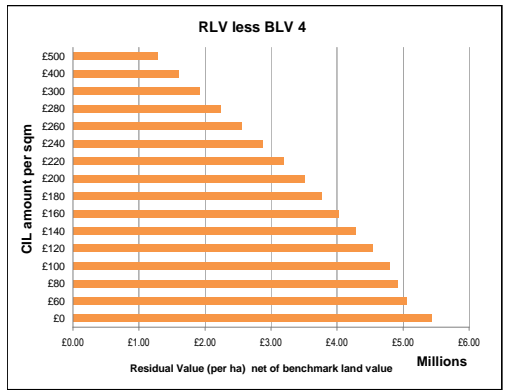
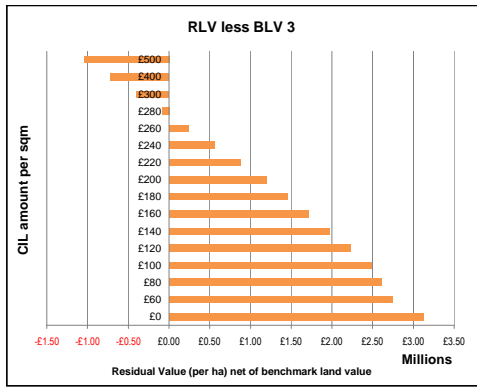
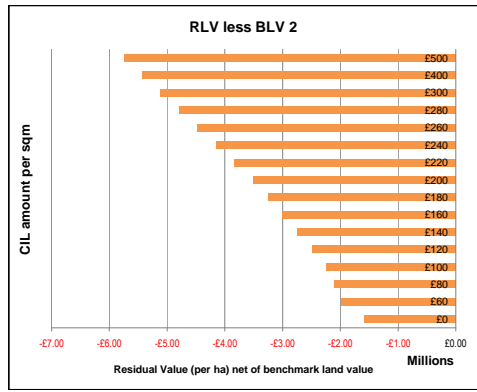
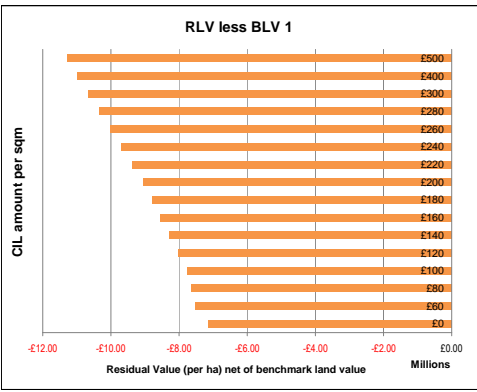
Site type 4 Description: **Area 2** £4306 psm S loD Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,801,356	7,003,391	-8,543,691	-3,006,654	1,703,163	4,013,391
60	2,647,865	6,619,663	-8,927,418	-3,390,381	1,319,436	3,629,663
80	2,596,702	6,491,754	-9,055,327	-3,518,290	1,191,527	3,501,754
100	2,545,538	6,363,845	-9,183,236	-3,646,199	1,063,618	3,373,845
120	2,443,211	6,108,027	-9,439,054	-3,902,017	807,799	3,118,027
140	2,340,883	5,852,209	-9,694,873	-4,157,836	551,981	2,862,209
160	2,238,556	5,596,390	-9,950,691	-4,413,654	296,163	2,606,390
180	2,136,229	5,340,572	-10,206,509	-4,669,472	40,345	2,350,572
200	2,033,902	5,084,754	-10,462,327	-4,925,290	-215,474	2,094,754
220	1,905,992	4,764,981	-10,782,100	-5,245,063	-535,246	1,774,981
240	1,778,083	4,445,208	-11,101,873	-5,564,836	-855,019	1,455,208
260	1,650,174	4,125,436	-11,421,646	-5,884,609	-1,174,792	1,135,436
280	1,522,265	3,805,663	-11,741,419	-6,204,382	-1,494,565	815,663
300	1,394,356	3,485,890	-12,061,191	-6,524,154	-1,814,337	495,890
400	1,266,447	3,166,117	-12,380,964	-6,843,927	-2,134,110	176,117
500	1,138,538	2,846,344	-12,700,737	-7,163,700	-2,453,883	143,656



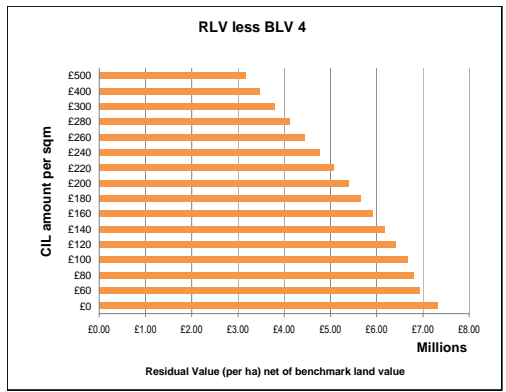
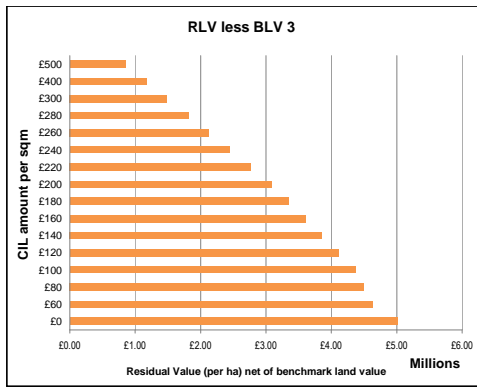
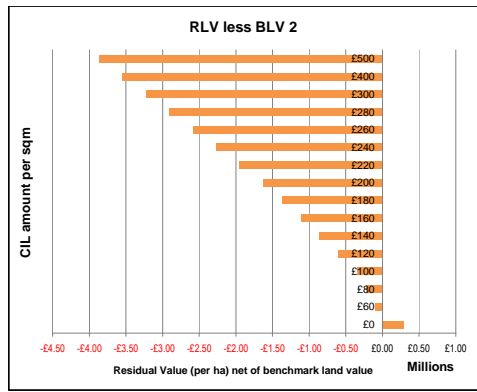
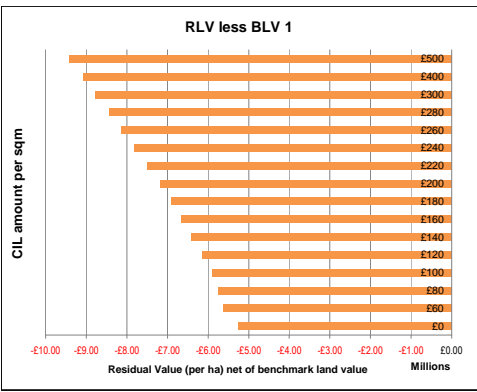
Site type 4 Description: **Area 3** £4629 psm BrB,BC,P,PR,BW Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,366,927	8,417,317	-7,129,765	-1,592,727	3,117,089	5,427,317
60	3,213,436	8,033,589	-7,513,492	-1,976,455	2,733,367	5,043,589
80	3,162,272	7,905,680	-7,641,401	-2,104,364	2,605,453	4,915,680
100	3,111,108	7,777,771	-7,769,310	-2,232,273	2,477,544	4,787,771
120	3,008,781	7,521,953	-8,025,128	-2,488,091	2,221,726	4,531,953
140	2,906,454	7,266,135	-8,280,947	-2,743,910	1,965,907	4,276,135
160	2,804,127	7,010,316	-8,536,765	-2,999,728	1,710,089	4,020,316
180	2,701,799	6,754,498	-8,792,583	-3,255,546	1,454,271	3,764,498
200	2,599,472	6,498,680	-9,048,401	-3,511,364	1,198,453	3,508,680
220	2,471,563	6,178,907	-9,368,174	-3,831,137	878,680	3,188,907
240	2,343,654	5,859,134	-9,687,947	-4,150,910	558,907	2,869,134
260	2,215,745	5,539,362	-10,007,720	-4,470,683	239,134	2,549,362
280	2,087,836	5,219,589	-10,327,492	-4,790,455	-80,639	2,229,589
300	1,959,926	4,899,816	-10,647,265	-5,110,228	-400,411	1,909,816
400	1,832,017	4,580,043	-10,967,038	-5,430,001	-720,184	1,590,043
500	1,704,108	4,260,270	-11,286,811	-5,749,774	-1,039,957	1,270,270



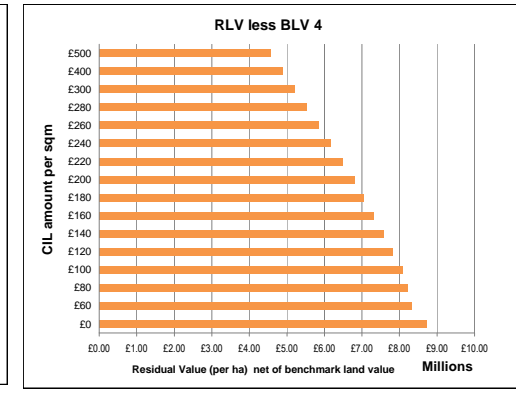
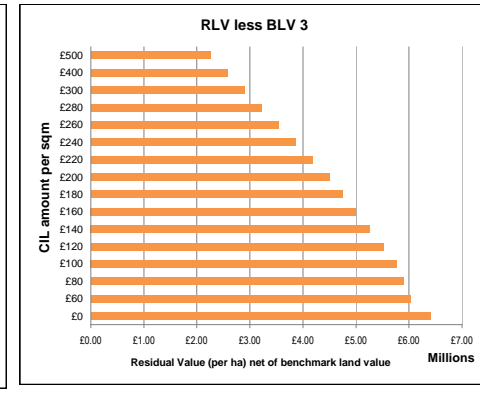
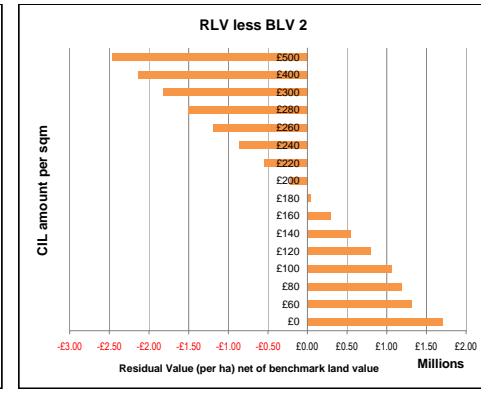
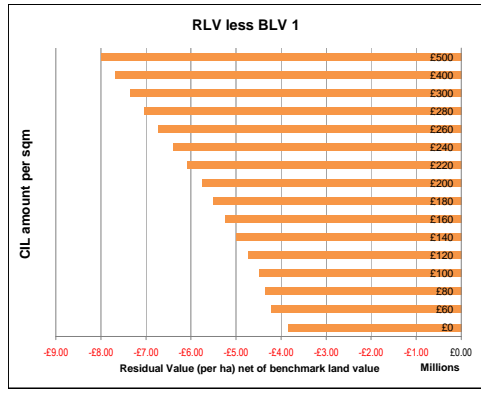
Site type 4 Description: **Area 4** £5059 psm BG,GT,NWC,Step Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,120,992	10,302,481	-5,244,600	292,437	5,002,254	7,312,481
60	3,967,502	9,918,754	-5,628,327	91,290	4,618,526	6,928,754
80	3,916,338	9,790,845	-5,756,237	219,200	4,490,617	6,800,845
100	3,865,174	9,662,936	-5,884,146	347,109	4,362,708	6,672,936
120	3,762,847	9,407,117	-6,139,964	602,927	4,108,890	6,417,117
140	3,660,520	9,151,299	-6,395,782	858,745	3,851,072	6,161,299
160	3,558,192	8,895,481	-6,651,600	1,114,563	3,595,253	5,905,481
180	3,455,865	8,639,663	-6,907,419	1,370,382	3,339,435	5,649,663
200	3,353,538	8,383,844	-7,163,237	1,626,200	3,083,617	5,393,844
220	3,225,629	8,064,072	-7,483,010	1,945,973	2,763,844	5,074,072
240	3,097,720	7,744,299	-7,802,782	2,265,745	2,444,071	4,754,299
260	2,969,810	7,424,526	-8,122,555	2,585,518	2,124,299	4,434,526
280	2,841,901	7,104,753	-8,442,328	2,905,291	1,804,526	4,114,753
300	2,713,992	6,784,980	-8,762,101	3,225,064	1,484,753	3,794,980
400	2,586,083	6,465,208	-9,081,874	3,544,837	1,164,980	3,475,208
500	2,458,174	6,145,435	-9,401,646	3,864,609	845,207	3,155,435



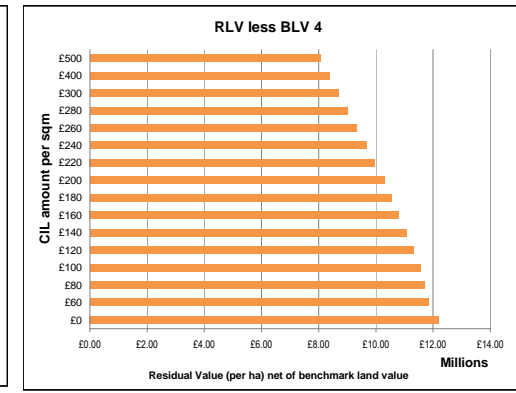
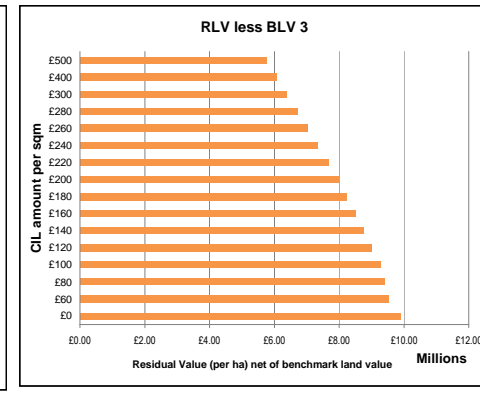
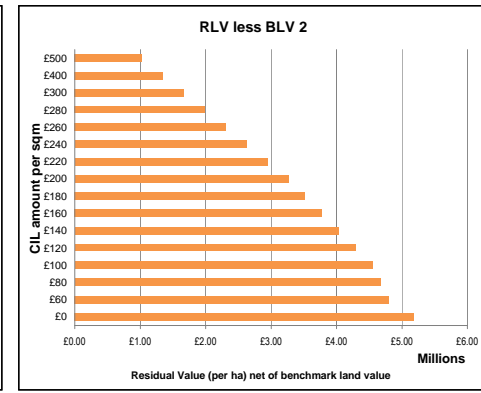
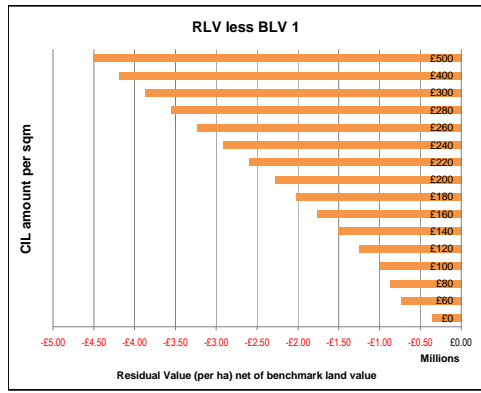
Site type 4 | Description: **Area 5** **E382 psm Shad,SWC, E147** | Site area:

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,682,306	11,705,765	- 3,841,317	1,695,720	6,405,537	8,715,765
60	4,528,815	11,322,037	- 4,225,044	1,311,993	6,021,810	8,332,037
80	4,477,651	11,194,128	- 4,352,953	1,184,084	5,893,901	8,204,128
100	4,426,488	11,066,219	- 4,480,862	1,056,175	5,765,992	8,076,219
120	4,324,160	10,810,401	- 4,736,681	800,357	5,510,173	7,820,401
140	4,221,833	10,554,582	- 4,992,499	544,538	5,254,355	7,564,582
160	4,119,506	10,298,764	- 5,248,317	288,720	4,998,537	7,308,764
180	4,017,178	10,042,946	- 5,504,135	32,902	4,742,719	7,052,946
200	3,914,851	9,787,128	- 5,759,953	- 222,916	4,486,900	6,797,128
220	3,786,942	9,467,355	- 6,079,726	- 542,689	4,167,128	6,477,355
240	3,659,033	9,147,582	- 6,399,499	- 862,462	3,847,355	6,157,582
260	3,531,124	8,827,809	- 6,719,272	- 1,182,235	3,527,582	5,837,809
280	3,403,215	8,508,037	- 7,039,045	- 1,502,008	3,207,809	5,518,037
300	3,275,306	8,188,264	- 7,358,817	- 1,821,780	2,888,036	5,198,264
400	3,147,396	7,868,491	- 7,678,590	- 2,141,553	2,568,264	4,878,491
500	3,019,487	7,548,718	- 7,998,363	- 2,461,326	2,248,491	4,558,718



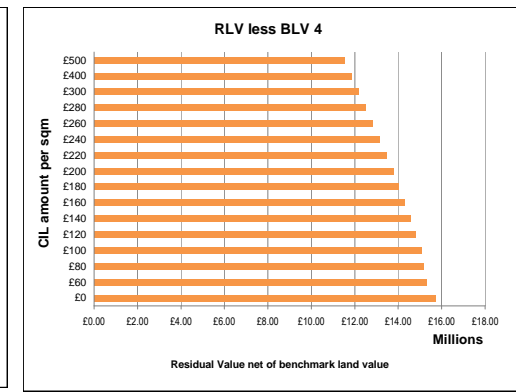
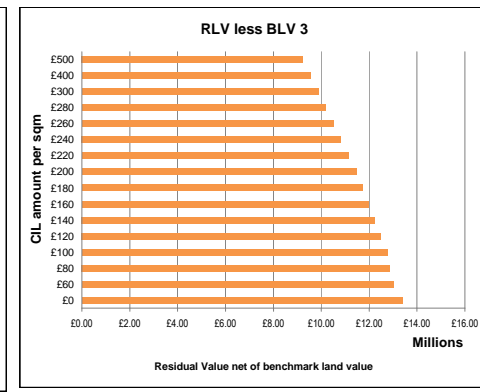
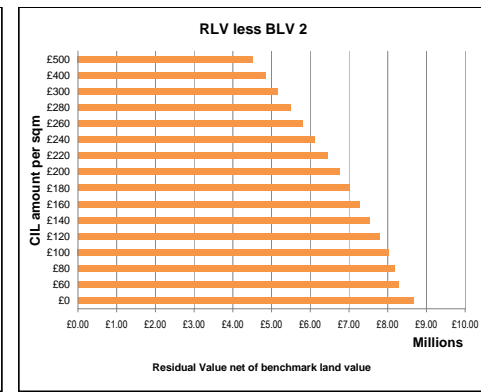
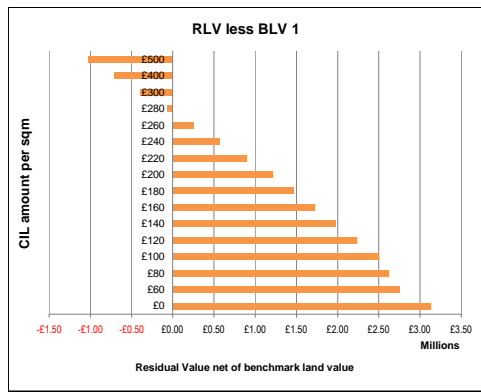
Site type 4 | Description: **Area 6** **E6189 psm Lime,WoD,Shore** | Site area:

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,076,329	15,190,824	- 356,258	5,180,780	9,890,596	12,200,824
60	5,922,839	14,807,096	- 739,985	4,797,052	9,506,869	11,817,096
80	5,871,675	14,679,187	- 867,894	4,669,143	9,378,960	11,689,187
100	5,820,511	14,551,278	- 995,803	4,541,234	9,251,051	11,561,278
120	5,718,184	14,295,460	- 1,251,621	4,285,416	8,995,233	11,305,460
140	5,615,857	14,039,642	- 1,507,440	4,029,597	8,739,414	11,049,642
160	5,513,529	13,783,823	- 1,763,258	3,773,779	8,483,596	10,793,823
180	5,411,202	13,528,005	- 2,019,076	3,517,960	8,227,778	10,538,005
200	5,308,875	13,272,187	- 2,274,894	3,262,143	7,971,960	10,282,187
220	5,180,966	12,952,414	- 2,594,667	2,942,370	7,652,187	9,962,414
240	5,053,057	12,632,641	- 2,914,440	2,622,597	7,332,414	9,642,641
260	4,925,147	12,312,869	- 3,234,213	2,302,824	7,012,641	9,322,869
280	4,797,238	11,993,096	- 3,553,985	1,983,052	6,692,868	9,003,096
300	4,669,329	11,673,323	- 3,873,758	1,663,279	6,373,096	8,683,323
400	4,541,420	11,353,550	- 4,193,531	1,343,506	6,053,323	8,363,550
500	4,413,511	11,033,777	- 4,513,304	1,023,733	5,733,550	8,043,777



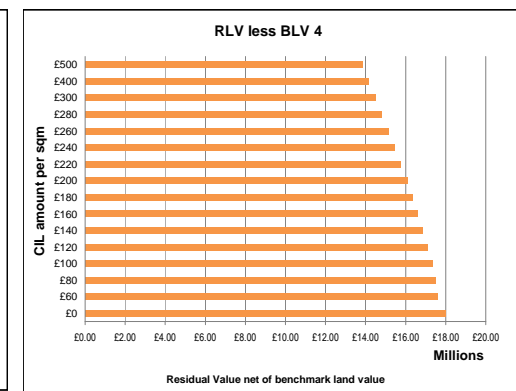
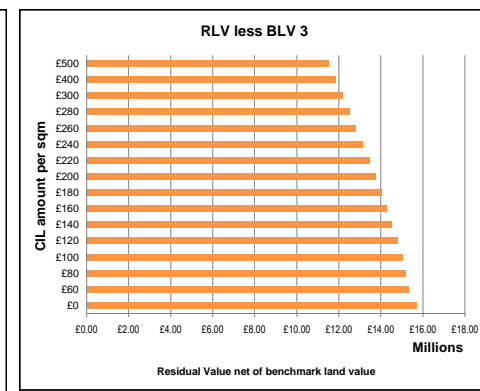
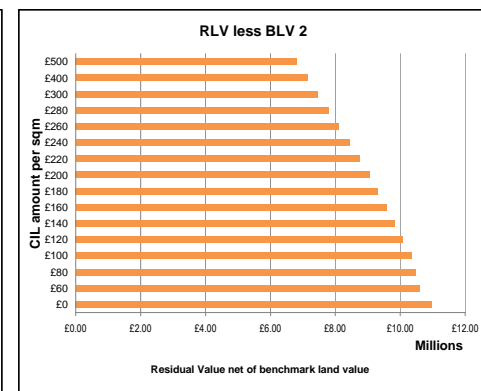
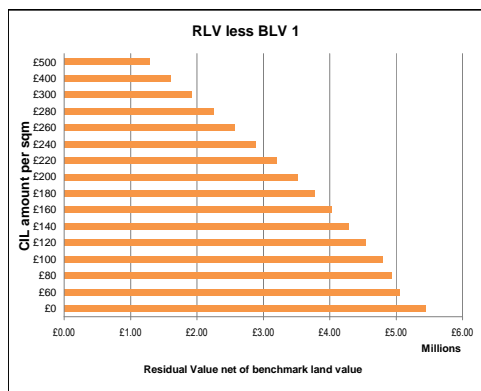
Site type 4 | Description: **Area 7** **E6997 psm Spitalfields** | Site area:

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,470,371	18,675,927	- 3,128,846	8,665,883	13,375,700	15,685,927
60	7,316,880	18,292,200	- 2,745,118	8,282,155	12,991,972	15,302,200
80	7,265,716	18,164,290	- 2,617,209	8,154,246	12,864,063	15,174,290
100	7,214,553	18,036,381	- 2,489,300	8,026,337	12,736,154	15,046,381
120	7,112,225	17,780,563	- 2,233,482	7,770,519	12,480,336	14,790,563
140	7,009,898	17,524,745	- 1,977,664	7,514,701	12,224,517	14,534,745
160	6,907,571	17,268,927	- 1,721,845	7,258,882	11,968,699	14,278,927
180	6,805,243	17,013,108	- 1,466,027	7,003,064	11,712,881	14,023,108
200	6,702,916	16,757,290	- 1,210,209	6,747,246	11,457,063	13,767,290
220	6,575,007	16,437,517	- 890,436	6,427,473	11,137,290	13,447,517
240	6,447,098	16,117,745	- 570,663	6,107,700	10,817,517	13,127,745
260	6,319,189	15,797,972	- 250,890	5,787,928	10,497,744	12,807,972
280	6,191,280	15,478,199	- 68,882	5,468,155	10,177,972	12,488,199
300	6,063,370	15,158,426	- 388,655	5,148,382	9,858,199	12,168,426
400	5,935,461	14,838,653	- 708,428	4,828,609	9,538,426	11,848,653
500	5,807,552	14,518,881	- 1,028,201	4,508,836	9,218,653	11,528,881



Site type 4 | Description: **Area 8** **E7535 ps CW,AI,TL,SKD,Wap** | Site area:

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,393,683	20,984,208	5,437,127	10,974,164	15,683,980	17,994,208
60	8,240,192	20,600,480	5,053,399	10,590,436	15,300,253	17,610,480
80	8,189,029	20,472,571	4,925,490	10,462,527	15,172,344	17,482,571
100	8,137,865	20,344,662	4,797,581	10,334,618	15,044,435	17,354,662
120	8,035,538	20,088,844	4,541,763	10,078,800	14,788,617	17,098,844
140	7,933,210	19,833,026	4,285,944	9,822,981	14,532,798	16,843,026
160	7,830,883	19,577,207	4,030,126	9,567,163	14,276,980	16,587,207
180	7,728,555	19,321,389	3,774,308	9,311,345	14,021,162	16,331,389
200	7,626,228	19,065,571	3,518,490	9,055,527	13,765,344	16,075,571
220	7,498,319	18,745,798	3,198,717	8,735,754	13,445,571	15,755,798
240	7,370,410	18,426,025	2,878,944	8,415,981	13,125,798	15,436,025
260	7,242,501	18,106,253	2,559,171	8,096,208	12,806,025	15,116,253
280	7,114,592	17,786,480	2,239,399	7,776,436	12,486,252	14,796,480
300	6,986,683	17,466,707	1,919,626	7,456,663	12,166,480	14,476,707
400	6,858,774	17,146,934	1,599,853	7,136,890	11,846,707	14,156,934
500	6,730,865	16,827,161	1,280,080	6,817,117	11,526,934	13,837,161



Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

SITE TYPE 4

50 UNITS

FLATS

125 UPH Net area as percentage of gross 100%

CSH level: 4 on AH

4 on private

Aff Hsg: 20%

Sales value inflation

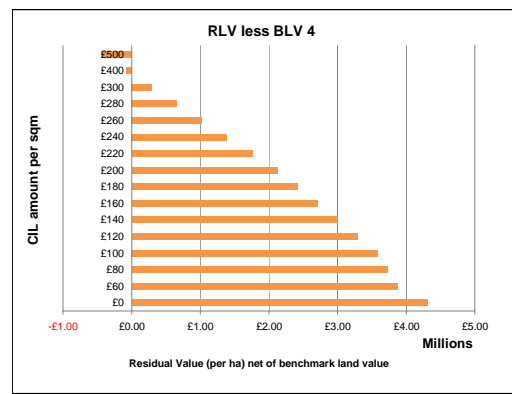
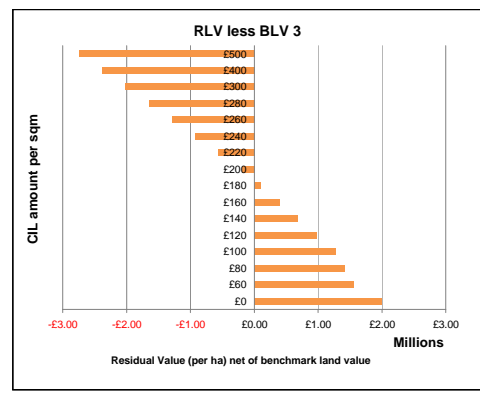
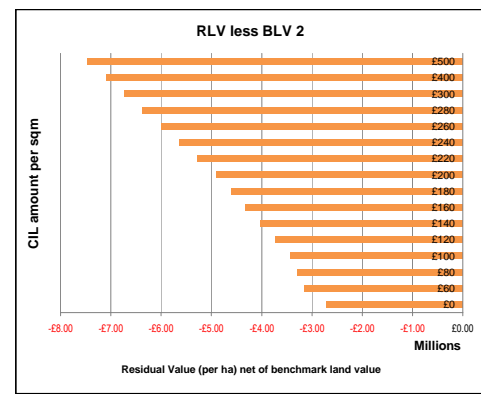
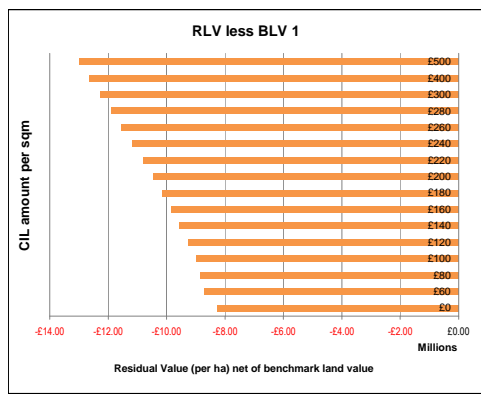
Build cost inflation

Note on Benchmark land values:

Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

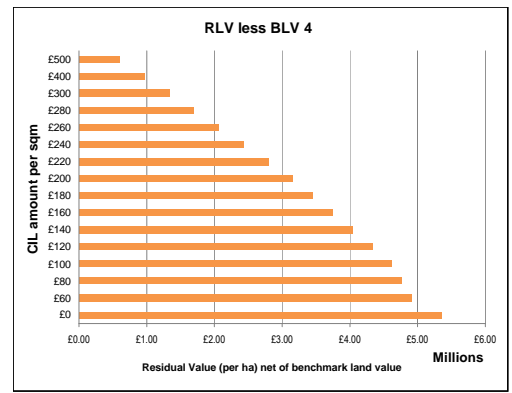
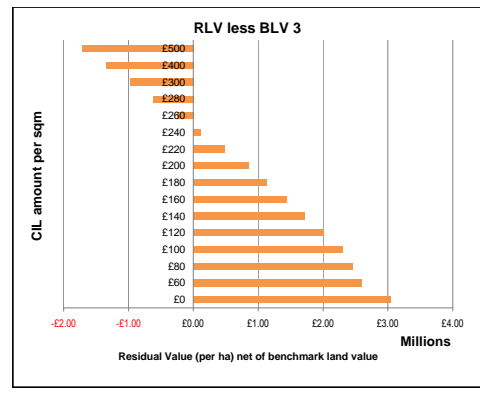
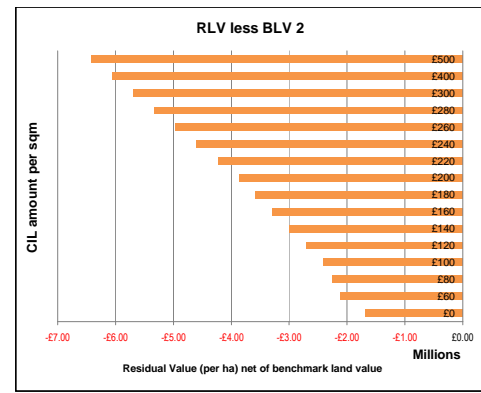
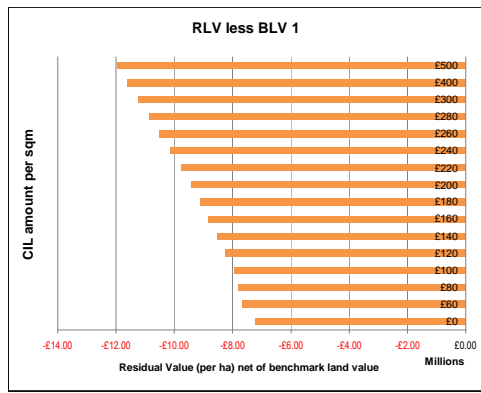
Site type 4 Description: Area 1 £4090 psm CT, Fish, Bow, Mile Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,920,683	7,301,708	- 8,245,374	- 2,708,337	2,001,480	4,311,708
60	2,745,265	6,863,162	- 8,683,919	- 3,146,882	1,562,935	3,873,162
80	2,686,792	6,716,980	- 8,830,101	- 3,293,064	1,416,753	3,726,980
100	2,628,319	6,570,798	- 8,976,283	- 3,439,246	1,270,571	3,580,798
120	2,511,374	6,278,435	- 9,268,647	- 3,731,609	978,207	3,288,435
140	2,394,428	5,986,071	- 9,561,010	- 4,023,973	685,844	2,996,071
160	2,277,483	5,693,707	- 9,853,374	- 4,316,337	393,480	2,703,707
180	2,160,537	5,401,344	- 10,145,738	- 4,608,701	101,116	2,411,344
200	2,043,592	5,108,980	- 10,438,101	- 4,901,064	191,247	2,118,980
220	1,897,410	4,743,525	- 10,803,556	- 5,266,519	556,702	1,753,525
240	1,751,228	4,378,071	- 11,169,011	- 5,631,974	922,157	1,388,071
260	1,605,046	4,012,616	- 11,534,465	- 5,997,428	1,287,611	1,022,616
280	1,458,865	3,647,161	- 11,899,920	- 6,362,883	1,653,066	657,161
300	1,312,683	3,281,707	- 12,265,374	- 6,728,337	2,018,521	291,707
400	1,166,501	2,916,252	- 12,630,829	- 7,093,792	2,383,975	73,748
500	1,020,319	2,550,798	- 12,996,284	- 7,459,247	2,749,430	439,202



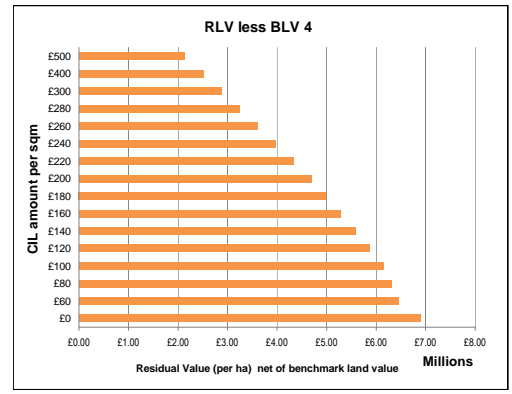
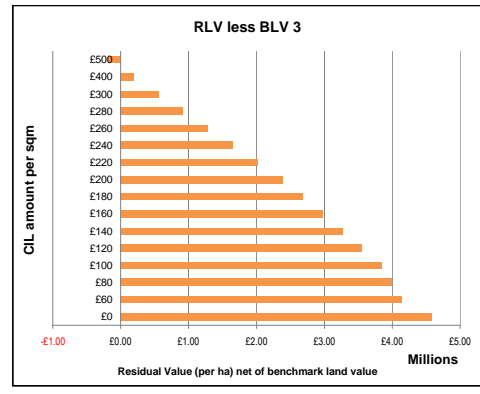
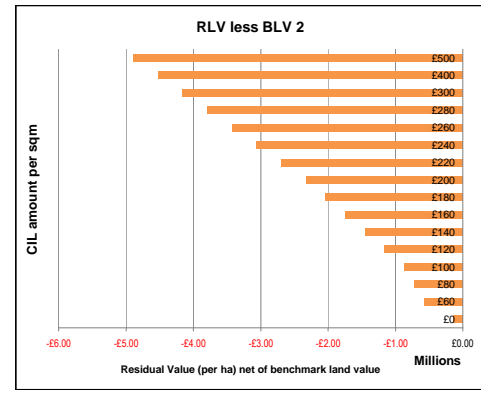
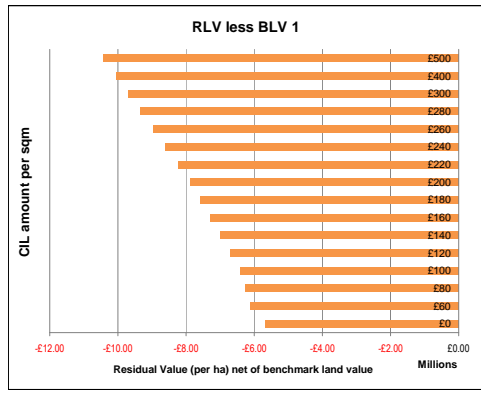
Site type 4 Description: Area 2 £4306 psm S IoD Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,334,286	8,335,714	- 7,211,367	- 1,674,330	3,035,487	5,345,714
60	3,158,867	7,897,169	- 7,649,913	- 2,112,876	2,596,941	4,907,169
80	3,100,395	7,750,987	- 7,796,094	- 2,259,057	2,450,759	4,760,987
100	3,041,922	7,604,805	- 7,942,276	- 2,405,239	2,304,577	4,614,805
120	2,924,977	7,312,441	- 8,234,640	- 2,697,603	2,012,214	4,322,441
140	2,808,031	7,020,078	- 8,527,004	- 2,989,967	1,719,850	4,030,078
160	2,691,086	6,727,714	- 8,819,367	- 3,282,330	1,427,486	3,737,714
180	2,574,140	6,435,350	- 9,111,731	- 3,574,694	1,135,123	3,445,350
200	2,457,195	6,142,986	- 9,404,095	- 3,867,058	842,759	3,152,986
220	2,311,013	5,777,532	- 9,769,549	- 4,232,512	477,304	2,787,532
240	2,164,831	5,412,077	- 10,135,004	- 4,597,967	111,850	2,422,077
260	2,018,649	5,046,623	- 10,500,459	- 4,963,422	253,605	2,056,623
280	1,872,467	4,681,168	- 10,865,913	- 5,328,876	619,059	1,691,168
300	1,726,285	4,315,713	- 11,231,368	- 5,694,331	984,514	1,325,713
400	1,580,103	3,950,259	- 11,596,823	- 6,059,785	1,349,969	960,259
500	1,433,922	3,584,804	- 11,962,277	- 6,425,240	1,715,423	594,804



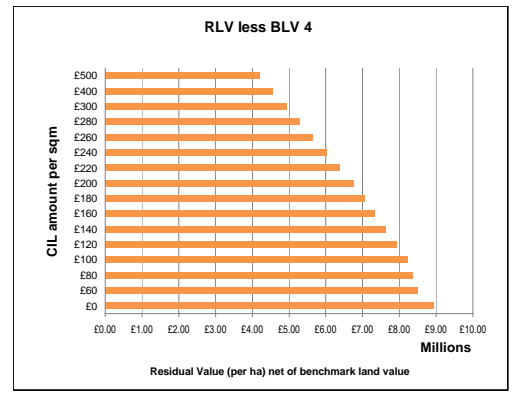
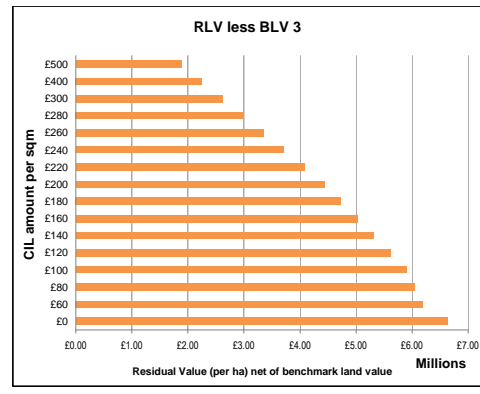
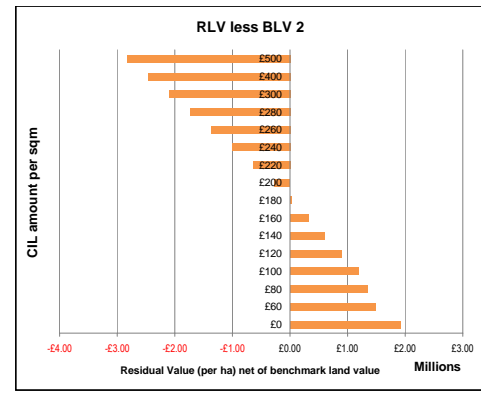
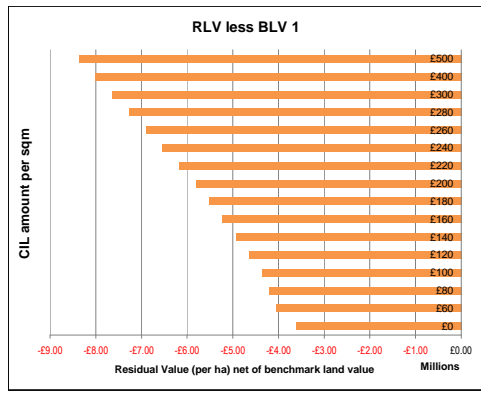
Site type 4 Description: Area 3 £4629 psm BrB,BC,P,PR,BW Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,950,121	9,875,302	- 5,671,780	- 134,743	4,575,074	6,885,302
60	3,774,702	9,436,756	- 6,110,325	- 573,288	4,136,529	6,446,756
80	3,716,230	9,290,574	- 6,256,507	- 719,470	3,990,347	6,300,574
100	3,657,757	9,144,392	- 6,402,689	- 865,652	3,844,165	6,154,392
120	3,540,811	8,852,029	- 6,695,053	- 1,158,016	3,551,801	5,862,029
140	3,423,866	8,559,665	- 6,987,416	- 1,450,379	3,259,438	5,569,665
160	3,306,921	8,267,301	- 7,279,780	- 1,742,743	2,967,074	5,277,301
180	3,189,975	7,974,938	- 7,572,144	- 2,035,107	2,674,710	4,984,938
200	3,073,030	7,682,574	- 7,864,507	- 2,327,470	2,382,346	4,692,574
220	2,926,848	7,317,119	- 8,229,962	- 2,692,925	2,018,892	4,327,119
240	2,780,666	6,951,665	- 8,595,417	- 3,058,380	1,651,437	3,961,665
260	2,634,484	6,586,210	- 8,960,871	- 3,423,834	1,285,983	3,596,210
280	2,488,302	6,220,755	- 9,326,326	- 3,789,289	920,528	3,230,755
300	2,342,120	5,855,301	- 9,691,781	- 4,154,743	555,073	2,865,301
400	2,195,938	5,489,846	- 10,057,235	- 4,520,198	189,619	2,499,846
500	2,049,757	5,124,391	- 10,422,690	- 4,885,653	175,836	2,134,391



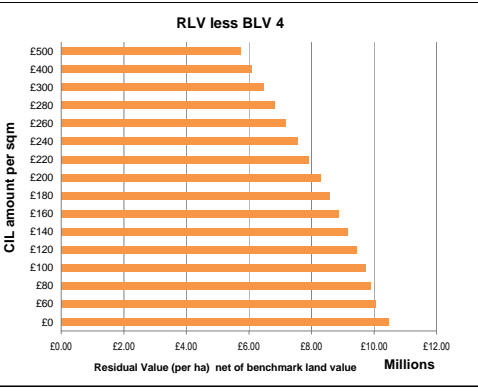
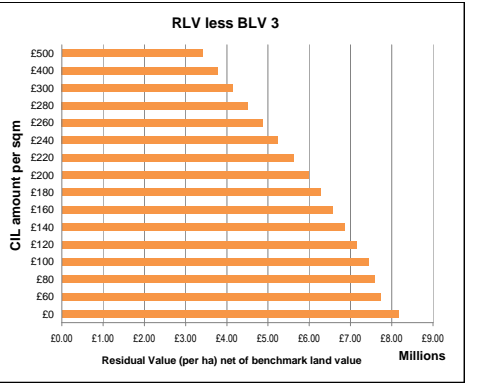
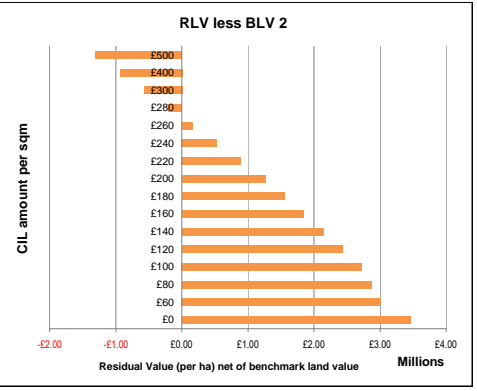
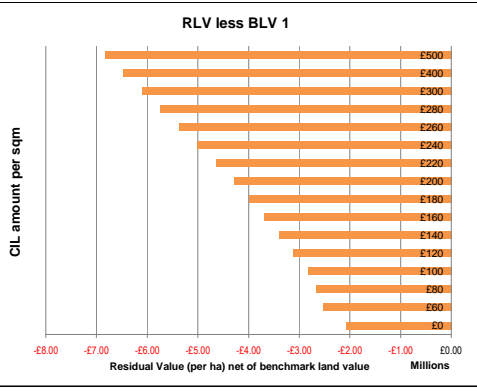
Site type 4 Description: Area 4 £5059 psm BG,GT,NWC,Step Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,771,215	11,926,038	- 3,619,043	- 1,917,994	6,627,810	8,938,038
60	4,595,797	11,489,492	- 4,057,589	- 1,479,448	6,189,265	8,499,492
80	4,537,324	11,343,310	- 4,203,771	- 1,333,266	6,043,083	8,353,310
100	4,478,851	11,197,129	- 4,349,553	- 1,187,084	5,896,901	8,207,129
120	4,361,906	10,904,765	- 4,642,316	- 894,721	5,604,538	7,914,765
140	4,244,960	10,612,401	- 4,934,880	- 602,357	5,312,174	7,622,401
160	4,128,015	10,320,038	- 5,227,044	- 309,993	5,019,810	7,330,038
180	4,011,070	10,027,674	- 5,519,407	- 17,630	4,727,446	7,037,674
200	3,894,124	9,735,310	- 5,811,771	- 274,734	4,435,083	6,745,310
220	3,747,942	9,369,856	- 6,177,226	- 640,189	4,069,628	6,379,856
240	3,601,760	9,004,401	- 6,542,680	- 1,005,643	3,704,173	6,014,401
260	3,455,579	8,638,946	- 6,908,135	- 1,371,098	3,338,719	5,648,946
280	3,309,397	8,273,492	- 7,273,590	- 1,736,553	2,973,264	5,283,492
300	3,163,215	7,908,037	- 7,639,044	- 2,102,007	2,607,810	4,918,037
400	3,017,033	7,542,582	- 8,004,499	- 2,467,462	2,242,355	4,552,582
500	2,870,851	7,177,128	- 8,369,953	- 2,832,916	1,876,900	4,187,128



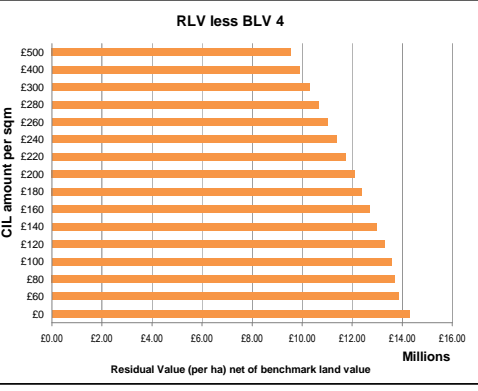
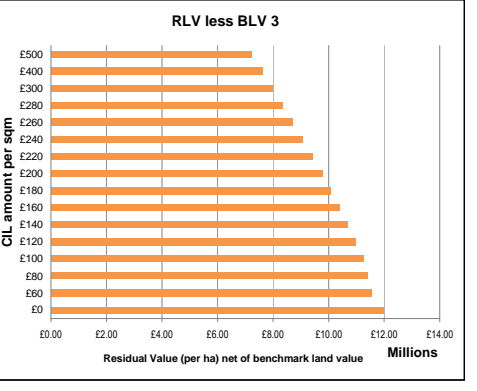
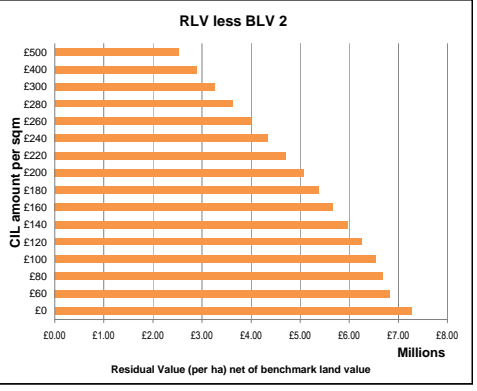
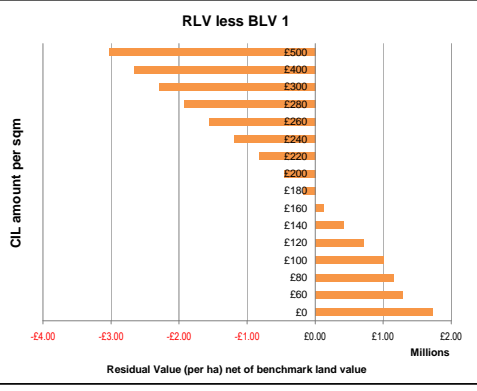
Site type 4 | Description: **Area 5** **E382 psm Shad,SWC, E14 7** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,384,212	13,460,530	-2,086,551	3,450,486	8,160,303	10,470,530
60	5,208,794	13,021,985	-2,525,097	3,011,940	7,721,757	10,031,985
80	5,150,321	12,875,803	-2,671,278	2,865,759	7,575,575	9,885,803
100	5,091,848	12,729,621	-2,817,460	2,719,577	7,429,394	9,739,621
120	4,974,903	12,437,257	-3,109,824	2,427,213	7,137,030	9,447,257
140	4,857,957	12,144,894	-3,402,188	2,134,849	6,844,666	9,154,894
160	4,741,012	11,852,530	-3,694,551	1,842,486	6,552,302	8,862,530
180	4,624,066	11,560,166	-3,986,915	1,550,122	6,259,939	8,570,166
200	4,507,121	11,267,802	-4,279,279	1,257,758	5,967,575	8,277,802
220	4,390,175	10,975,438	-4,571,643	965,394	5,675,211	7,985,438
240	4,273,229	10,683,074	-4,863,997	673,030	5,382,847	7,693,074
260	4,156,283	10,390,710	-5,156,351	380,666	5,090,483	7,400,710
280	4,039,337	10,098,346	-5,448,705	89,302	4,798,119	7,108,346
300	3,922,391	9,805,982	-5,741,059	-203,064	4,505,755	6,815,982
400	3,776,212	9,440,529	-6,106,552	-569,515	4,140,302	6,450,529
500	3,630,030	9,075,075	-6,472,007	-934,970	3,774,847	6,085,075
500	3,483,848	8,709,620	-6,837,461	-1,300,424	3,409,393	5,719,620



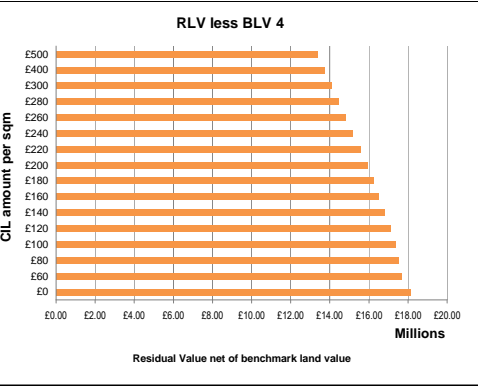
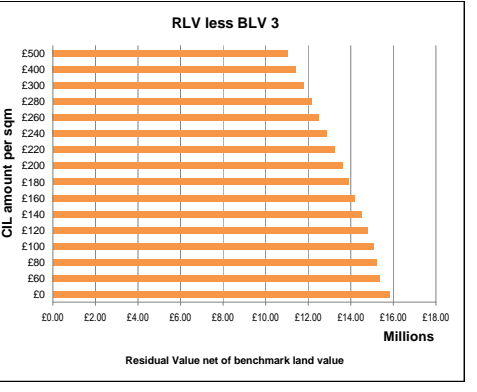
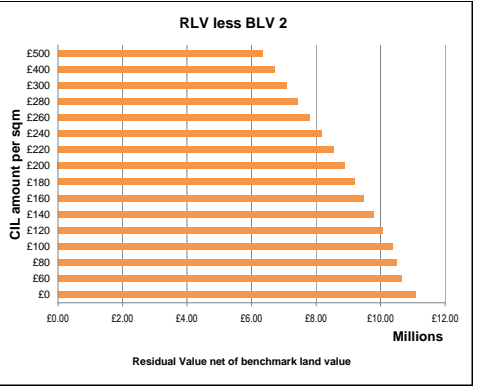
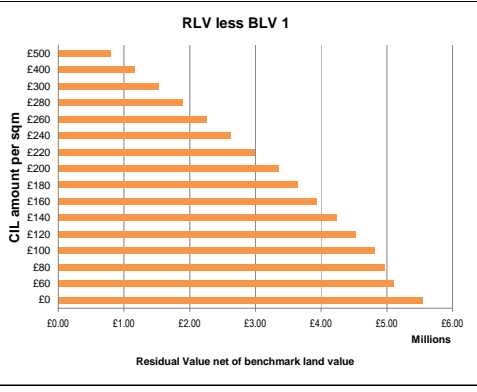
Site type 4 | Description: **Area 6** **E6189 psm Lime,WoD,Shore** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,910,531	17,276,328	1,729,247	7,266,284	11,976,101	14,286,328
60	6,735,113	16,837,782	1,290,701	6,827,738	11,537,555	13,847,782
80	6,676,640	16,691,601	1,144,519	6,681,556	11,391,373	13,701,601
100	6,618,167	16,545,419	998,337	6,535,371	11,245,191	13,555,419
120	6,501,222	16,253,055	705,974	6,243,011	10,952,828	13,263,055
140	6,384,277	15,960,691	413,610	5,950,647	10,660,464	12,970,691
160	6,267,331	15,668,328	121,246	5,658,283	10,368,100	12,678,328
180	6,150,386	15,375,964	-171,117	5,365,920	10,075,737	12,385,964
200	6,033,440	15,083,600	-463,481	5,073,556	9,783,373	12,093,600
220	5,887,258	14,718,146	-828,936	4,708,101	9,417,918	11,728,146
240	5,741,076	14,352,691	-1,194,390	4,342,647	9,052,464	11,362,691
260	5,594,895	13,987,236	-1,559,845	3,977,192	8,687,009	10,997,236
280	5,448,713	13,621,782	-1,925,300	3,611,737	8,321,554	10,631,782
300	5,302,531	13,256,327	-2,290,754	3,246,283	7,956,100	10,266,327
400	5,156,349	12,890,872	-2,656,209	2,880,828	7,590,645	9,900,872
500	5,010,167	12,525,418	-3,021,663	2,515,374	7,225,190	9,535,418



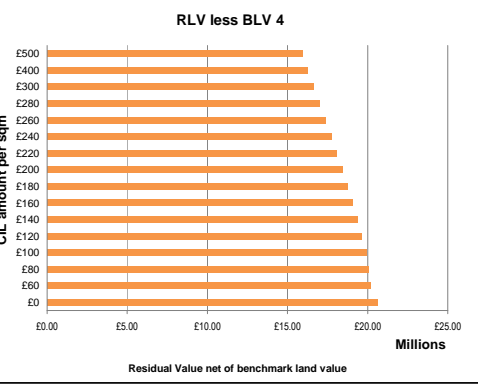
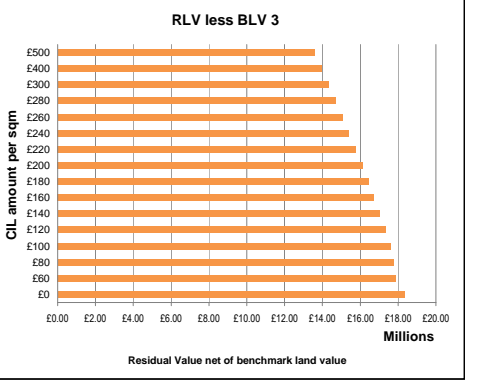
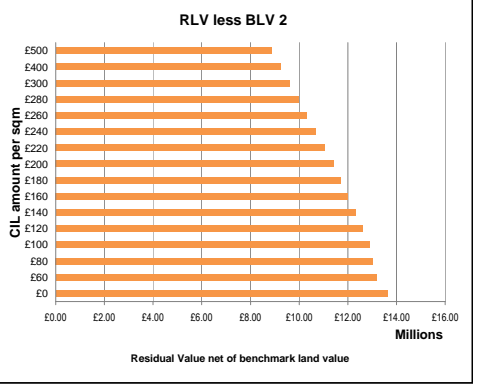
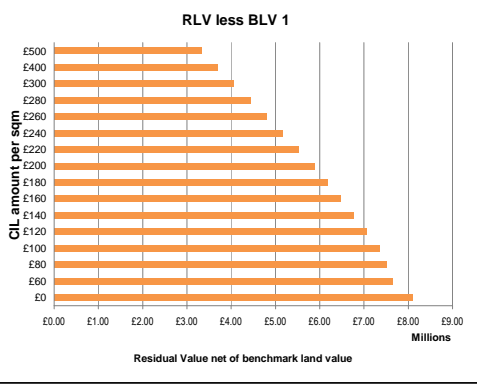
Site type 4 | Description: **Area 7** **E6997 psm Spitalfields** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,436,862	21,092,155	5,545,074	11,082,111	15,791,928	18,102,155
60	8,261,444	20,653,610	5,106,528	10,643,565	15,353,382	17,663,610
80	8,202,971	20,507,428	4,960,346	10,497,383	15,207,200	17,517,428
100	8,144,498	20,361,246	4,814,165	10,351,202	15,061,018	17,371,246
120	8,027,553	20,068,882	4,521,801	10,058,838	14,768,655	17,078,882
140	7,910,607	19,776,518	4,229,437	9,766,474	14,476,291	16,786,518
160	7,793,662	19,484,155	3,937,073	9,474,111	14,183,927	16,494,155
180	7,676,716	19,191,791	3,644,710	9,181,747	13,891,564	16,201,791
200	7,559,771	18,899,427	3,352,346	8,889,383	13,599,200	15,909,427
220	7,413,589	18,533,973	2,986,891	8,523,928	13,233,745	15,543,973
240	7,267,407	18,168,518	2,621,437	8,158,474	12,868,291	15,178,518
260	7,121,225	17,803,063	2,255,982	7,793,019	12,502,836	14,813,063
280	6,975,044	17,437,609	1,890,528	7,427,565	12,137,381	14,447,609
300	6,828,862	17,072,154	1,525,073	7,062,110	11,771,927	14,082,154
400	6,682,680	16,706,700	1,159,618	6,696,655	11,406,472	13,716,700
500	6,536,498	16,341,245	794,164	6,331,201	11,041,018	13,351,245



Site type 4 | Description: **Area 8** **E7535 psm CW, AI, T, LSKD, Wap** | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,450,384	23,625,959	8,078,878	13,615,915	18,325,732	20,635,959
60	9,274,965	23,187,413	7,640,332	13,177,369	17,887,186	20,197,413
80	9,216,493	23,041,232	7,494,150	13,031,187	17,741,004	20,051,232
100	9,158,020	22,895,050	7,347,968	12,885,006	17,594,822	19,905,050
120	9,041,074	22,602,686	7,055,605	12,592,642	17,302,459	19,612,686
140	8,924,129	22,310,322	6,763,241	12,300,278	17,010,095	19,320,322
160	8,807,183	22,017,958	6,470,877	12,007,914	16,717,731	19,027,958
180	8,690,238	21,725,595	6,178,514	11,715,551	16,425,368	18,735,595
200	8,573,293	21,433,231	5,886,150	11,423,387	16,133,004	18,443,231
220	8,427,111	21,067,777	5,520,695	11,057,932	15,767,549	18,077,777
240	8,280,929	20,702,322	5,155,241	10,692,478	15,402,095	17,712,322
260	8,134,747	20,336,867	4,789,786	10,327,023	15,036,640	17,346,867
280	7,988,565	19,971,413	4,424,331	9,961,569	14,671,185	16,981,413
300	7,842,383	19,605,958	4,058,877	9,596,114	14,305,731	16,615,958
400	7,696,201	19,240,504	3,693,422	9,230,659	13,940,276	16,250,504
500	7,550,020	18,875,049	3,327,968	8,865,205	13,574,821	15,885,049



CIL Viability LB Tower Hamlets

SITE TYPE 4

50 UNITS

FLATS

125 UPH

Net area as percentage of gross

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher) £15,547,081	BLV2 Offices (lower) £10,010,044	BLV3 Industrial/WH £5,300,227	BLV4 Community uses £2,990,000
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Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).

"Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).

"Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).

"Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

CSH level: 4 on AH

4 on private

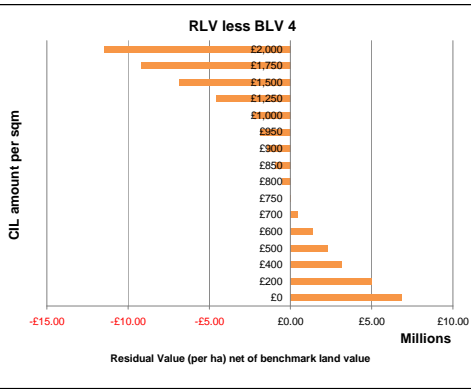
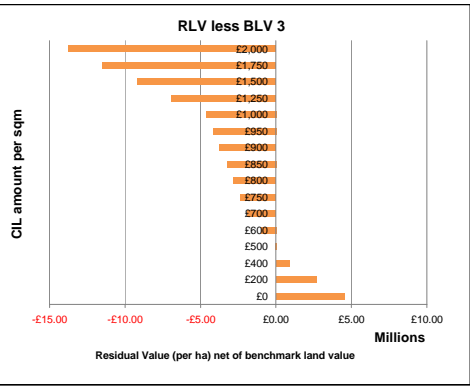
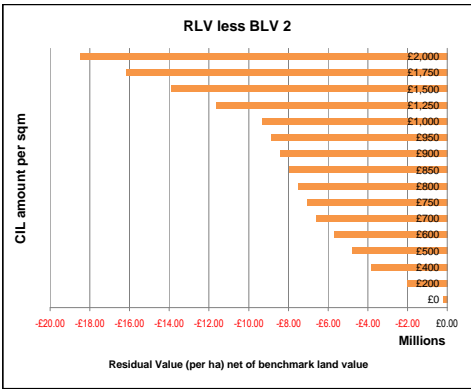
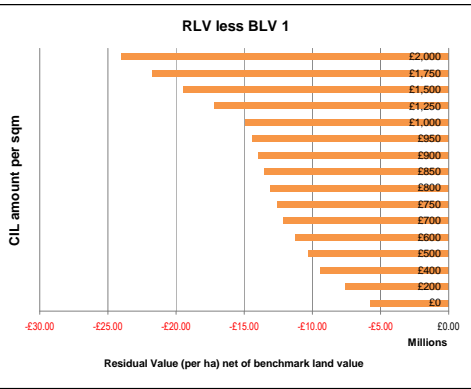
Aff Hsg: 0%

Sales value inflation

Build cost inflation

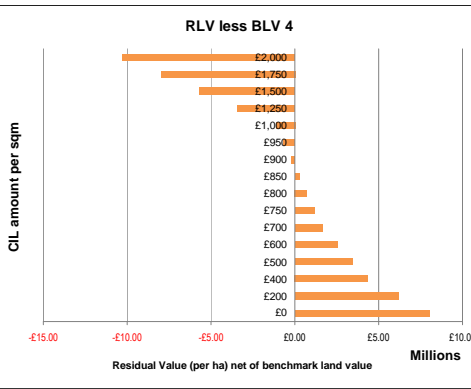
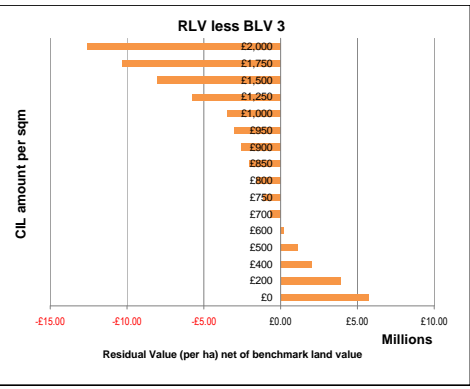
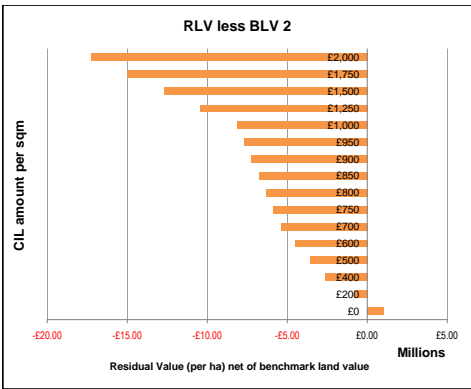
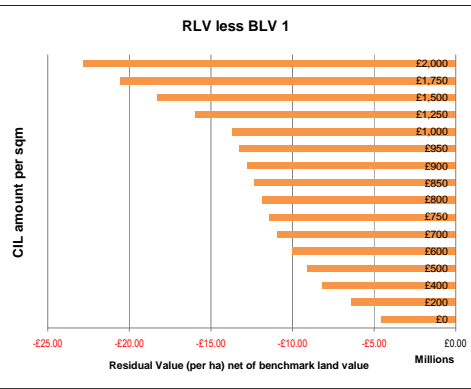
Site type 4 Description: Area 1 E4090 psm CT, Fish, Bow, Mile Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,922,569	9,806,421	-5,740,660	203,623	4,506,194	6,816,421
200	3,191,659	7,979,148	-7,567,933	2,030,896	2,678,921	4,989,148
400	2,460,750	6,151,875	-9,395,206	3,858,169	851,648	3,161,875
500	2,095,295	5,238,238	-10,308,843	4,771,806	61,989	2,248,238
600	1,729,841	4,324,602	-11,222,479	5,685,442	975,625	1,334,602
700	1,364,386	3,410,965	-12,136,116	6,599,079	1,889,262	420,965
750	1,181,659	2,954,147	-12,592,934	7,055,897	2,346,080	35,853
800	998,932	2,497,329	-13,049,752	7,512,715	2,802,899	492,671
850	816,204	2,040,511	-13,506,571	7,969,534	3,259,717	949,489
900	633,477	1,583,692	-13,963,389	8,426,352	3,716,535	1,406,308
950	450,750	1,126,874	-14,420,207	8,883,170	4,173,353	1,863,126
1,000	268,022	670,056	-14,877,026	9,339,989	4,630,172	2,319,944
1,250	-645,614	-1,614,036	-17,161,117	11,624,080	6,914,263	4,604,036
1,500	-1,559,251	-3,898,127	-19,445,208	13,908,171	9,198,355	6,888,127
1,750	-2,472,887	-6,182,219	-21,729,300	16,192,263	11,482,446	9,172,219
2,000	-3,386,524	-8,466,310	-24,013,391	18,476,354	13,766,537	11,456,310



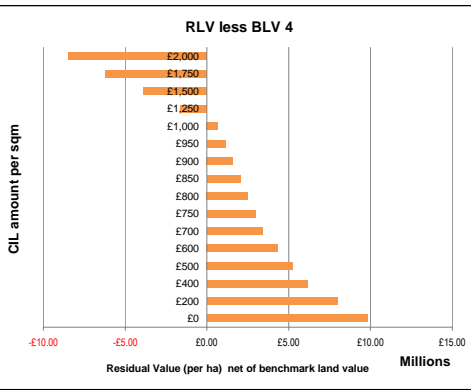
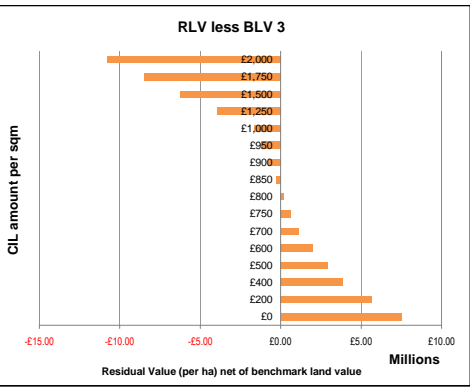
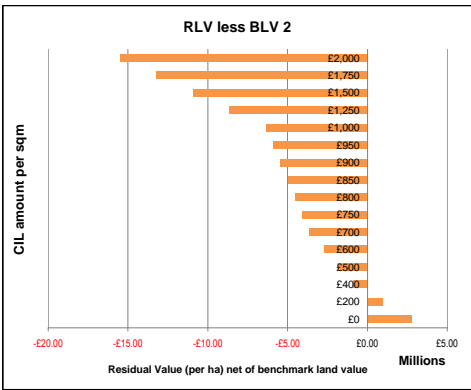
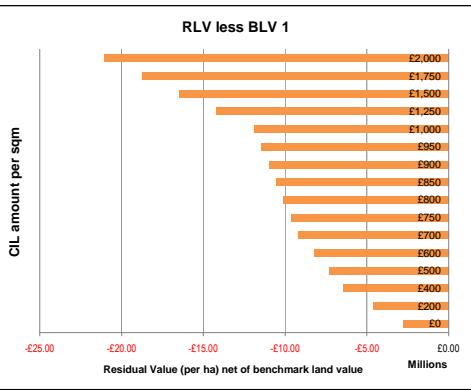
Site type 4 Description: Area 2 E4306 psm S IO D Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,400,145	11,000,361	-4,546,720	990,317	5,700,134	8,010,361
200	3,669,235	9,173,088	-6,373,993	836,956	3,872,861	6,183,088
400	2,938,326	7,345,815	-8,201,266	2,664,229	2,045,588	4,355,815
500	2,572,871	6,432,179	-9,114,903	3,577,866	1,131,951	3,442,179
600	2,207,417	5,518,542	-10,028,539	4,491,502	218,315	2,528,542
700	1,841,962	4,604,905	-10,942,176	5,405,139	695,322	1,614,905
750	1,659,235	4,148,087	-11,398,994	5,861,957	1,152,140	1,158,087
800	1,476,508	3,691,269	-11,855,812	6,318,775	1,608,959	701,269
850	1,293,780	3,234,451	-12,312,631	6,775,594	2,065,777	244,451
900	1,111,053	2,777,632	-12,769,449	7,232,412	2,522,595	212,368
950	928,326	2,320,814	-13,226,267	7,689,230	2,979,413	669,186
1,000	745,598	1,863,996	-13,683,086	8,146,049	3,436,232	1,126,004
1,250	-168,038	-420,096	-15,967,177	10,430,140	5,720,323	3,410,096
1,500	-1,081,675	-2,704,187	-18,251,268	12,714,231	8,004,415	5,694,187
1,750	-1,995,311	-4,988,279	-20,535,360	14,998,323	10,288,506	7,978,279
2,000	-2,908,948	-7,272,370	-22,819,451	17,282,414	12,572,597	10,262,370



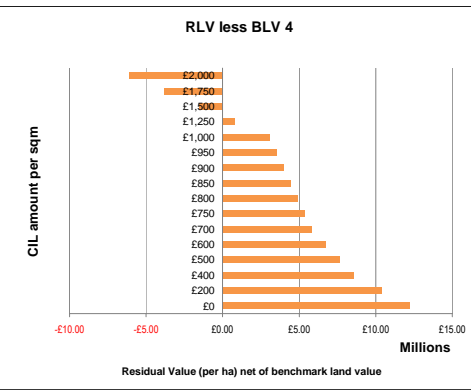
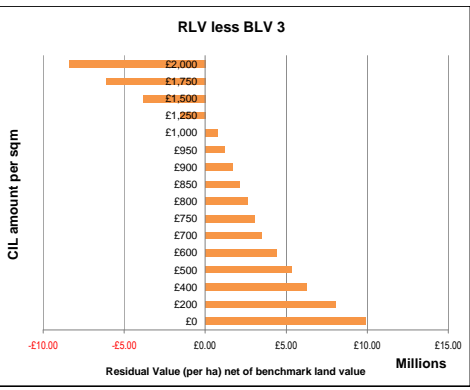
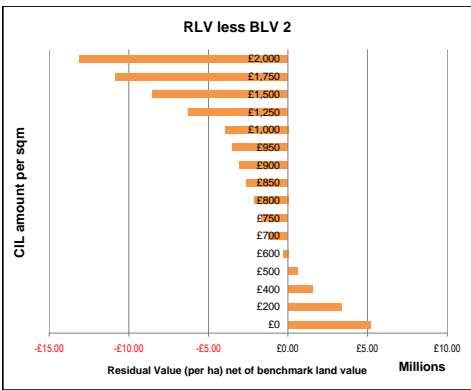
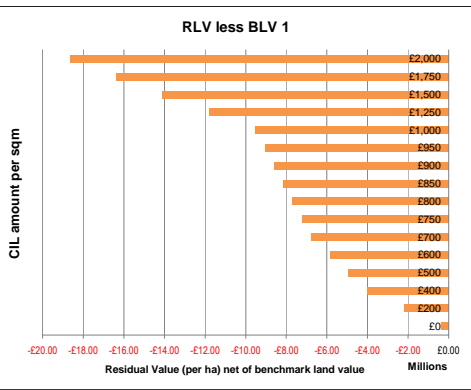
Site type 4 Description: Area 3 E4629 psm BrB, BC, P, PR, BW Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,116,509	12,791,271	-2,755,810	2,781,227	7,491,044	9,801,271
200	4,385,599	10,963,998	-4,583,083	953,954	5,663,771	7,973,998
400	3,654,690	9,136,725	-6,410,356	873,319	3,836,498	6,146,725
500	3,289,235	8,223,089	-7,323,993	1,786,996	2,922,861	5,233,089
600	2,923,781	7,309,452	-8,237,629	2,700,592	2,009,225	4,319,452
700	2,558,326	6,395,815	-9,151,266	3,614,229	1,095,588	3,405,815
750	2,375,599	5,938,997	-9,608,084	4,071,047	638,770	2,948,997
800	2,192,872	5,482,179	-10,064,902	4,527,865	181,951	2,492,179
850	2,010,144	5,025,361	-10,521,721	4,984,684	274,867	2,035,361
900	1,827,417	4,568,542	-10,978,539	5,441,502	731,685	1,578,542
950	1,644,690	4,111,724	-11,435,357	5,898,320	1,188,503	1,121,724
1,000	1,461,962	3,654,906	-11,892,176	6,355,139	1,645,322	664,906
1,250	548,326	1,370,814	-14,176,267	8,639,230	3,929,413	1,619,186
1,500	-365,311	-913,277	-16,460,358	10,923,321	6,213,504	3,903,277
1,750	-1,278,947	-3,197,368	-18,744,450	13,207,413	8,497,596	6,187,368
2,000	-2,192,584	-5,481,460	-21,028,541	15,491,504	10,781,687	8,471,460



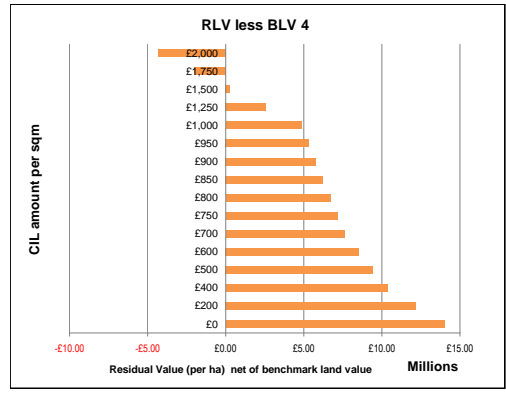
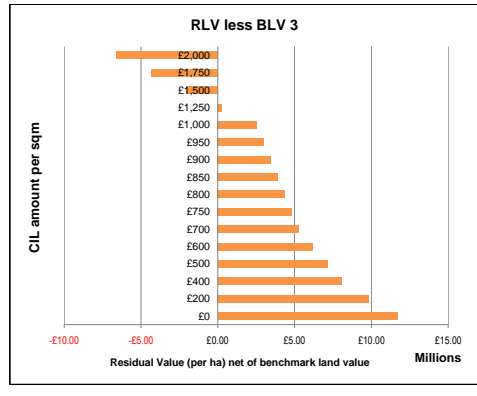
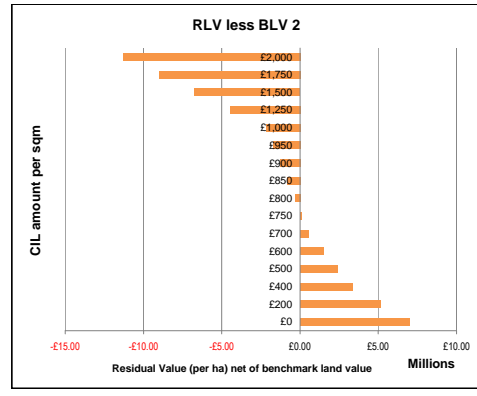
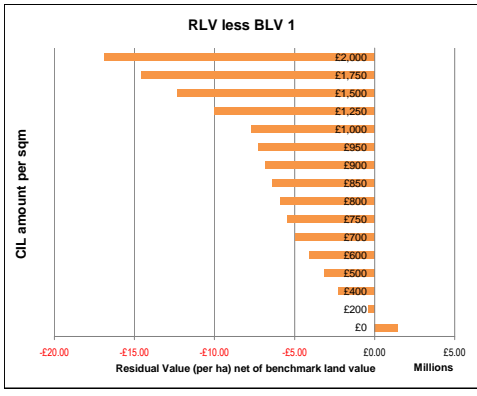
Site type 4 Description: Area 4 E5059 psm BG, GT, NWC, Step Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,071,661	15,179,151	-367,930	5,169,107	9,878,924	12,189,151
200	5,340,751	13,351,878	-2,195,203	3,341,834	8,051,651	10,361,878
400	4,609,842	11,524,605	-4,022,476	1,514,561	6,224,378	8,534,605
500	4,244,387	10,610,969	-4,936,113	600,924	5,310,741	7,620,969
600	3,878,932	9,697,332	-5,849,749	312,712	4,397,105	6,707,332
700	3,513,477	8,783,695	-6,763,386	1,226,349	3,483,468	5,793,695
750	3,330,750	8,326,877	-7,220,204	1,683,167	3,026,650	5,336,877
800	3,148,022	7,870,059	-7,677,022	2,139,985	2,569,831	4,880,059
850	2,965,295	7,413,241	-8,133,841	2,596,804	2,113,013	4,423,241
900	2,782,568	6,956,422	-8,590,659	3,053,622	1,656,195	3,966,422
950	2,599,842	6,499,604	-9,047,477	3,510,440	1,199,377	3,509,604
1,000	2,417,114	6,042,786	-9,504,296	3,967,258	742,558	3,052,786
1,250	1,503,478	3,758,694	-11,788,387	6,251,390	1,541,533	768,694
1,500	589,841	1,474,603	-14,072,478	8,535,441	3,825,624	1,515,397
1,750	-323,795	-809,488	-16,356,570	10,819,533	6,109,716	3,799,488
2,000	-1,237,432	-3,093,580	-18,640,661	13,103,624	8,393,807	6,083,580



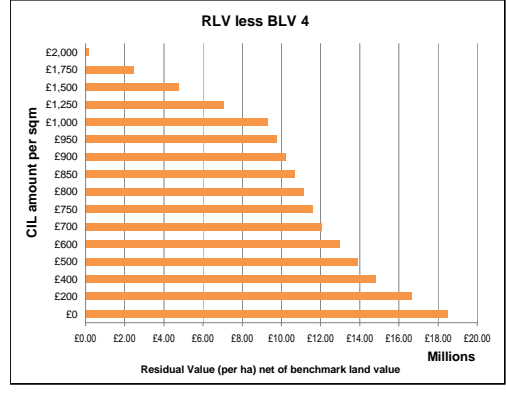
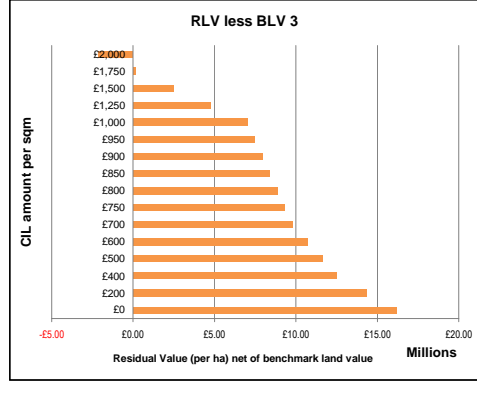
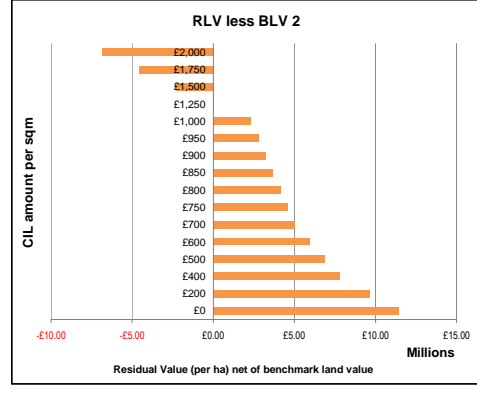
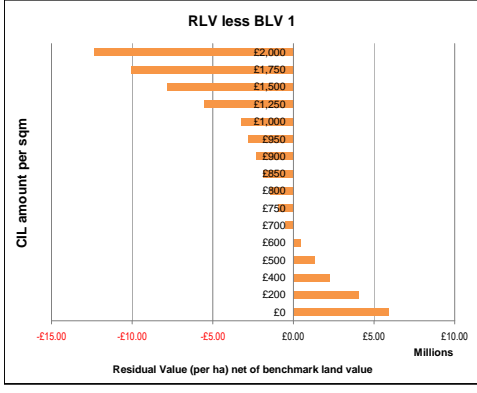
Site type 4 | Description: Area 5 | E382 psm Shad,SWC, E14 7 | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,788.025	16,970.061	1,422.980	6,960.017	11,669.834	13,980.061
200	6,057.115	15,142.788	404.293	5,132.744	9,842.561	12,152.788
400	5,326.206	13,315.515	-2,231.566	3,305.471	8,015.288	10,325.515
500	4,960.751	12,401.879	-3,145.203	2,391.834	7,101.651	9,411.879
600	4,595.297	11,488.242	-4,058.839	1,478.198	6,188.015	8,498.242
700	4,229.842	10,574.605	-4,972.476	564.561	5,274.378	7,584.605
750	4,047.115	10,117.787	-5,429.294	107.743	4,817.560	7,127.787
800	3,864.388	9,660.969	-5,886.112	-349.075	4,360.741	6,670.969
850	3,681.660	9,204.151	-6,342.931	-805.894	3,903.923	6,214.151
900	3,498.933	8,747.332	-6,799.749	-1,262.712	3,447.105	5,757.332
950	3,316.206	8,290.514	-7,256.567	-1,719.530	2,990.287	5,300.514
1,000	3,133.478	7,833.696	-7,713.386	-2,176.348	2,533.468	4,843.696
1,250	2,219.842	5,549.604	-9,997.477	-4,460.440	249.377	2,559.604
1,500	1,306.205	3,265.513	-12,281.568	-6,744.531	-2,034.714	275.513
1,750	392.569	981.422	-14,565.660	-9,028.623	-4,318.806	2,008.578
2,000	-521.068	1,302.670	-16,849.751	-11,312.714	-6,602.897	4,292.670



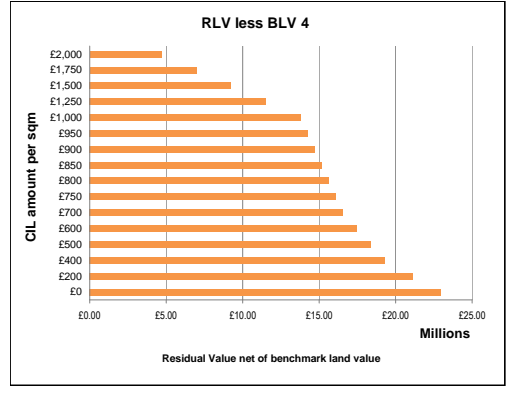
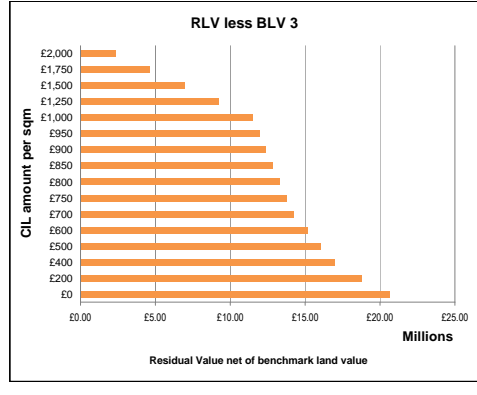
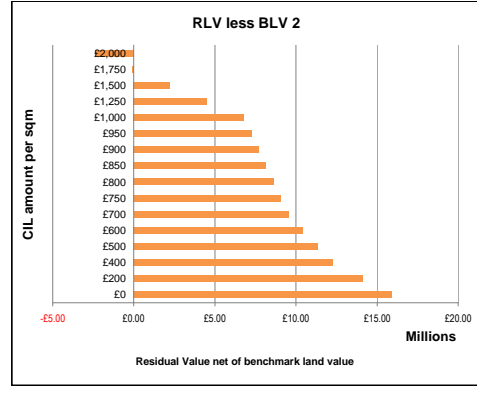
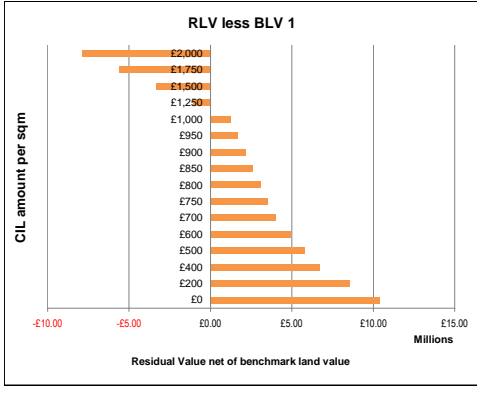
Site type 4 | Description: Area 6 | E6189 psn Lime,WoD,Shore | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,578.935	21,447.336	5,900.255	11,437.292	16,147.109	18,457.336
200	7,848.025	19,620.063	4,072.982	9,610.019	14,319.836	16,630.063
400	7,117.116	17,792.790	2,245.709	7,782.746	12,492.563	14,802.790
500	6,751.661	16,879.154	1,332.072	6,869.109	11,578.926	13,889.154
600	6,386.207	15,965.517	418.436	5,955.473	10,665.290	12,975.517
700	6,020.752	15,051.880	-495.201	5,041.836	9,751.653	12,061.880
750	5,838.025	14,595.062	-952.019	4,588.018	9,294.835	11,605.062
800	5,655.298	14,138.244	-1,408.837	4,128.200	8,838.017	11,148.244
850	5,472.570	13,681.426	-1,865.656	3,671.381	8,381.198	10,691.426
900	5,289.843	13,224.607	-2,322.474	3,214.563	7,924.380	10,234.607
950	5,107.116	12,767.789	-2,779.292	2,757.745	7,467.562	9,777.789
1,000	4,924.388	12,310.971	-3,236.110	2,300.927	7,010.743	9,320.971
1,250	4,010.752	10,026.879	-5,520.202	16.835	4,726.652	7,036.879
1,500	3,097.115	7,742.788	-7,804.293	-2,267.296	2,442.561	4,752.788
1,750	2,183.479	5,458.697	-10,088.385	-4,551.348	158.469	2,468.697
2,000	1,269.842	3,174.605	-12,372.476	-6,835.439	-2,125.622	184.605



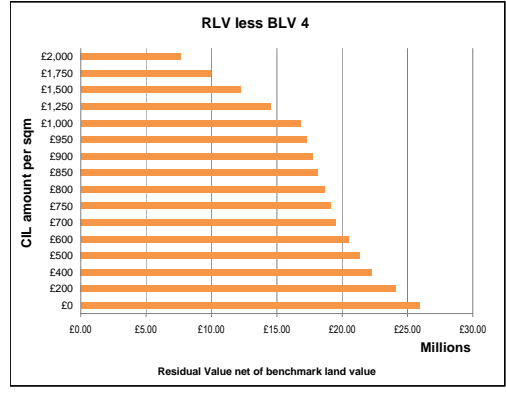
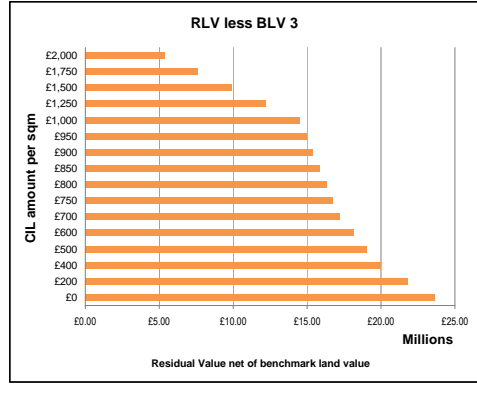
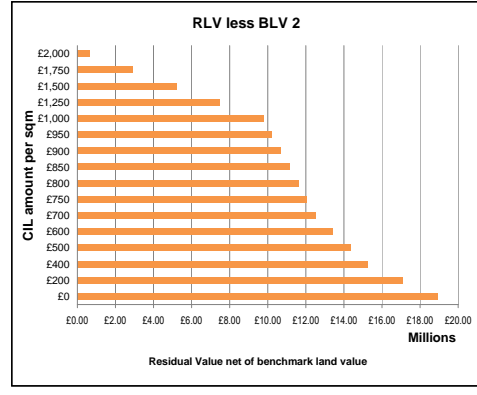
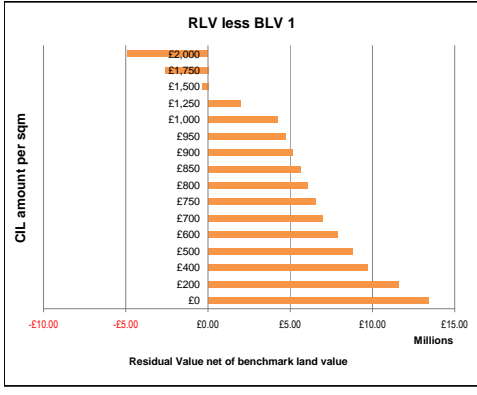
Site type 4 | Description: Area 7 | E6997 psn Spitalfields | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,369.845	25,924.611	10,377.530	15,914.567	20,624.384	22,934.611
200	9,638.935	24,097.338	8,550.257	14,087.294	18,797.111	21,107.338
400	8,908.025	22,270.065	6,722.984	12,260.021	16,969.838	19,280.065
500	8,542.571	21,356.429	5,809.347	11,346.384	16,056.201	18,366.429
600	8,177.117	20,442.792	4,895.711	10,432.748	15,142.565	17,452.792
700	7,811.662	19,529.156	3,982.074	9,519.111	14,228.928	16,539.156
750	7,628.935	19,072.337	3,525.256	9,062.293	13,772.110	16,082.337
800	7,446.208	18,615.519	3,068.438	8,605.475	13,315.292	15,625.519
850	7,263.480	18,158.701	2,611.619	8,148.656	12,858.473	15,168.701
900	7,080.753	17,701.882	2,154.801	7,691.838	12,401.655	14,711.882
950	6,898.026	17,245.064	1,697.983	7,235.020	11,944.837	14,255.064
1,000	6,715.298	16,788.246	1,241.165	6,778.202	11,488.019	13,798.246
1,250	5,801.662	14,504.154	-1,042.927	4,494.110	9,203.927	11,514.154
1,500	4,888.025	12,220.063	-3,327.018	2,210.019	6,919.836	9,230.063
1,750	3,974.389	9,935.972	-5,611.110	74.073	4,635.744	6,945.972
2,000	3,060.752	7,651.880	-7,895.201	-2,358.164	2,351.653	4,661.880



Site type 4 | Description: Area 8 | E7535 psn CW.AI,TL5KD,Wap | Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,963.785	28,909.461	13,362.380	18,899.417	23,609.234	25,919.461
200	10,832.875	27,082.188	11,535.107	17,072.144	21,781.961	24,092.188
400	10,101.966	25,254.915	9,707.834	15,244.871	19,954.688	22,264.915
500	9,736.511	24,341.279	8,794.197	14,331.234	19,041.051	21,351.279
600	9,371.057	23,427.642	7,880.561	13,417.598	18,127.415	20,437.642
700	9,005.602	22,514.006	6,966.924	12,503.961	17,213.778	19,524.006
750	8,822.875	22,057.187	6,510.106	12,047.143	16,756.960	19,067.187
800	8,640.148	21,600.369	6,053.288	11,590.325	16,300.142	18,610.369
850	8,457.420	21,143.551	5,596.469	11,133.506	15,843.323	18,153.551
900	8,274.693	20,686.732	5,139.651	10,676.688	15,386.505	17,696.732
950	8,091.966	20,229.914	4,682.833	10,219.870	14,929.687	17,239.914
1,000	7,909.238	19,773.096	4,226.015	9,763.052	14,472.868	16,783.096
1,250	6,995.602	17,489.004	1,941.923	7,478.960	12,188.777	14,499.004
1,500	6,081.965	15,204.913	-342.168	5,194.869	9,904.686	12,214.913
1,750	5,168.329	12,920.822	-2,626.260	2,910.777	7,620.594	9,930.822
2,000	4,254.692	10,636.730	-4,910.351	626.686	5,336.503	7,646.730



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

SITE TYPE 4
50 UNITS
FLATS
125 UPH Net area as percentage of gross

BLV1 Offices (higher) £15,547,081	BLV2 Offices (lower) £10,010,044	BLV3 Industrial/WH £5,300,227	BLV4 Community uses £2,990,000
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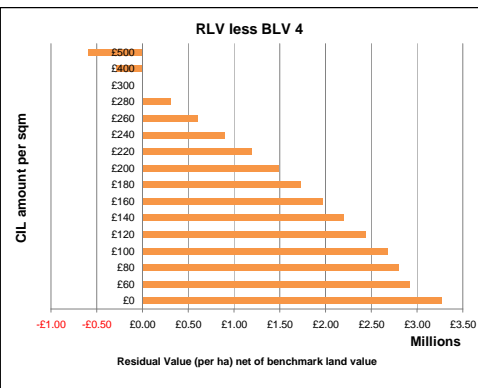
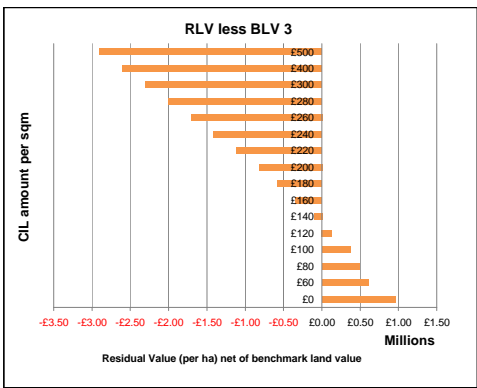
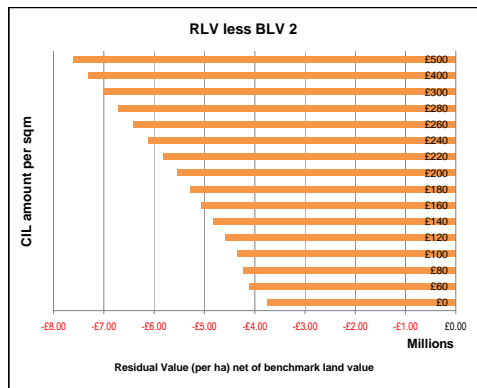
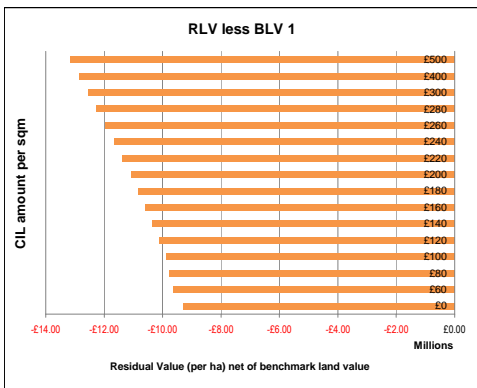
Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
"Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
"Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
"Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

CSH level: 4 on AH		Sales value inflation
4 on private		Build cost inflation
Aff Hsg: 35%	Affordable Rent	

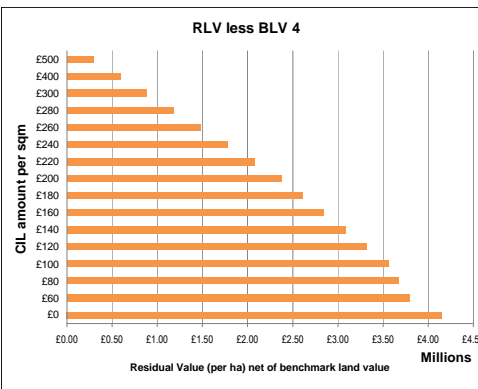
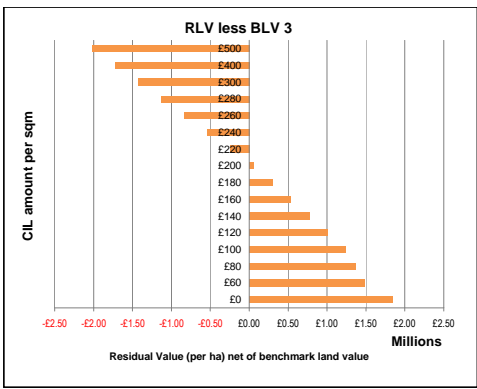
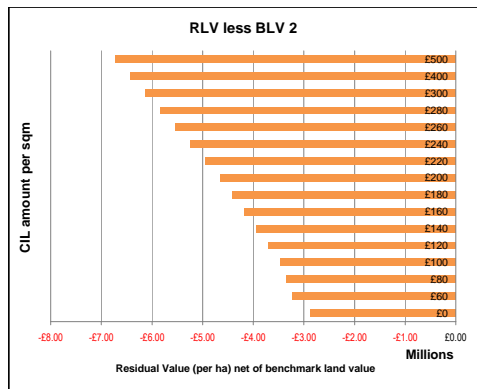
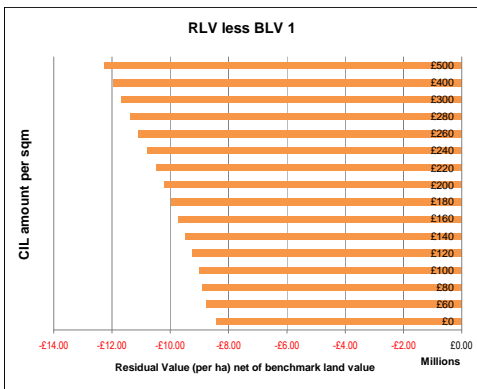
Site type 4 Description: **Area 1** £4090 psm CT,Fish,Bow,Mile Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,505,330	6,263,325	-9,283,756	-3,746,719	963,098	3,273,325
60	2,362,803	5,907,007	-9,640,074	-4,103,037	606,780	2,917,007
80	2,315,294	5,788,234	-9,758,847	-4,221,810	488,007	2,798,234
100	2,267,785	5,669,461	-9,877,620	-4,340,583	369,234	2,679,461
120	2,172,766	5,431,916	-10,115,165	-4,578,128	131,689	2,441,916
140	2,077,748	5,194,370	-10,352,711	-4,815,674	-105,857	2,204,370
160	1,982,730	4,956,825	-10,590,256	-5,053,219	-343,402	1,966,825
180	1,887,712	4,719,279	-10,827,802	-5,290,765	-580,948	1,729,279
200	1,792,694	4,481,734	-11,065,347	-5,528,310	-818,493	1,491,734
220	1,673,921	4,184,802	-11,302,892	-5,765,855	-1,056,038	1,254,180
240	1,555,148	3,887,870	-11,540,437	-6,003,400	-1,293,583	1,016,625
260	1,436,375	3,590,938	-11,777,982	-6,240,945	-1,531,128	779,070
280	1,317,602	3,294,006	-12,015,527	-6,478,490	-1,768,673	541,515
300	1,198,830	2,997,074	-12,253,072	-6,716,035	-2,006,218	303,960
400	1,080,057	2,700,142	-12,490,617	-6,953,580	-2,243,763	63,405
500	961,284	2,403,210	-12,728,162	-7,191,125	-2,481,308	-183,150



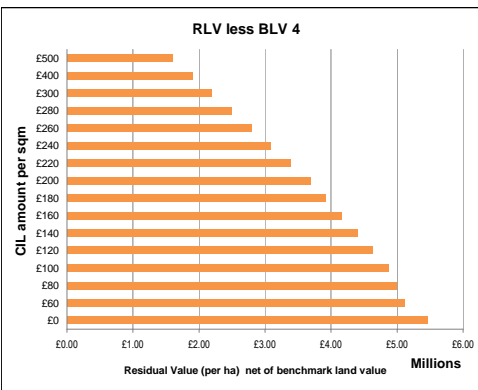
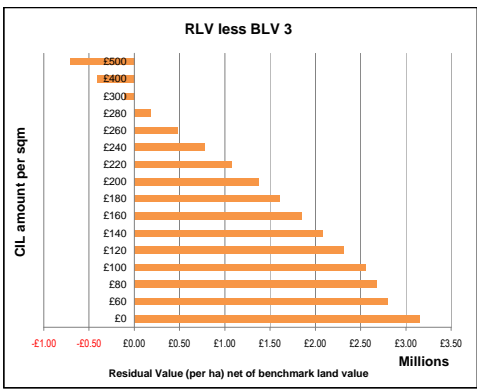
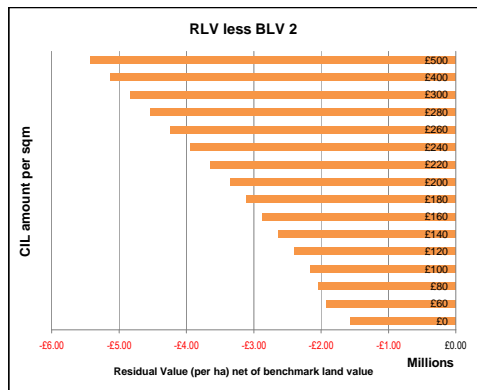
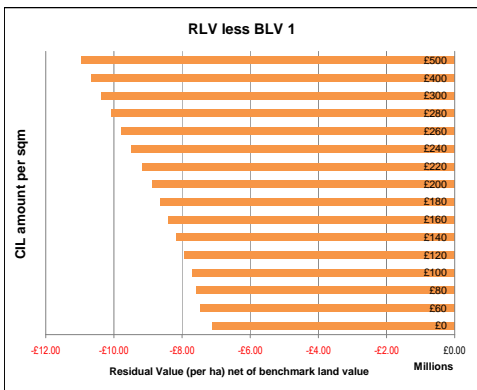
Site type 4 Description: **Area 2** £4306 psm S IoD Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,855,012	7,137,531	-8,409,551	-2,872,513	1,837,303	4,147,531
60	2,712,485	6,781,212	-8,765,869	-3,228,832	1,480,985	3,791,212
80	2,664,976	6,662,440	-8,884,642	-3,347,605	1,362,212	3,672,440
100	2,617,467	6,543,667	-9,003,414	-3,466,377	1,243,440	3,553,667
120	2,522,448	6,306,121	-9,240,960	-3,703,923	1,005,894	3,316,121
140	2,427,430	6,068,576	-9,478,505	-3,941,468	768,349	3,078,576
160	2,332,412	5,831,030	-9,716,051	-4,179,014	530,803	2,841,030
180	2,237,394	5,593,485	-9,953,596	-4,416,559	293,257	2,603,485
200	2,142,376	5,355,939	-10,191,142	-4,654,105	55,712	2,365,939
220	2,023,603	5,059,008	-10,428,687	-4,891,650	-171,834	2,128,384
240	1,904,830	4,762,076	-10,666,232	-5,129,195	-409,280	1,890,830
260	1,786,057	4,465,144	-10,903,777	-5,366,740	-646,725	1,653,275
280	1,667,284	4,168,212	-11,141,322	-5,604,285	-884,170	1,415,720
300	1,548,512	3,871,280	-11,378,867	-5,841,830	-1,121,715	1,178,165
400	1,429,739	3,574,348	-11,616,412	-6,079,375	-1,359,260	940,610
500	1,310,967	3,277,416	-11,853,957	-6,316,920	-1,596,805	703,055



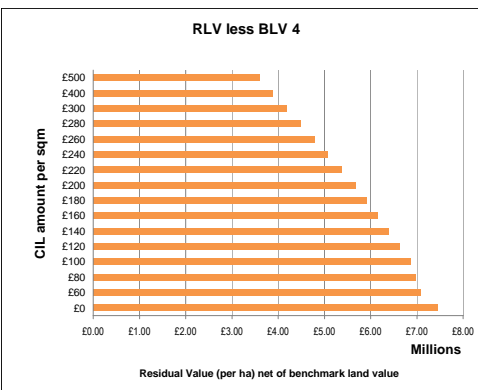
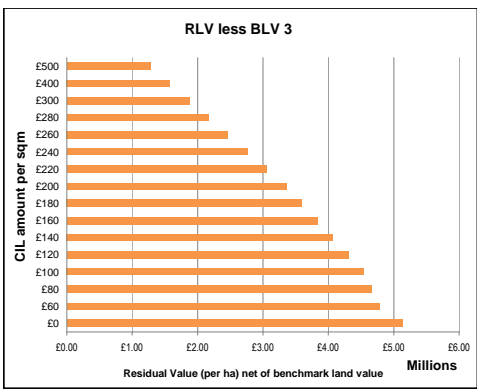
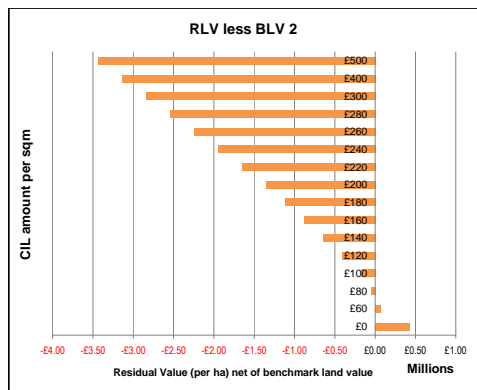
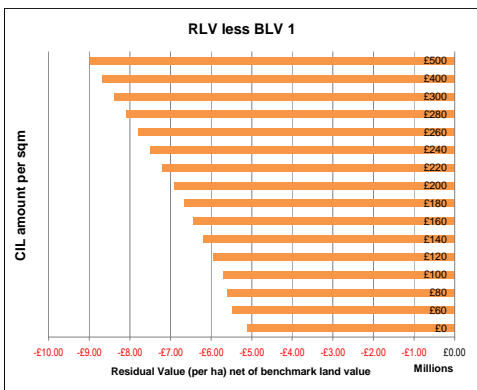
Site type 4 Description: **Area 3** £4629 psm Br,B,BC,P,PR,BW Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,379,536	8,448,839	-7,098,242	-1,561,205	3,148,612	5,458,839
60	3,237,008	8,092,521	-7,454,561	-1,917,524	2,792,293	5,102,521
80	3,189,499	7,973,748	-7,573,333	-2,036,296	2,673,521	4,983,748
100	3,141,990	7,854,975	-7,692,106	-2,155,069	2,554,748	4,864,975
120	3,046,972	7,617,430	-7,929,652	-2,392,615	2,317,202	4,627,430
140	2,951,954	7,379,884	-8,167,197	-2,630,160	2,079,657	4,389,884
160	2,856,935	7,142,339	-8,404,743	-2,867,706	1,842,111	4,152,339
180	2,761,917	6,904,793	-8,642,288	-3,105,251	1,604,566	3,914,793
200	2,666,899	6,667,248	-8,879,834	-3,342,797	1,367,020	3,677,248
220	2,548,126	6,370,316	-9,117,379	-3,580,342	1,129,474	3,439,702
240	2,429,354	6,073,384	-9,354,924	-3,817,887	891,928	3,202,156
260	2,310,581	5,776,452	-9,592,469	-4,055,432	654,382	2,964,610
280	2,191,808	5,479,520	-9,830,014	-4,292,977	416,836	2,727,064
300	2,073,035	5,182,588	-10,067,559	-4,530,522	179,290	2,489,518
400	1,954,263	4,885,656	-10,305,104	-4,768,067	-61,256	2,251,972
500	1,835,490	4,588,724	-10,542,649	-5,005,612	-318,801	2,014,426



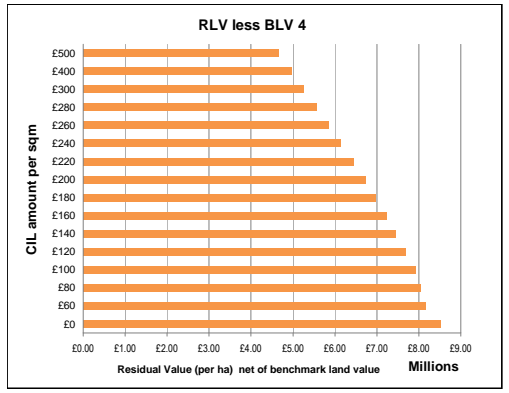
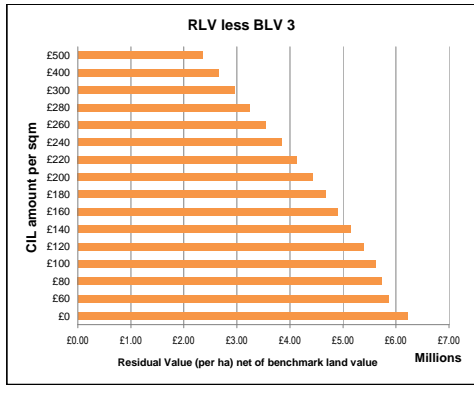
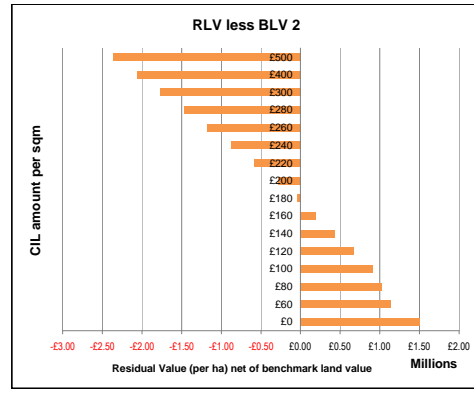
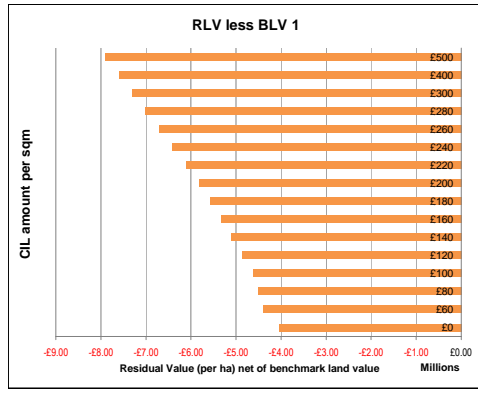
Site type 4 Description: **Area 4** £5059 psm BG,GT,NWC,Step Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,173,652	10,434,131	-5,112,951	424,086	5,133,903	7,444,131
60	4,031,125	10,077,812	-5,469,269	67,768	4,777,585	7,087,812
80	3,983,616	9,959,040	-5,588,042	51,005	4,658,812	6,969,040
100	3,936,107	9,840,267	-5,706,814	169,777	4,540,039	6,850,267
120	3,841,089	9,602,721	-5,944,360	407,323	4,302,494	6,612,721
140	3,746,070	9,365,176	-6,181,905	644,868	4,064,948	6,375,176
160	3,651,052	9,127,630	-6,419,451	882,414	3,827,403	6,137,630
180	3,556,034	8,890,085	-6,656,996	1,119,959	3,589,857	5,900,085
200	3,461,016	8,652,539	-6,894,541	1,357,505	3,352,312	5,662,539
220	3,342,243	8,355,607	-7,132,086	1,595,051	3,114,766	5,425,093
240	3,223,470	8,058,676	-7,369,631	1,832,596	2,877,220	5,187,647
260	3,104,697	7,761,744	-7,607,176	2,070,141	2,639,674	4,950,201
280	2,985,924	7,464,812	-7,844,721	2,307,686	2,402,128	4,712,755
300	2,867,152	7,167,880	-8,082,266	2,545,232	2,164,582	4,475,309
400	2,748,379	6,870,948	-8,319,811	2,782,777	1,927,036	4,237,863
500	2,629,606	6,574,016	-8,557,356	3,020,322	1,689,490	4,000,417



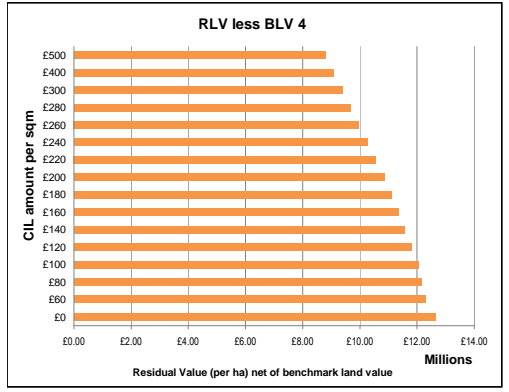
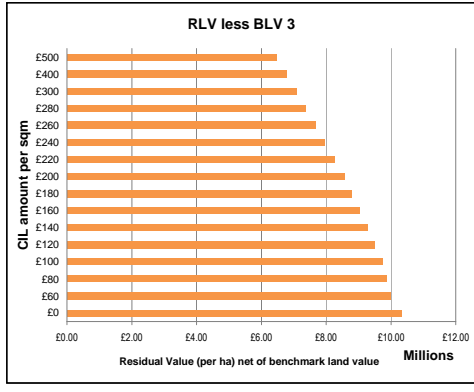
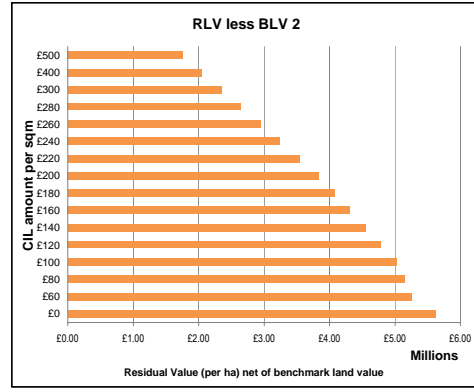
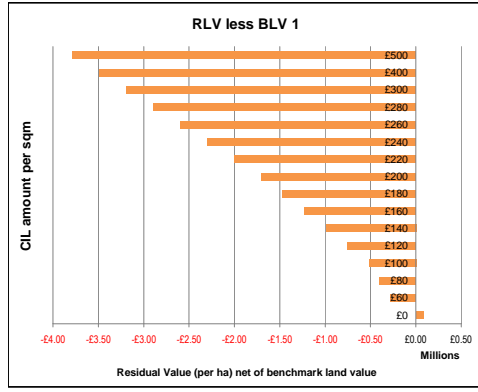
Site type 4 Description: **Area 5** E382 psm Shad,SWC, E147 Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,603,423	11,508,558	-4,038,523	1,498,514	6,208,331	8,518,558
60	4,460,896	11,152,240	-4,394,841	1,142,196	5,852,012	8,162,240
80	4,413,387	11,033,467	-4,513,614	1,023,423	5,733,240	8,043,467
100	4,365,878	10,914,694	-4,632,387	904,650	5,614,467	7,924,694
120	4,270,860	10,677,149	-4,869,932	667,105	5,376,921	7,687,149
140	4,175,841	10,439,603	-5,107,478	429,559	5,139,376	7,449,603
160	4,080,823	10,202,058	-5,345,023	192,014	4,901,830	7,212,058
180	3,985,805	9,964,512	-5,582,569	-45,532	4,664,285	6,974,512
200	3,890,787	9,726,967	-5,820,114	-283,077	4,426,739	6,736,967
220	3,772,014	9,430,035	-6,117,046	-580,009	4,129,807	6,440,035
240	3,653,241	9,133,103	-6,413,978	-876,941	3,832,876	6,143,103
260	3,534,468	8,836,171	-6,710,910	-1,173,873	3,535,944	5,846,171
280	3,415,696	8,539,239	-7,007,842	-1,470,805	3,239,012	5,549,239
300	3,296,923	8,242,307	-7,304,774	-1,767,737	2,942,080	5,252,307
400	3,178,150	7,945,375	-7,601,706	-2,064,669	2,645,148	4,955,375
500	3,059,377	7,648,444	-7,898,638	-2,361,601	2,348,216	4,658,444



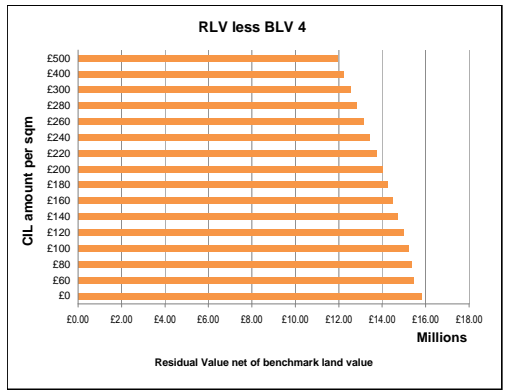
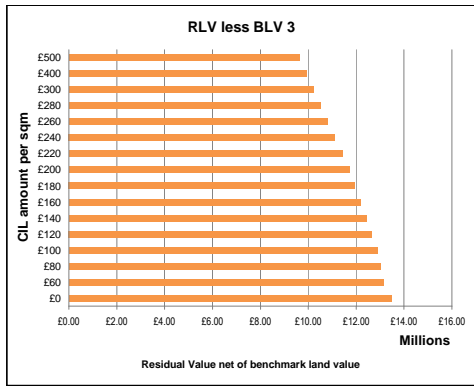
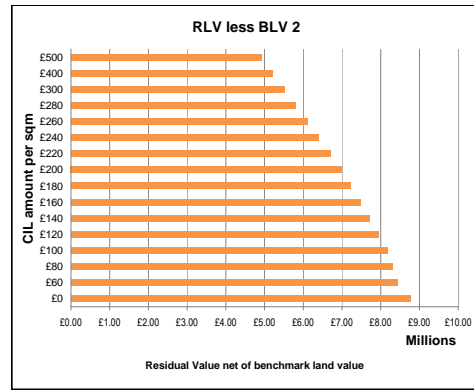
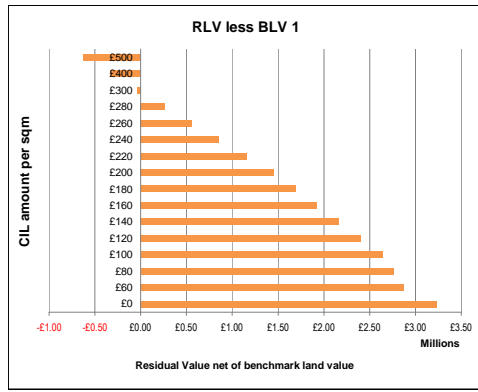
Site type 4 Description: **Area 6** E6189 psm Lime,WoD,Shore Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,249,646	15,624,115	77,033	5,614,070	10,323,887	12,634,115
60	6,107,119	15,267,796	-279,285	5,257,752	9,967,569	12,277,796
80	6,059,609	15,149,023	-398,058	5,138,979	9,848,796	12,159,023
100	6,012,100	15,030,251	-516,831	5,020,207	9,730,023	12,040,251
120	5,917,082	14,792,705	-754,376	4,782,661	9,492,478	11,802,705
140	5,822,064	14,555,160	-991,922	4,545,116	9,254,932	11,565,160
160	5,727,046	14,317,614	-1,229,467	4,307,570	9,017,387	11,327,614
180	5,632,027	14,080,069	-1,467,013	4,070,024	8,779,841	11,090,069
200	5,537,009	13,842,523	-1,704,558	3,832,479	8,542,296	10,852,523
220	5,418,237	13,545,991	-2,001,490	3,535,547	8,245,364	10,555,991
240	5,299,464	13,248,659	-2,298,422	3,238,615	7,948,432	10,258,659
260	5,180,691	12,951,728	-2,595,354	2,941,683	7,651,500	9,961,728
280	5,061,918	12,654,796	-2,892,286	2,644,751	7,354,568	9,664,796
300	4,943,146	12,357,864	-3,189,217	2,347,820	7,057,636	9,367,864
400	4,824,373	12,060,932	-3,486,149	2,050,888	6,760,705	9,070,932
500	4,705,600	11,764,000	-3,783,081	1,753,956	6,463,773	8,774,000



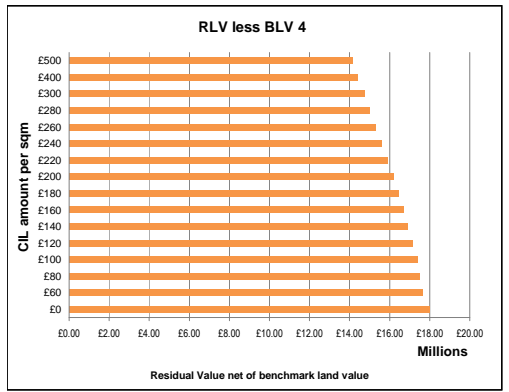
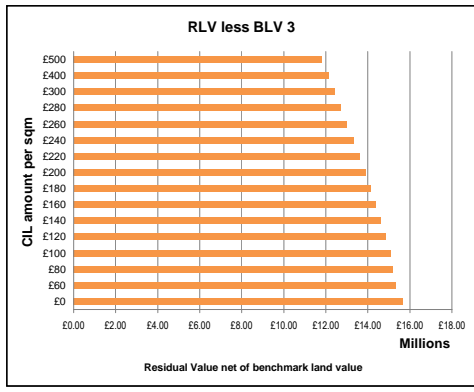
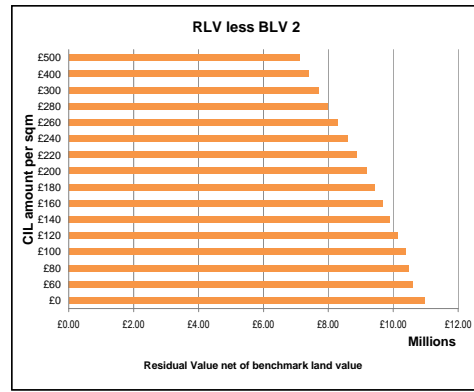
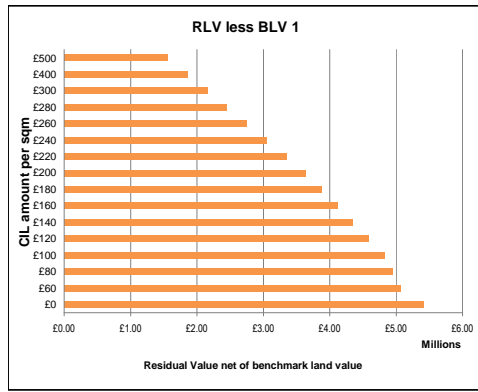
Site type 4 Description: **Area 7** E6997 psm Spitalfields Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,511,772	18,779,431	3,232,350	8,769,387	13,479,204	15,789,431
60	7,369,245	18,423,113	2,876,031	8,413,068	13,122,885	15,433,113
80	7,321,736	18,304,340	2,757,259	8,294,296	13,004,113	15,314,340
100	7,274,227	18,185,567	2,638,486	8,175,523	12,885,340	15,195,567
120	7,179,209	17,948,022	2,400,940	7,937,977	12,647,794	14,958,022
140	7,084,190	17,710,476	2,163,395	7,700,432	12,410,249	14,720,476
160	6,989,172	17,472,931	1,925,849	7,462,886	12,172,703	14,482,931
180	6,894,154	17,235,385	1,688,304	7,225,341	11,935,158	14,245,385
200	6,799,136	16,997,840	1,450,758	6,987,795	11,697,612	14,007,840
220	6,680,363	16,700,908	1,153,826	6,690,864	11,400,680	13,710,908
240	6,561,590	16,403,976	856,895	6,393,932	11,103,748	13,413,976
260	6,442,818	16,107,044	559,963	6,097,000	10,806,817	13,117,044
280	6,324,045	15,810,112	263,031	5,800,068	10,509,885	12,820,112
300	6,205,272	15,513,180	-33,901	5,503,136	10,212,953	12,523,180
400	6,086,499	15,216,248	-330,833	5,206,204	9,916,021	12,226,248
500	5,967,727	14,919,316	-627,765	4,909,272	9,619,089	11,929,316



Site type 4 Description: **Area 8** E7535 psm CW,AI,TL,SKD,Wap Site area: 0.40 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,385,978	20,964,945	5,417,863	10,954,900	15,664,717	17,974,945
60	8,243,451	20,608,626	5,061,545	10,598,582	15,308,399	17,618,626
80	8,195,941	20,489,854	4,942,772	10,479,809	15,189,626	17,499,854
100	8,148,432	20,371,081	4,824,000	10,361,037	15,070,853	17,381,081
120	8,053,414	20,133,535	4,586,454	10,123,491	14,833,308	17,143,535
140	7,958,396	19,895,990	4,348,909	9,885,946	14,595,762	16,905,990
160	7,863,378	19,658,444	4,111,363	9,648,400	14,358,217	16,668,444
180	7,768,360	19,420,899	3,873,818	9,410,855	14,120,671	16,430,899
200	7,673,341	19,183,353	3,636,272	9,173,309	13,883,126	16,193,353
220	7,554,569	18,886,421	3,339,340	8,876,377	13,586,194	15,896,421
240	7,435,796	18,589,490	3,042,408	8,579,445	13,289,262	15,599,490
260	7,317,023	18,292,558	2,745,476	8,282,513	12,992,330	15,302,558
280	7,198,250	17,995,626	2,448,545	7,985,582	12,695,398	15,005,626
300	7,079,478	17,698,694	2,151,613	7,688,650	12,398,466	14,708,694
400	6,960,705	17,401,762	1,854,681	7,391,718	12,101,535	14,411,762
500	6,841,932	17,104,830	1,557,749	7,094,786	11,804,603	14,114,830



Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

SITE TYPE 5
100 UNITS
FLATS
200 UPH Net area as percentage of gross

100%

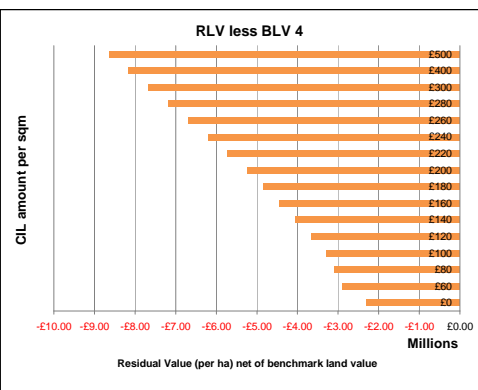
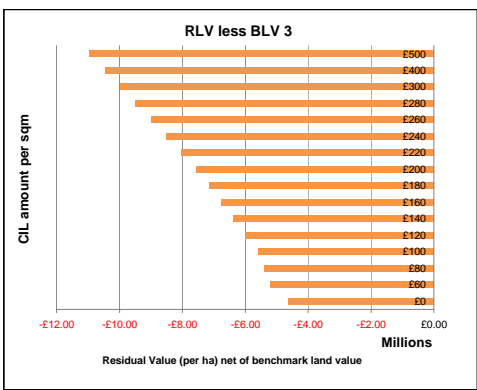
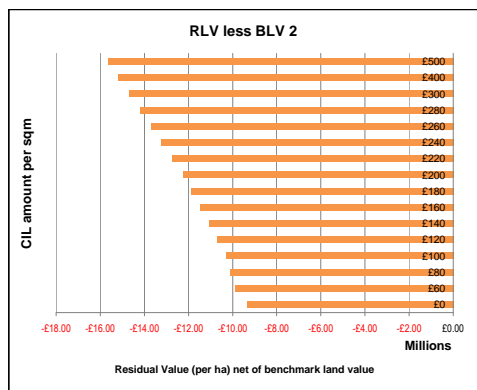
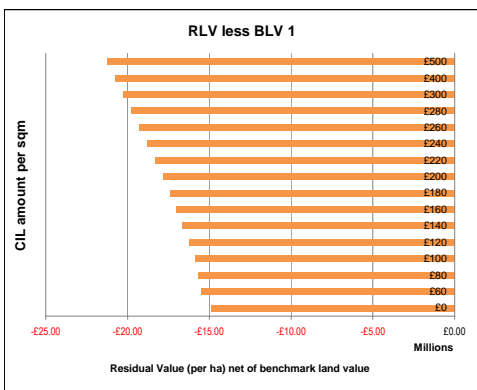
CSH level: 4 on AH	Sales value inflation
4 on private	Build cost inflation
Aff Hsg: 35%	

Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

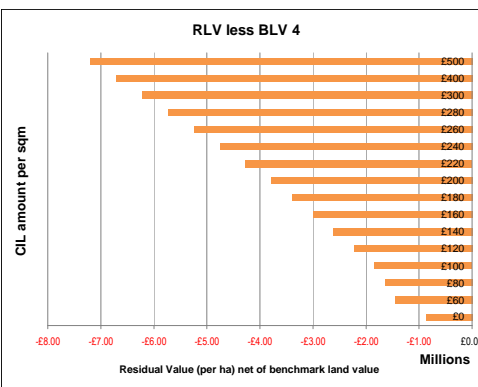
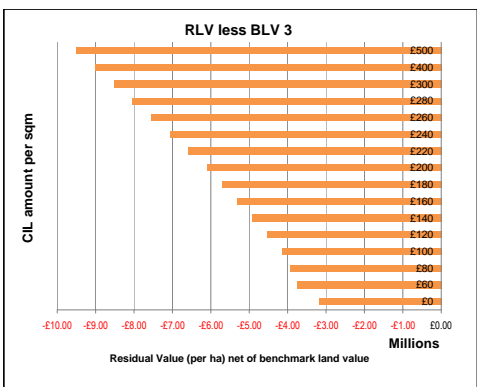
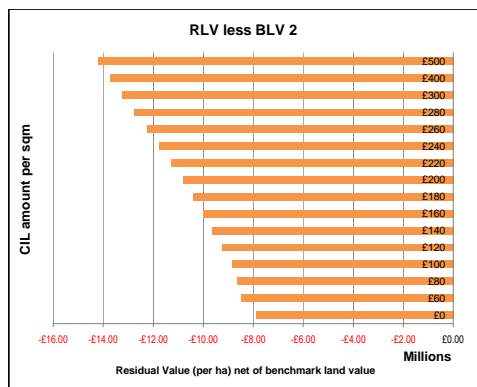
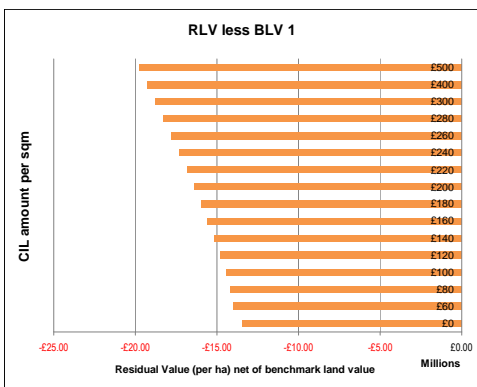
Site type 5 Description: **Area 1 £4090 psm CT,Fish,Bow,Mile** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	340,763	681,526	-14,865,555	-9,328,518	-4,618,701	-2,308,474
60	48,542	97,083	-15,449,998	-9,912,961	-5,203,144	-2,892,917
80	-48,866	-97,731	-15,644,812	-10,107,775	-5,397,959	-3,087,731
100	-146,273	-292,545	-15,839,627	-10,302,590	-5,592,773	-3,282,545
120	-341,087	-682,174	-16,229,255	-10,692,218	-5,982,401	-3,672,174
140	-535,901	-1,071,803	-16,618,884	-11,081,847	-6,372,030	-4,061,803
160	-730,716	-1,461,431	-17,008,512	-11,471,475	-6,761,658	-4,451,431
180	-925,530	-1,851,060	-17,398,141	-11,861,104	-7,151,287	-4,841,060
200	-1,120,344	-2,240,688	-17,787,769	-12,250,732	-7,540,916	-5,230,688
220	-1,363,862	-2,727,724	-18,274,805	-12,737,768	-8,027,951	-5,717,724
240	-1,607,380	-3,214,760	-18,761,841	-13,224,804	-8,514,987	-6,204,760
260	-1,850,898	-3,701,795	-19,248,876	-13,711,839	-9,002,023	-6,691,795
280	-2,094,415	-4,188,831	-19,735,912	-14,198,875	-9,489,058	-7,178,831
300	-2,337,933	-4,675,867	-20,222,948	-14,685,911	-9,976,094	-7,665,867
400	-2,581,451	-5,162,902	-20,709,984	-15,172,946	-10,463,130	-8,152,902
500	-2,824,969	-5,649,938	-21,197,019	-15,659,982	-10,950,165	-8,639,938



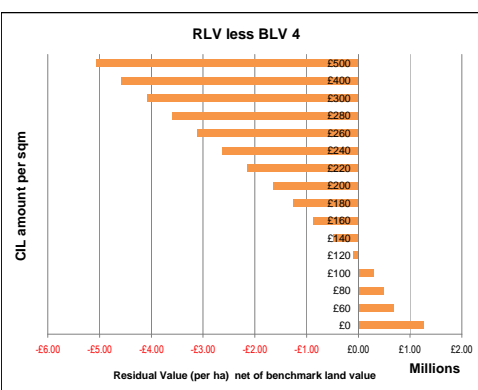
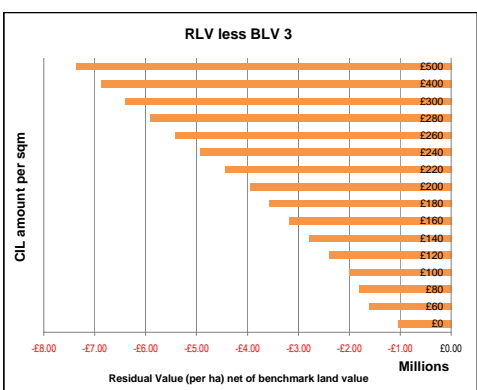
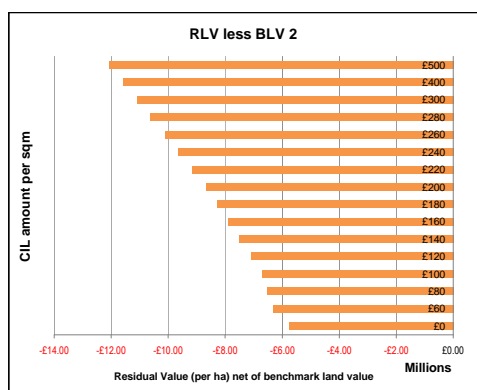
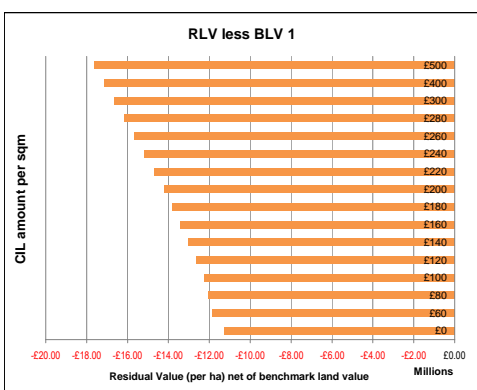
Site type 5 Description: **Area 2 £4306 psm S IoD** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,062,859	2,125,719	-13,421,363	-7,884,326	-3,174,509	-864,281
60	770,638	1,541,276	-14,005,806	-8,468,769	-3,758,952	-1,448,724
80	673,231	1,346,461	-14,200,620	-8,663,583	-3,953,766	-1,643,539
100	575,824	1,151,647	-14,395,434	-8,858,397	-4,148,580	-1,838,353
120	381,009	762,019	-14,785,063	-9,248,026	-4,538,209	-2,227,981
140	186,195	372,390	-15,174,691	-9,637,654	-4,927,837	-2,617,610
160	-8,619	-17,238	-15,564,320	-10,027,283	-5,317,466	-3,007,238
180	-203,434	-406,867	-15,953,948	-10,416,911	-5,707,094	-3,396,867
200	-398,248	-796,496	-16,343,577	-10,806,540	-6,096,723	-3,786,496
220	-641,766	-1,283,531	-16,830,613	-11,293,575	-6,583,759	-4,273,531
240	-885,283	-1,770,567	-17,317,648	-11,780,611	-7,070,794	-4,760,567
260	-1,128,801	-2,257,603	-17,804,684	-12,267,647	-7,557,830	-5,247,603
280	-1,372,319	-2,744,638	-18,291,720	-12,754,683	-8,044,866	-5,734,638
300	-1,615,837	-3,231,674	-18,778,755	-13,241,718	-8,531,901	-6,221,674
400	-1,859,355	-3,718,710	-19,265,791	-13,728,754	-9,018,937	-6,708,710
500	-2,102,873	-4,205,745	-19,752,827	-14,215,790	-9,505,973	-7,195,745



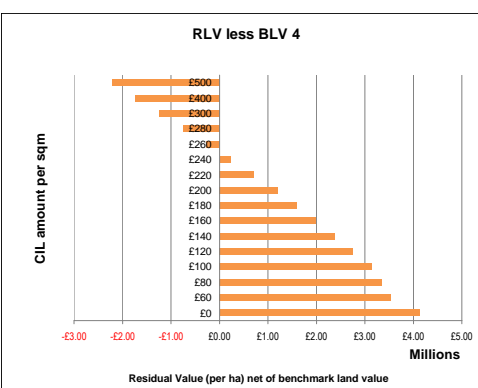
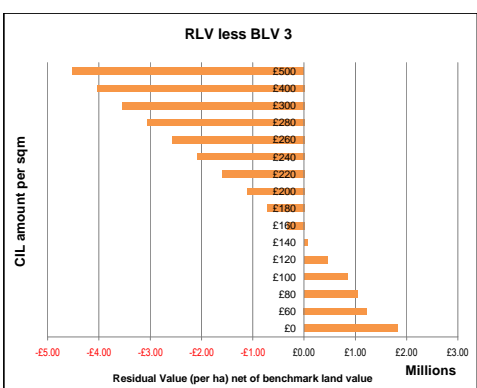
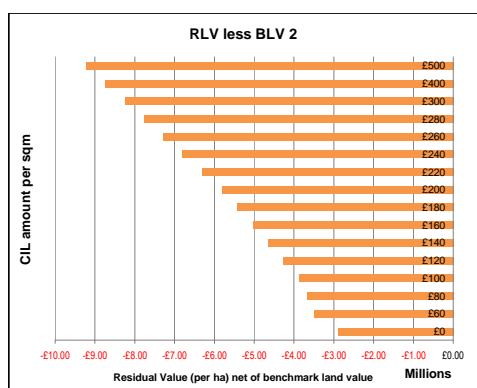
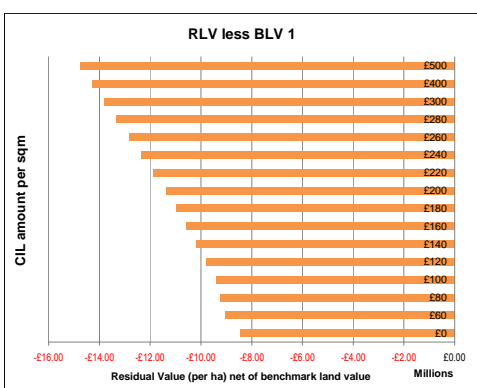
Site type 5 Description: **Area 3 £4629 psm BrB,BC,P,PR,BW** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,130,778	4,261,556	-11,285,525	-5,748,488	-1,038,611	1,271,556
60	1,838,557	3,677,113	-11,869,968	-6,332,931	-1,623,114	687,113
80	1,741,149	3,482,299	-12,064,782	-6,527,745	-1,817,928	492,299
100	1,643,742	3,287,485	-12,259,597	-6,722,560	-2,012,743	297,485
120	1,448,928	2,897,856	-12,649,225	-7,112,188	-2,402,371	92,144
140	1,254,114	2,508,228	-13,038,854	-7,501,817	-2,792,000	-481,772
160	1,059,300	2,118,599	-13,428,482	-7,891,445	-3,181,628	-871,401
180	864,485	1,728,971	-13,818,111	-8,281,074	-3,571,257	-1,261,029
200	669,671	1,339,342	-14,207,739	-8,670,702	-3,960,886	-1,650,658
220	474,857	949,713	-14,597,368	-9,060,331	-4,350,515	-2,040,287
240	279,043	560,084	-15,050,389	-9,631,979	-4,911,159	-2,629,921
260	83,229	166,455	-15,587,410	-10,303,627	-5,601,803	-3,319,555
280	-112,585	-225,170	-16,178,431	-11,075,275	-6,392,447	-4,009,189
300	-307,771	-615,542	-16,823,452	-11,946,923	-7,283,091	-4,708,823
400	-902,957	-1,805,914	-17,764,473	-13,018,044	-8,474,212	-5,799,457
500	-1,698,143	-3,396,286	-18,955,494	-14,399,165	-9,865,333	-7,090,091



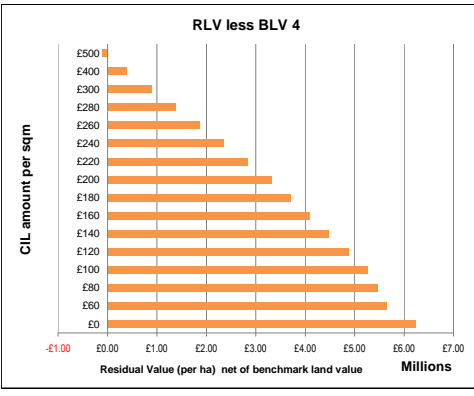
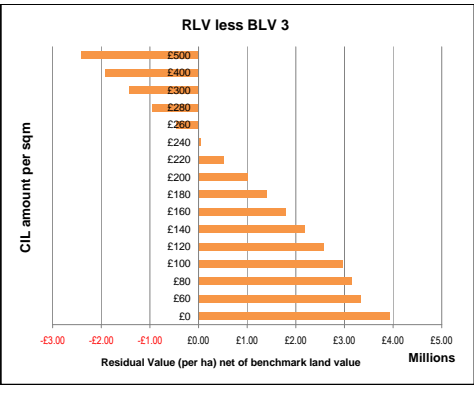
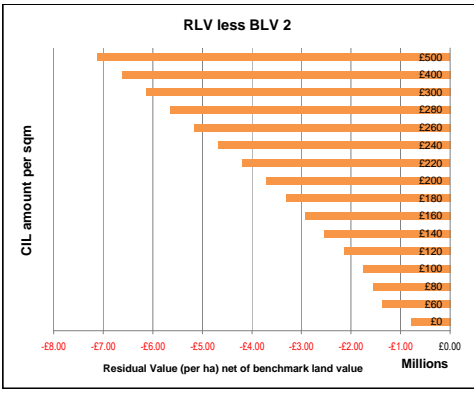
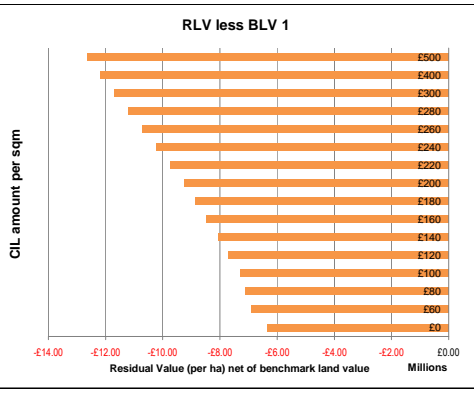
Site type 5 Description: **Area 4 £5059 psm BG,GT,NWC,Step** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,554,605	7,109,211	-8,437,870	-2,900,833	1,808,984	4,119,211
60	3,262,384	6,524,768	-9,022,313	-3,485,276	1,224,541	3,534,768
80	3,164,977	6,329,954	-9,217,127	-3,680,090	1,029,726	3,339,954
100	3,067,570	6,135,140	-9,411,942	-3,874,905	834,912	3,145,140
120	2,872,756	5,745,511	-9,801,570	-4,264,533	445,284	2,755,511
140	2,677,941	5,355,882	-10,191,199	-4,654,162	55,655	2,365,882
160	2,483,127	4,966,254	-10,580,827	-5,043,790	-333,973	1,976,254
180	2,288,313	4,576,625	-10,970,456	-5,433,419	-723,602	1,586,625
200	2,093,500	4,187,000	-11,360,084	-5,823,047	-1,113,231	1,196,997
220	1,898,686	3,797,371	-11,749,713	-6,212,676	-1,502,860	807,371
240	1,703,872	3,407,742	-12,139,342	-6,602,305	-1,892,489	417,742
260	1,509,058	3,018,113	-12,528,971	-6,991,934	-2,282,118	27,113
280	1,314,244	2,628,484	-12,918,600	-7,381,563	-2,671,747	-112,484
300	1,119,430	2,238,855	-13,308,229	-7,771,192	-3,061,376	-202,113
400	524,616	1,059,232	-14,098,051	-8,560,820	-3,850,005	-791,747
500	-770,198	-1,540,396	-14,887,680	-9,350,449	-4,639,634	-1,381,376



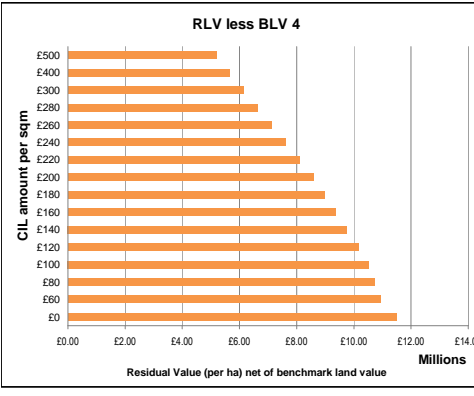
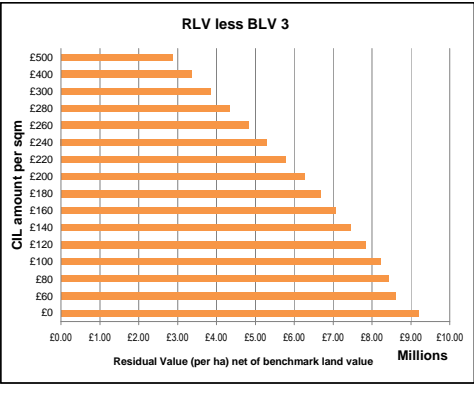
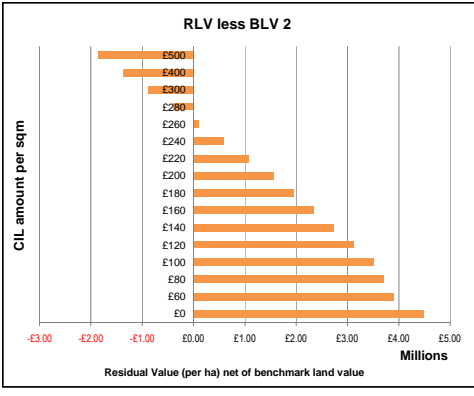
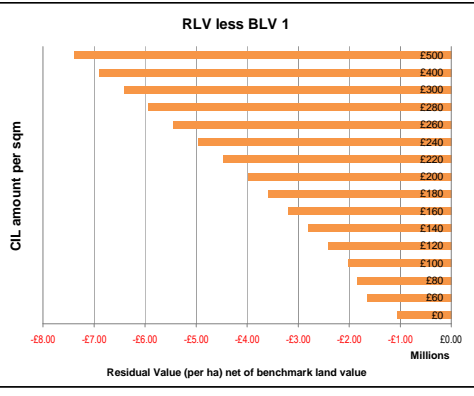
Site type 5 Description: **Area 5** **£5382 psm Shad,SWC, E14 7** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,613,994	9,227,987	6,319,094	782,057	3,927,760	6,237,987
60	4,321,772	8,643,545	6,903,537	1,366,500	3,343,317	5,653,545
80	4,224,365	8,448,730	7,098,351	1,561,314	3,148,503	5,458,730
100	4,126,958	8,253,916	7,293,165	1,756,128	2,953,689	5,263,916
120	3,932,144	7,864,287	7,682,794	2,145,757	2,564,060	4,874,287
140	3,737,329	7,474,659	8,072,422	2,535,385	2,174,431	4,484,659
160	3,542,515	7,085,030	8,462,051	2,925,014	1,784,803	4,095,030
180	3,347,701	6,695,402	8,851,679	3,314,642	1,395,174	3,705,402
200	3,152,887	6,305,773	9,241,308	3,704,271	1,005,546	3,315,773
220	2,909,969	5,818,738	9,728,344	4,191,307	518,510	2,828,738
240	2,665,851	5,331,702	10,215,379	4,678,342	31,474	2,341,702
260	2,422,333	4,844,666	10,702,415	5,165,378	455,561	1,854,666
280	2,178,815	4,357,631	11,189,451	5,652,414	942,597	1,367,631
300	1,935,297	3,870,595	11,676,486	6,139,449	1,429,633	880,595
400	1,691,780	3,383,559	12,163,522	6,626,485	1,916,668	393,559
500	1,448,262	2,896,523	12,650,558	7,113,521	2,403,704	93,477



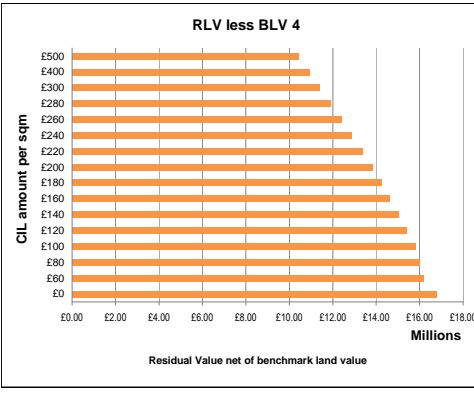
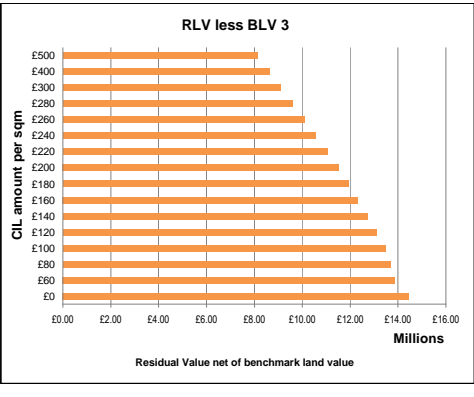
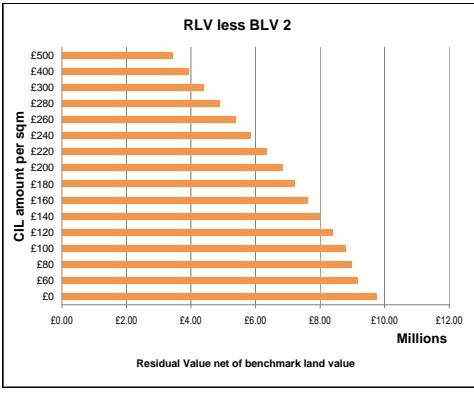
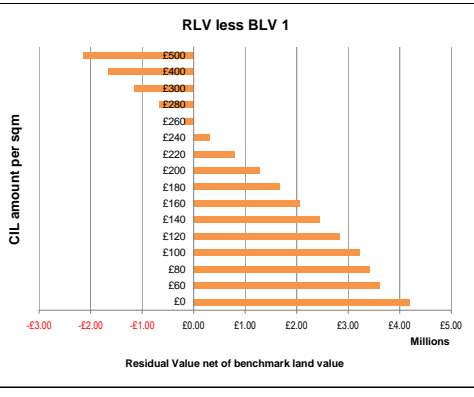
Site type 5 Description: **Area 6** **£6189 psm Lime,WoD,Shore** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,243,903	14,487,806	1,059,275	4,477,762	9,187,579	11,497,806
60	6,951,682	13,903,363	1,643,718	3,893,319	8,603,136	10,913,363
80	6,854,275	13,708,549	1,838,532	3,698,505	8,408,322	10,718,549
100	6,756,867	13,513,735	2,033,346	3,503,691	8,213,507	10,523,735
120	6,562,053	13,124,106	2,422,975	3,114,062	7,823,879	10,134,106
140	6,367,239	12,734,478	2,812,603	2,724,434	7,434,250	9,744,478
160	6,172,425	12,344,849	3,202,232	2,334,805	7,044,622	9,354,849
180	5,977,610	11,955,221	3,591,861	1,945,176	6,654,993	8,965,221
200	5,782,796	11,565,592	3,981,489	1,555,548	6,265,365	8,575,592
220	5,539,278	11,078,556	4,468,525	1,068,512	5,778,329	8,088,556
240	5,295,760	10,591,521	4,955,560	581,477	5,291,293	7,601,521
260	5,052,243	10,104,485	5,442,596	94,441	4,804,258	7,114,485
280	4,808,725	9,617,449	5,929,632	392,595	4,317,222	6,627,449
300	4,565,207	9,130,414	6,416,668	879,630	3,830,186	6,140,414
400	4,321,689	8,643,378	6,903,703	1,366,666	3,343,151	5,653,378
500	4,078,171	8,156,342	7,390,739	1,853,702	2,856,115	5,166,342



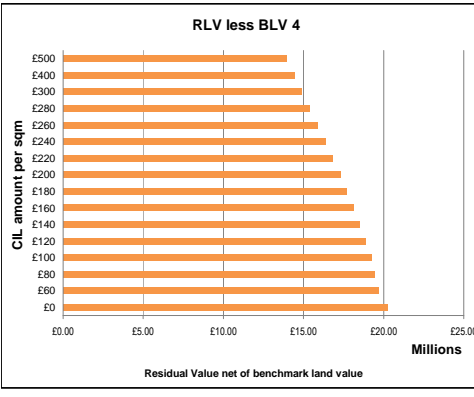
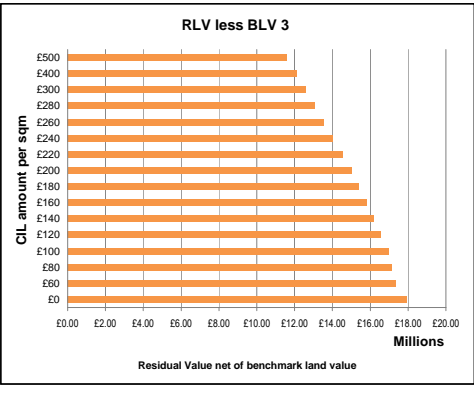
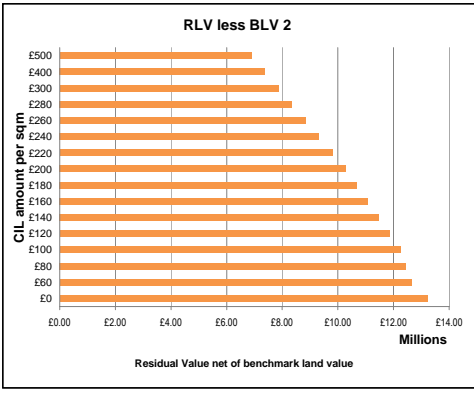
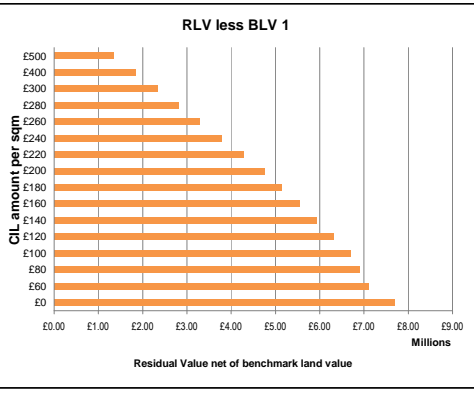
Site type 5 Description: **Area 7** **£6997 psm Spitalfields** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,873,860	19,747,719	4,200,638	9,737,675	14,447,492	16,757,719
60	9,581,638	19,163,276	3,616,195	9,153,232	13,863,049	16,173,276
80	9,484,231	18,968,462	3,421,381	8,958,418	13,668,235	15,978,462
100	9,386,824	18,773,648	3,226,567	8,763,604	13,473,420	15,783,648
120	9,192,010	18,384,019	2,836,938	8,373,975	13,083,792	15,394,019
140	8,997,195	17,994,391	2,447,309	7,984,346	12,694,163	15,004,391
160	8,802,381	17,604,762	2,057,681	7,594,718	12,304,535	14,614,762
180	8,607,567	17,215,134	1,668,052	7,205,089	11,914,906	14,225,134
200	8,412,753	16,825,505	1,278,424	6,815,461	11,525,278	13,835,505
220	8,169,235	16,338,469	791,388	6,328,425	11,038,242	13,348,469
240	7,925,717	15,851,434	304,352	5,841,389	10,551,206	12,861,434
260	7,682,199	15,364,398	182,683	5,354,354	10,064,171	12,374,398
280	7,438,681	14,877,362	669,719	4,867,318	9,577,135	11,887,362
300	7,195,163	14,390,327	1,156,755	4,380,282	9,090,099	11,400,327
400	6,951,645	13,903,291	1,643,790	3,893,247	8,603,064	10,913,291
500	6,708,128	13,416,255	2,130,826	3,406,211	8,116,028	10,426,255



Site type 5 Description: **Area 8** **£7535 psm CW,Al,TL,SKD,Wap** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,611,003	23,222,007	7,674,926	13,211,963	17,921,779	20,232,007
60	11,318,782	22,637,564	7,090,483	12,627,520	17,337,337	19,647,564
80	11,221,375	22,442,750	6,895,669	12,432,706	17,142,522	19,452,750
100	11,123,968	22,247,936	6,700,854	12,237,891	16,947,708	19,257,936
120	10,929,153	21,858,307	6,311,226	11,848,263	16,558,080	18,868,307
140	10,734,339	21,468,678	5,921,597	11,458,634	16,168,451	18,478,678
160	10,539,525	21,079,050	5,531,969	11,069,006	15,778,822	18,089,050
180	10,344,711	20,689,421	5,142,340	10,679,377	15,389,194	17,699,421
200	10,149,896	20,299,793	4,752,712	10,289,749	14,999,565	17,309,793
220	9,906,379	19,812,757	4,265,676	9,802,713	14,512,530	16,822,757
240	9,662,861	19,325,721	3,778,640	9,315,677	14,025,494	16,335,721
260	9,419,343	18,838,686	3,291,605	8,828,642	13,538,458	15,848,686
280	9,175,825	18,351,650	2,804,569	8,341,606	13,051,423	15,361,650
300	8,932,307	17,864,614	2,317,533	7,854,570	12,564,387	14,874,614
400	8,688,789	17,377,579	1,830,497	7,367,534	12,077,351	14,387,579
500	8,445,272	16,890,543	1,343,462	6,880,499	11,590,316	13,900,543



CIL Viability LB Tower Hamlets

100 UNITS

FLATS

200 UPH Net area as percentage of gross

CSH level: 4 on AH

4 on private

Aff Hsg: 35%

Benchmark Land Values (per net developable ha)			
BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

100%

-5%	Sales value inflation
	Build cost inflation

Note on Benchmark land values:

Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).

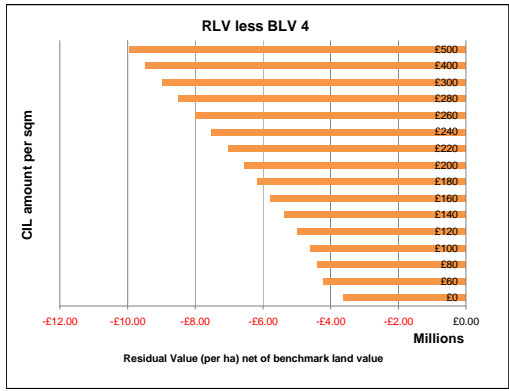
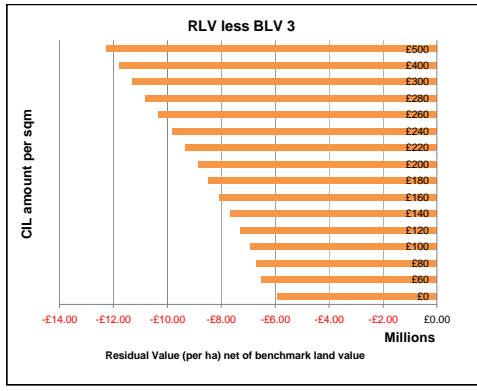
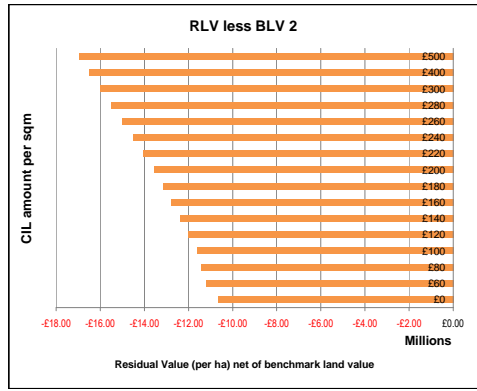
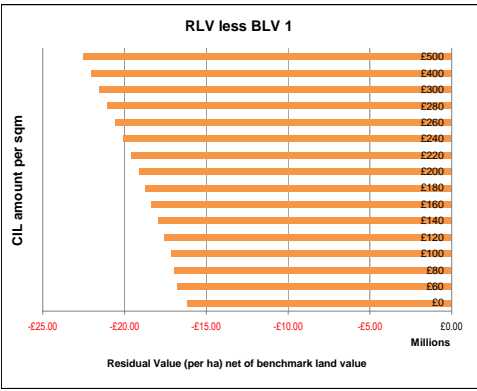
Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).

Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).

Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

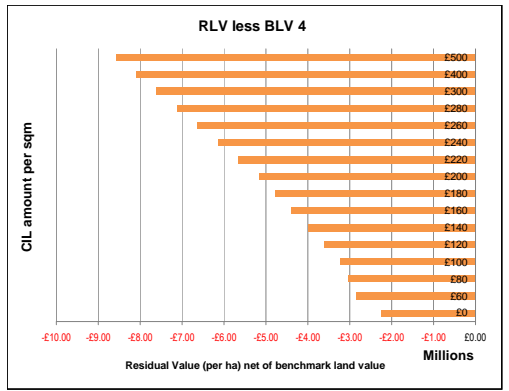
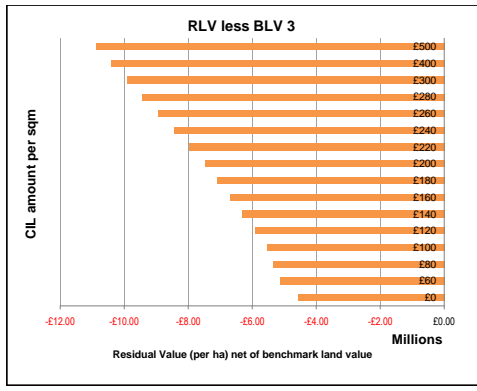
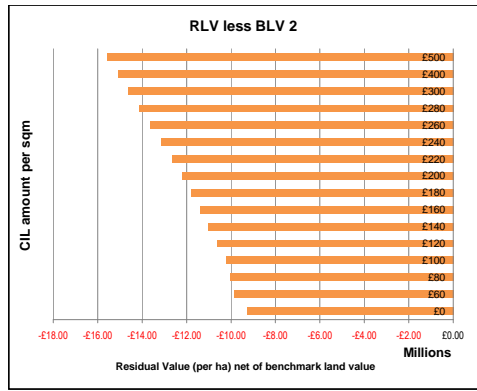
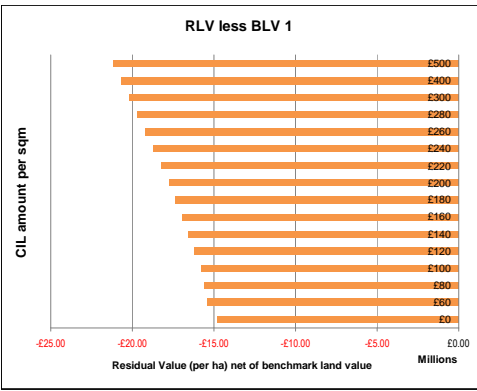
Site type 5 Description: Area 1 £4090 psm CT, Fish, Bow, Mile Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-315,869	631,738	-16,178,819	-10,641,782	-5,931,965	-3,621,738
60	-608,090	1,216,180	-16,763,262	-11,226,225	-6,516,408	-4,206,180
80	-705,497	1,410,995	-16,958,076	-11,421,039	-6,711,222	-4,400,995
100	-802,904	1,605,809	-17,152,890	-11,615,853	-6,906,036	-4,595,809
120	-997,719	1,995,437	-17,542,519	-12,005,482	-7,295,665	-4,985,437
140	-1,192,533	2,385,066	-17,932,147	-12,395,110	-7,685,293	-5,375,066
160	-1,387,347	2,774,695	-18,321,776	-12,784,739	-8,074,922	-5,764,695
180	-1,582,162	3,164,323	-18,711,404	-13,174,367	-8,464,550	-6,154,323
200	-1,776,976	3,553,952	-19,101,033	-13,563,996	-8,854,179	-6,543,952
220	-2,020,494	4,040,987	-19,588,069	-14,051,032	-9,341,215	-7,030,987
240	-2,264,011	4,528,023	-20,075,104	-14,538,067	-9,828,250	-7,518,023
260	-2,507,529	5,015,059	-20,562,140	-15,025,103	-10,315,286	-8,005,059
280	-2,751,047	5,502,094	-21,049,176	-15,512,139	-10,802,322	-8,492,094
300	-2,994,565	5,989,130	-21,536,211	-15,999,174	-11,289,357	-8,979,130
400	-3,238,083	6,476,166	-22,023,247	-16,486,210	-11,776,393	-9,466,166
500	-3,481,601	6,963,201	-22,510,283	-16,973,246	-12,263,429	-9,953,201



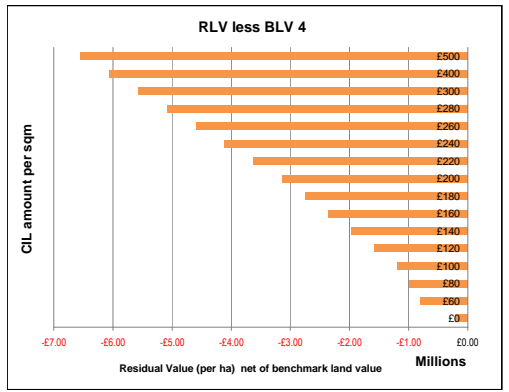
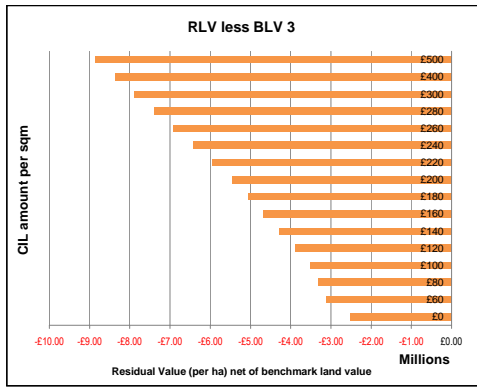
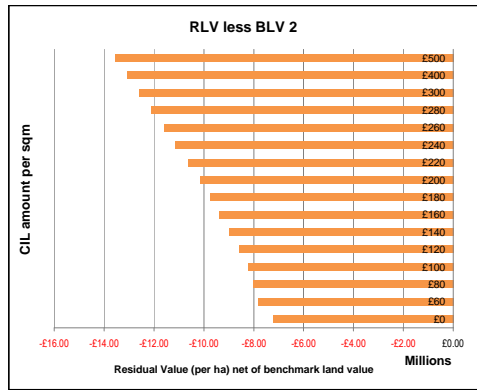
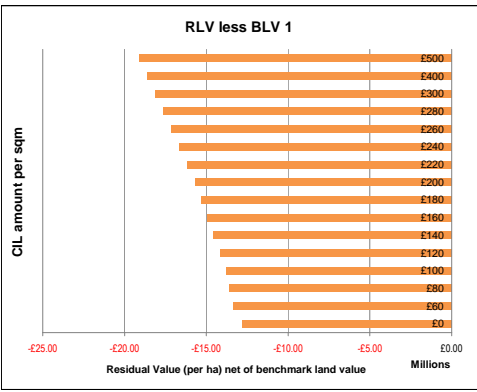
Site type 5 Description: Area 2 £4306 psm S IoD Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	371,668	743,336	14,803,745	9,266,708	4,556,891	2,246,664
60	79,447	158,893	-15,388,188	9,851,151	5,141,334	2,831,107
80	17,961	35,921	-15,830,002	10,435,965	5,336,149	3,025,921
100	-115,368	-230,735	-15,777,817	10,240,780	5,530,963	3,220,735
120	-310,182	-620,364	-16,167,445	10,630,408	5,920,591	3,610,364
140	-504,996	-1,009,992	-16,557,074	11,020,037	6,310,220	3,999,992
160	-699,811	-1,399,621	-16,946,702	11,409,665	6,699,848	4,389,621
180	-894,625	-1,789,250	-17,336,331	11,799,294	7,089,477	4,779,250
200	-1,089,439	-2,178,878	-17,725,959	12,188,922	7,479,106	5,168,878
220	-1,332,957	-2,665,914	-18,212,995	12,675,958	7,966,141	5,655,914
240	-1,576,475	-3,152,949	-18,700,031	13,162,994	8,453,177	6,142,949
260	-1,819,993	-3,639,985	-19,187,066	13,650,029	8,940,213	6,629,985
280	-2,063,510	-4,127,021	-19,674,102	14,137,065	9,427,248	7,117,021
300	-2,307,028	-4,614,057	-20,161,138	14,624,101	9,914,284	7,604,057
400	-2,550,546	-5,101,092	-20,648,173	15,111,136	10,401,320	8,091,092
500	-2,794,064	-5,588,128	-21,135,209	15,598,172	10,888,355	8,578,128



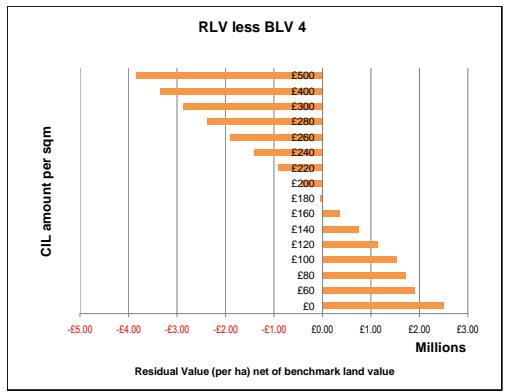
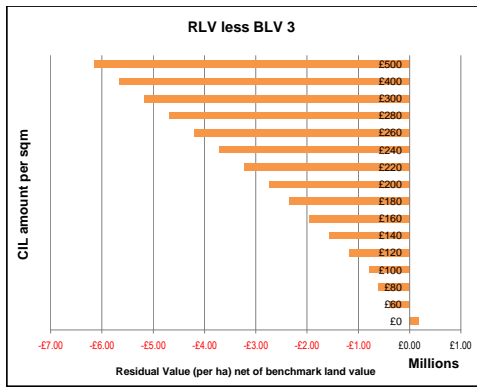
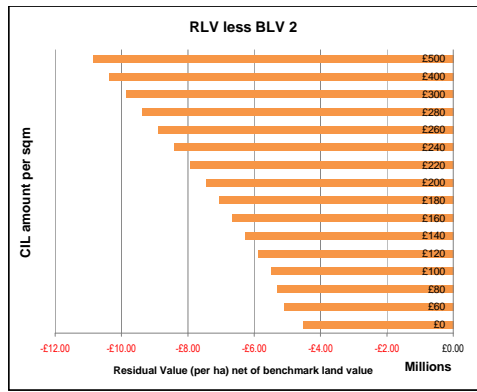
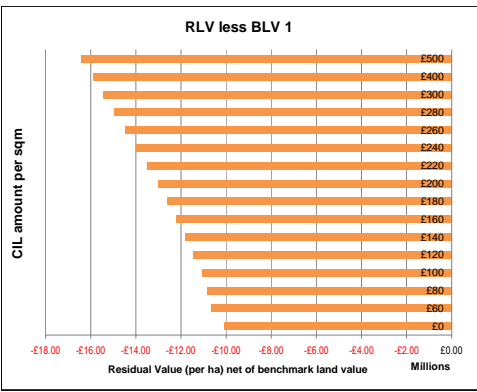
Site type 5 Description: Area 3 £4629 psm BrB, BC, P, PR, BW Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,387,747	2,775,495	12,771,586	7,234,549	2,524,733	214,505
60	1,095,526	2,191,052	13,356,029	7,818,992	3,109,175	798,948
80	998,119	1,996,238	13,550,844	8,013,807	3,303,990	993,762
100	900,712	1,801,423	13,745,658	8,208,621	3,498,804	1,188,577
120	705,897	1,411,795	14,135,286	8,598,249	3,888,433	1,578,205
140	511,083	1,022,166	14,524,915	8,987,878	4,278,061	1,967,834
160	316,269	632,538	14,914,543	9,377,506	4,667,690	2,357,462
180	121,455	242,909	15,304,172	9,767,135	5,057,318	2,747,091
200	-73,360	-146,719	15,693,801	10,156,764	5,446,947	3,136,719
220	-316,877	-633,755	16,083,430	10,546,392	5,836,576	3,526,348
240	-500,394	-1,020,789	16,473,059	10,936,020	6,226,205	3,915,977
260	-683,911	-1,367,822	16,862,688	11,325,648	6,615,834	4,305,606
280	-867,428	-1,714,856	17,252,317	11,715,277	7,005,463	4,695,235
300	-1,050,945	-2,061,890	17,641,946	12,104,906	7,395,092	5,084,864
400	-1,294,462	-2,588,924	18,031,575	12,494,535	7,784,721	5,474,493
500	-1,537,979	-3,075,958	18,421,204	12,884,164	8,174,350	5,864,122



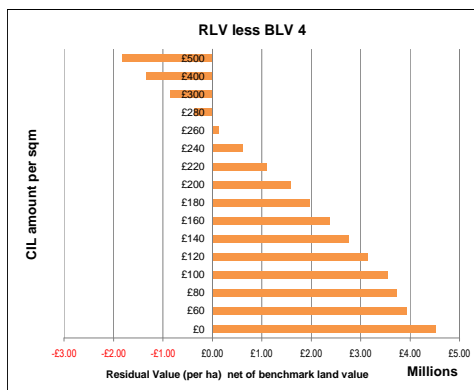
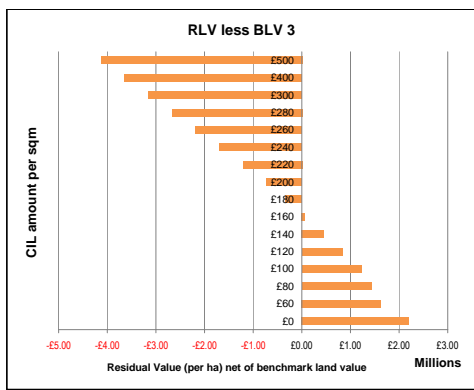
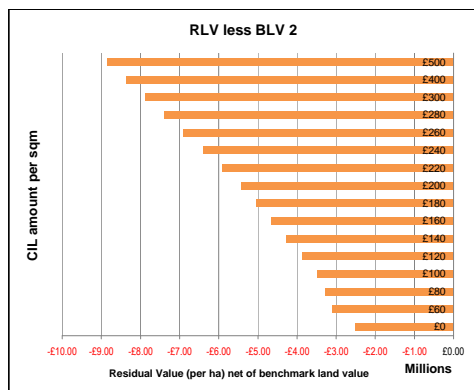
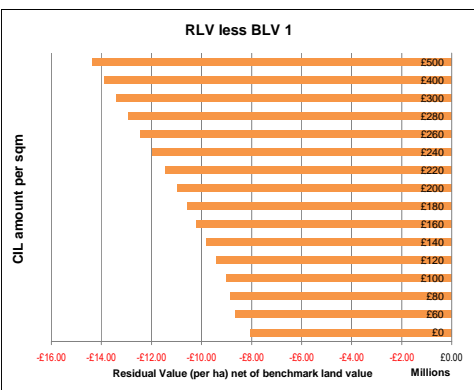
Site type 5 Description: Area 4 £5059 psm BG, GT, NWC, Step Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,742,456	5,484,911	10,062,170	4,525,133	184,684	2,494,911
60	2,450,234	4,900,469	10,646,613	5,109,576	399,759	1,910,469
80	2,352,827	4,705,654	10,841,427	5,304,390	594,573	1,715,654
100	2,255,420	4,510,840	11,036,241	5,499,204	789,387	1,520,840
120	2,060,606	4,121,212	11,425,870	5,888,833	1,179,016	1,131,212
140	1,865,791	3,731,583	11,815,498	6,278,461	1,568,644	741,583
160	1,670,977	3,341,954	12,205,127	6,668,090	1,958,273	351,954
180	1,476,163	2,952,326	12,594,755	7,057,718	2,347,902	-37,674
200	1,281,349	2,562,697	12,984,384	7,447,347	2,737,530	-427,303
220	1,037,831	2,075,662	13,374,012	7,836,976	3,127,159	-914,338
240	794,313	1,588,626	13,763,641	8,226,604	3,516,787	-1,401,374
260	550,795	1,101,590	14,153,270	8,616,233	3,906,416	-1,888,410
280	307,277	614,555	14,542,899	9,005,862	4,296,045	-2,375,445
300	63,759	127,519	14,932,527	9,395,491	4,685,674	-2,862,481
400	-179,758	-359,517	15,322,156	9,785,120	5,075,303	-3,349,517
500	-423,276	-846,552	15,711,784	10,174,749	5,464,932	-3,836,552



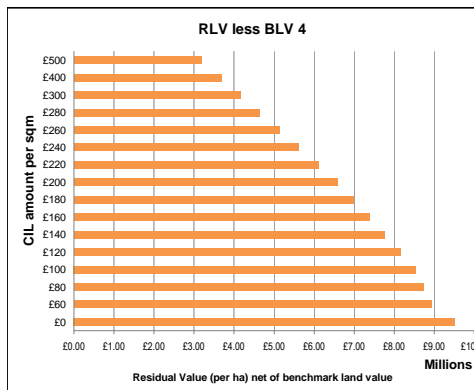
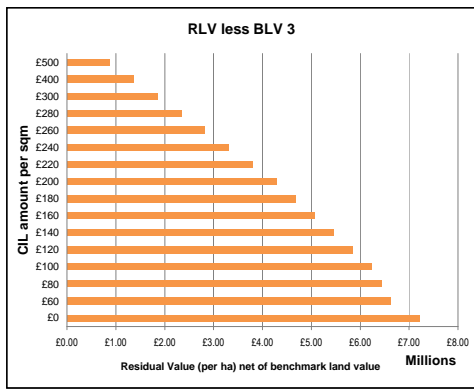
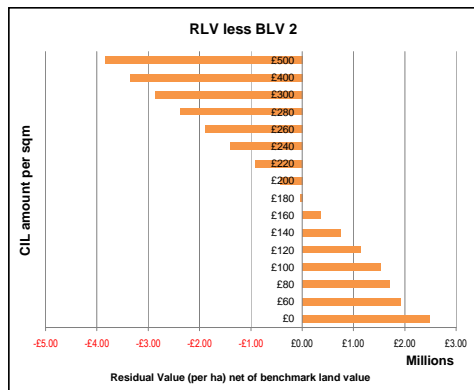
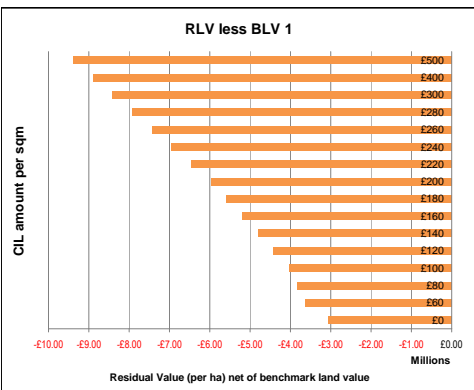
Site type 5 Description: **Area 5** E382 psm Shad,SWC, E14 7 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,750,005	7,500,009	-8,047,072	-2,510,035	2,199,782	4,510,009
60	3,457,783	6,915,566	-8,631,515	-3,094,478	1,615,339	3,925,566
80	3,360,376	6,720,752	-8,826,329	-3,289,292	1,420,525	3,730,752
100	3,262,969	6,525,938	-9,021,143	-3,484,106	1,225,710	3,535,938
120	3,068,155	6,136,309	-9,410,772	-3,873,735	836,082	3,146,309
140	2,873,340	5,746,681	-9,800,401	-4,263,364	446,453	2,756,681
160	2,678,526	5,357,052	-10,190,029	-4,652,992	56,825	2,367,052
180	2,483,712	4,967,424	-10,579,658	-5,042,621	-332,804	1,977,424
200	2,288,898	4,577,795	-10,969,286	-5,432,249	-722,432	1,587,795
220	2,045,380	4,090,759	-11,456,322	-5,919,285	-1,209,468	1,100,759
240	1,801,862	3,603,724	-11,943,358	-6,406,321	-1,696,504	613,724
260	1,558,344	3,116,688	-12,430,393	-6,893,356	-2,183,539	126,688
280	1,314,826	2,629,652	-12,917,429	-7,380,392	-2,670,575	-360,348
300	1,071,308	2,142,617	-13,404,465	-7,867,428	-3,157,611	-847,383
400	827,790	1,655,581	-13,891,500	-8,354,463	-3,644,646	-1,334,419
500	584,273	1,168,545	-14,378,536	-8,841,499	-4,131,682	-1,821,455



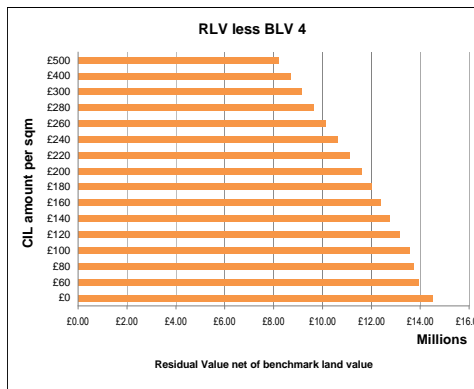
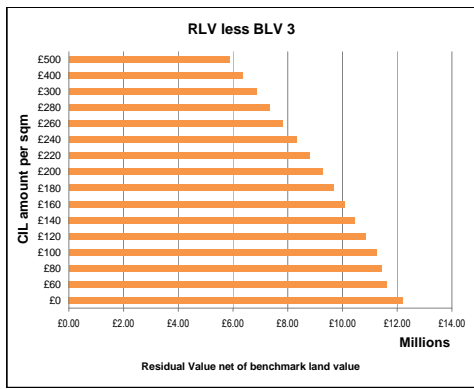
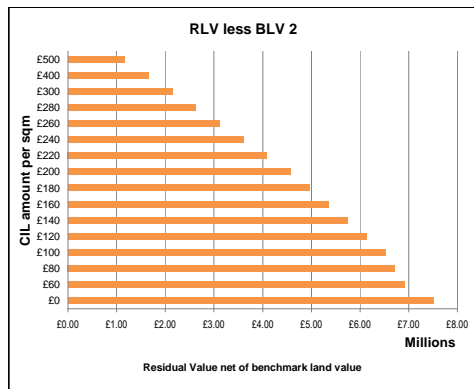
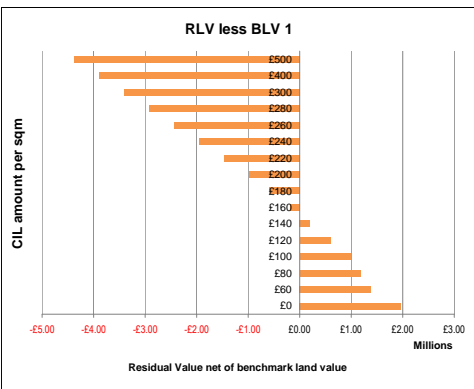
Site type 5 Description: **Area 6** E6189 psm Lime,WoD,Shore Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,250,316	12,500,631	-3,046,450	2,490,587	7,200,404	9,510,631
60	5,958,094	11,916,188	-3,630,893	1,906,144	6,615,961	8,926,188
80	5,860,687	11,721,374	-3,825,707	1,711,330	6,421,147	8,731,374
100	5,763,280	11,526,560	-4,020,521	1,516,516	6,226,333	8,536,560
120	5,568,466	11,136,931	-4,410,150	1,126,887	5,836,704	8,146,931
140	5,373,651	10,747,303	-4,799,778	737,259	5,447,075	7,757,303
160	5,178,837	10,357,674	-5,189,407	347,630	5,057,447	7,367,674
180	4,984,023	9,968,046	-5,579,035	41,998	4,667,818	6,978,046
200	4,789,209	9,578,417	-5,968,664	-431,627	4,278,190	6,588,417
220	4,545,691	9,091,382	-6,455,700	-918,663	3,791,154	6,101,382
240	4,302,173	8,604,346	-6,942,735	-1,405,698	3,304,118	5,614,346
260	4,058,655	8,117,310	-7,429,771	-1,892,734	2,817,083	5,127,310
280	3,815,137	7,630,275	-7,916,807	-2,379,770	2,330,047	4,640,275
300	3,571,619	7,143,239	-8,403,842	-2,866,805	1,843,011	4,153,239
400	3,328,102	6,656,203	-8,890,878	-3,353,841	1,355,976	3,666,203
500	3,084,584	6,169,167	-9,377,914	-3,840,877	868,940	3,179,167



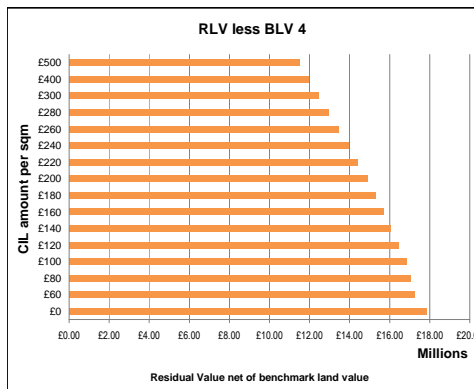
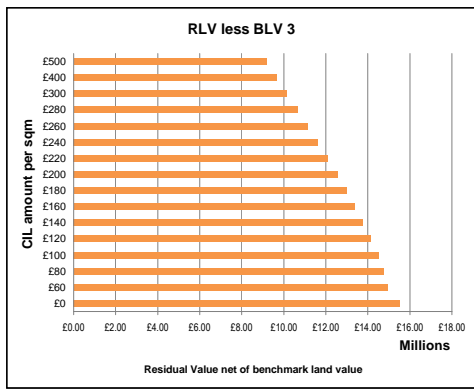
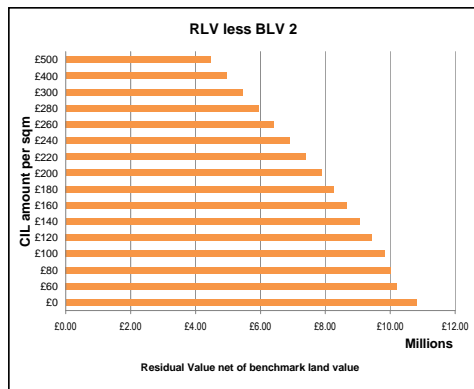
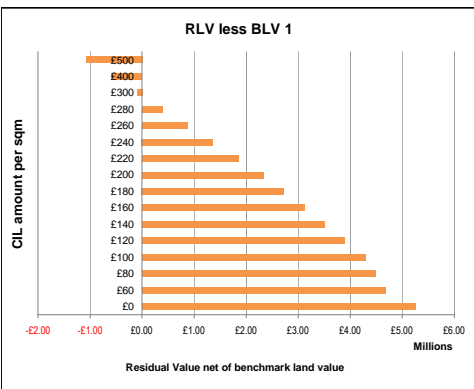
Site type 5 Description: **Area 7** E6997 psm Spitalfields Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,750,674	17,501,348	1,954,266	7,491,303	12,201,120	14,511,348
60	8,458,452	16,916,905	1,369,823	6,906,860	11,616,677	13,926,905
80	8,361,045	16,722,090	1,175,009	6,712,046	11,421,863	13,732,090
100	8,263,638	16,527,276	980,195	6,517,232	11,227,049	13,537,276
120	8,068,824	16,137,648	590,566	6,127,603	10,837,420	13,147,648
140	7,874,010	15,748,019	200,938	5,737,975	10,447,792	12,758,019
160	7,679,195	15,358,391	-188,691	5,348,346	10,058,163	12,368,391
180	7,484,381	14,968,762	-578,319	4,958,718	9,668,535	11,978,762
200	7,289,567	14,579,133	-967,948	4,569,089	9,278,906	11,589,133
220	7,046,049	14,092,098	-1,454,984	4,082,054	8,791,870	11,102,098
240	6,802,531	13,605,062	-1,942,019	3,595,018	8,304,835	10,615,062
260	6,559,013	13,118,026	-2,429,055	3,107,982	7,817,799	10,128,026
280	6,315,495	12,630,991	-2,916,091	2,620,946	7,330,763	9,640,991
300	6,071,978	12,143,955	-3,403,126	2,133,911	6,843,728	9,153,955
400	5,828,460	11,656,919	-3,890,162	1,646,875	6,356,692	8,666,919
500	5,584,942	11,169,884	-4,377,198	1,159,839	5,869,656	8,179,884



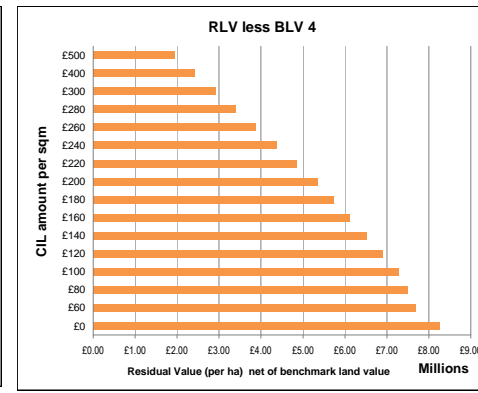
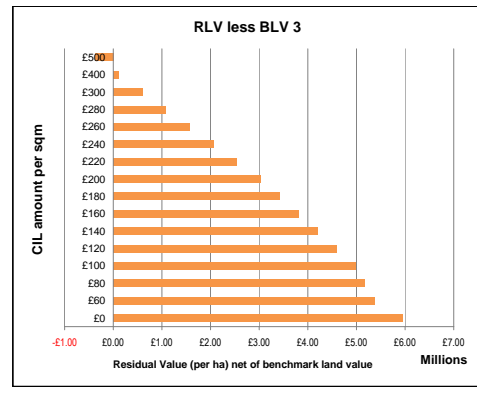
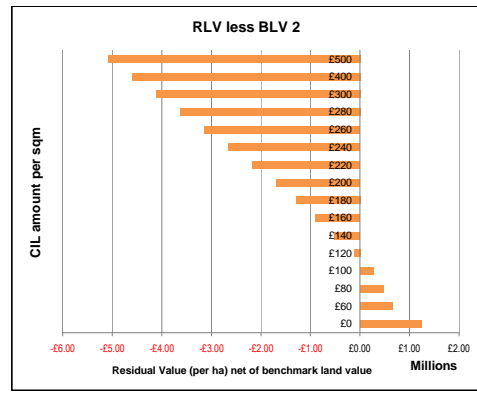
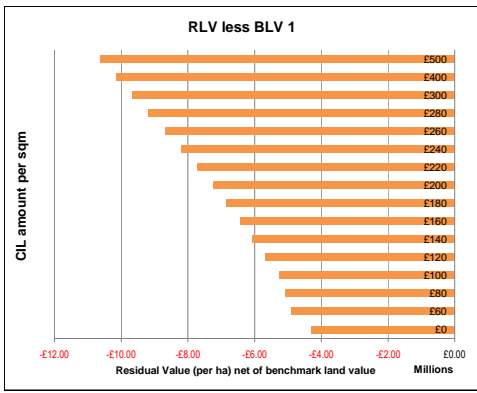
Site type 5 Description: **Area 8** E7535 psm CW,AI,TL,SKD,Wap Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,401,419	20,802,837	5,255,756	10,792,793	15,502,610	17,812,837
60	10,109,197	20,218,395	4,671,313	10,208,350	14,918,167	17,228,395
80	10,011,790	20,023,580	4,476,499	10,013,536	14,723,353	17,033,580
100	9,914,383	19,828,766	4,281,685	9,818,722	14,528,539	16,838,766
120	9,719,569	19,439,138	3,892,056	9,429,093	14,138,910	16,449,138
140	9,524,754	19,049,509	3,502,428	9,039,465	13,749,282	16,059,509
160	9,329,940	18,659,880	3,112,799	8,649,836	13,359,653	15,669,880
180	9,135,126	18,270,252	2,723,171	8,260,208	12,970,024	15,280,252
200	8,940,312	17,880,623	2,333,542	7,870,579	12,580,396	14,890,623
220	8,696,794	17,393,588	1,846,506	7,383,543	12,093,360	14,403,588
240	8,453,276	16,906,552	1,359,471	6,896,508	11,606,325	13,916,552
260	8,209,758	16,419,516	872,435	6,409,472	11,119,289	13,429,516
280	7,966,240	15,932,481	385,399	5,922,436	10,632,253	12,942,481
300	7,722,722	15,445,445	-101,636	5,435,401	10,145,218	12,455,445
400	7,479,205	14,958,409	-588,672	4,948,365	9,658,182	11,968,409
500	7,235,687	14,471,374	-1,075,708	4,461,329	9,171,146	11,481,374



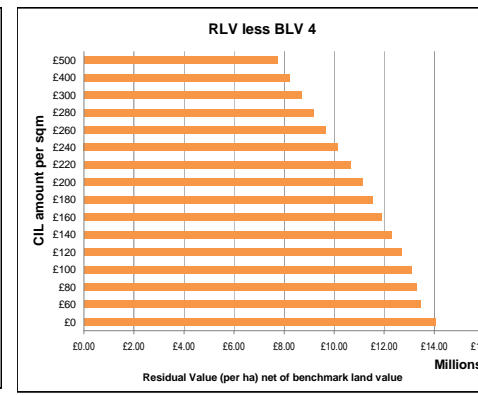
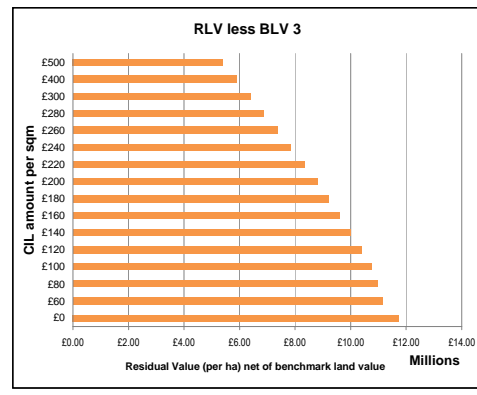
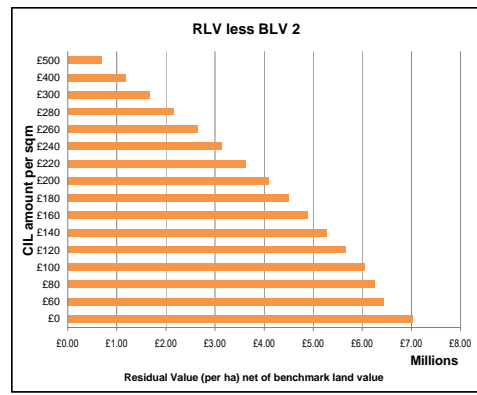
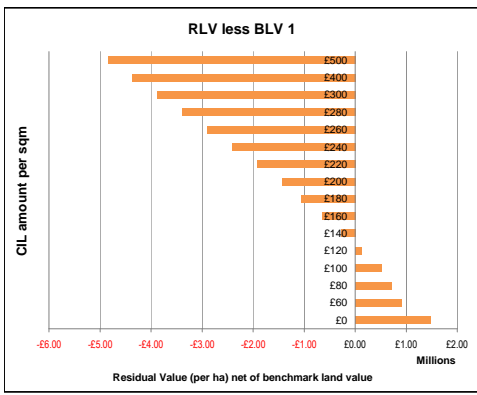
Site type 5 Description: Area 5 E382 psm Shad,SWC, E147 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,625,479	11,250,958	-4,296,123	1,240,914	5,950,731	8,260,958
60	5,333,258	10,666,515	-4,880,566	656,471	5,366,288	7,676,515
80	5,235,850	10,471,701	-5,075,380	461,657	5,171,473	7,481,701
100	5,138,443	10,276,887	-5,270,195	266,842	4,976,659	7,286,887
120	4,943,629	9,887,258	-5,659,823	122,786	4,587,031	6,897,258
140	4,748,815	9,497,629	-6,049,452	512,415	4,197,402	6,507,629
160	4,554,000	9,108,001	-6,439,080	902,043	3,807,774	6,118,001
180	4,359,186	8,718,372	-6,828,709	1,291,672	3,418,145	5,728,372
200	4,164,372	8,328,744	-7,218,337	1,681,300	3,028,516	5,338,744
220	3,969,557	7,939,115	-7,607,966	2,070,928	2,638,887	4,949,115
240	3,774,743	7,549,487	-8,000,595	2,460,557	2,249,258	4,559,487
260	3,579,928	7,159,858	-8,393,224	2,850,186	1,859,629	4,169,858
280	3,385,114	6,770,229	-8,785,853	3,239,815	1,469,999	3,780,229
300	3,190,300	6,380,601	-9,178,482	3,629,444	1,080,370	3,390,601
400	2,703,265	5,406,530	-10,140,552	4,603,514	106,302	2,416,530
500	2,459,747	4,919,494	-10,627,587	5,090,550	380,733	1,929,494



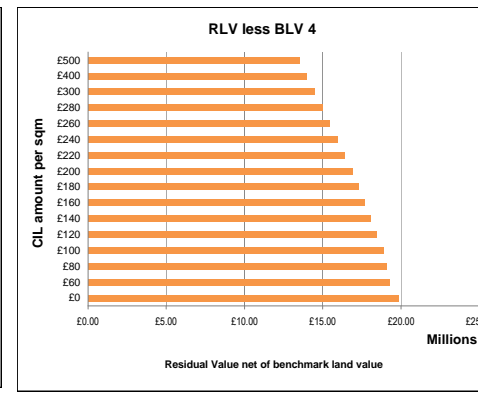
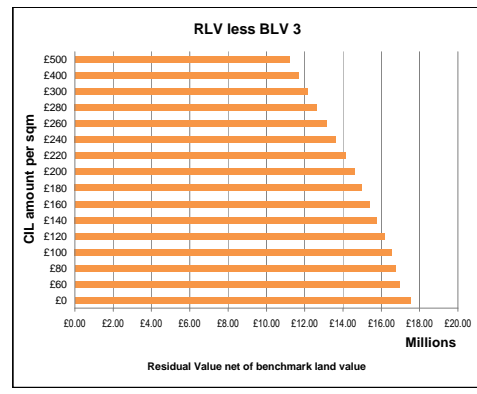
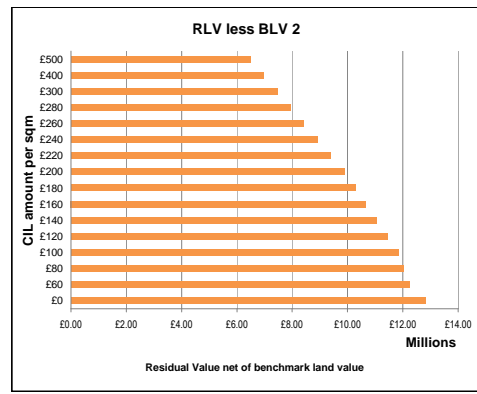
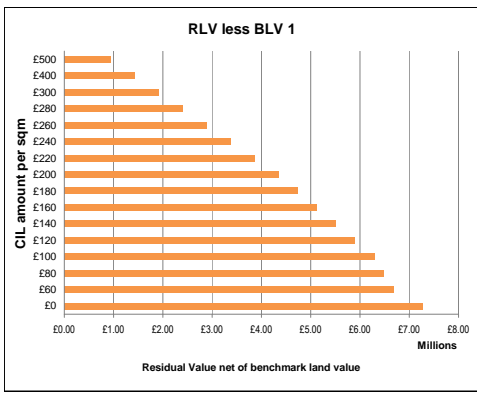
Site type 5 Description: Area 6 E6189 psm Lime,WoD,Shore Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,514,585	17,029,170	1,482,089	7,019,126	11,728,943	14,039,170
60	8,222,364	16,444,727	897,646	6,434,683	11,144,500	13,454,727
80	8,124,957	16,249,913	702,832	6,239,869	10,949,686	13,259,913
100	8,027,549	16,055,099	508,018	6,045,055	10,754,872	13,065,099
120	7,930,142	15,860,285	313,204	5,850,241	10,560,058	12,870,285
140	7,832,735	15,665,470	118,389	5,655,426	10,365,243	12,675,470
160	7,735,328	15,470,656	7,573	5,460,611	10,170,428	12,480,656
180	7,637,921	15,275,842	271,239	5,265,796	9,975,614	12,285,842
200	7,540,514	15,081,027	126,424	5,070,981	9,780,800	12,091,027
220	7,443,107	14,886,213	7,608	4,876,166	9,585,985	11,896,213
240	7,345,700	14,691,398	137,808	4,681,351	9,391,170	11,701,398
260	7,248,293	14,496,584	293,603	4,486,536	9,196,355	11,506,584
280	7,150,886	14,301,769	449,398	4,291,721	9,001,540	11,311,769
300	7,053,479	14,106,954	305,193	4,096,906	8,806,725	11,116,954
400	6,809,960	13,619,921	1,927,161	3,609,876	8,319,693	10,629,921
240	6,566,442	13,132,885	2,414,196	3,122,841	7,832,657	10,142,885
260	6,322,925	12,645,849	2,901,232	2,635,805	7,347,621	9,655,849
280	6,079,407	12,158,813	3,388,268	2,148,769	6,862,585	9,168,813
300	5,835,889	11,671,776	3,875,303	1,661,734	6,377,549	8,681,776
400	5,592,371	11,184,740	4,362,339	1,174,698	5,892,513	8,194,740
500	5,348,853	10,697,704	4,849,375	687,662	5,397,477	7,707,704



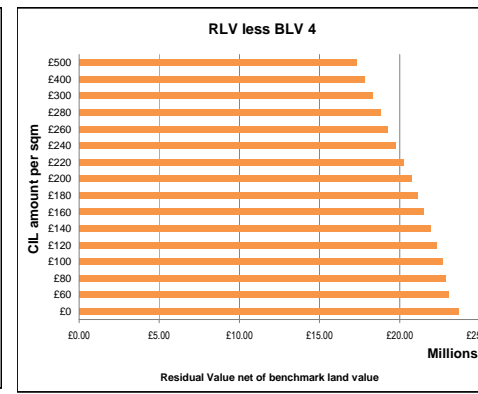
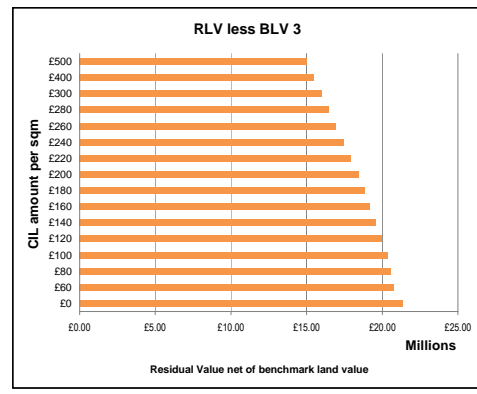
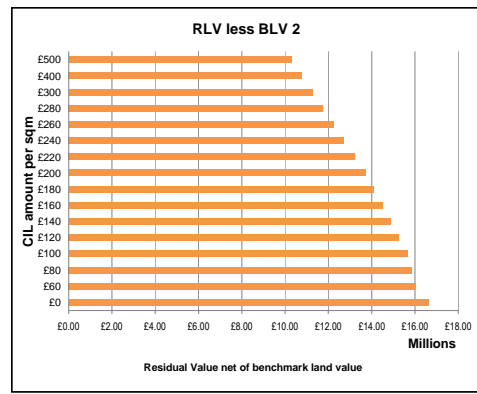
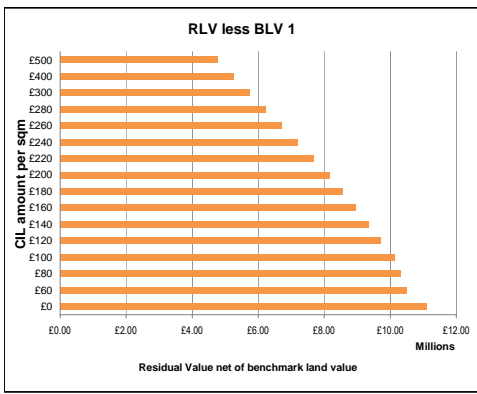
Site type 5 Description: Area 7 E6997 psm Spitalfields Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,403,738	22,807,477	7,260,395	12,797,432	17,507,249	19,817,477
60	11,111,517	22,223,034	6,675,953	12,212,990	16,922,806	19,233,034
80	11,014,110	22,028,220	6,481,138	12,018,175	16,727,992	19,038,220
100	10,916,703	21,833,405	6,286,324	11,823,361	16,533,178	18,843,405
120	10,819,296	21,638,591	6,091,509	11,628,546	16,338,364	18,648,591
140	10,721,889	21,443,776	5,896,695	11,433,732	16,143,550	18,453,776
160	10,624,482	21,248,962	5,701,880	11,238,917	15,948,735	18,258,962
180	10,527,075	21,054,147	5,507,066	11,044,103	15,753,921	18,064,147
200	10,429,668	20,859,332	5,312,251	10,849,288	15,559,106	17,869,332
220	10,332,261	20,664,517	5,117,436	10,654,473	15,364,292	17,674,517
240	10,234,854	20,469,703	4,922,621	10,459,658	15,169,477	17,479,703
260	10,137,447	20,274,888	4,727,806	10,264,843	14,974,662	17,284,888
280	10,040,040	20,080,073	4,532,991	10,070,028	14,779,847	17,090,073
300	9,942,633	19,885,258	4,338,176	9,875,213	14,585,032	16,895,258
400	9,455,596	18,911,191	3,364,110	8,901,147	13,610,966	15,921,191
260	9,212,078	18,424,154	2,877,074	8,414,111	13,123,930	15,434,154
280	8,968,560	17,937,117	2,390,038	7,927,075	12,636,894	14,947,117
300	8,725,042	17,450,080	1,903,002	7,440,040	12,149,857	14,460,080
400	8,481,524	16,963,043	1,415,966	6,953,004	11,662,821	13,973,043
500	8,238,006	16,476,006	928,930	6,465,969	11,175,785	13,486,006



Site type 5 Description: Area 8 E7535 psm CW,AI,TL,SKD,Wap Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,313,680	26,627,360	11,080,279	16,617,316	21,327,133	23,637,360
60	13,021,459	26,042,917	10,495,836	16,032,873	20,742,690	23,052,917
80	12,924,051	25,848,103	10,301,022	15,838,059	20,547,876	22,858,103
100	12,826,644	25,653,289	10,106,207	15,643,244	20,353,061	22,663,289
120	12,729,237	25,458,475	9,911,392	15,448,429	20,158,247	22,468,475
140	12,631,830	25,263,660	9,716,577	15,253,614	19,963,433	22,273,660
160	12,534,423	25,068,846	9,521,762	15,058,800	19,768,618	22,078,846
180	12,437,016	24,874,032	9,326,947	14,863,985	19,573,804	21,884,032
200	12,339,609	24,679,217	9,132,132	14,669,170	19,378,989	21,689,217
220	12,242,202	24,484,403	8,937,317	14,474,355	19,184,174	21,494,403
240	12,144,795	24,289,588	8,742,502	14,279,540	18,989,359	21,299,588
260	12,047,388	24,094,774	8,547,687	14,084,725	18,794,544	21,104,774
280	11,949,981	23,899,959	8,352,872	13,889,910	18,599,729	20,909,959
300	11,852,574	23,705,144	8,158,057	13,695,095	18,404,914	20,715,144
400	11,609,055	23,218,110	7,671,029	13,208,066	17,917,883	20,228,110
240	11,365,537	22,731,076	7,184,001	12,721,037	17,430,851	19,741,076
260	11,220,019	22,244,042	6,696,972	12,234,008	16,943,820	19,254,042
280	10,878,502	21,757,008	6,209,943	11,746,979	16,456,789	18,767,008
300	10,634,984	21,269,974	5,722,914	11,259,950	15,969,758	18,279,974
400	10,391,466	20,782,940	5,235,885	10,772,921	15,482,727	17,792,940
500	10,147,948	20,295,906	4,748,856	10,285,892	14,995,696	17,305,906



CIL Viability LB Tower Hamlets		Benchmark Land Values (per net developable ha)			
SITE TYPE	5	BLV1	BLV2	BLV3	BLV4
100 UNITS		Offices (higher)	Offices (lower)	Industrial/WH	Community uses
FLATS		£15,547,081	£10,010,044	£5,300,227	£2,990,000
200 UPH	Net area as percentage of gross	100%			
CSH level:	4 on AH	Sales value inflation			
	4 on private				
Aff Hsg:	30%				
		Build cost inflation			

Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).

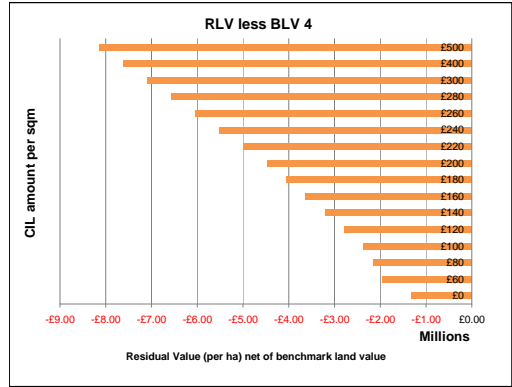
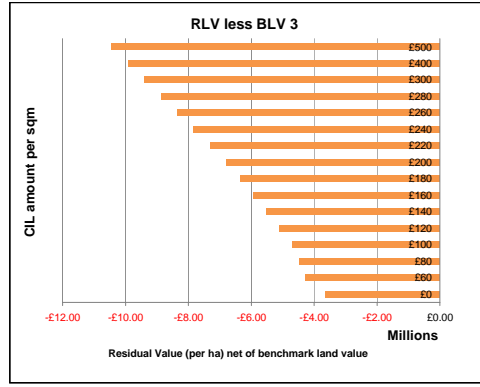
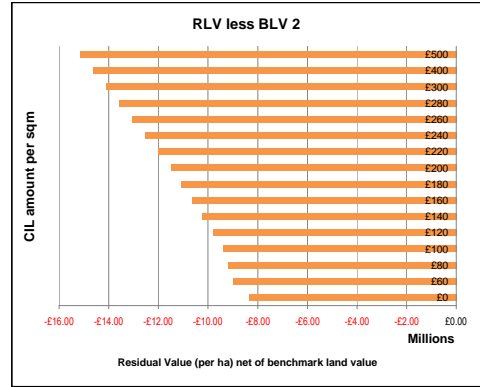
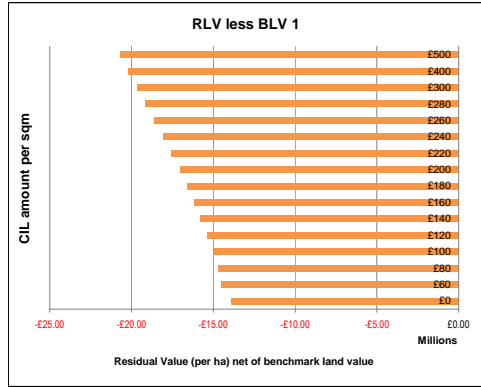
"Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).

"Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).

"Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

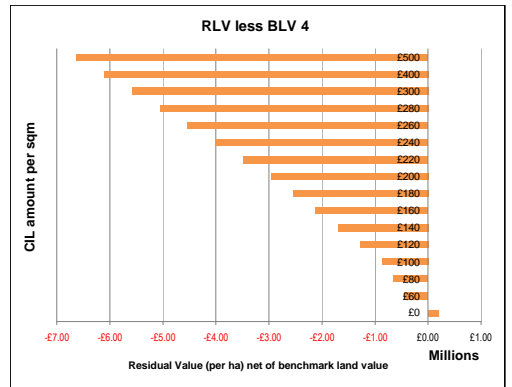
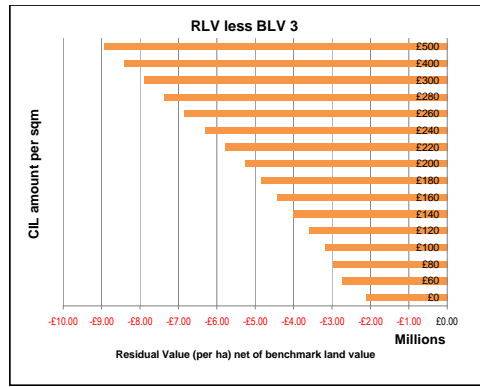
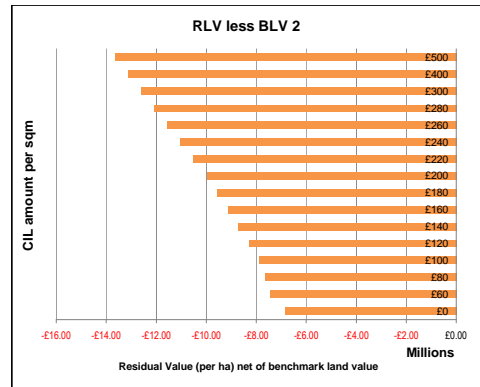
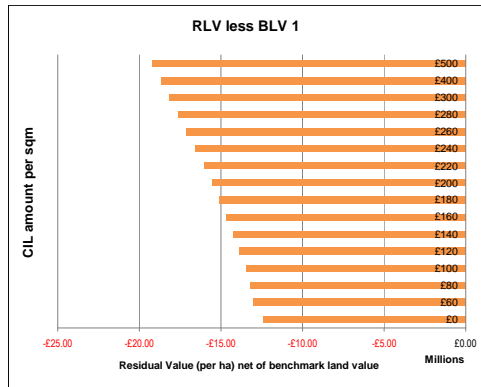
Site type 5 Description:	Area 1	£4090 psm CT, Fish, Bow, Mile	Site area:	0.50 ha
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CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	834,215	1,668,430	-13,878,652	-8,341,615	-3,631,798	-1,321,570
60	519,515	1,039,030	-14,508,052	-8,971,015	-4,261,198	-1,950,970
80	414,615	829,230	-14,717,852	-9,180,814	-4,470,998	-2,160,770
100	309,715	619,430	-14,927,652	-9,390,614	-4,680,798	-2,370,570
120	99,915	199,830	-15,347,251	-9,810,214	-5,100,398	-2,790,170
140	-109,885	-219,770	-15,766,851	-10,229,814	-5,519,998	-3,209,770
160	-319,685	-639,370	-16,186,451	-10,649,414	-5,939,598	-3,629,370
180	-529,485	-1,058,970	-16,606,051	-11,069,014	-6,359,198	-4,048,970
200	-739,285	-1,478,570	-17,025,651	-11,488,614	-6,778,798	-4,468,570
220	-1,001,535	-2,003,070	-17,550,151	-12,013,114	-7,303,297	-4,993,070
240	-1,263,785	-2,527,570	-18,074,651	-12,537,614	-7,827,797	-5,517,570
260	-1,526,035	-3,052,070	-18,599,151	-13,062,114	-8,352,297	-6,042,070
280	-1,788,285	-3,576,570	-19,123,651	-13,586,614	-8,876,797	-6,566,570
300	-2,050,535	-4,101,070	-19,648,151	-14,111,114	-9,401,297	-7,091,070
400	-2,312,785	-4,625,570	-20,172,651	-14,635,614	-9,925,797	-7,615,570
500	-2,575,035	-5,150,070	-20,697,151	-15,160,114	-10,450,297	-8,140,070



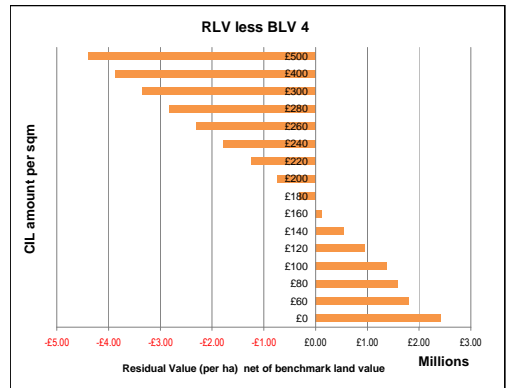
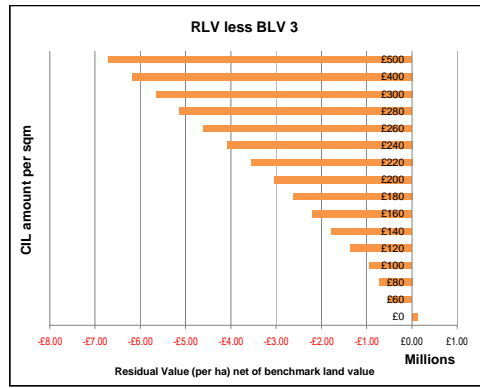
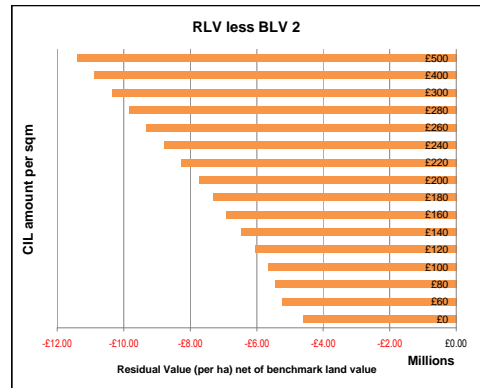
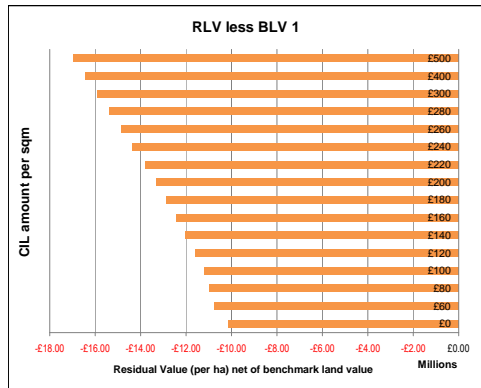
Site type 5 Description:	Area 2	£4306 psm S IO D	Site area:	0.50 ha
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CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,588,009	3,176,017	-12,371,064	-6,834,027	-2,124,210	-186,017
60	1,273,309	2,546,618	-13,000,464	-7,463,427	-2,753,610	-443,382
80	1,168,409	2,336,818	-13,210,264	-7,673,227	-2,963,410	-653,182
100	1,063,509	2,127,018	-13,420,064	-7,883,027	-3,173,210	-862,982
120	853,709	1,707,418	-13,839,664	-8,302,627	-3,592,810	-1,282,582
140	643,909	1,287,818	-14,259,264	-8,722,227	-4,012,410	-1,702,182
160	434,109	868,218	-14,678,864	-9,141,827	-4,432,010	-2,121,782
180	224,309	448,618	-15,098,464	-9,561,427	-4,851,610	-2,541,382
200	14,509	29,018	-15,518,064	-9,981,027	-5,271,210	-2,960,982
220	-247,741	-495,482	-16,042,564	-10,505,526	-5,795,710	-3,485,482
240	-509,991	-1,019,982	-16,567,063	-11,030,026	-6,320,210	-4,009,982
260	-772,241	-1,544,482	-17,091,563	-11,554,526	-6,844,710	-4,534,482
280	-1,034,491	-2,068,982	-17,616,063	-12,079,026	-7,369,210	-5,058,982
300	-1,296,741	-2,593,482	-18,140,563	-12,603,526	-7,893,710	-5,583,482
400	-1,558,991	-3,117,982	-18,665,063	-13,128,026	-8,418,209	-6,107,982
500	-1,821,241	-3,642,482	-19,189,563	-13,652,526	-8,942,709	-6,632,482



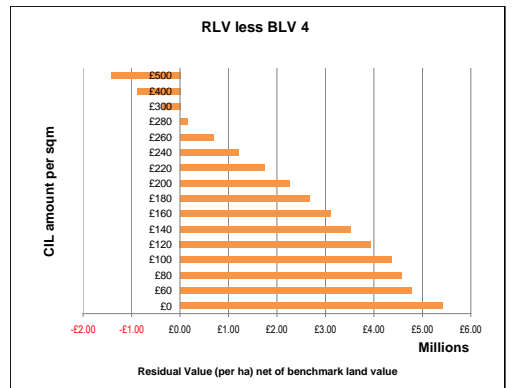
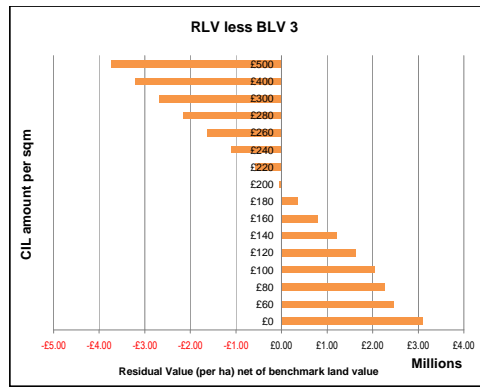
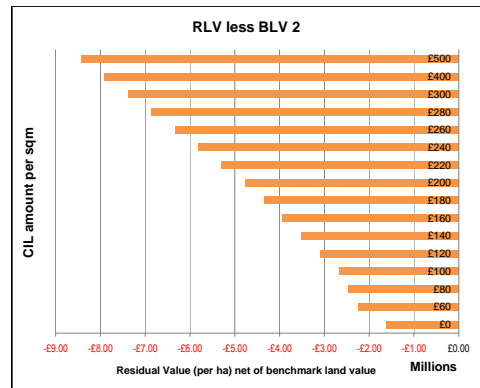
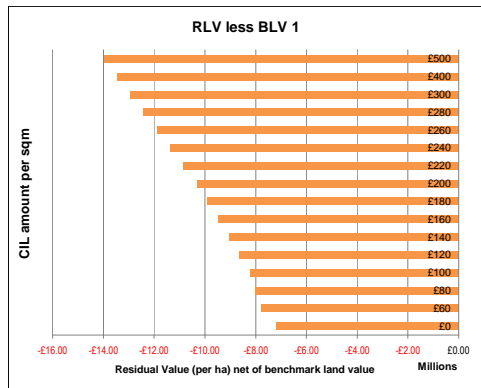
Site type 5 Description:	Area 3	£4629 psm BrB, BC, P, PR, BW	Site area:	0.50 ha
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CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,705,649	5,411,298	-10,135,783	-4,598,746	-1,111,071	-2,421,298
60	2,390,949	4,781,898	-10,765,183	-5,228,146	-1,741,329	-1,791,898
80	2,286,049	4,572,098	-10,974,983	-5,437,946	-1,951,129	-1,582,098
100	2,181,149	4,362,298	-11,184,783	-5,647,746	-2,160,929	-1,372,298
120	1,971,349	3,942,698	-11,604,383	-6,067,346	-2,580,529	-952,698
140	1,761,549	3,523,098	-12,023,983	-6,486,946	-3,000,129	-533,098
160	1,551,749	3,103,498	-12,443,583	-6,906,546	-3,419,729	-113,498
180	1,341,949	2,683,898	-12,863,183	-7,326,146	-3,839,329	306,102
200	1,132,149	2,264,298	-13,282,783	-7,745,746	-4,258,929	725,702
220	869,899	1,739,798	-13,807,383	-8,165,346	-4,678,529	1,245,302
240	607,649	1,215,298	-14,331,983	-8,584,946	-5,098,129	1,764,902
260	345,399	690,798	-14,856,583	-9,004,546	-5,517,729	2,284,502
280	83,149	166,298	-15,381,183	-9,424,146	-5,937,329	2,804,102
300	-179,101	-358,202	-15,905,783	-9,843,746	-6,356,929	3,323,702
400	-441,351	-882,702	-16,429,383	-10,263,346	-6,776,529	3,843,302
500	-703,601	-1,407,202	-16,953,983	-10,682,946	-7,196,129	4,362,902



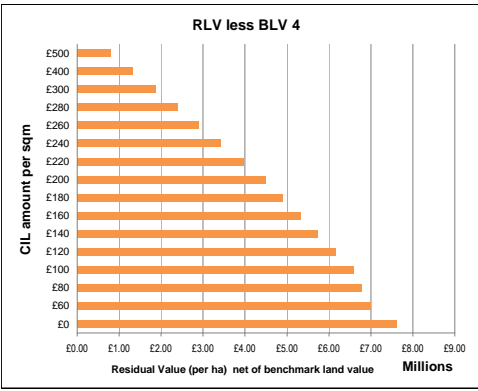
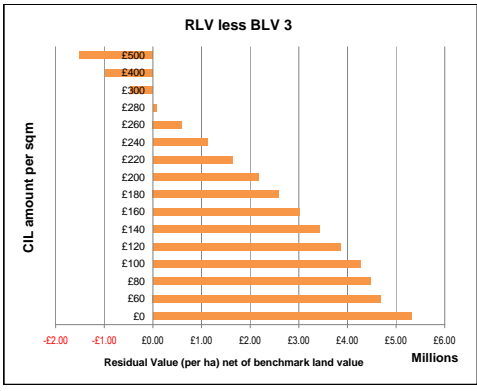
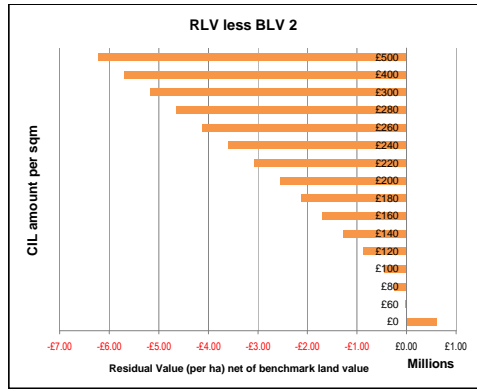
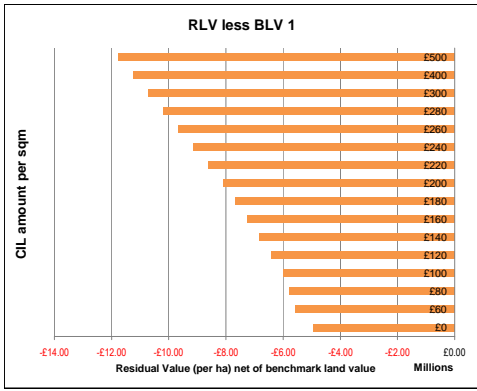
Site type 5 Description:	Area 4	£5059 psm BG, GT, NWC, Step	Site area:	0.50 ha
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CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,195,781	8,391,562	-7,155,519	-1,618,482	-3,091,335	-5,401,562
60	3,881,081	7,762,162	-7,784,919	-2,247,882	-2,461,935	-4,772,162
80	3,776,181	7,552,362	-7,994,719	-2,457,682	-2,252,135	-4,562,362
100	3,671,281	7,342,562	-8,204,519	-2,667,482	-2,042,335	-4,352,562
120	3,461,481	6,922,962	-8,624,119	-3,087,082	-1,822,735	-3,932,962
140	3,251,681	6,503,362	-9,043,719	-3,506,682	-1,603,135	-3,513,362
160	3,041,881	6,083,762	-9,463,319	-3,926,282	-1,383,535	-3,093,762
180	2,832,081	5,664,162	-9,882,919	-4,345,882	-1,163,935	-2,674,162
200	2,622,281	5,244,562	-10,302,519	-4,765,482	-944,335	-2,254,562
220	2,360,031	4,720,062	-10,827,119	-5,185,082	-724,735	-1,834,962
240	2,097,781	4,195,562	-11,351,719	-5,604,682	-505,135	-1,415,362
260	1,835,531	3,671,062	-11,876,319	-6,024,282	-285,535	-995,762
280	1,573,281	3,146,562	-12,400,919	-6,443,882	-65,935	-676,162
300	1,311,031	2,622,062	-12,925,519	-6,863,482	153,665	-256,562
400	1,048,781	2,097,562	-13,449,119	-7,283,082	374,065	163,038
500	786,531	1,573,062	-13,972,719	-7,702,682	594,465	643,438



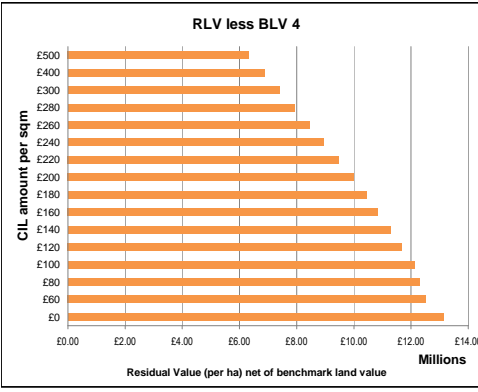
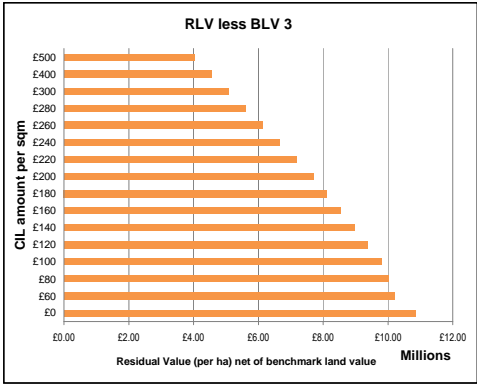
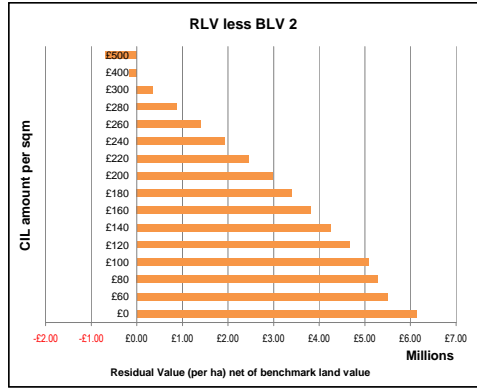
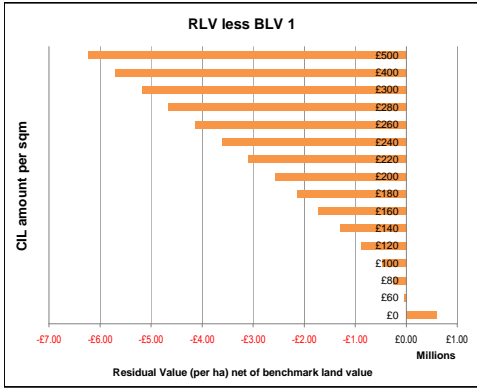
Site type 5 Description: Area 5 E382 psm Shad,SWC, E147 Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,306,109	10,612,219	- 4,934,862	602,175	5,311,991	7,622,219
60	4,991,409	9,982,819	- 5,564,262	27,225	4,662,591	6,992,819
80	4,896,509	9,773,019	- 5,774,062	237,025	4,472,791	6,783,019
100	4,781,609	9,563,219	- 5,983,862	446,825	4,262,991	6,573,219
120	4,571,809	9,143,619	- 6,403,462	866,425	3,843,391	6,153,619
140	4,362,009	8,724,019	- 6,823,062	1,286,025	3,423,791	5,734,019
160	4,152,209	8,304,419	- 7,242,662	1,705,625	3,004,192	5,314,419
180	3,942,409	7,884,819	- 7,662,262	2,125,225	2,584,592	4,894,819
200	3,732,609	7,465,219	- 8,081,862	2,544,825	2,164,992	4,475,219
220	3,470,360	6,940,719	- 8,606,362	3,069,325	1,640,492	3,950,719
240	3,208,110	6,416,219	- 9,130,862	3,593,825	1,115,992	3,426,219
260	2,945,860	5,891,719	- 9,655,362	4,118,325	591,492	2,901,719
280	2,683,610	5,367,219	- 10,179,862	4,642,825	66,992	2,377,219
300	2,421,360	4,842,719	- 10,704,362	5,167,325	- 457,508	1,852,719
400	2,159,110	4,318,219	- 11,228,862	5,691,825	- 982,008	1,328,219
500	1,896,860	3,793,719	- 11,753,362	6,216,325	- 1,506,508	803,719



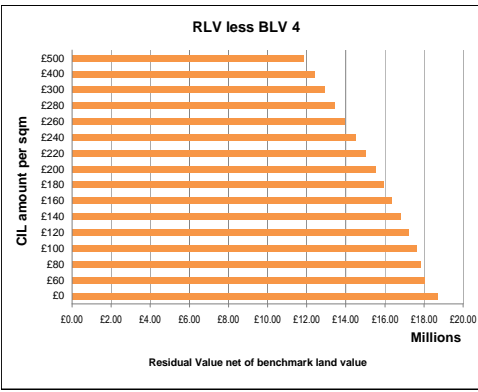
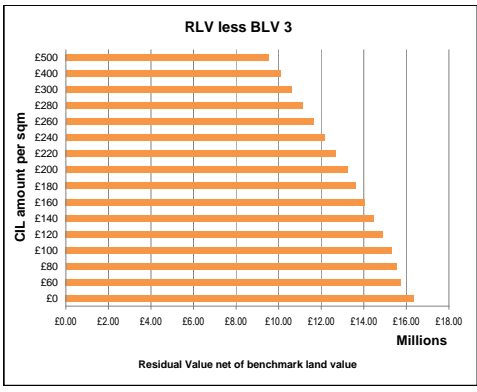
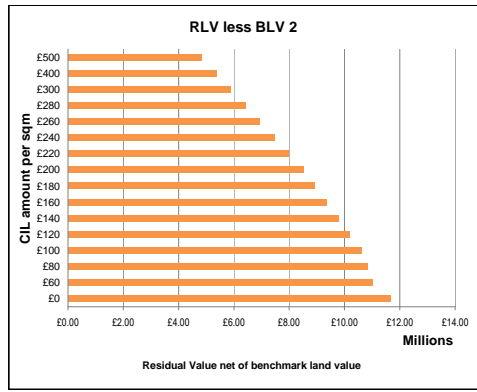
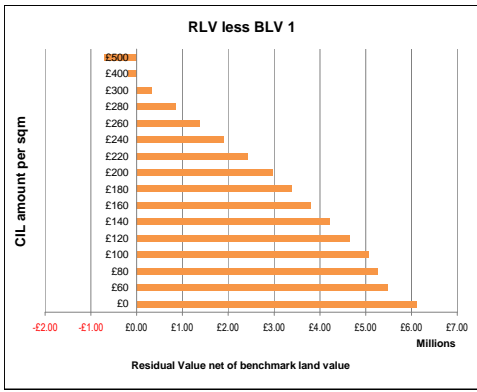
Site type 5 Description: Area 6 E6189 psm Lime,WoD,Shore Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,066,021	16,132,042	- 584,960	6,121,997	10,831,814	13,142,042
60	7,751,321	15,502,642	- 44,440	5,492,597	10,202,414	12,512,642
80	7,646,421	15,292,842	- 254,240	5,282,798	9,992,614	12,302,842
100	7,541,521	15,083,042	- 464,040	5,072,998	9,782,814	12,093,042
120	7,331,721	14,663,442	- 883,639	4,653,398	9,363,214	11,673,442
140	7,121,921	14,243,842	- 1,303,239	4,233,798	8,943,614	11,253,842
160	6,912,121	13,824,242	- 1,722,839	3,814,198	8,524,014	10,834,242
180	6,702,321	13,404,642	- 2,142,439	3,394,598	8,104,414	10,414,642
200	6,492,521	12,985,042	- 2,562,039	2,974,998	7,684,814	9,995,042
220	6,230,271	12,460,542	- 3,086,539	2,450,498	7,160,315	9,470,542
240	5,968,021	11,936,042	- 3,611,039	1,925,998	6,635,815	8,946,042
260	5,705,771	11,411,542	- 4,135,539	1,401,498	6,111,315	8,421,542
280	5,443,521	10,887,042	- 4,660,039	876,998	5,586,815	7,897,042
300	5,181,271	10,362,542	- 5,184,539	352,498	5,062,315	7,372,542
400	4,919,021	9,838,042	- 5,709,039	- 172,002	4,537,815	6,848,042
500	4,656,771	9,313,542	- 6,233,539	- 696,502	4,013,315	6,323,542



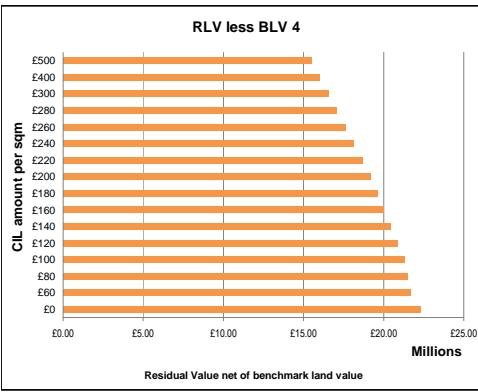
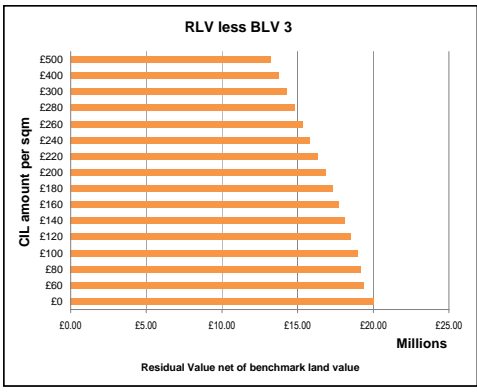
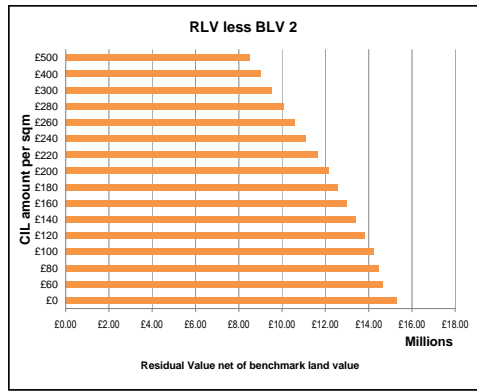
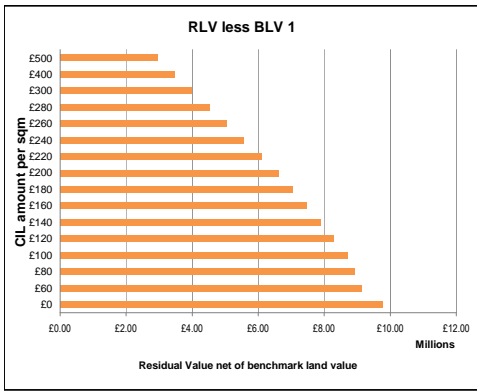
Site type 5 Description: Area 7 E6997 psm Spitalfields Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,825,973	21,651,945	- 6,104,864	11,641,901	16,351,718	18,661,945
60	10,511,273	21,022,545	- 5,475,464	11,012,501	15,722,318	18,032,545
80	10,406,373	20,812,745	- 5,265,664	10,802,701	15,512,518	17,822,745
100	10,301,473	20,602,945	- 5,055,864	10,592,901	15,302,718	17,612,945
120	10,091,673	20,183,345	- 4,636,264	10,173,301	14,883,118	17,193,345
140	9,881,873	19,763,745	- 4,216,664	9,753,701	14,463,518	16,773,745
160	9,672,073	19,344,145	- 3,797,064	9,334,101	14,043,918	16,354,145
180	9,462,273	18,924,545	- 3,377,464	8,914,501	13,624,318	15,934,545
200	9,252,473	18,504,945	- 2,957,864	8,494,901	13,204,718	15,514,945
220	8,990,223	17,980,445	- 2,433,364	7,970,401	12,680,218	14,990,445
240	8,727,973	17,455,945	- 1,908,864	7,445,901	12,155,718	14,465,945
260	8,465,723	16,931,446	- 1,384,364	6,921,401	11,631,218	13,941,446
280	8,203,473	16,406,946	- 859,864	6,396,901	11,106,718	13,416,946
300	7,941,223	15,882,446	- 335,364	5,872,401	10,582,218	12,892,446
400	7,678,973	15,357,946	- 189,136	5,347,901	10,057,718	12,367,946
500	7,416,723	14,833,446	- 713,636	4,823,401	9,533,218	11,843,446



Site type 5 Description: Area 8 E7535 psm CW,AI,TL,SKD,Wap Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,652,089	25,304,177	- 9,757,096	15,294,133	20,003,990	22,314,177
60	12,337,389	24,674,777	- 9,127,696	14,664,733	19,374,590	21,684,777
80	12,232,489	24,464,977	- 8,917,896	14,454,933	19,164,790	21,474,977
100	12,127,589	24,255,177	- 8,708,096	14,245,133	18,954,990	21,265,177
120	11,917,789	23,835,577	- 8,288,496	13,825,533	18,535,390	20,845,577
140	11,707,989	23,415,977	- 7,868,896	13,405,933	18,115,790	20,425,977
160	11,498,189	22,996,377	- 7,449,296	12,986,333	17,696,190	20,006,377
180	11,288,389	22,576,777	- 7,029,696	12,566,733	17,276,590	19,586,777
200	11,078,589	22,157,177	- 6,610,096	12,147,133	16,856,990	19,167,177
220	10,816,339	21,632,677	- 6,085,496	11,622,533	16,332,450	18,642,677
240	10,554,089	21,108,177	- 5,561,096	11,098,133	15,807,950	18,118,177
260	10,291,839	20,583,678	- 5,036,596	10,573,633	15,283,450	17,593,678
280	10,029,589	20,059,178	- 4,512,096	10,049,133	14,758,950	17,069,178
300	9,767,339	19,534,678	- 3,987,596	9,524,633	14,234,450	16,544,678
400	9,505,089	19,010,178	- 3,463,096	9,000,133	13,709,950	16,020,178
500	9,242,839	18,485,678	- 2,938,596	8,475,633	13,185,450	15,495,678



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher)	BLV2 Offices (lower)	BLV3 Industrial/WH	BLV4 Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

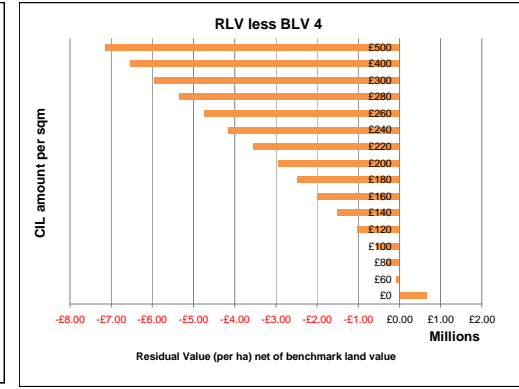
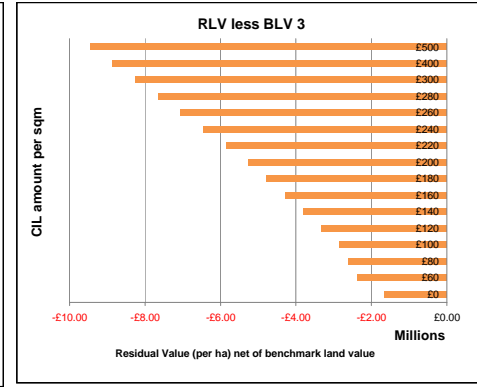
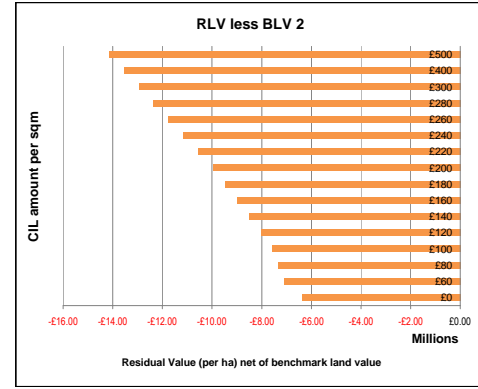
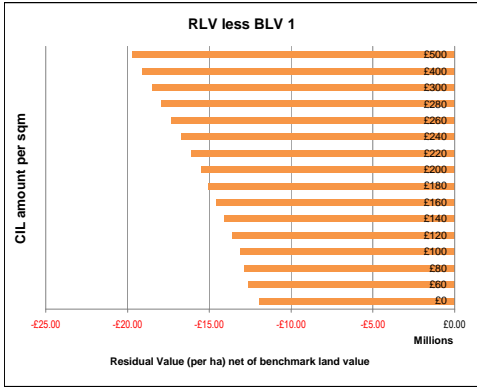
Note on Benchmark land values:
 "Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 5
 100 UNITS
 FLATS
 200 UPH Net area as percentage of gross
 CSH level: 4 on AH
 4 on private
 Aff Hsg: 20%

Sales value inflation
 Build cost inflation

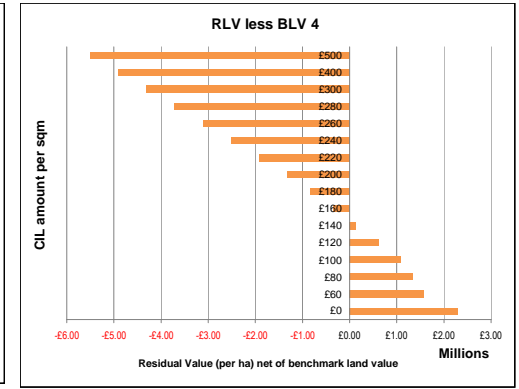
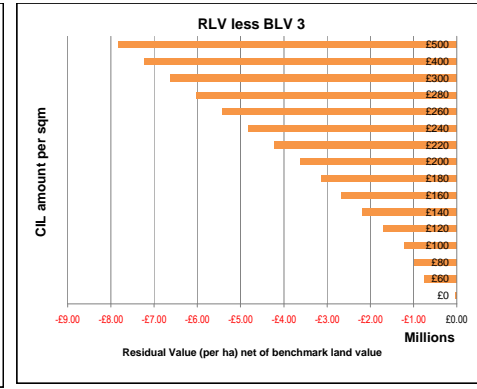
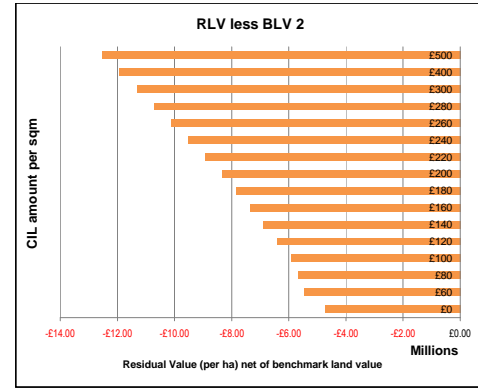
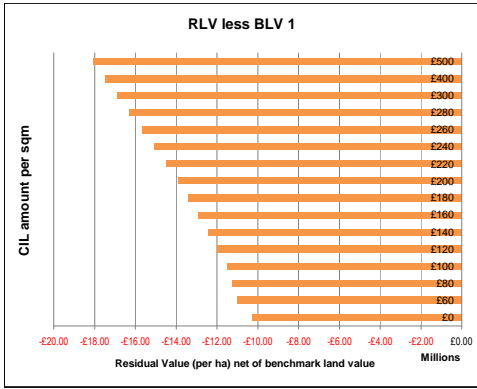
Site type 5 Description: **Area 1 £4090 psm CT,Fish,Bow,Mile** Site area:

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,821,119	3,642,237	-11,904,844	-6,367,807	-1,657,990	652,237
60	1,461,461	2,922,923	-12,624,158	-7,087,121	-2,377,304	67,077
80	1,341,576	2,683,152	-12,863,930	-7,326,893	-2,617,076	306,848
100	1,221,690	2,443,380	-13,103,701	-7,566,664	-2,856,847	546,620
120	981,919	1,963,837	-13,583,244	-8,046,207	-3,336,390	1,026,163
140	742,147	1,484,294	-14,062,787	-8,525,750	-3,815,933	1,505,706
160	502,376	1,004,752	-14,542,330	-9,005,293	-4,295,476	1,985,248
180	262,604	525,209	-15,021,872	-9,484,835	-4,775,019	2,464,791
200	22,833	45,666	-15,501,415	-9,964,378	-5,254,561	2,944,334
220	-276,881	553,763	-16,100,844	-10,563,921	-5,853,990	3,543,763
240	-576,596	1,153,191	-16,700,272	-11,163,235	-6,453,418	4,143,191
260	-876,310	1,752,620	-17,299,701	-11,762,664	-7,052,847	4,742,620
280	-1,176,024	2,352,048	-17,899,129	-12,362,092	-7,652,276	5,342,048
300	-1,475,738	2,951,477	-18,498,558	-12,961,521	-8,251,704	5,941,477
400	-1,775,453	3,550,905	-19,097,986	-13,560,949	-8,851,133	6,540,905
500	-2,075,167	4,150,334	-19,697,415	-14,160,378	-9,450,561	7,140,334



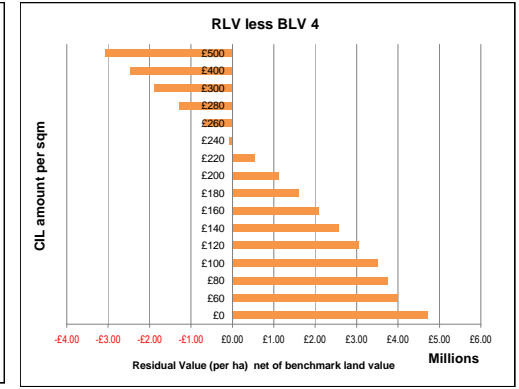
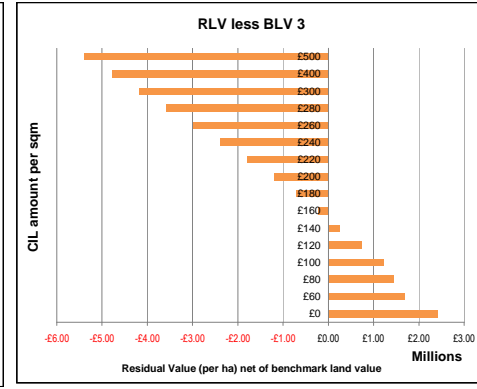
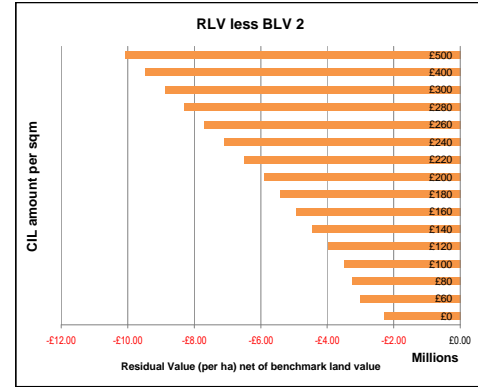
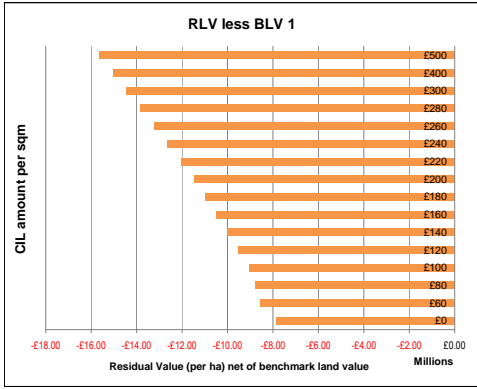
Site type 5 Description: **Area 2 £4306 psm S IoD** Site area:

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,638,308	5,276,615	-10,270,466	-4,733,429	-23,612	2,286,615
60	2,278,651	4,557,301	-10,969,780	-5,452,743	-742,926	1,567,301
80	2,158,765	4,317,530	-11,229,551	-5,692,514	-962,698	1,327,530
100	2,038,879	4,077,758	-11,469,323	-5,932,286	-1,222,469	1,087,758
120	1,799,108	3,598,216	-11,948,866	-6,411,829	-1,702,012	608,216
140	1,559,336	3,118,673	-12,428,409	-6,891,371	-2,181,555	128,673
160	1,319,565	2,639,130	-12,907,951	-7,370,914	-2,661,097	350,870
180	1,079,794	2,159,587	-13,387,494	-7,850,457	-3,140,640	830,413
200	840,022	1,680,044	-13,867,037	-8,330,000	-3,620,183	1,309,956
220	540,308	1,080,616	-14,466,466	-8,929,428	-4,219,612	1,909,384
240	240,594	481,187	-15,065,894	-9,528,857	-4,819,040	2,508,813
260	-59,121	118,241	-15,665,323	-10,128,286	-5,418,469	3,108,241
280	-358,835	717,670	-16,264,751	-10,727,714	-6,017,897	3,707,670
300	-658,549	1,317,098	-16,864,180	-11,327,143	-6,617,326	4,307,098
400	-958,263	1,916,527	-17,463,608	-11,926,571	-7,216,754	4,906,527
500	-1,257,978	2,515,955	-18,063,037	-12,526,000	-7,816,183	5,505,955



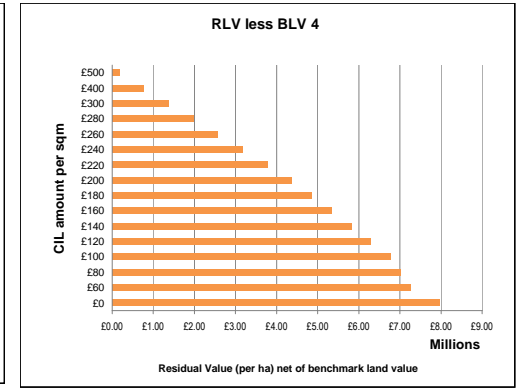
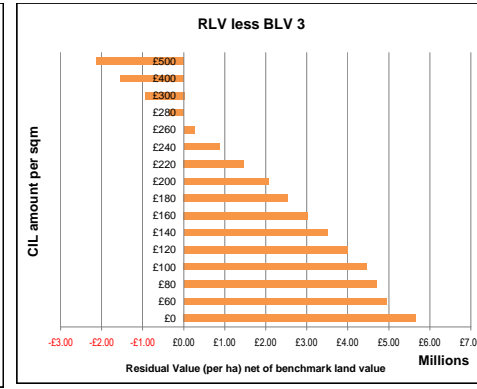
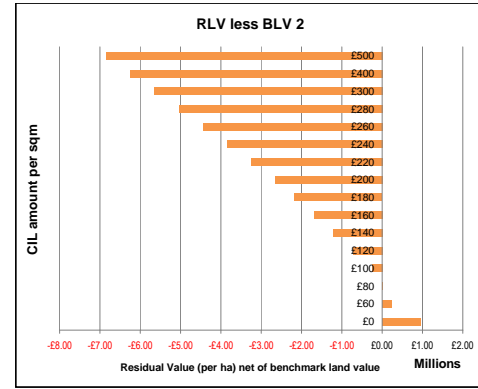
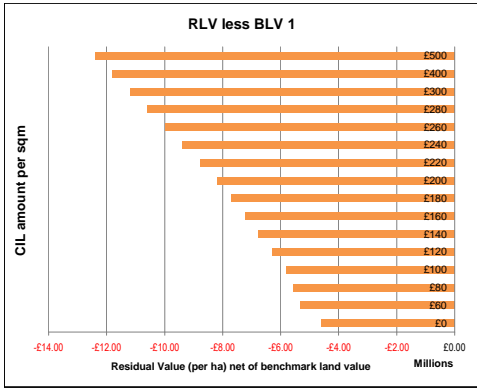
Site type 5 Description: **Area 3 £4629 psm BrB,BC,P,PR,BW** Site area:

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,855,391	7,710,782	-7,836,299	-2,299,262	2,410,555	4,720,782
60	3,495,734	6,991,468	-8,555,613	-3,018,576	1,691,240	4,001,468
80	3,375,848	6,751,696	-8,795,385	-3,258,348	1,451,469	3,761,696
100	3,255,963	6,511,925	-9,035,156	-3,498,119	1,211,698	3,521,925
120	3,016,191	6,032,382	-9,514,699	-3,977,662	732,155	3,042,382
140	2,776,420	5,552,839	-9,994,242	-4,457,205	252,612	2,562,839
160	2,536,648	5,073,297	-10,473,785	-4,936,748	226,911	2,083,297
180	2,296,877	4,593,754	-10,953,328	-5,416,290	706,474	1,603,754
200	2,057,105	4,114,211	-11,432,870	-5,895,833	1,186,016	1,124,211
220	1,757,391	3,514,782	-12,032,299	-6,495,262	1,785,445	524,782
240	1,457,677	2,915,354	-12,631,727	-7,094,690	2,384,874	74,646
260	1,157,963	2,315,925	-13,231,156	-7,694,119	2,984,302	674,075
280	858,248	1,716,497	-13,830,584	-8,293,547	3,583,731	1,273,503
300	558,534	1,117,068	-14,430,013	-8,892,976	4,183,159	1,872,932
400	258,820	517,640	-15,029,442	-9,492,404	4,782,588	2,472,360
500	40,894	81,789	-15,628,870	-10,091,833	5,382,016	3,071,789



Site type 5 Description: **Area 4 £5059 psm BG,GT,NWC,Step** Site area:

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,476,132	10,952,264	-4,590,817	946,220	5,656,037	7,966,264
60	5,118,475	10,236,950	-5,310,131	226,906	4,936,723	7,246,950
80	4,998,589	9,997,179	-5,549,903	12,866	4,696,951	7,007,179
100	4,878,704	9,757,407	-5,789,674	252,637	4,457,180	6,767,407
120	4,638,932	9,277,864	-6,269,217	732,180	3,977,637	6,287,864
140	4,399,161	8,798,321	-6,748,760	1,211,723	3,498,094	5,808,321
160	4,159,389	8,318,779	-7,228,303	1,691,266	3,018,551	5,328,779
180	3,919,618	7,839,236	-7,707,845	2,170,808	2,539,008	4,849,236
200	3,679,847	7,359,693	-8,187,388	2,650,351	2,059,466	4,369,693
220	3,380,132	6,760,264	-8,786,817	3,249,780	1,460,037	3,770,264
240	3,080,418	6,160,836	-9,386,245	3,849,208	860,609	3,170,836
260	2,780,704	5,561,407	-9,985,674	4,448,637	261,180	2,571,407
280	2,480,989	4,961,979	-10,585,102	5,048,065	338,249	1,971,979
300	2,181,275	4,362,550	-11,184,531	5,647,494	937,677	1,372,550
400	1,881,561	3,763,122	-11,783,959	6,246,922	1,537,106	773,122
500	1,581,847	3,163,693	-12,383,388	6,846,351	2,136,534	173,693



Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:

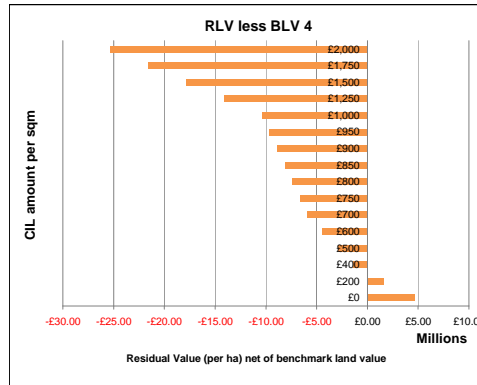
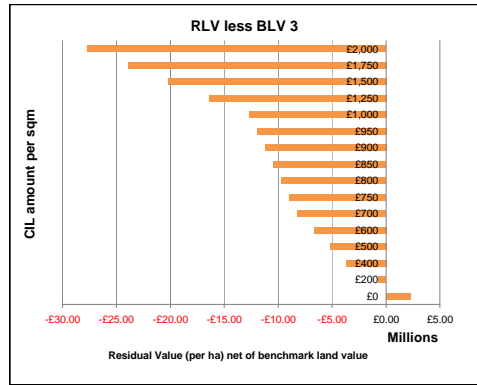
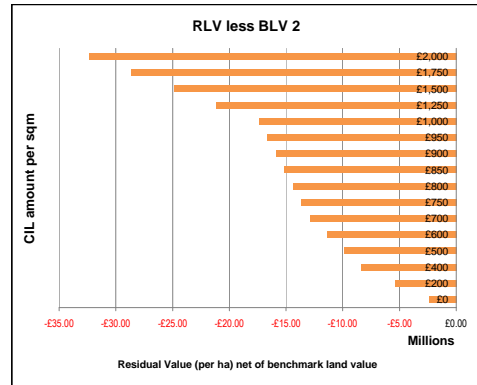
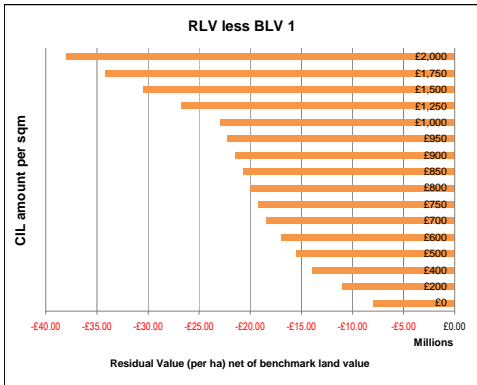
"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE	5
100 UNITS	
FLATS	
200 UPH	Net area as percentage of gross
CSH level:	4 on AH
	4 on private
Aff Hsg:	0%

Sales value inflation	
Build cost inflation	

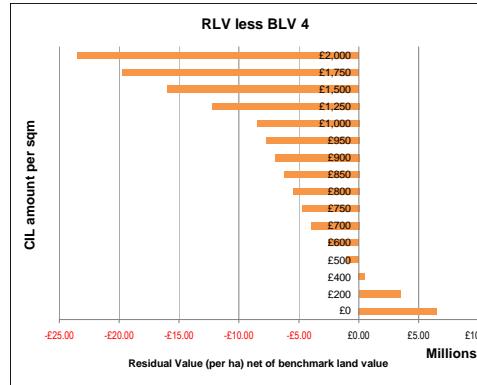
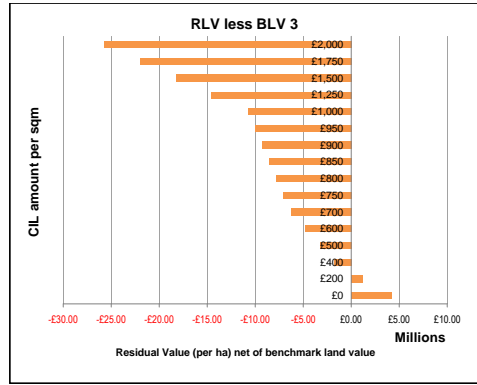
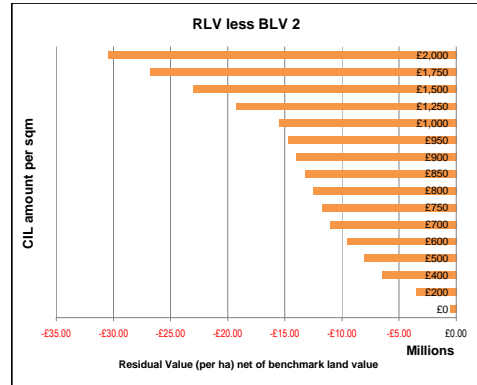
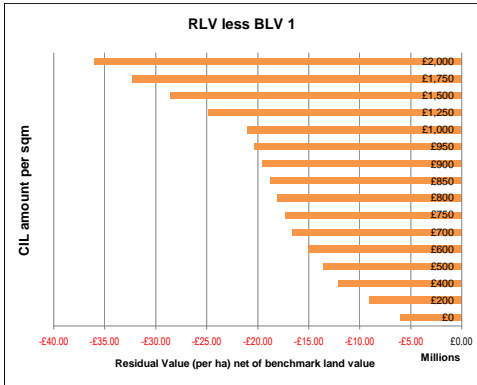
Site type 5 Description: **Area 1 £4090 psm CT,Fish,Bow,Mile** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,794,926	7,589,852	7,957,229	2,420,192	2,289,625	4,599,852
200	2,296,355	4,592,710	10,954,372	5,417,335	707,518	1,602,710
400	797,783	1,595,567	13,951,514	8,414,477	3,704,661	1,394,433
500	48,498	96,996	15,450,086	9,913,049	5,203,232	2,893,004
600	-700,788	-1,401,576	16,948,657	11,411,620	6,701,803	4,391,576
700	-1,450,074	-2,900,147	18,447,228	12,910,191	8,200,374	5,890,147
750	-1,824,716	-3,649,433	19,196,514	13,659,477	8,949,660	6,639,433
800	-2,199,359	-4,398,718	19,945,800	14,408,763	9,698,946	7,388,718
850	-2,574,002	-5,147,004	20,695,085	15,158,048	10,448,231	8,138,004
900	-2,948,645	-5,895,290	21,444,371	15,907,334	11,197,517	8,887,290
950	-3,323,288	-6,643,575	22,193,657	16,656,620	11,946,803	9,636,575
1,000	-3,697,931	-7,391,861	22,942,942	17,405,905	12,696,088	10,385,861
1,250	-5,571,145	-11,142,289	26,689,371	21,152,334	16,442,517	14,132,289
1,500	-7,444,359	-14,888,718	30,435,799	24,898,762	20,189,945	17,878,718
1,750	-9,317,573	-18,635,146	34,182,227	28,645,190	23,935,373	21,625,146
2,000	-11,190,787	-22,381,574	37,928,656	32,391,619	27,681,802	25,371,574



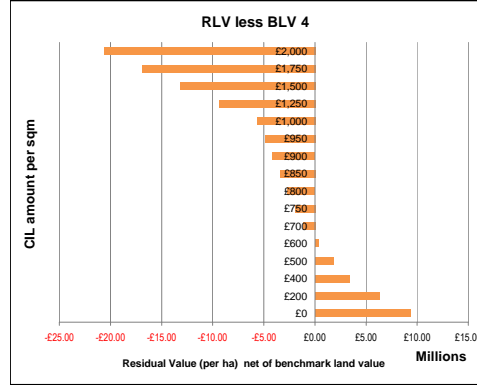
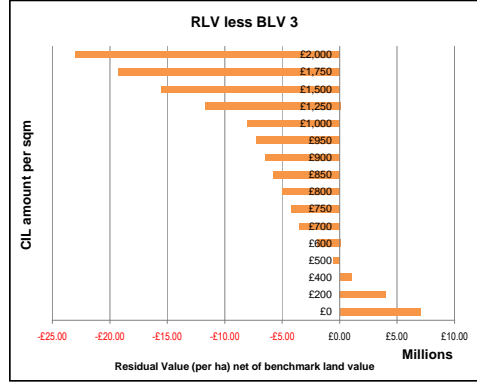
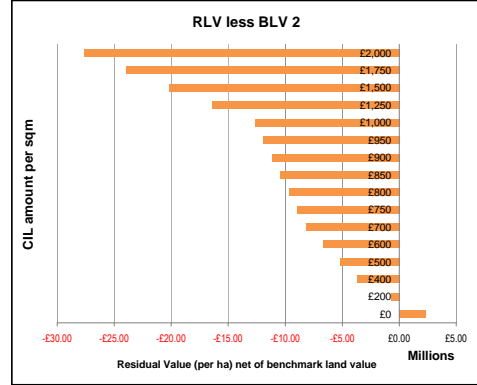
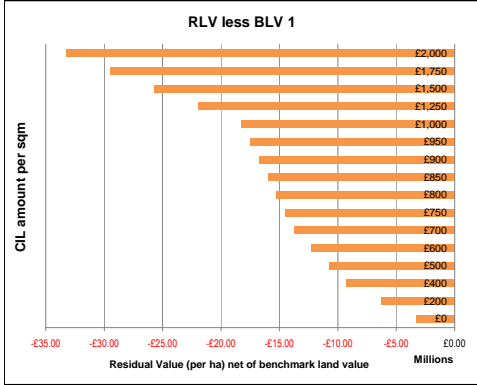
Site type 5 Description: **Area 2 £4306 psm S IoD** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,738,906	9,477,811	6,069,270	532,233	4,177,584	6,487,811
200	3,240,334	6,480,669	9,066,413	3,529,375	1,180,441	3,490,669
400	1,741,763	3,483,526	12,063,555	6,526,518	1,816,701	493,526
500	992,477	1,984,955	13,562,126	8,025,089	3,315,273	1,005,045
600	243,192	486,383	15,060,698	9,523,661	4,813,844	2,503,617
700	-506,094	-1,012,188	16,559,269	11,022,232	6,312,415	4,002,188
750	-880,737	-1,761,474	17,308,555	11,771,518	7,061,701	4,751,474
800	-1,255,380	-2,510,760	18,057,840	12,520,803	7,810,987	5,500,760
850	-1,630,022	-3,260,046	18,807,126	13,270,089	8,560,272	6,250,046
900	-2,004,665	-4,009,331	19,556,412	14,019,375	9,309,558	6,999,331
950	-2,379,308	-4,758,616	20,305,697	14,768,660	10,058,844	7,748,616
1,000	-2,753,951	-5,507,902	21,054,983	15,517,946	10,808,129	8,497,902
1,250	-4,627,165	-9,254,330	24,801,411	19,264,374	14,554,558	12,244,330
1,500	-6,500,379	-13,000,758	28,547,840	23,010,803	18,300,986	15,990,758
1,750	-8,373,593	-16,747,187	32,294,268	26,757,231	22,047,414	19,737,187
2,000	-10,246,808	-20,493,615	36,040,696	30,503,659	25,793,843	23,483,615



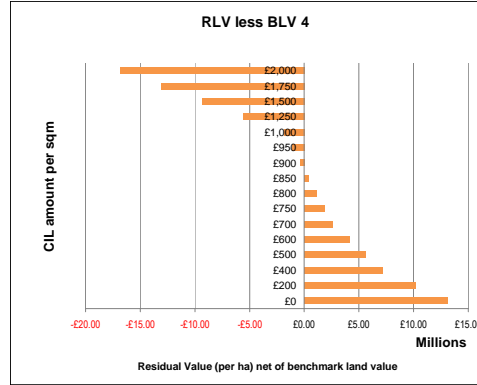
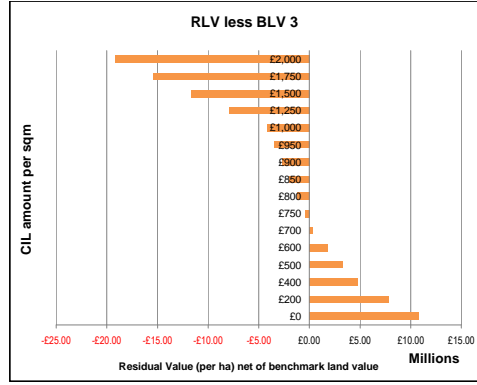
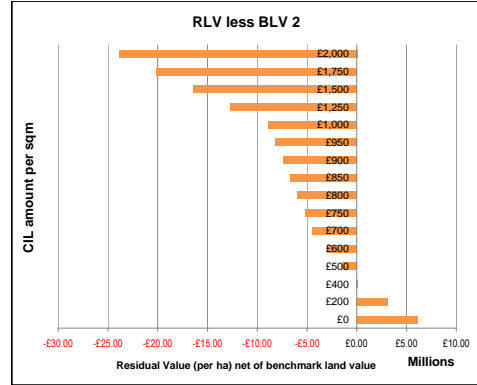
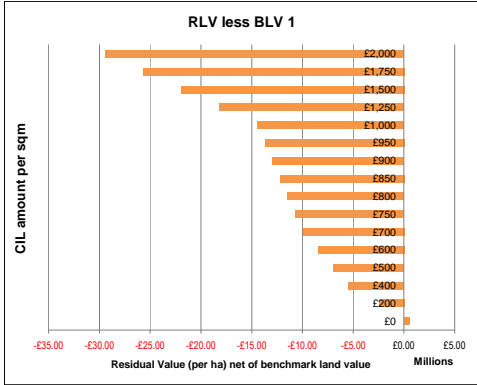
Site type 5 Description: **Area 3 £4629 psm BrB,BC,P,PR,BW** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,154,875	12,309,750	3,237,331	2,299,706	7,009,523	9,319,750
200	4,656,304	9,312,608	6,234,474	697,437	4,012,380	6,322,608
400	3,157,732	6,315,465	9,231,616	3,694,579	1,015,237	3,325,465
500	2,408,447	4,816,894	10,730,188	5,193,151	483,334	1,826,894
600	1,659,161	3,318,322	12,228,759	6,691,722	1,981,905	328,322
700	909,875	1,819,751	13,727,330	8,190,293	3,480,477	1,170,249
750	535,233	1,070,465	14,476,616	8,939,579	4,229,762	1,919,535
800	160,590	321,180	15,225,902	9,688,865	4,979,048	2,668,820
850	-214,053	-428,106	15,975,187	10,438,150	5,728,334	3,418,106
900	-588,696	-1,177,392	16,724,473	11,187,436	6,477,619	4,167,392
950	-963,339	-1,926,677	17,473,759	11,936,722	7,226,905	4,916,677
1,000	-1,337,982	-2,675,963	18,223,044	12,686,007	7,976,190	5,665,963
1,250	-3,211,196	-6,422,391	21,969,473	16,432,436	11,722,619	9,412,391
1,500	-5,084,410	-10,168,820	25,715,901	20,178,864	15,469,047	13,158,820
1,750	-6,957,624	-13,915,248	29,462,329	23,925,292	19,215,475	16,905,248
2,000	-8,830,838	-17,661,676	33,208,758	27,671,721	22,961,904	20,651,676

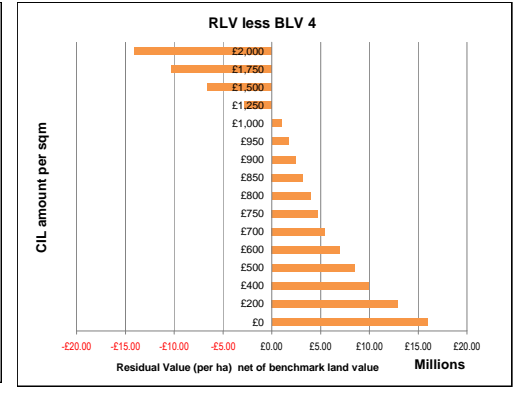
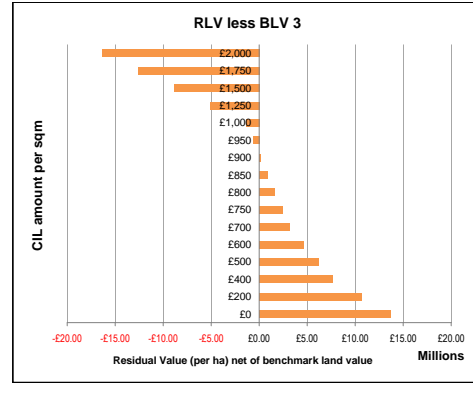
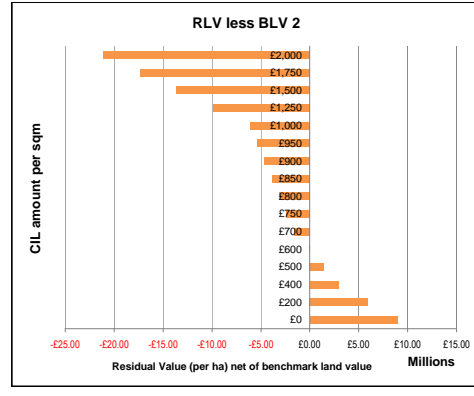
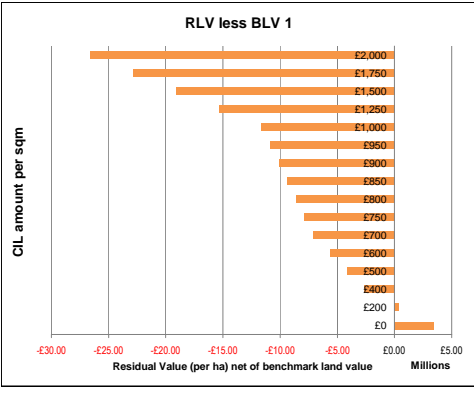


Site type 5 Description: **Area 4 £5059 psm BG,GT,NWC,Step** Site area: 0.50 ha

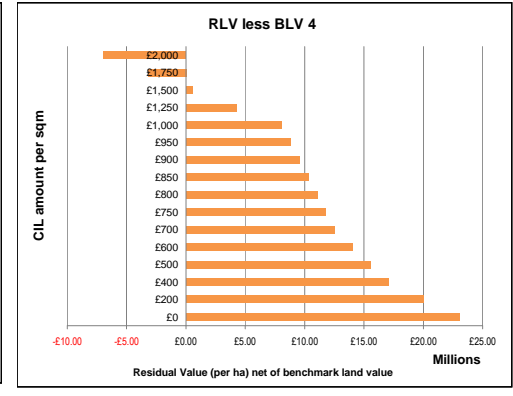
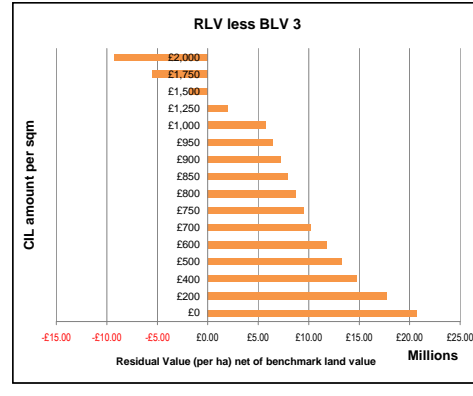
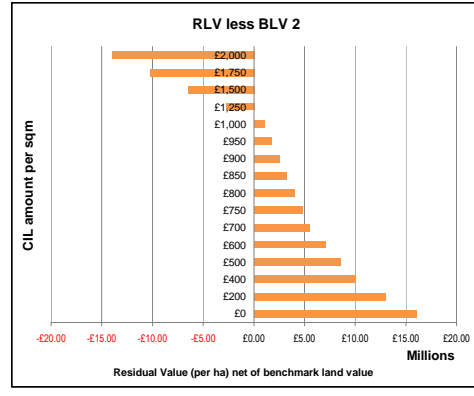
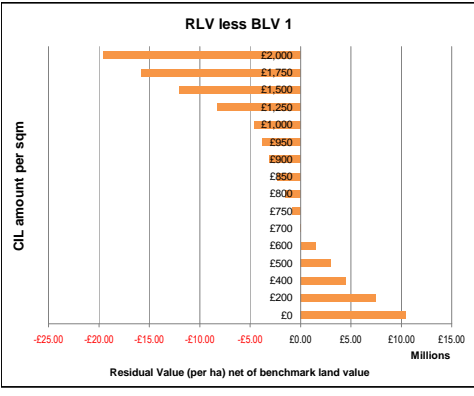
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,042,834	16,085,669	538,587	6,075,624	10,785,441	13,095,669
200	6,544,263	13,088,526	2,458,555	3,078,482	7,788,299	10,098,526
400	5,045,692	10,091,383	5,455,698	81,339	4,791,156	7,101,383
500	4,296,406	8,592,812	6,954,269	1,417,232	3,292,585	5,602,812
600	3,547,120	7,094,241	8,452,841	2,915,804	1,794,013	4,104,241
700	2,797,835	5,595,669	9,951,412	4,414,375	295,442	2,605,669
750	2,423,192	4,846,384	10,700,698	5,163,661	453,844	1,856,384
800	2,048,549	4,097,098	11,449,983	5,912,946	1,203,129	1,107,098
850	1,673,906	3,347,812	12,199,269	6,662,232	1,952,415	357,812
900	1,299,263	2,598,527	12,948,555	7,411,518	2,701,701	391,473
950	924,620	1,849,241	13,697,840	8,160,803	3,450,986	1,140,759
1,000	549,978	1,099,955	14,447,126	8,910,089	4,200,272	1,890,045
1,250	-1,323,237	-2,646,473	18,193,554	12,656,517	7,946,700	5,636,473
1,500	-3,196,451	-6,392,901	21,939,983	16,402,946	11,693,129	9,382,901
1,750	-5,069,665	-10,139,330	25,686,411	20,149,374	15,439,557	13,129,330
2,000	-6,942,879	-13,885,758	29,432,839	23,895,802	19,185,985	16,875,758



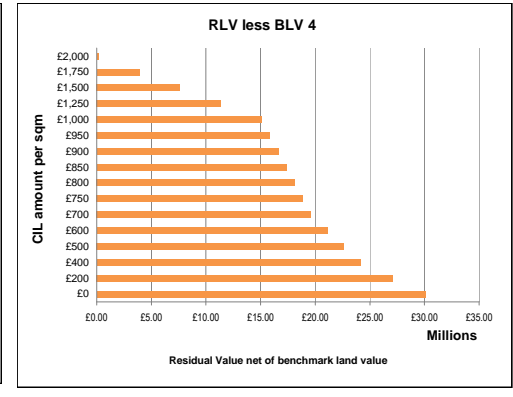
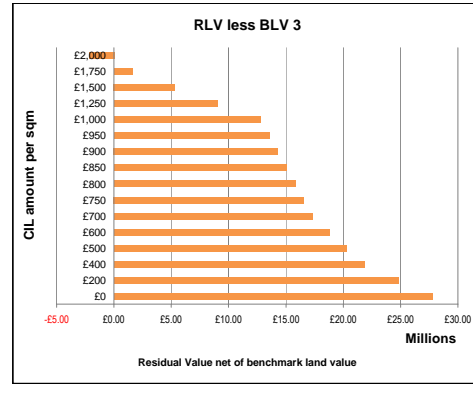
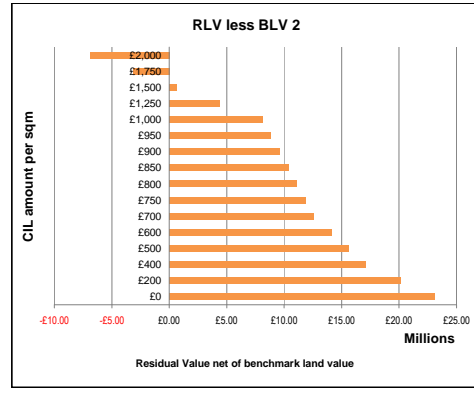
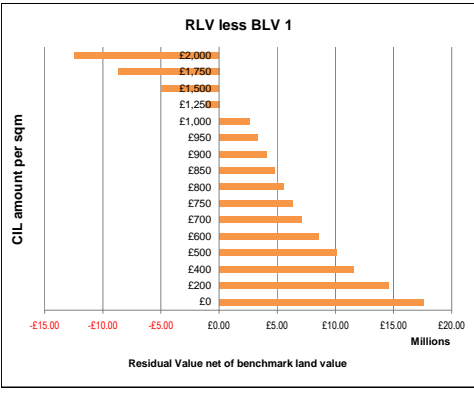
Site type 5	Description:	Area 5	E382 psm Shad,SWC, E14 7	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,458,804	18,917,607	3,370,526	8,907,563	13,617,380	15,927,607
200	7,960,232	15,920,465	373,383	5,910,420	10,620,237	12,930,465
400	6,461,661	12,923,322	2,623,759	2,913,278	7,623,095	9,933,322
500	5,712,375	11,424,751	4,122,331	1,414,706	6,124,523	8,434,751
600	4,963,090	9,926,179	5,620,902	83,865	4,625,952	6,936,179
700	4,213,804	8,427,608	7,119,473	1,582,436	3,127,381	5,437,608
750	3,839,161	7,678,322	7,868,759	2,331,722	2,378,095	4,688,322
800	3,464,518	6,929,037	8,618,045	3,081,007	1,628,809	3,939,037
850	3,089,876	6,179,751	9,367,330	3,830,293	879,524	3,189,751
900	2,715,233	5,430,465	10,116,616	4,579,579	130,238	2,440,465
950	2,340,590	4,681,180	10,865,902	5,328,864	619,048	1,691,180
1,000	1,965,947	3,931,894	11,615,187	6,078,150	1,368,333	941,894
1,250	92,733	185,466	15,361,615	9,824,578	5,114,762	2,804,534
1,500	-1,780,481	-3,560,963	19,108,044	13,571,007	8,861,190	6,550,963
1,750	-3,653,695	-7,307,391	22,854,472	17,317,435	12,607,618	10,297,391
2,000	-5,526,910	-11,053,819	26,600,900	21,063,863	16,354,047	14,043,819



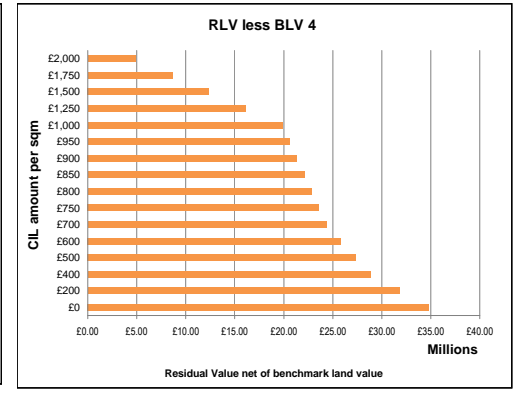
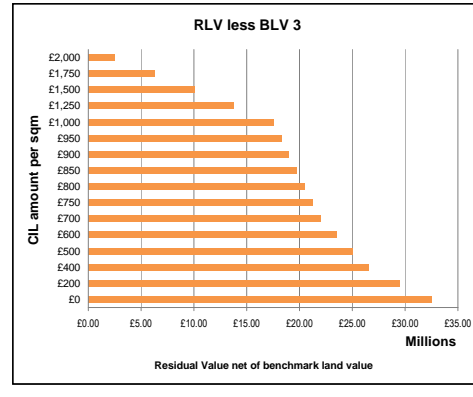
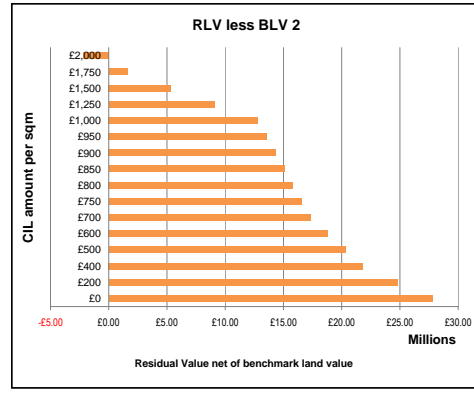
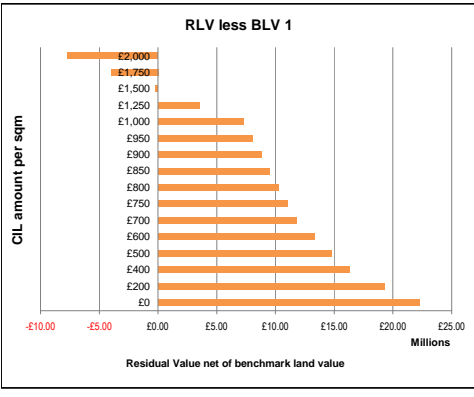
Site type 5	Description:	Area 6	E6189 psm Lime,WoD,Shore	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,998,727	25,997,454	10,450,373	15,987,410	20,697,227	23,007,454
200	11,500,156	23,000,312	7,453,230	12,990,267	17,700,084	20,010,312
400	10,001,585	20,003,169	4,456,088	9,993,125	14,702,942	17,013,169
500	9,252,299	18,504,598	2,957,516	8,494,553	13,204,370	15,514,598
600	8,503,013	17,006,026	1,458,945	6,995,982	11,705,799	14,016,026
700	7,753,728	15,507,455	39,626	5,497,411	10,207,228	12,517,455
750	7,379,085	14,758,169	788,912	4,748,125	9,457,942	11,768,169
800	7,004,442	14,008,884	1,538,198	3,998,839	8,708,656	11,018,884
850	6,629,799	13,259,598	2,287,483	3,249,554	7,959,371	10,269,598
900	6,255,156	12,510,312	3,036,769	2,500,268	7,210,085	9,520,312
950	5,880,513	11,761,027	3,786,055	1,750,982	6,460,799	8,771,027
1,000	5,505,871	11,011,741	4,535,340	1,001,697	5,711,514	8,021,741
1,250	3,632,656	7,265,313	8,281,769	2,744,732	1,965,085	4,275,313
1,500	1,759,442	3,518,884	12,028,197	6,491,160	1,781,343	528,884
1,750	-113,772	-227,544	15,774,625	10,237,588	5,527,771	3,217,544
2,000	-1,986,986	-3,973,972	19,521,053	13,984,016	9,274,200	6,963,972



Site type 5	Description:	Area 7	E6997 psm Spitalfields	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,538,651	33,077,301	17,530,220	23,067,257	27,777,074	30,087,301
200	15,040,079	30,080,159	14,533,077	20,070,114	24,779,931	27,090,159
400	13,541,508	27,083,016	11,535,935	17,072,972	21,782,789	24,093,016
500	12,792,222	25,584,445	10,037,363	15,574,400	20,284,217	22,594,445
600	12,042,937	24,085,873	8,538,792	14,075,829	18,785,646	21,095,873
700	11,293,651	22,587,302	7,040,221	12,577,258	17,287,075	19,597,302
750	10,919,008	21,838,016	6,290,935	11,827,972	16,537,789	18,848,016
800	10,544,365	21,088,731	5,541,649	11,078,686	15,788,503	18,098,731
850	10,169,722	20,339,445	4,792,364	10,329,401	15,039,218	17,349,445
900	9,795,080	19,590,159	4,043,078	9,580,115	14,289,932	16,600,159
950	9,420,437	18,840,874	3,293,792	8,830,829	13,540,646	15,850,874
1,000	9,045,794	18,091,588	2,544,507	8,081,544	12,791,361	15,101,588
1,250	7,172,580	14,345,160	1,201,922	4,335,115	9,044,932	11,355,160
1,500	5,299,366	10,598,731	4,948,350	588,687	5,298,504	7,608,731
1,750	3,426,152	6,852,303	8,694,778	3,157,741	1,552,076	3,862,303
2,000	1,552,937	3,105,875	12,441,207	6,904,169	-2,194,353	115,875



Site type 5	Description:	Area 8	E7535 psm CW,AI,TL,SKD,Wap	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,898,600	37,797,199	22,250,118	27,787,155	32,496,972	34,807,199
200	17,400,028	34,800,057	19,252,975	24,790,012	29,499,829	31,810,057
400	15,901,457	31,802,914	16,255,833	21,792,870	26,502,687	28,812,914
500	15,152,171	30,304,343	14,757,261	20,294,298	25,004,115	27,314,343
600	14,402,886	28,805,771	13,258,690	18,795,727	23,505,544	25,815,771
700	13,653,600	27,307,200	11,760,119	17,297,156	22,006,973	24,317,200
750	13,278,957	26,557,914	11,010,833	16,547,870	21,257,687	23,567,914
800	12,904,314	25,808,629	10,261,547	15,798,584	20,508,401	22,818,629
850	12,529,671	25,059,343	9,512,262	15,049,299	19,759,116	22,069,343
900	12,155,029	24,310,057	8,762,976	14,300,013	19,009,830	21,320,057
950	11,780,386	23,560,772	8,013,690	13,550,727	18,260,544	20,570,772
1,000	11,405,743	22,811,486	7,264,405	12,801,442	17,511,259	19,821,486
1,250	9,532,529	19,065,058	3,517,976	9,055,013	13,764,830	16,075,058
1,500	7,659,315	15,318,629	228,452	5,308,585	10,018,402	12,328,629
1,750	5,786,101	11,572,201	3,974,880	1,562,157	6,271,974	8,582,201
2,000	3,912,886	7,825,773	7,721,309	2,184,272	2,525,545	4,835,773



Benchmark Land Values (per net developable ha)

SITE TYPE 5		BLV1	BLV2	BLV3	BLV4
100 UNITS		Offices (higher)	Offices (lower)	Industrial/WH	Community uses
100 UNITS		£15,547,081	£10,010,044	£5,300,227	£2,990,000

FLATS

200 UPH Net area as percentage of gross

CSH level:

Aff Hsg: Affordable Rent

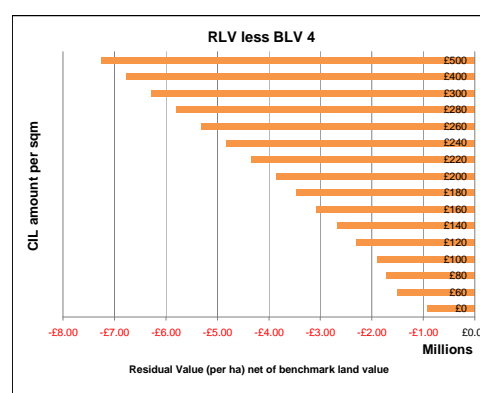
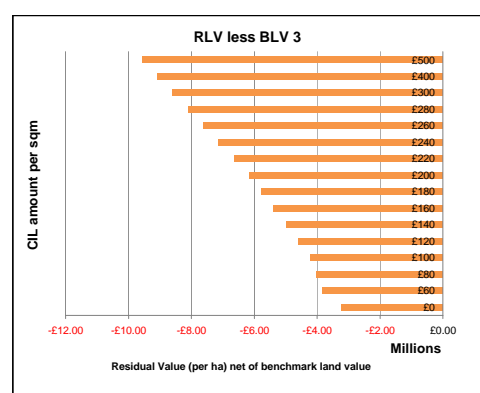
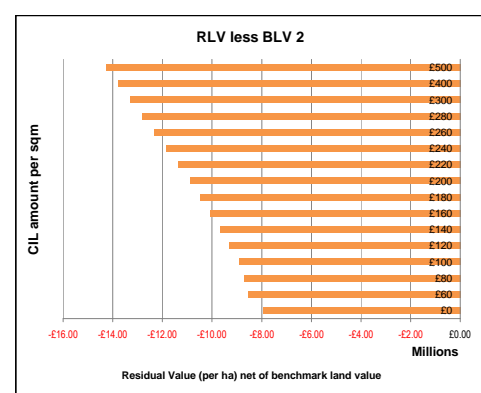
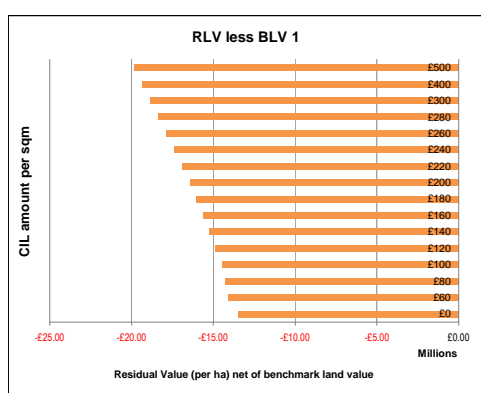
	Sales value inflation
	Build cost inflation

Note on Benchmark land values:

Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

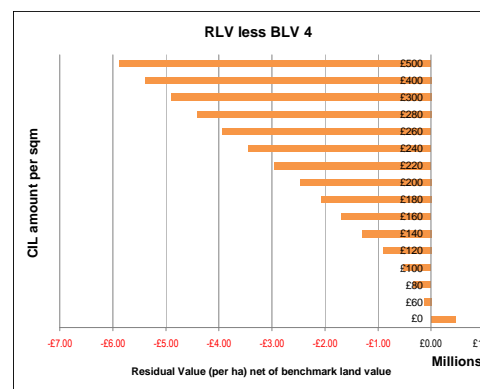
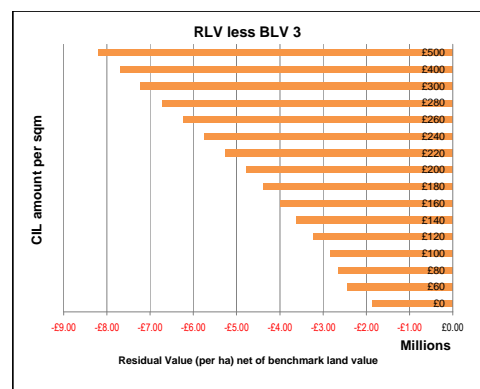
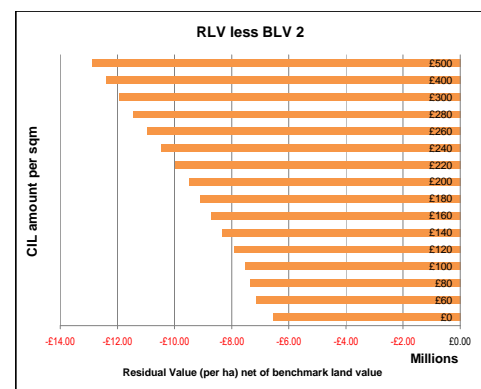
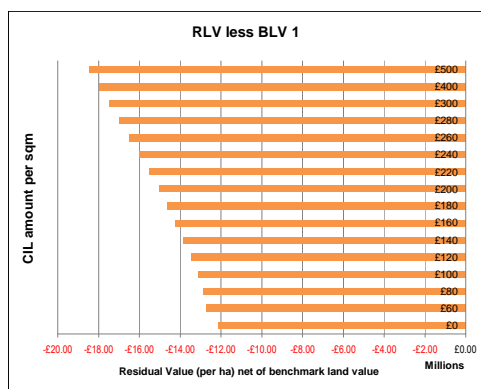
Site type 5 Description: **Area 1 £4090 psm CT,Fish,Bow,Mile** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,031,203	2,062,407	-13,484,674	-7,947,637	-3,237,821	-927,593
60	738,982	1,477,964	-14,069,117	-8,532,080	-3,822,263	-1,512,036
80	641,575	1,283,150	-14,263,932	-8,726,894	-4,017,078	-1,706,850
100	544,168	1,088,335	-14,458,746	-8,921,709	-4,211,892	-1,901,665
120	349,353	698,707	-14,648,374	-9,111,337	-4,401,520	-2,291,293
140	154,539	309,078	-15,238,003	-9,700,966	-4,991,149	-2,680,922
160	-40,275	80,550	-15,627,631	-10,090,594	-5,380,778	-3,070,550
180	-235,089	-470,179	-16,017,260	-10,480,223	-5,770,406	-3,460,179
200	-429,904	-859,807	-16,406,889	-10,869,851	-6,160,035	-3,849,807
220	-673,421	-1,346,843	-16,893,924	-11,356,887	-6,647,070	-4,336,843
240	-916,939	-1,833,879	-17,380,960	-11,843,923	-7,134,106	-4,823,879
260	-1,160,457	-2,320,914	-17,867,996	-12,330,959	-7,621,142	-5,310,914
280	-1,403,975	-2,807,950	-18,355,031	-12,817,994	-8,108,177	-5,797,950
300	-1,647,493	-3,294,986	-18,842,067	-13,305,030	-8,595,213	-6,284,986
400	-1,891,011	-3,782,021	-19,329,103	-13,792,066	-9,082,249	-6,772,021
500	-2,134,529	-4,269,057	-19,816,138	-14,279,101	-9,569,284	-7,259,057



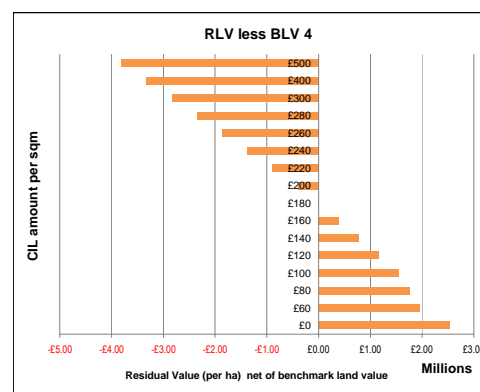
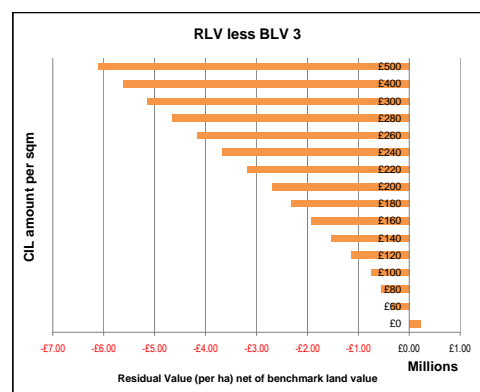
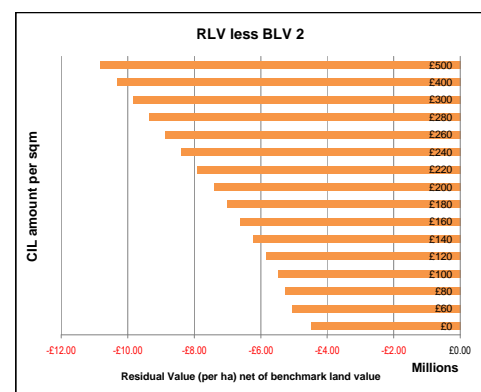
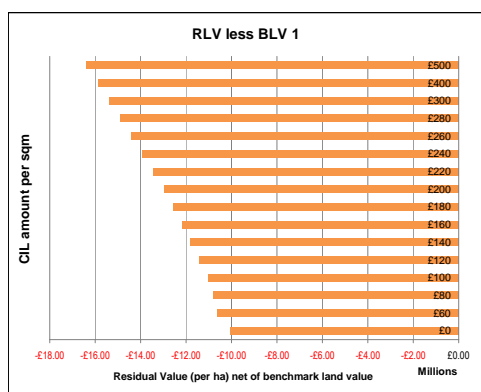
Site type 5 Description: **Area 2 £4306 psm S IoD** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,722,395	3,444,789	-12,102,292	-6,565,255	-1,855,438	-454,789
60	1,430,173	2,860,347	-12,686,735	-7,149,698	-2,439,881	-129,653
80	1,332,766	2,665,532	-12,881,549	-7,344,512	-2,634,695	-324,468
100	1,235,359	2,470,718	-13,076,363	-7,539,326	-2,829,509	-519,282
120	1,040,545	2,081,089	-13,465,992	-7,928,955	-3,219,138	-908,911
140	845,730	1,691,461	-13,855,620	-8,318,583	-3,608,766	-1,298,539
160	650,916	1,301,832	-14,245,249	-8,708,212	-3,998,395	-1,688,168
180	456,102	912,204	-14,634,877	-9,097,840	-4,388,024	-2,077,796
200	261,288	522,575	-15,024,506	-9,487,469	-4,777,652	-2,467,425
220	17,770	35,540	-15,511,542	-9,974,505	-5,264,688	-2,954,460
240	-225,748	-451,496	-15,998,577	-10,461,540	-5,751,723	-3,441,496
260	-469,266	-938,532	-16,485,613	-10,948,576	-6,238,759	-3,928,532
280	-712,784	-1,425,567	-16,972,649	-11,435,612	-6,725,795	-4,415,567
300	-956,302	-1,912,603	-17,459,684	-11,922,647	-7,212,830	-4,902,603
400	-1,199,819	-2,399,639	-17,946,720	-12,409,683	-7,699,866	-5,389,639
500	-1,443,337	-2,886,674	-18,433,756	-12,896,719	-8,186,902	-5,876,674



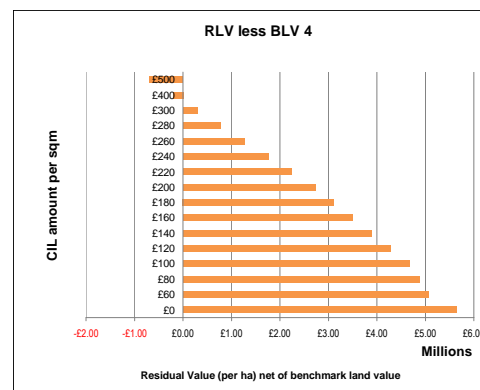
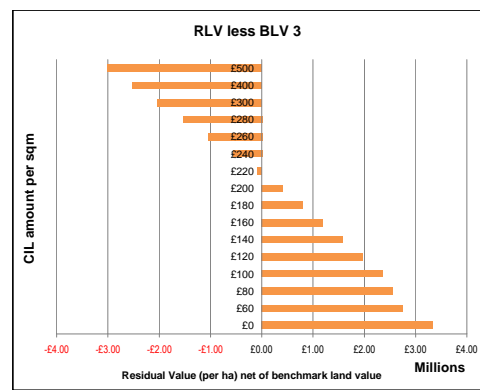
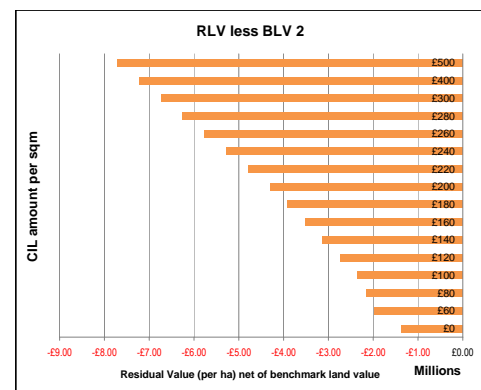
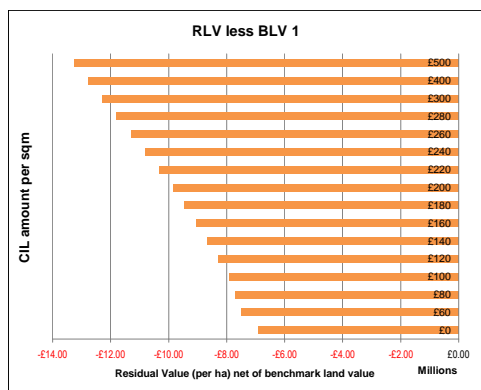
Site type 5 Description: **Area 3 £4629 psm BrB,BC,PR,BW** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,759,182	5,518,363	-10,028,718	-4,491,681	-218,136	2,528,363
60	2,466,960	4,933,920	-10,613,161	-5,076,124	-366,307	1,943,920
80	2,369,553	4,739,106	-10,807,975	-5,270,938	-561,121	1,749,106
100	2,272,146	4,544,292	-11,002,789	-5,465,752	-755,936	1,554,292
120	2,077,332	4,154,663	-11,392,418	-5,855,381	-1,145,564	1,164,663
140	1,882,517	3,765,035	-11,782,046	-6,245,009	-1,535,193	775,035
160	1,687,703	3,375,406	-12,171,675	-6,634,638	-1,924,821	385,406
180	1,492,889	2,985,778	-12,561,304	-7,024,267	-2,314,450	4,222
200	1,298,075	2,596,149	-12,950,932	-7,413,895	-2,704,078	-393,851
220	1,054,557	2,109,113	-13,437,968	-7,900,931	-3,191,114	-880,887
240	811,039	1,622,078	-13,925,003	-8,387,966	-3,678,150	-1,367,922
260	567,521	1,135,042	-14,412,039	-8,875,002	-4,165,185	-1,854,958
280	324,003	648,006	-14,899,075	-9,362,038	-4,652,221	-2,341,994
300	80,485	160,971	-15,386,111	-9,849,073	-5,139,257	-2,829,029
400	-163,032	-326,065	-15,873,146	-10,336,109	-5,626,292	-3,316,065
500	-406,550	-813,101	-16,360,182	-10,823,145	-6,113,328	-3,803,101



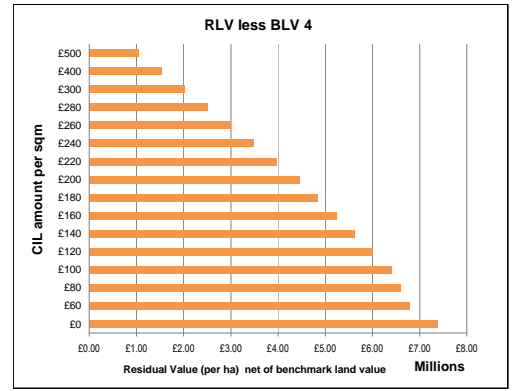
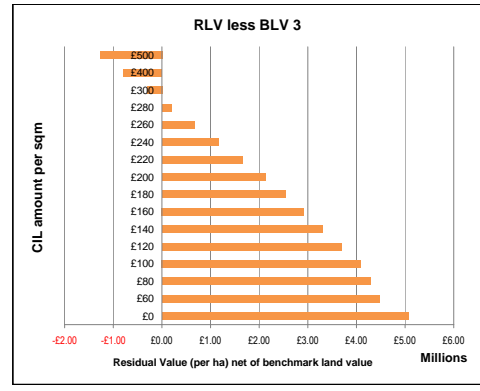
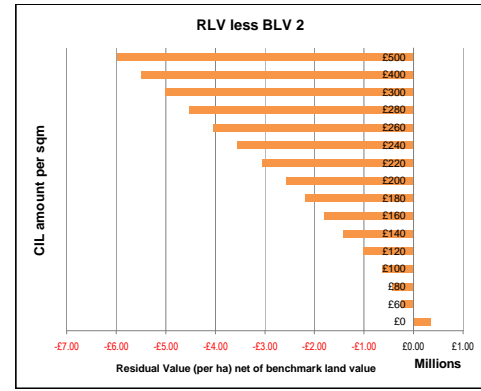
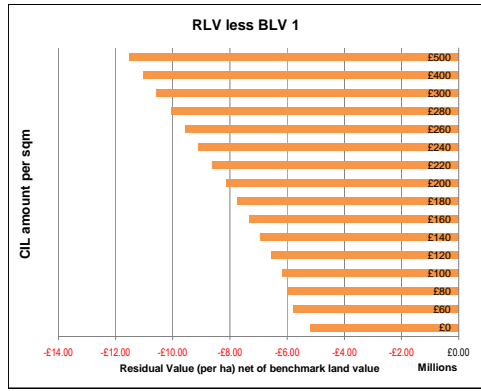
Site type 5 Description: **Area 4 £5059 psm BG,GT,NC,Step** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,316,250	8,632,501	-6,914,581	-1,377,544	3,332,273	5,642,501
60	4,024,029	8,048,058	-7,499,024	-1,961,986	2,747,830	5,058,058
80	3,926,622	7,853,243	-7,693,838	-2,156,801	2,553,016	4,863,243
100	3,829,215	7,658,429	-7,888,652	-2,351,615	2,358,202	4,668,429
120	3,634,400	7,268,801	-8,278,281	-2,741,244	1,968,573	4,278,801
140	3,439,586	6,879,172	-8,667,909	-3,130,872	1,578,945	3,889,172
160	3,244,772	6,489,544	-9,057,538	-3,520,501	1,189,316	3,499,544
180	3,049,958	6,099,915	-9,447,166	-3,910,129	799,688	3,109,915
200	2,855,143	5,710,286	-9,836,795	-4,299,758	410,059	2,720,286
220	2,611,625	5,223,251	-10,323,830	-4,786,793	-76,977	2,233,251
240	2,368,108	4,736,215	-10,810,866	-5,273,829	-564,012	1,746,215
260	2,124,590	4,249,179	-11,297,902	-5,760,865	-1,051,048	1,259,179
280	1,881,072	3,762,144	-11,784,938	-6,247,900	-1,538,084	772,144
300	1,637,554	3,275,108	-12,271,973	-6,734,936	-2,025,119	285,108
400	1,394,036	2,788,072	-12,759,009	-7,221,972	-2,512,155	-201,928
500	1,150,518	2,301,037	-13,246,045	-7,709,008	-2,999,191	-688,963



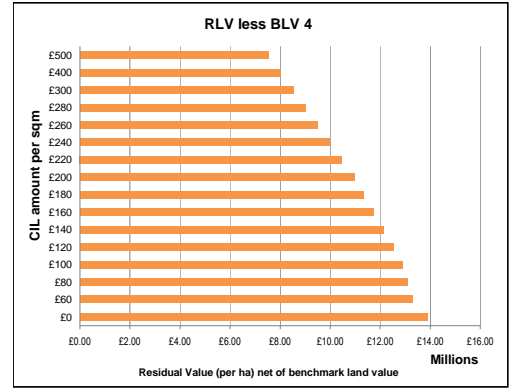
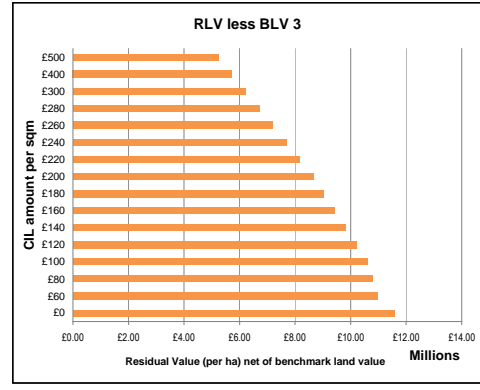
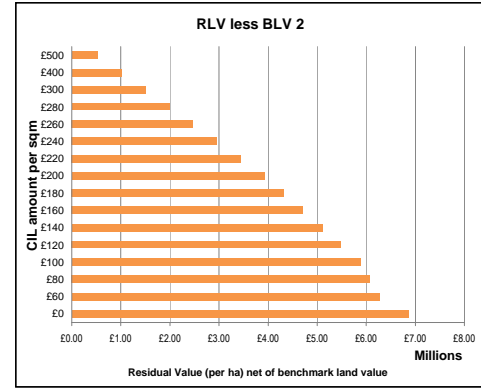
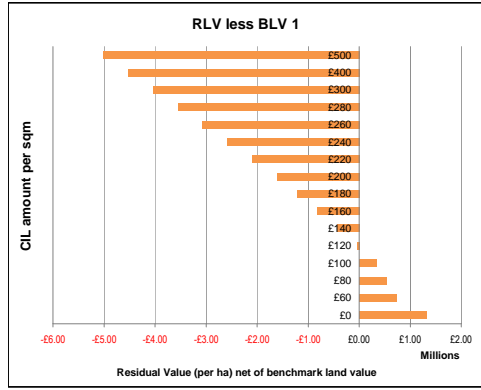
Site type 5 Description: **Area 5 £5382 psm Shad,SWC, E14 7** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,178,351	10,356,702	-5,190,379	346,658	5,056,475	7,366,702
60	4,896,130	9,772,259	-5,774,822	237,785	4,472,032	6,782,259
80	4,788,723	9,577,445	-5,969,636	432,599	4,277,218	6,587,445
100	4,691,315	9,382,631	-6,164,450	627,413	4,082,403	6,392,631
120	4,496,501	8,993,002	-6,554,079	1,017,042	3,692,775	6,003,002
140	4,301,687	8,603,374	-6,943,708	1,406,671	3,303,146	5,613,374
160	4,106,873	8,213,745	-7,333,336	1,796,299	2,913,518	5,223,745
180	3,912,058	7,824,117	-7,722,965	2,185,928	2,523,889	4,834,117
200	3,717,244	7,434,488	-8,112,593	2,575,556	2,134,261	4,444,488
220	3,473,726	6,947,452	-8,599,629	3,062,592	1,647,225	3,957,452
240	3,230,208	6,460,417	-9,086,665	3,549,628	1,160,189	3,470,417
260	2,986,691	5,973,381	-9,573,700	4,036,663	673,154	2,983,381
280	2,743,173	5,486,345	-10,060,736	4,523,699	186,118	2,496,345
300	2,499,655	4,999,310	-10,547,772	5,010,735	300,918	2,009,310
400	2,256,137	4,512,274	-11,034,807	5,497,770	787,953	1,522,274
500	2,012,619	4,025,238	-11,521,843	5,984,806	1,274,989	1,035,238



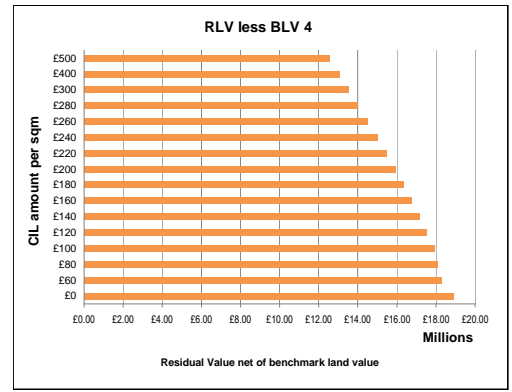
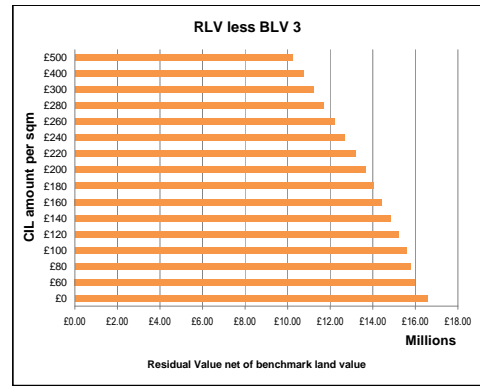
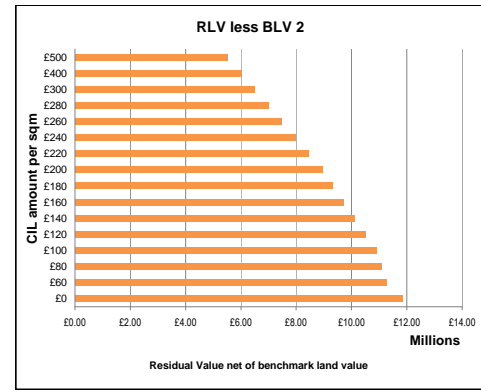
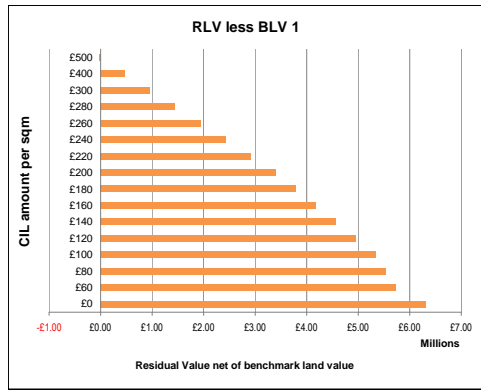
Site type 5 Description: **Area 6 £6189 psm Lime,WoD,Shore** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,429,753	16,859,505	1,312,424	6,849,461	11,559,278	13,869,505
60	8,137,531	16,275,062	727,981	6,265,018	10,974,835	13,285,062
80	8,040,124	16,080,248	533,167	6,070,204	10,780,021	13,090,248
100	7,942,717	15,885,434	338,353	5,875,390	10,585,206	12,895,434
120	7,747,903	15,495,805	-51,276	5,485,761	10,195,578	12,505,805
140	7,553,088	15,106,177	-440,905	5,096,133	9,805,949	12,116,177
160	7,358,274	14,716,548	-830,533	4,706,504	9,416,321	11,726,548
180	7,163,460	14,326,920	-1,220,162	4,316,875	9,026,692	11,336,920
200	6,968,646	13,937,291	-1,609,790	3,927,247	8,637,064	10,947,291
220	6,725,128	13,450,255	-2,096,826	3,440,211	8,150,028	10,460,255
240	6,481,610	12,963,220	-2,583,862	2,953,176	7,662,992	9,973,220
260	6,238,092	12,476,184	-3,070,897	2,466,140	7,175,957	9,486,184
280	5,994,574	11,989,148	-3,557,933	1,979,104	6,688,921	8,999,148
300	5,751,056	11,502,113	-4,044,969	1,492,068	6,201,885	8,512,113
400	5,507,539	11,015,077	-4,532,004	1,005,033	5,714,850	8,025,077
500	5,264,021	10,528,041	-5,019,040	517,997	5,227,814	7,538,041



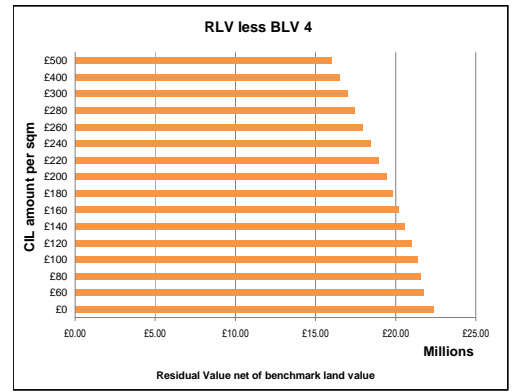
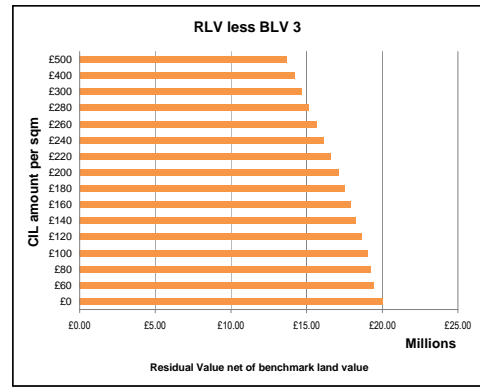
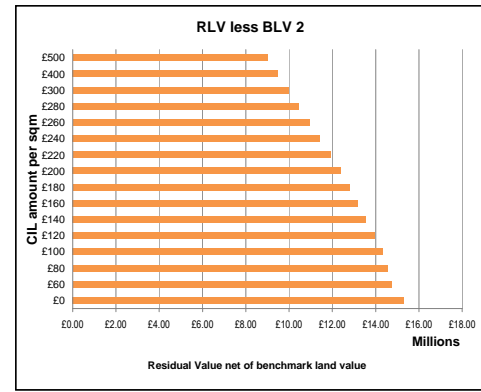
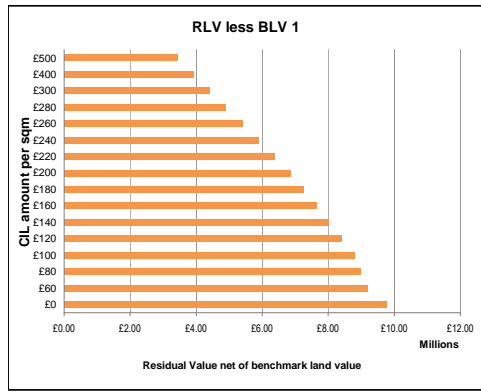
Site type 5 Description: **Area 7 £6997 psm Spitalfields** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,930,319	21,860,639	6,313,557	11,850,595	16,560,411	18,870,639
60	10,638,098	21,276,196	5,729,115	11,266,152	15,975,969	18,286,196
80	10,540,691	21,081,382	5,534,300	11,071,337	15,781,154	18,091,382
100	10,443,284	20,886,567	5,339,486	10,876,523	15,586,340	17,896,567
120	10,248,469	20,496,939	4,949,858	10,486,895	15,196,711	17,506,939
140	10,053,655	20,107,310	4,560,229	10,097,266	14,807,083	17,117,310
160	9,858,841	19,717,682	4,170,600	9,707,638	14,417,454	16,727,682
180	9,664,027	19,328,053	3,780,972	9,318,009	14,027,826	16,338,053
200	9,469,212	18,938,425	3,391,343	8,928,380	13,638,197	15,948,425
220	9,225,694	18,451,389	2,904,308	8,441,345	13,151,162	15,461,389
240	8,982,177	17,964,353	2,417,272	7,954,309	12,664,126	14,974,353
260	8,738,659	17,477,318	1,930,236	7,467,273	12,177,090	14,487,318
280	8,495,141	16,990,282	1,443,201	6,980,238	11,690,055	14,000,282
300	8,251,623	16,503,246	956,165	6,493,202	11,203,019	13,513,246
400	8,008,105	16,016,211	469,129	6,006,166	10,715,983	13,026,211
500	7,764,587	15,529,175	-17,906	5,519,131	10,228,947	12,539,175



Site type 5 Description: **Area 8 £7535 psm CW,AI,TL,SKD,Wap** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,658,298	25,316,595	9,769,514	15,306,551	20,016,368	22,326,595
60	12,366,076	24,732,152	9,185,071	14,722,108	19,431,925	21,742,152
80	12,268,669	24,537,338	8,990,257	14,527,294	19,237,111	21,547,338
100	12,171,262	24,342,524	8,795,442	14,332,480	19,042,296	21,352,524
120	11,976,448	23,952,895	8,405,814	13,942,851	18,652,668	20,962,895
140	11,781,633	23,563,267	8,016,185	13,553,222	18,263,039	20,573,267
160	11,586,819	23,173,638	7,626,557	13,163,594	17,873,411	20,183,638
180	11,392,005	22,784,010	7,236,928	12,773,965	17,483,782	19,794,010
200	11,197,191	22,394,381	6,847,300	12,384,337	17,094,154	19,404,381
220	10,953,673	21,904,345	6,360,264	11,894,701	16,604,518	18,914,345
240	10,710,155	21,420,310	5,873,228	11,410,265	16,120,082	18,430,310
260	10,466,637	20,933,274	5,386,193	10,925,829	15,633,047	17,943,274
280	10,223,119	20,446,238	4,899,157	10,441,591	15,146,011	17,456,238
300	9,979,601	19,959,203	4,412,121	9,957,353	14,658,975	16,969,203
400	9,736,083	19,472,167	3,925,086	9,472,115	14,171,940	16,482,167
500	9,492,565	18,985,131	3,438,050	8,985,079	13,684,904	15,995,131



CIL Viability LB Tower Hamlets	Benchmark Land Values (per net developable ha)			
SITE TYPE 6	BLV1	BLV2	BLV3	BLV4
	Offices (higher)	Offices (lower)	Industrial/WH	Community uses
	£15,547,081	£10,010,044	£5,300,227	£2,990,000
250 UNITS				
FLATS				
175 UPH	Net area as percentage of gross	100%		
CSH level: 4 on AH				
4 on private				
Aff Hsg: 35%				
		Sales value inflation		
		Build cost inflation		

Note on Benchmark land values:

*"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).

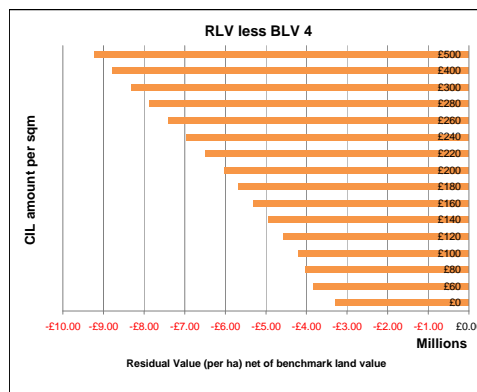
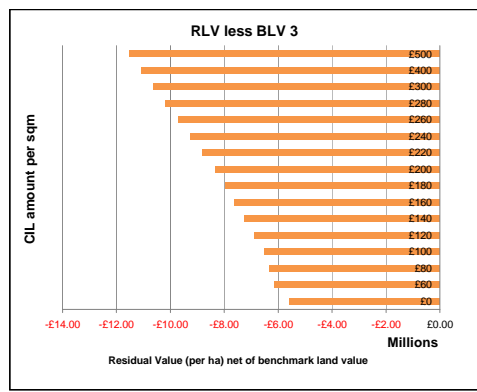
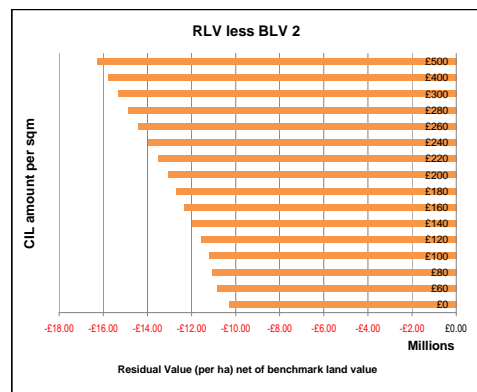
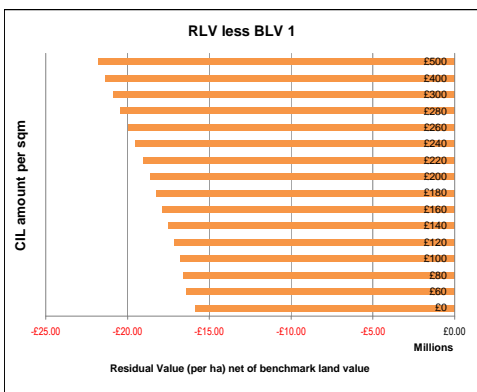
*"Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).

*"Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).

*"Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

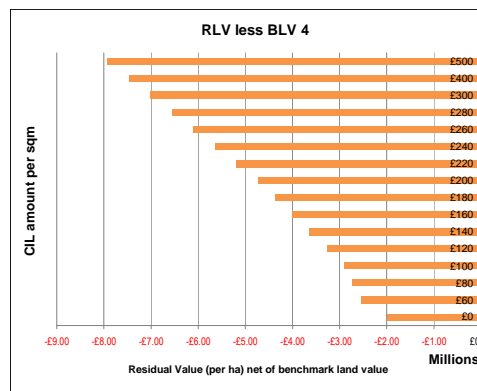
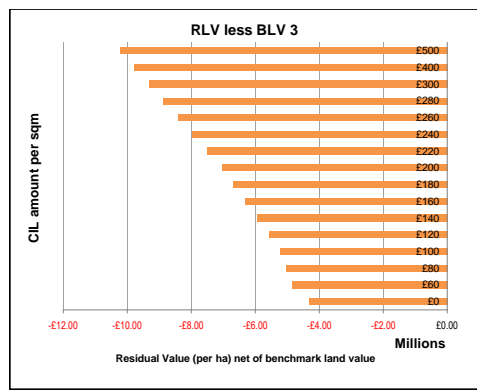
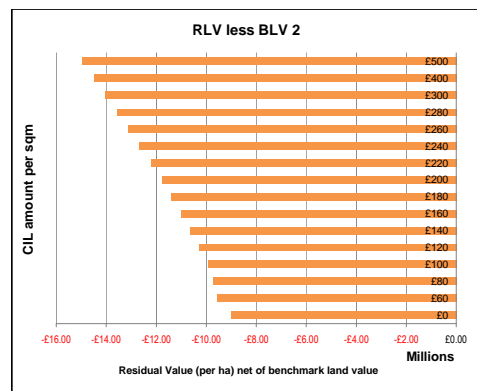
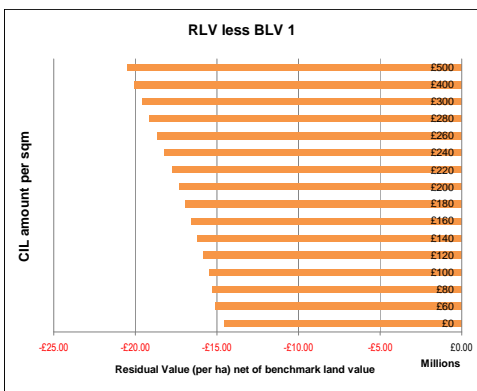
Site type 6 Description: **Area 1 £4090 psm CT,Fish,Bow,Mile** Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-437,791	306,454	-15,853,535	-10,316,498	-5,606,681	-3,296,454
60	-1,220,655	854,459	-16,401,540	-10,864,503	-6,154,686	-3,844,459
80	-1,481,610	1,037,127	-16,584,208	-11,047,171	-6,337,354	-4,027,127
100	-1,742,565	1,219,795	-16,766,876	-11,229,839	-6,520,023	-4,209,795
120	-2,264,474	1,585,132	-17,132,213	-11,595,176	-6,885,359	-4,575,132
140	-2,786,383	1,950,468	-17,497,549	-11,960,512	-7,250,696	-4,940,468
160	-3,308,292	2,315,805	-17,862,886	-12,325,849	-7,616,032	-5,305,805
180	-3,830,202	2,681,141	-18,228,222	-12,691,185	-7,981,369	-5,671,141
200	-4,352,111	3,046,478	-18,593,559	-13,056,522	-8,346,705	-6,036,478
220	-5,004,988	3,503,148	-19,050,230	-13,513,193	-8,803,376	-6,493,148
240	-5,656,884	3,959,819	-19,506,900	-13,969,863	-9,260,046	-6,949,819
260	-6,309,271	4,416,490	-19,963,571	-14,426,534	-9,716,717	-7,406,490
280	-6,961,658	4,873,160	-20,420,242	-14,883,205	-10,173,388	-7,863,160
300	-7,614,044	5,329,831	-20,876,912	-15,339,875	-10,630,058	-8,319,831
400	-8,266,431	5,786,502	-21,333,583	-15,796,546	-11,086,729	-8,776,502
500	-8,918,817	6,243,172	-21,790,253	-16,253,216	-11,543,400	-9,233,172



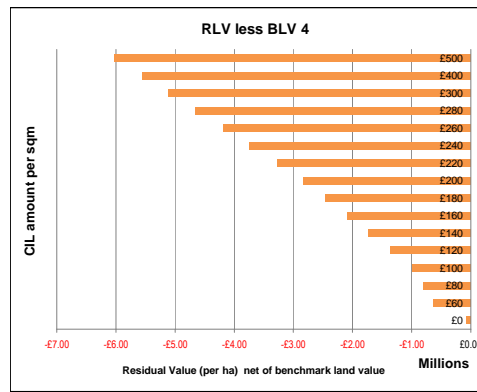
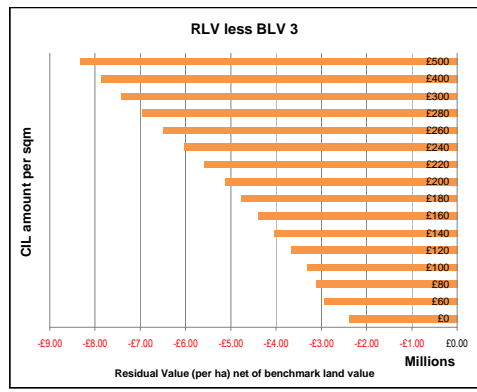
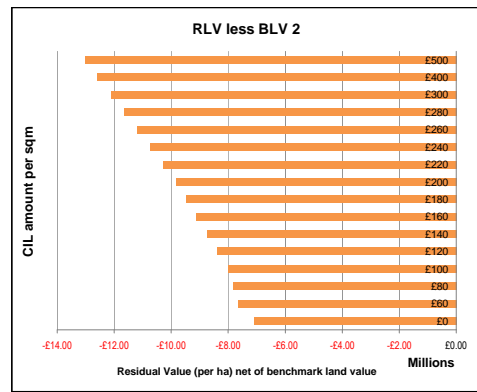
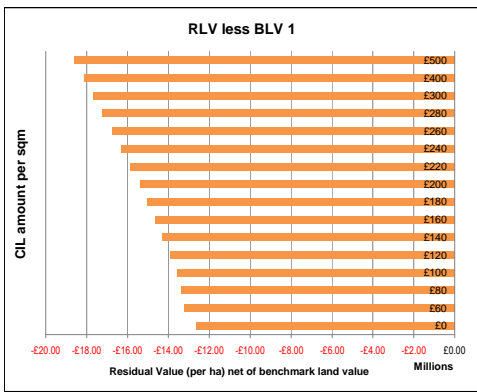
Site type 6 Description: **Area 2 £4306 psm S IoD** Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,421,026	994,718	14,552,363	9,015,326	4,305,509	1,995,282
60	638,162	446,713	-15,100,368	-9,563,331	-4,853,514	-2,543,287
80	377,207	264,045	-15,283,036	-9,745,999	-5,036,182	-2,725,955
100	116,253	81,377	-15,465,704	-9,928,667	-5,218,850	-2,908,623
120	-405,656	-283,960	-15,831,041	-10,294,004	-5,584,187	-3,273,960
140	-927,566	-649,296	-16,196,377	-10,659,340	-5,949,523	-3,639,296
160	-1,449,475	-1,014,633	-16,561,714	-11,024,677	-6,314,860	-4,004,633
180	-1,971,384	-1,379,969	-16,927,050	-11,390,013	-6,680,196	-4,369,969
200	-2,493,294	-1,745,306	-17,292,387	-11,755,350	-7,045,533	-4,735,306
220	-3,145,680	-2,201,976	-17,749,057	-12,121,020	-7,502,204	-5,191,976
240	-3,798,067	-2,658,647	-18,205,728	-12,486,691	-7,958,874	-5,648,647
260	-4,450,454	-3,115,317	-18,662,399	-13,125,362	-8,415,545	-6,105,317
280	-5,102,840	-3,571,988	-19,119,069	-13,582,032	-8,872,216	-6,561,988
300	-5,755,227	-4,028,659	-19,575,740	-14,038,703	-9,328,886	-7,018,659
400	-6,407,613	-4,485,329	-20,032,411	-14,495,374	-9,785,557	-7,475,329
500	-7,060,000	-4,942,000	-20,489,081	-14,952,044	-10,242,227	-7,932,000



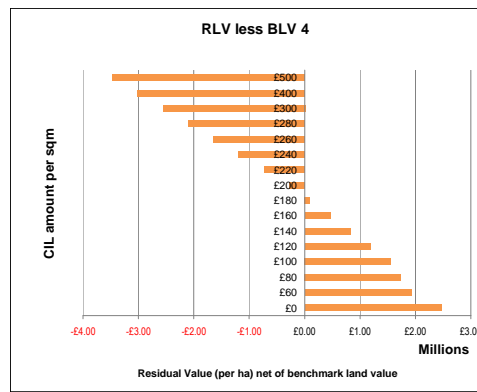
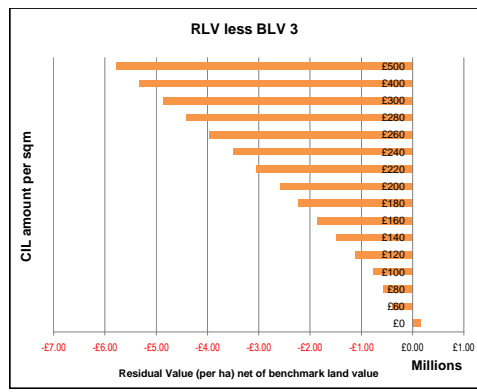
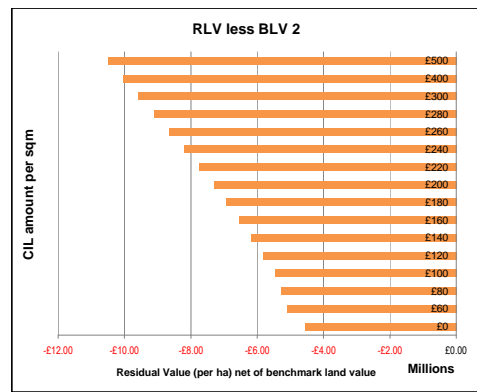
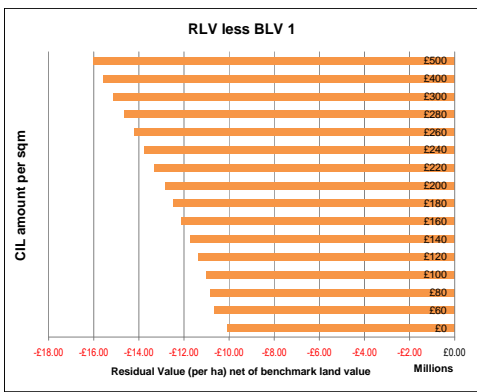
Site type 6 Description: **Area 3 £4629 psm BrB,BC,P,PR,BW** Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,153,083	2,907,158	-12,639,923	-7,102,886	-2,393,069	-82,842
60	3,370,219	2,359,153	-13,187,928	-7,650,891	-2,941,074	-630,847
80	3,109,264	2,176,485	-13,370,596	-7,833,559	-3,123,742	-813,515
100	2,848,310	1,993,817	-13,553,264	-8,016,227	-3,306,411	-996,183
120	2,326,400	1,628,480	-13,918,601	-8,381,564	-3,671,747	-1,361,520
140	1,804,491	1,263,144	-14,283,937	-8,746,900	-4,037,084	-1,726,856
160	1,282,582	897,807	-14,649,274	-9,112,237	-4,402,420	-2,092,193
180	760,673	532,471	-15,014,610	-9,477,573	-4,767,757	-2,457,529
200	238,763	167,134	-15,379,947	-9,842,910	-5,133,093	-2,822,866
220	-413,623	-289,536	-15,836,618	-10,209,581	-5,589,764	-3,279,536
240	-1,066,010	-746,207	-16,293,288	-10,576,251	-6,046,434	-3,736,207
260	-1,718,397	-1,202,878	-16,749,959	-11,121,922	-6,503,105	-4,192,878
280	-2,370,783	-1,659,548	-17,206,630	-11,669,593	-6,959,776	-4,649,548
300	-3,023,170	-2,116,219	-17,663,300	-12,126,263	-7,416,446	-5,106,219
400	-3,675,557	-2,572,890	-18,119,971	-12,582,934	-7,873,117	-5,562,890
500	-4,327,943	-3,029,560	-18,576,641	-13,039,604	-8,329,788	-6,019,560



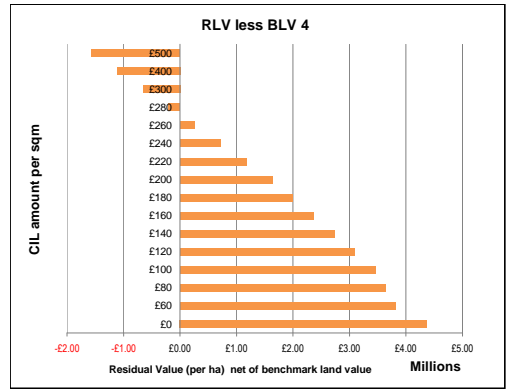
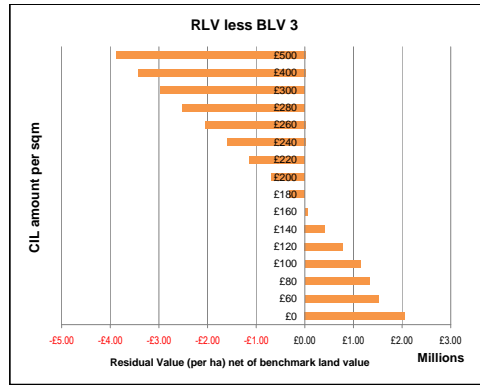
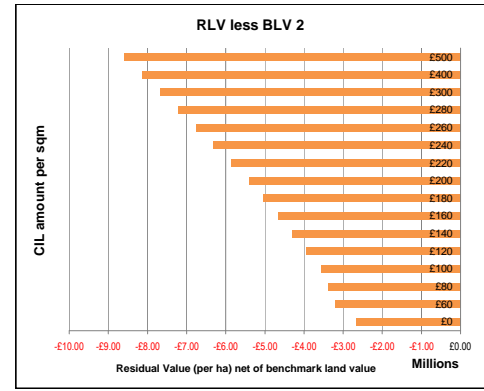
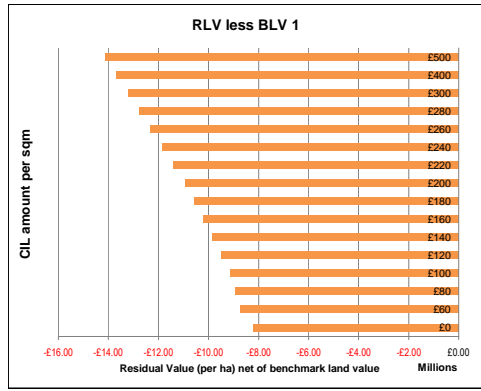
Site type 6 Description: **Area 4 £5059 psm BG,GT,NWC,Step** Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,795,696	5,456,987	-10,090,094	-4,553,057	-156,760	2,466,987
60	7,012,832	4,908,982	-10,638,099	-5,101,062	-391,245	1,918,982
80	6,751,877	4,726,314	-10,820,767	-5,283,730	-573,914	1,736,314
100	6,490,923	4,543,646	-11,003,435	-5,466,398	-756,581	1,553,646
120	5,969,013	4,178,309	-11,368,772	-5,831,735	-1,121,918	1,188,309
140	5,447,104	3,812,973	-11,734,108	-6,197,071	-1,487,254	822,973
160	4,925,195	3,447,636	-12,099,445	-6,562,408	-1,852,591	457,636
180	4,403,286	3,082,300	-12,464,781	-6,927,744	-2,217,928	92,300
200	3,881,376	2,716,963	-12,830,118	-7,293,081	-2,583,264	-273,037
220	3,228,990	2,260,293	-13,286,789	-7,749,751	-3,039,935	-729,707
240	2,576,603	1,803,622	-13,743,459	-8,206,422	-3,496,605	-1,186,378
260	1,924,216	1,346,951	-14,200,130	-8,663,093	-3,953,276	-1,643,049
280	1,271,830	890,281	-14,656,800	-9,119,763	-4,409,947	-2,099,719
300	619,443	433,610	-15,113,471	-9,576,434	-4,866,617	-2,556,390
400	32,944	23,060	-15,570,142	-10,033,105	-5,323,288	-3,013,060
500	-685,330	-479,731	-16,026,812	-10,489,775	-5,779,958	-3,469,731



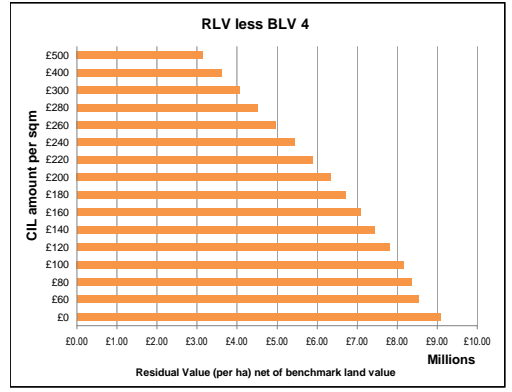
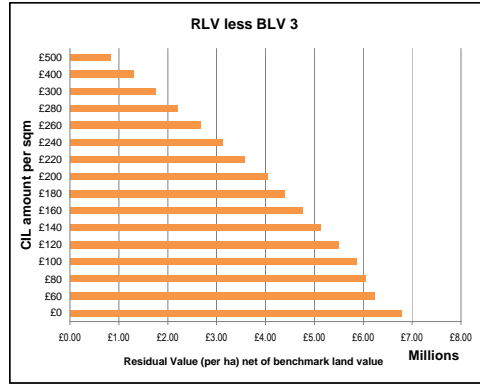
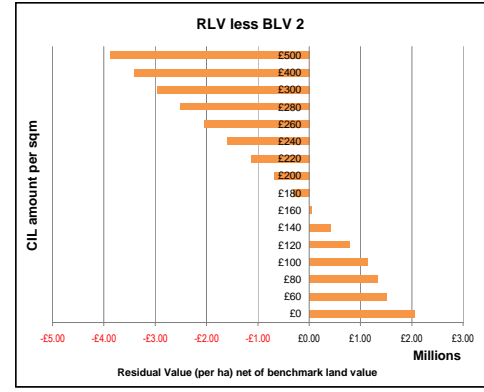
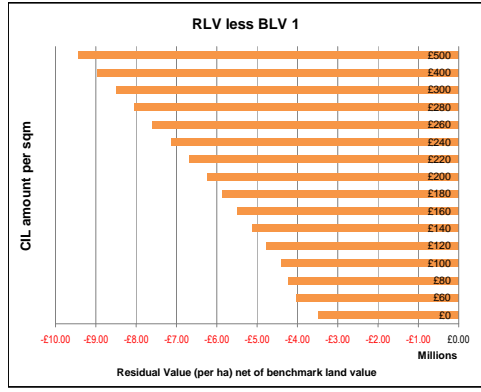
Site type 6 Description: **Area 5 E5382 psm Shad,SWC, E14 7** Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,506,712	7,354,699	- 8,192,383	- 2,655,346	2,054,471	4,364,699
60	9,723,848	6,806,694	- 8,740,388	- 3,203,350	1,506,466	3,816,694
80	9,462,894	6,624,026	- 8,923,056	- 3,386,019	1,323,798	3,634,026
100	9,201,939	6,441,357	- 9,105,724	- 3,568,687	1,141,130	3,451,357
120	8,680,030	6,076,021	- 9,471,061	- 3,934,023	775,793	3,086,021
140	8,158,120	5,710,684	- 9,836,397	- 4,299,360	410,457	2,720,684
160	7,636,211	5,345,348	- 10,201,734	- 4,664,697	45,120	2,355,348
180	7,114,302	4,980,011	- 10,567,070	- 5,030,033	- 320,216	1,990,011
200	6,592,392	4,614,675	- 10,932,407	- 5,395,370	- 685,553	1,624,675
220	5,940,006	4,158,004	- 11,389,077	- 5,852,040	- 1,142,223	1,168,004
240	5,287,619	3,701,333	- 11,845,748	- 6,308,711	- 1,598,894	711,333
260	4,635,233	3,244,663	- 12,302,418	- 6,765,381	- 2,055,565	254,663
280	3,982,846	2,787,992	- 12,759,089	- 7,222,052	- 2,512,235	202,088
300	3,330,459	2,331,321	- 13,215,760	- 7,678,723	- 2,968,906	68,679
400	2,678,073	1,874,651	- 13,672,430	- 8,135,393	- 3,425,577	- 1,115,349
500	2,025,686	1,417,980	- 14,129,101	- 8,592,064	- 3,882,247	- 1,572,020



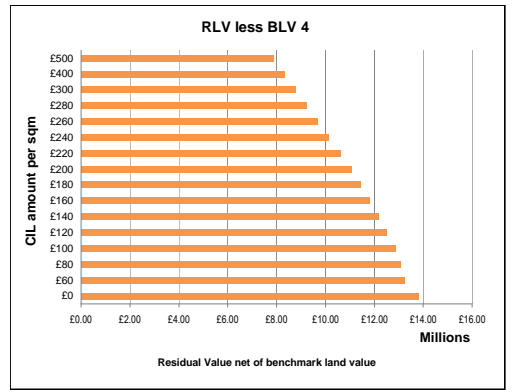
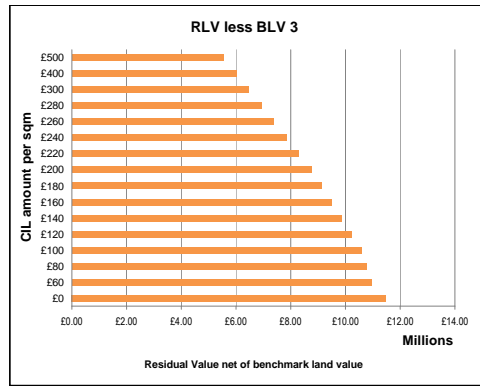
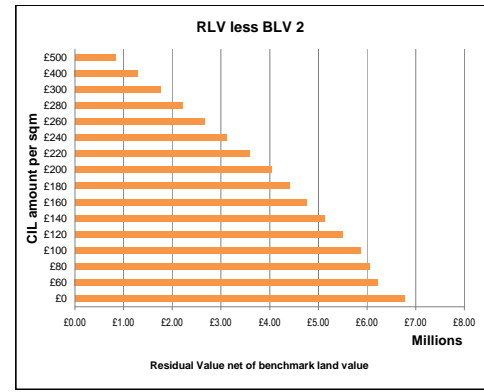
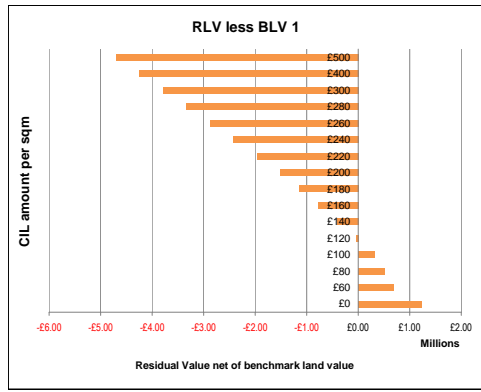
Site type 6 Description: **Area 6 E6189 psm Lime,WoD,Shore** Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,238,493	12,066,945	- 3,480,136	2,056,901	6,766,718	9,076,945
60	16,455,629	11,518,940	- 4,028,141	1,508,896	6,218,713	8,528,940
80	16,194,675	11,336,272	- 4,210,809	1,326,228	6,036,045	8,346,272
100	15,933,720	11,153,604	- 4,393,477	1,143,560	5,853,377	8,163,604
120	15,411,811	10,788,267	- 4,758,814	778,223	5,488,040	7,798,267
140	14,889,901	10,422,931	- 5,124,150	412,887	5,122,703	7,432,931
160	14,367,992	10,057,594	- 5,489,487	47,550	4,757,367	7,067,594
180	13,846,083	9,692,258	- 5,854,823	- 317,786	4,392,030	6,702,258
200	13,324,173	9,326,921	- 6,220,160	- 683,123	4,026,694	6,336,921
220	12,671,787	8,870,251	- 6,676,831	- 1,139,793	3,570,023	5,880,251
240	12,019,400	8,413,580	- 7,133,501	- 1,596,464	3,113,353	5,423,580
260	11,367,014	7,956,909	- 7,590,172	- 2,053,135	2,656,682	4,966,909
280	10,714,627	7,500,239	- 8,046,842	- 2,509,805	2,200,011	4,510,239
300	10,062,240	7,043,568	- 8,503,513	- 2,966,476	1,743,341	4,053,568
400	9,409,854	6,586,896	- 8,960,184	- 3,423,147	1,286,670	3,596,896
500	8,757,467	6,130,227	- 9,416,854	- 3,879,817	829,999	3,140,227



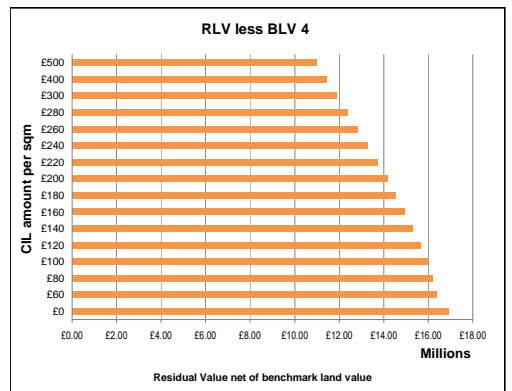
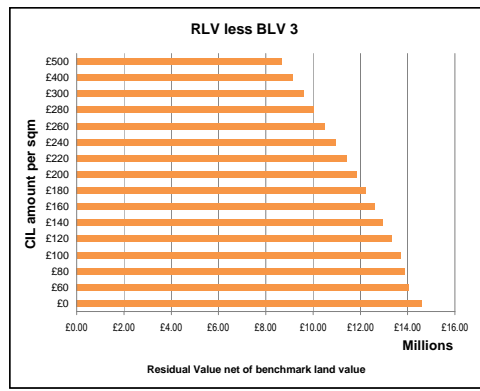
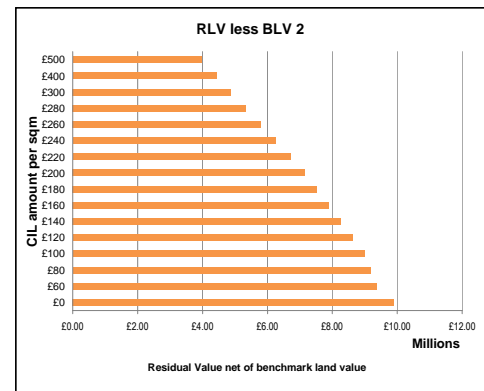
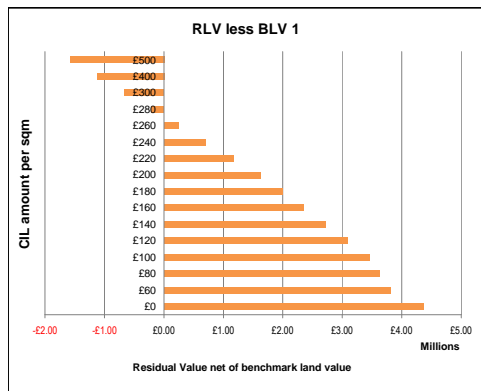
Site type 6 Description: **Area 7 E6997 psm Spitafields** Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,970,347	16,779,243	1,232,161	6,769,198	11,479,015	13,789,243
60	23,187,483	16,231,238	684,157	6,221,194	10,931,010	13,241,238
80	22,926,528	16,048,570	501,488	6,038,525	10,748,342	13,058,570
100	22,665,573	15,865,901	318,820	5,855,857	10,565,674	12,875,901
120	22,143,664	15,500,565	- 46,516	5,490,521	10,200,337	12,510,565
140	21,621,755	15,135,228	- 411,853	5,125,184	9,835,001	12,145,228
160	21,099,845	14,769,892	- 777,189	4,759,848	9,469,664	11,779,892
180	20,577,936	14,404,555	- 1,142,526	4,394,511	9,104,328	11,414,555
200	20,056,027	14,039,219	- 1,507,862	4,029,175	8,738,991	11,049,219
220	19,403,640	13,582,548	- 1,964,533	3,572,504	8,282,321	10,592,548
240	18,751,254	13,125,878	- 2,421,204	3,115,833	7,825,650	10,135,878
260	18,098,867	12,669,207	- 2,877,874	2,659,163	7,368,979	9,679,207
280	17,446,480	12,212,536	- 3,334,545	2,202,492	6,912,309	9,222,536
300	16,794,094	11,755,866	- 3,791,216	1,745,821	6,455,638	8,765,866
400	16,141,707	11,299,195	- 4,247,886	1,289,151	5,998,968	8,309,195
500	15,489,320	10,842,524	- 4,704,557	832,480	5,542,297	7,852,524



Site type 6 Description: **Area 8 E7535 psm CW.AI,TL,SKD,Wap** Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	28,433,336	19,903,335	4,356,254	9,893,291	14,603,108	16,913,335
60	27,650,472	19,355,331	3,808,249	9,345,286	14,055,103	16,365,331
80	27,389,518	19,172,662	3,625,581	9,162,618	13,872,435	16,182,662
100	27,128,563	18,989,994	3,442,913	8,979,950	13,689,767	15,999,994
120	26,606,654	18,624,658	3,077,576	8,614,613	13,324,430	15,634,658
140	26,084,745	18,259,321	2,712,240	8,249,277	12,959,094	15,269,321
160	25,562,835	17,893,985	2,346,903	7,883,940	12,593,757	14,903,985
180	25,040,926	17,528,648	1,981,567	7,518,604	12,228,421	14,538,648
200	24,519,017	17,163,312	1,616,230	7,153,267	11,863,084	14,173,312
220	23,866,630	16,706,641	1,159,560	6,696,597	11,406,414	13,716,641
240	23,214,243	16,249,970	702,889	6,239,926	10,949,743	13,259,970
260	22,561,857	15,793,300	246,218	5,783,256	10,493,072	12,803,300
280	21,909,470	15,336,629	- 210,452	5,326,585	10,036,402	12,346,629
300	21,257,084	14,879,958	- 667,123	4,869,914	9,579,731	11,889,958
400	20,604,697	14,423,288	- 1,223,793	4,413,244	9,123,060	11,433,288
500	19,952,310	13,966,617	- 1,780,464	3,956,573	8,666,390	10,976,617



CIL Viability LB Tower Hamlets

SITE TYPE 6
250 UNITS
FLATS
175 UPH Net area as percentage of gross 100%

CSH level: 4 on AH
4 on private

Aff Hsg: 35%

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher) £15,547,081	BLV2 Offices (lower) £10,010,044	BLV3 Industrial/WH £5,300,227	BLV4 Community uses £2,990,000
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-5% Sales value inflation
Build cost inflation

Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).

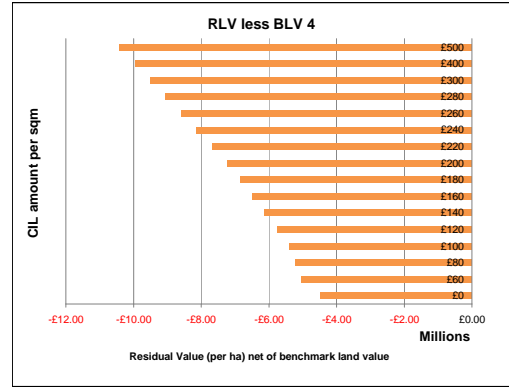
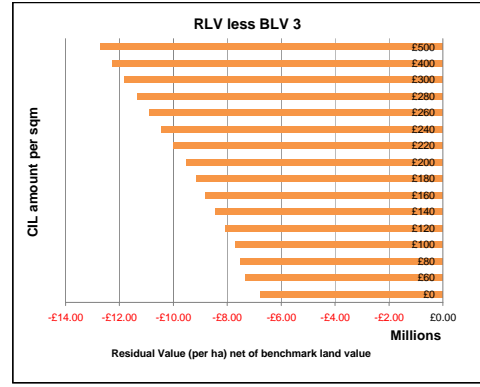
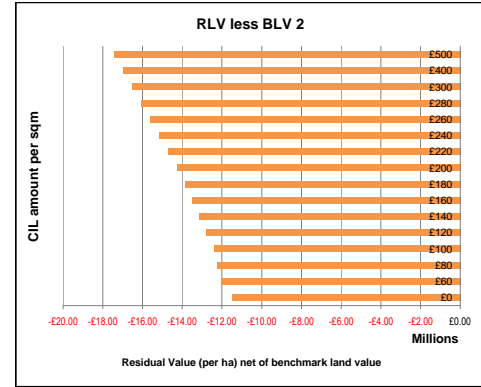
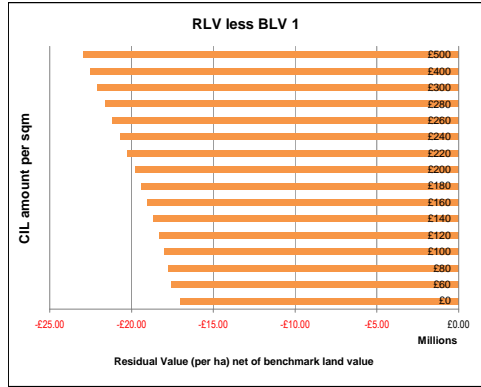
"Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).

"Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).

"Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

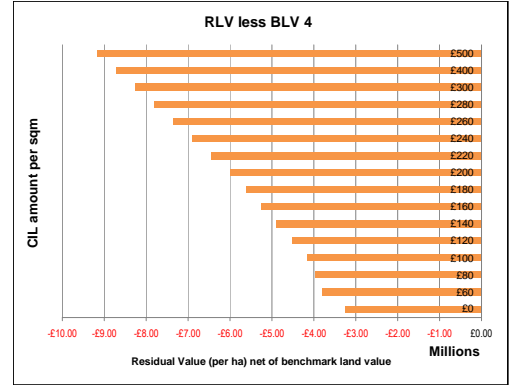
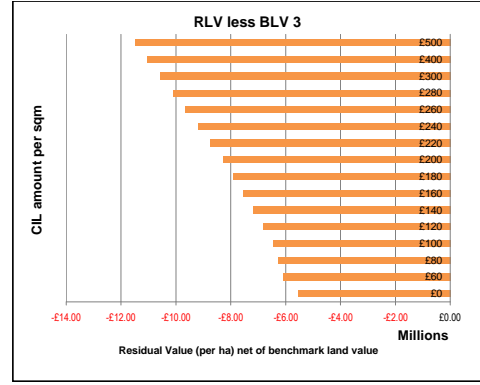
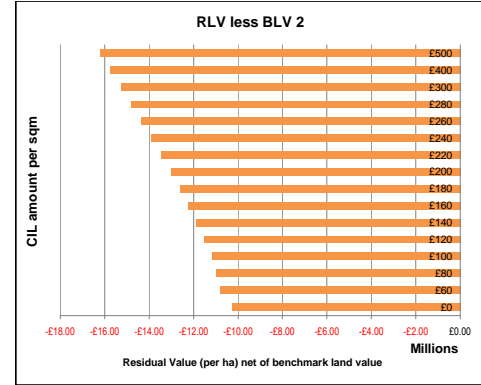
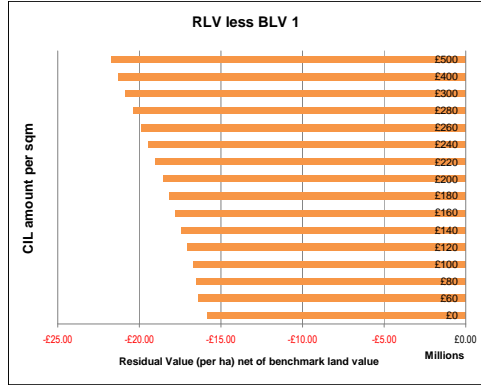
Site type 6 Description: Area 1 £4090 psm CT,Fish,Bow,Mile Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,128,358	1,489,851	-17,036,932	-11,499,895	-6,790,078	-4,479,851
60	-2,911,222	2,037,856	-17,584,937	-12,047,900	-7,338,083	-5,027,856
80	-3,172,177	2,220,524	-17,767,605	-12,230,568	-7,520,751	-5,210,524
100	-3,433,131	2,403,192	-17,950,273	-12,413,236	-7,703,419	-5,393,192
120	-3,955,041	2,768,529	-18,315,610	-12,778,573	-8,068,756	-5,758,529
140	-4,476,950	3,133,865	-18,680,946	-13,143,909	-8,434,092	-6,123,865
160	-4,998,859	3,499,202	-19,046,283	-13,509,246	-8,799,429	-6,489,202
180	-5,520,769	3,864,538	-19,411,619	-13,874,582	-9,164,765	-6,854,538
200	-6,042,678	4,229,875	-19,776,956	-14,239,919	-9,530,102	-7,219,875
220	-6,695,065	4,686,545	-20,233,626	-14,696,589	-9,986,773	-7,676,545
240	-7,347,451	5,143,216	-20,690,297	-15,153,260	-10,443,443	-8,133,216
260	-7,999,838	5,599,886	-21,146,968	-15,609,931	-10,900,114	-8,589,886
280	-8,652,224	6,056,557	-21,603,638	-16,066,601	-11,356,785	-9,046,557
300	-9,304,611	6,513,228	-22,060,309	-16,523,272	-11,813,456	-9,503,228
400	-9,956,998	6,969,898	-22,516,980	-16,979,943	-12,270,126	-9,959,898
500	-10,609,384	7,426,569	-22,973,650	-17,436,613	-12,726,796	-10,416,569



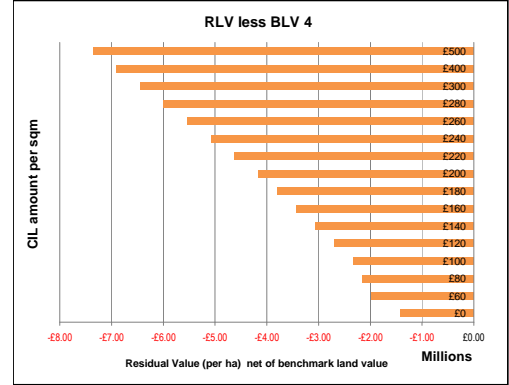
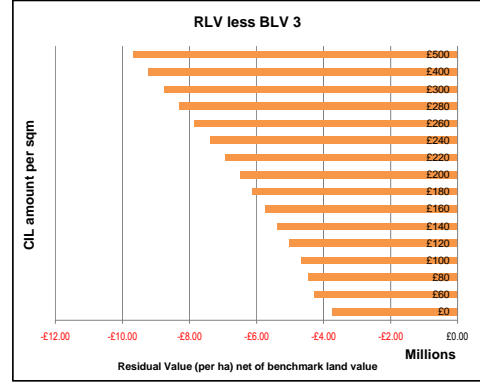
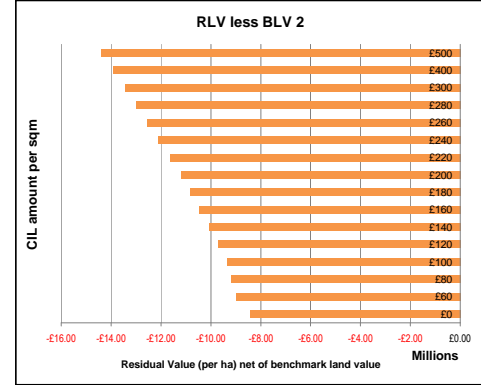
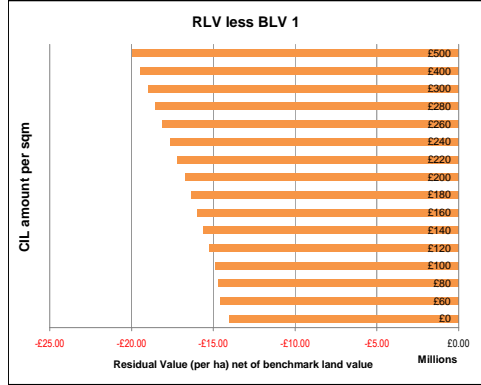
Site type 6 Description: Area 2 £4306 psm S loD Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	358,518	250,963	-15,798,044	-10,261,007	-5,551,190	-3,240,963
60	1,141,382	798,967	-16,346,049	-10,809,012	-6,099,195	-3,788,967
80	1,402,337	981,636	-16,528,717	-10,991,680	-6,281,863	-3,971,636
100	1,663,291	1,164,304	-16,711,385	-11,174,348	-6,464,531	-4,154,304
120	1,852,201	1,529,640	-17,076,722	-11,539,685	-6,829,868	-4,519,640
140	2,107,110	1,894,977	-17,442,058	-11,905,021	-7,195,204	-4,884,977
160	3,229,019	2,260,313	-17,807,395	-12,270,358	-7,560,541	-5,250,313
180	3,750,928	2,625,650	-18,172,731	-12,635,694	-7,925,877	-5,615,650
200	4,272,838	2,990,986	-18,538,068	-13,001,031	-8,291,214	-5,980,986
220	4,925,224	3,447,657	-18,994,738	-13,457,701	-8,747,884	-6,437,657
240	5,577,611	3,904,328	-19,451,409	-13,914,372	-9,204,555	-6,894,328
260	6,229,998	4,360,998	-19,908,080	-14,371,043	-9,661,226	-7,350,998
280	6,882,384	4,817,669	-20,364,750	-14,827,713	-10,117,896	-7,807,669
300	7,534,771	5,274,340	-20,821,421	-15,284,384	-10,574,567	-8,264,340
400	8,187,158	5,731,010	-21,278,092	-15,741,054	-11,031,238	-8,721,010
500	8,839,544	6,187,681	-21,734,762	-16,197,725	-11,487,908	-9,177,681



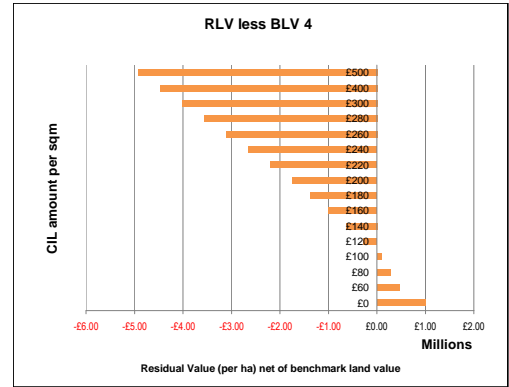
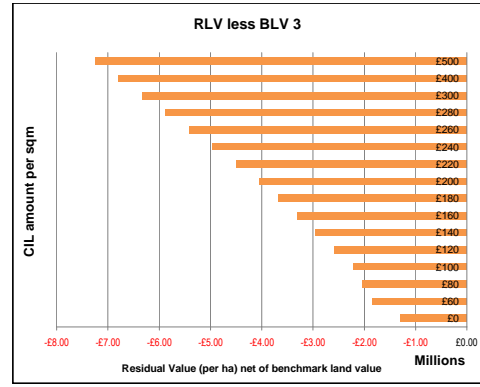
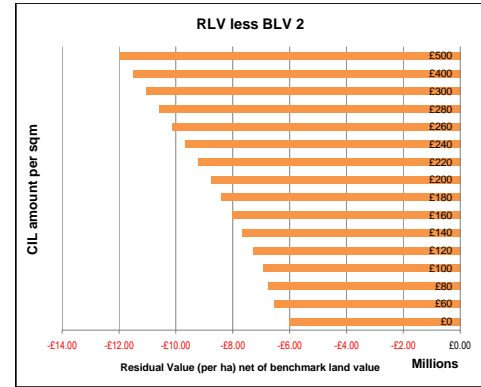
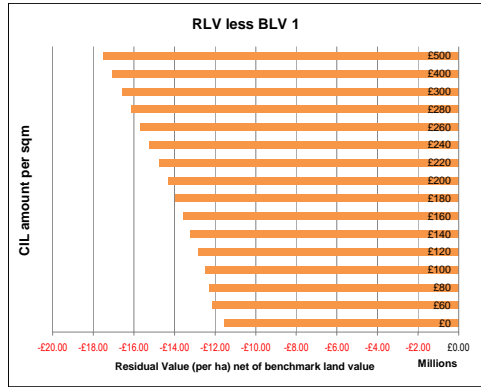
Site type 6 Description: Area 3 £4629 psm BrB,BC,P,PR,BW Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,240,073	1,568,051	-13,979,030	-8,441,993	-3,732,176	-1,421,949
60	1,457,209	1,020,046	-14,527,035	-8,989,998	-4,280,181	-1,969,954
80	1,196,254	837,378	-14,709,703	-9,172,666	-4,462,849	-2,152,622
100	935,300	654,710	-14,892,371	-9,355,334	-4,645,518	-2,335,290
120	413,391	289,373	-15,257,708	-9,720,671	-5,010,854	-2,700,627
140	-108,519	-75,963	-15,623,044	-10,086,007	-5,376,191	-3,065,963
160	-630,428	-441,300	-15,988,381	-10,451,344	-5,741,527	-3,431,300
180	-1,152,337	-806,636	-16,353,717	-10,816,680	-6,106,864	-3,796,636
200	-1,674,247	-1,171,973	-16,719,054	-11,182,017	-6,472,200	-4,161,973
220	-2,326,633	-1,628,643	-17,175,725	-11,638,688	-6,928,871	-4,618,643
240	-2,979,020	-2,085,314	-17,632,395	-12,095,358	-7,385,541	-5,075,314
260	-3,631,407	-2,541,985	-18,089,066	-12,552,029	-7,842,212	-5,531,985
280	-4,283,793	-2,998,655	-18,545,736	-13,008,699	-8,298,883	-5,988,655
300	-4,936,180	-3,455,326	-19,002,407	-13,465,370	-8,755,553	-6,445,326
400	-5,588,566	-3,911,997	-19,459,078	-13,922,041	-9,212,224	-6,901,997
500	-6,240,953	-4,368,667	-19,915,748	-14,378,711	-9,668,895	-7,358,667



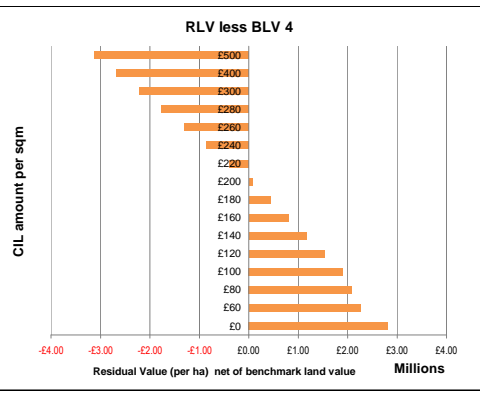
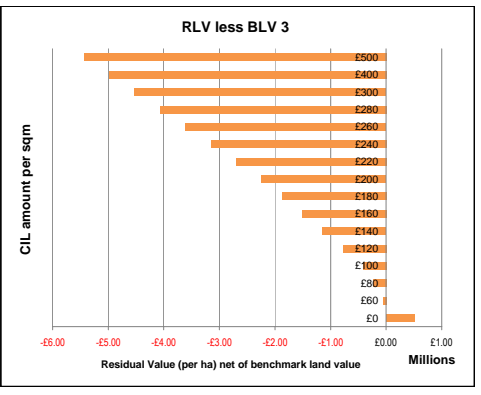
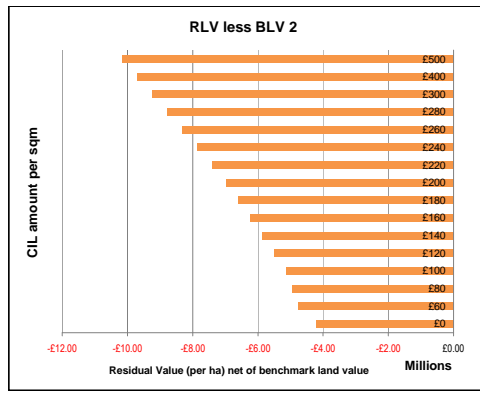
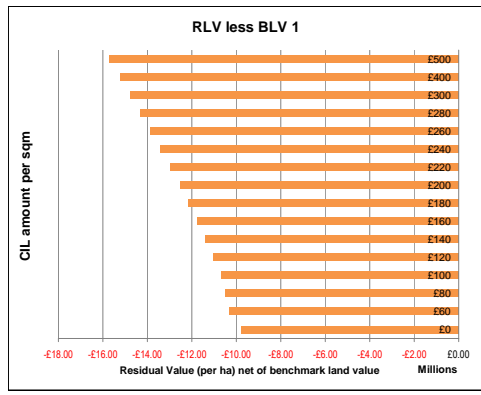
Site type 6 Description: Area 4 £5059 psm BG,GT,NWC,Step Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,704,732	3,993,312	-11,553,769	-6,016,732	-1,306,915	-1,003,312
60	4,921,868	3,445,307	-12,101,774	-6,564,737	-1,854,920	-455,307
80	4,660,913	3,262,639	-12,284,442	-6,747,405	-2,037,588	-272,639
100	4,399,958	3,079,971	-12,467,110	-6,930,073	-2,220,256	-89,971
120	3,878,049	2,714,634	-12,832,447	-7,295,410	-2,585,593	-275,366
140	3,356,140	2,349,298	-13,197,783	-7,660,746	-2,950,930	-640,702
160	2,834,231	1,983,961	-13,563,120	-8,026,083	-3,316,266	-1,006,039
180	2,312,321	1,618,625	-13,928,456	-8,391,419	-3,681,603	-1,371,375
200	1,790,412	1,253,288	-14,293,793	-8,756,756	-4,046,939	-1,736,712
220	1,138,025	796,618	-14,750,464	-9,213,427	-4,503,610	-2,193,382
240	485,639	339,947	-15,207,134	-9,670,097	-4,960,280	-2,650,053
260	-166,748	-116,724	-15,663,805	-10,126,768	-5,416,951	-3,106,724
280	-819,135	-573,394	-16,120,475	-10,583,438	-5,873,622	-3,563,394
300	-1,471,521	-1,030,065	-16,577,146	-11,040,109	-6,330,293	-4,020,065
400	-2,123,908	-1,486,735	-17,033,817	-11,496,780	-6,786,964	-4,476,735
500	-2,776,294	-1,943,406	-17,490,487	-11,953,450	-7,243,634	-4,933,406



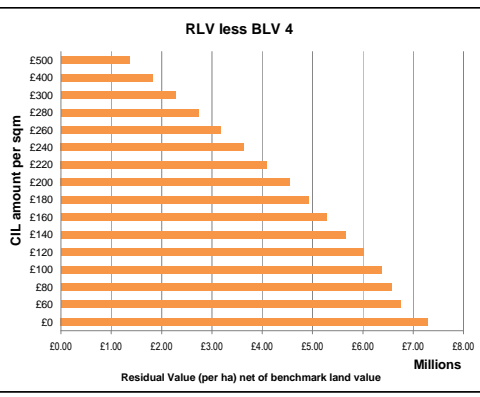
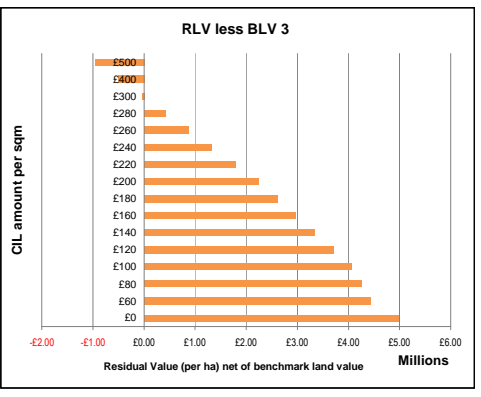
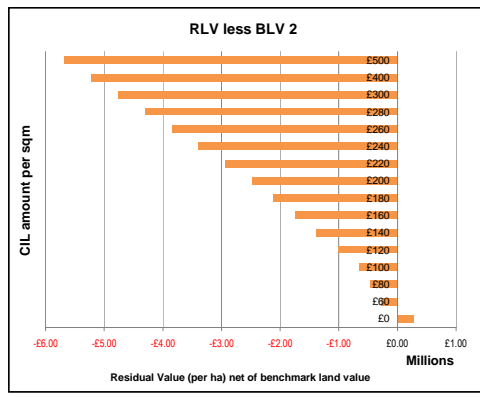
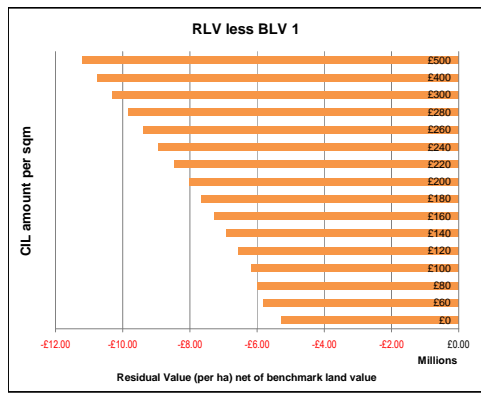
Site type 6 Description: **Area 5** £382 ps/m Shad,SWC, E14 7 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,282,282	5,797,597	-9,749,484	-4,212,447	497,370	2,807,597
60	7,499,418	5,249,593	-10,297,489	-4,760,452	50,635	2,299,593
80	7,238,463	5,066,924	-10,480,157	-4,943,120	233,303	2,076,924
100	6,977,509	4,884,256	-10,662,825	-5,125,788	415,971	1,894,256
120	6,455,599	4,518,920	-11,028,162	-5,491,125	781,308	1,528,920
140	5,933,690	4,153,583	-11,393,498	-5,856,461	1,146,644	1,163,583
160	5,411,781	3,788,247	-11,758,835	-6,221,798	1,511,981	798,247
180	4,889,872	3,422,910	-12,124,171	-6,587,134	1,877,317	432,910
200	4,367,962	3,057,574	-12,489,508	-6,952,471	2,242,654	67,574
220	3,715,576	2,600,903	-12,946,178	-7,409,141	2,699,324	389,097
240	3,063,189	2,144,232	-13,402,849	-7,865,812	3,155,995	845,768
260	2,410,802	1,687,562	-13,859,520	-8,322,483	3,612,666	1,302,438
280	1,758,416	1,230,891	-14,316,190	-8,779,153	4,069,336	1,759,109
300	1,106,029	774,220	-14,772,861	-9,235,824	4,526,007	2,215,780
400	453,643	317,550	-15,229,531	-9,692,494	4,982,678	2,672,450
500	-198,744	-139,121	-15,686,202	-10,149,165	5,439,348	3,129,121



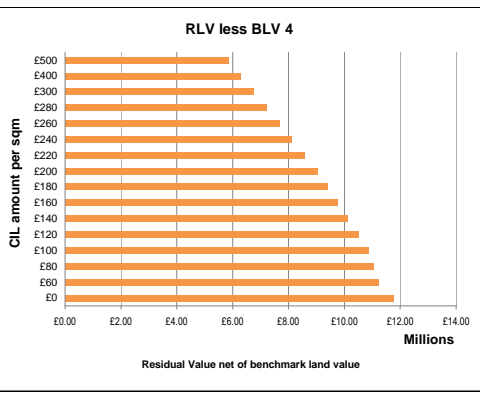
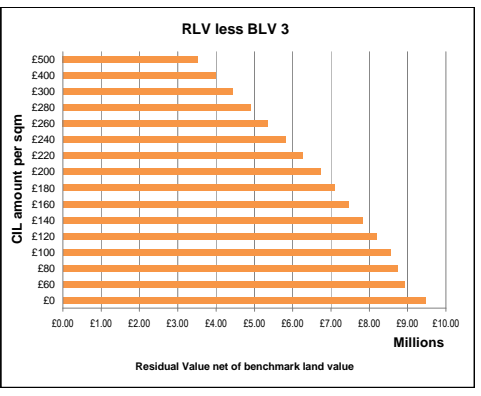
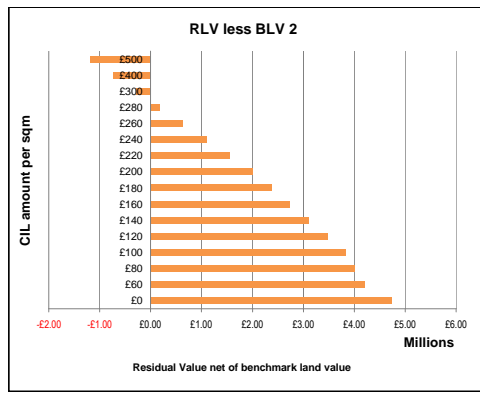
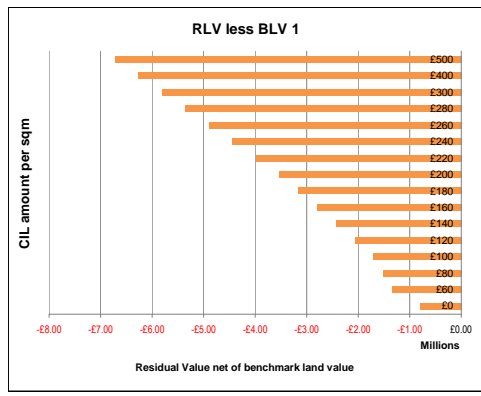
Site type 6 Description: **Area 6** £6189 ps/m Lime,WoD,Shore Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,680,398	10,276,279	-5,270,802	266,235	4,976,052	7,286,279
60	13,897,535	9,728,274	-5,818,807	281,770	4,428,074	6,738,274
80	13,636,580	9,545,606	-6,001,475	464,438	4,245,379	6,555,606
100	13,375,625	9,362,938	-6,184,144	647,107	4,062,710	6,372,938
120	12,853,716	8,997,601	-6,549,480	1,012,443	3,697,374	6,007,601
140	12,331,807	8,632,265	-6,914,817	1,377,780	3,332,037	5,642,265
160	11,809,897	8,266,928	-7,280,153	1,743,116	2,966,701	5,276,928
180	11,287,988	7,901,592	-7,645,490	2,108,453	2,601,364	4,911,592
200	10,766,079	7,536,255	-8,010,826	2,473,789	2,236,028	4,546,255
220	10,113,692	7,079,584	-8,467,497	2,930,460	1,779,357	4,089,584
240	9,461,305	6,622,914	-8,924,167	3,387,130	1,322,686	3,632,914
260	8,808,919	6,166,243	-9,380,838	3,843,801	866,016	3,176,243
280	8,156,532	5,709,573	-9,837,509	4,300,472	409,345	2,719,573
300	7,504,146	5,252,902	-10,294,179	4,757,142	-47,325	2,262,902
400	6,851,759	4,796,231	-10,750,850	5,213,813	-503,996	1,806,231
500	6,199,372	4,339,561	-11,207,521	5,670,484	-960,667	1,349,561



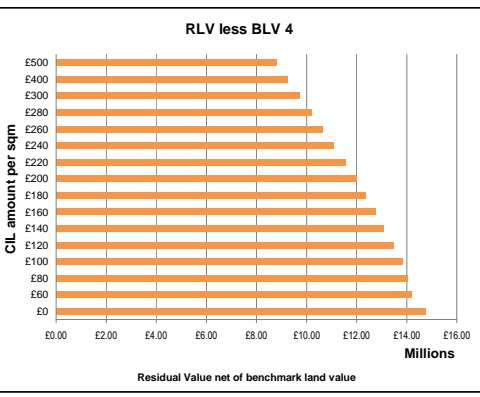
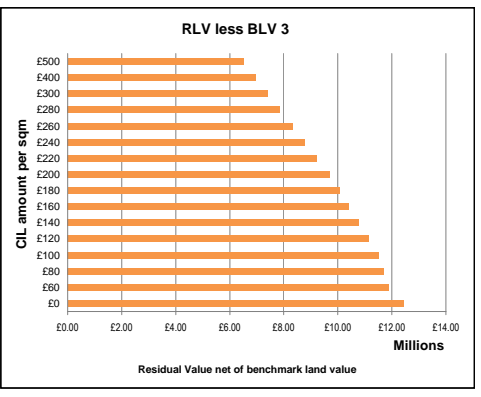
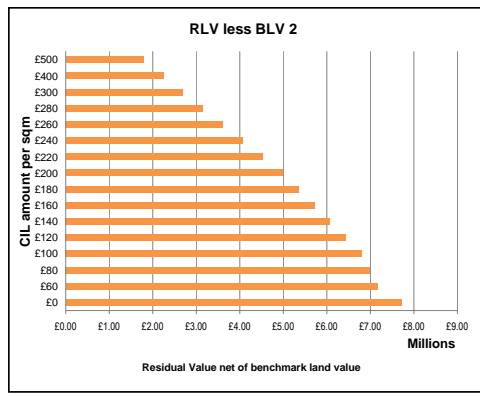
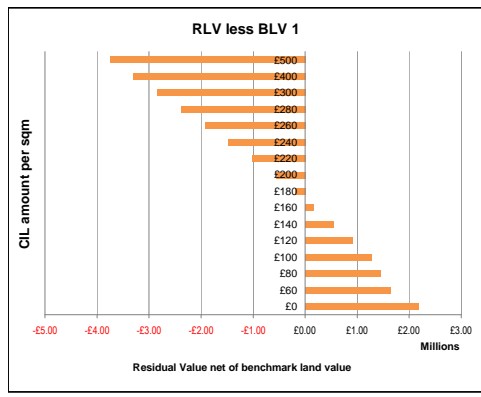
Site type 6 Description: **Area 7** £6997 ps/m Spitalfields Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,078,587	14,755,011	-792,070	4,744,967	9,454,784	11,765,011
60	20,295,723	14,207,006	-1,340,775	4,196,962	8,906,779	11,217,006
80	20,034,769	14,024,338	-1,522,743	4,014,294	8,724,111	11,034,338
100	19,773,814	13,841,670	-1,705,411	3,831,626	8,541,443	10,851,670
120	19,251,905	13,476,333	-2,070,748	3,466,289	8,176,106	10,486,333
140	18,729,996	13,110,997	-2,436,084	3,100,953	7,810,769	10,120,997
160	18,208,086	12,745,660	-2,801,421	2,735,616	7,445,433	9,755,660
180	17,686,177	12,380,324	-3,166,757	2,370,280	7,080,096	9,390,324
200	17,164,268	12,014,987	-3,532,094	2,004,943	6,714,760	9,024,987
220	16,511,881	11,558,317	-3,988,765	1,548,272	6,258,089	8,568,317
240	15,859,494	11,101,646	-4,445,435	1,091,602	5,801,419	8,111,646
260	15,207,108	10,644,975	-4,902,106	634,931	5,344,748	7,654,975
280	14,554,721	10,188,305	-5,358,776	178,261	4,888,077	7,198,305
300	13,902,335	9,731,634	-5,815,447	278,410	4,431,407	6,741,634
400	13,249,948	9,274,964	-6,272,118	735,081	3,974,736	6,284,964
500	12,597,561	8,818,293	-6,728,788	1,191,751	3,518,065	5,828,293



Site type 6 Description: **Area 8** £7535 ps/m CW,Al,TL,SKD,Wap Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,319,134	17,723,394	-2,176,313	7,713,350	12,423,167	14,733,394
60	24,536,270	17,175,389	-2,628,308	7,165,345	11,875,162	14,185,389
80	24,275,316	16,992,721	-2,811,640	6,982,677	11,692,494	14,002,721
100	24,014,361	16,810,053	-2,995,972	6,800,008	11,509,825	13,820,053
120	23,492,452	16,444,716	-3,451,308	6,344,672	11,144,489	13,454,716
140	22,970,542	16,079,380	-3,906,644	5,889,336	10,779,152	13,089,380
160	22,448,633	15,714,043	-4,362,010	5,434,000	10,413,816	12,724,043
180	21,926,724	15,348,707	-4,817,376	4,978,664	10,048,479	12,358,707
200	21,404,814	14,983,370	-5,271,742	4,523,328	9,683,143	11,993,370
220	20,752,428	14,526,699	-5,726,108	4,068,000	9,227,807	11,536,699
240	20,100,042	14,070,029	-6,180,474	3,612,672	8,772,471	11,080,029
260	19,447,656	13,613,358	-6,632,840	3,157,344	8,317,142	10,623,358
280	18,795,270	13,156,688	-7,085,206	2,702,016	7,861,806	10,166,688
300	18,142,884	12,700,017	-7,537,572	2,246,688	7,406,470	9,710,017
400	17,490,498	12,243,346	-7,990,938	1,791,360	6,951,142	9,253,346
500	16,838,112	11,786,676	-8,443,304	1,336,032	6,495,814	8,796,676



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1 Offices (higher) £15,547,081	BLV2 Offices (lower) £10,010,044	BLV3 Industrial/WH £5,300,227	BLV4 Community uses £2,990,000
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Note on Benchmark land values:

- *Offices (higher)* uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
- *Offices (lower)* uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
- *Industrial/WH* uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
- *Community uses* - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 6
250 UNITS
FLATS

175 UPH Net area as percentage of gross

100%

CSH level: 4 on AH

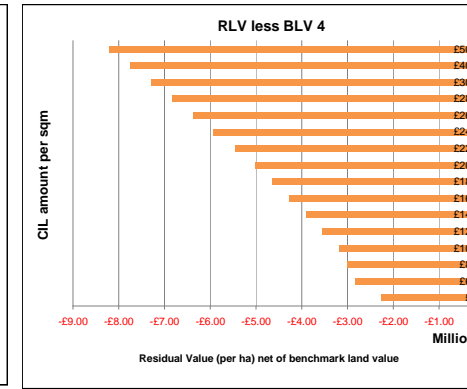
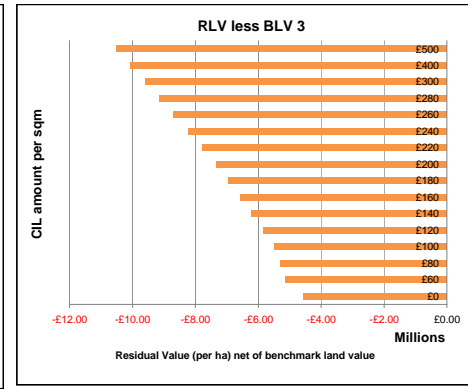
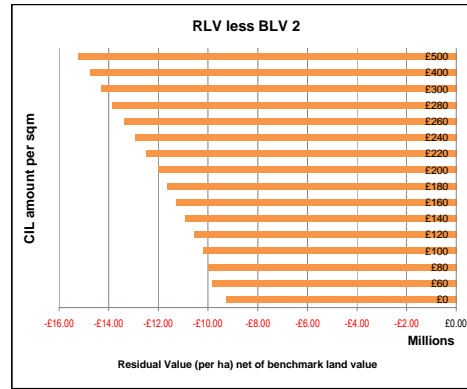
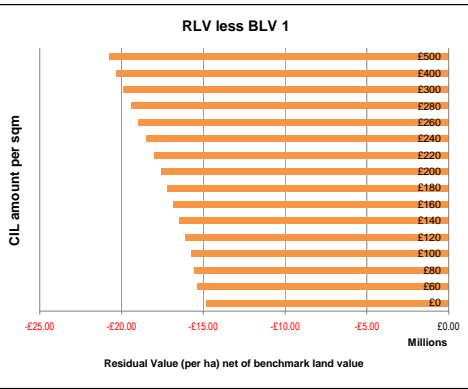
10 % Sales value inflation

Aff Hsg: 4 on private

5 % Build cost inflation

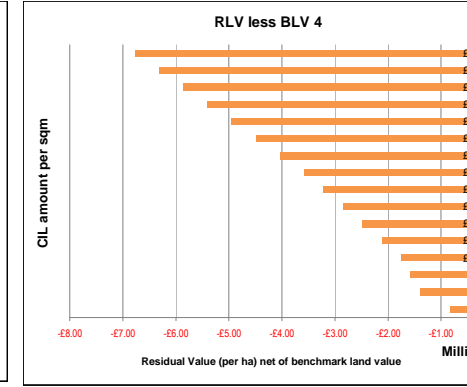
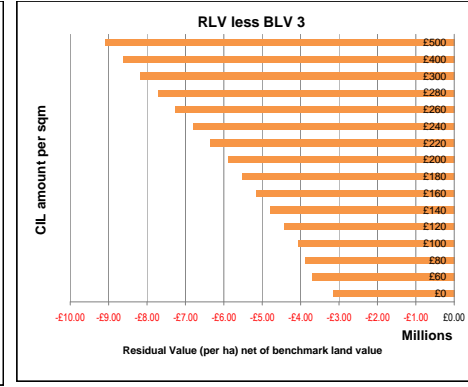
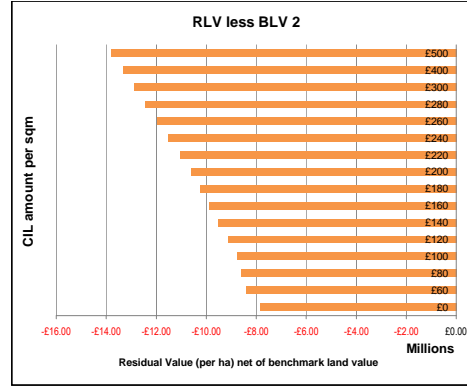
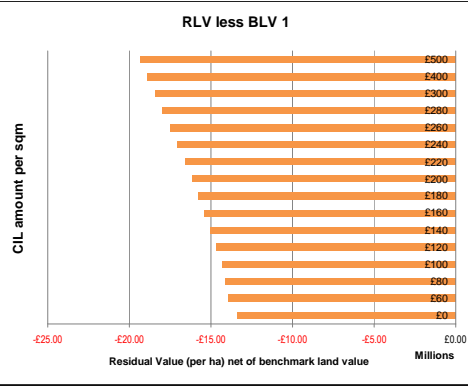
Site type 6 Description: **Area 1** E4090 psm CT, Fish, Bow, Mile Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,032,629	722,840	-14,824,241	-9,287,204	-4,577,387	-2,267,160
60	249,765	174,836	-15,372,246	-9,835,209	-5,125,392	-2,815,164
80	-11,190	7,833	-15,554,914	-10,017,877	-5,308,060	-2,997,833
100	-272,144	190,501	-15,737,582	-10,200,545	-5,490,728	-3,180,501
120	-794,053	555,837	-16,102,919	-10,565,882	-5,856,065	-3,545,837
140	-1,315,963	921,174	-16,468,255	-10,931,218	-6,221,401	-3,911,174
160	-1,837,872	1,286,510	-16,833,592	-11,296,555	-6,586,738	-4,276,510
180	-2,359,781	1,651,847	-17,198,928	-11,661,891	-6,952,074	-4,641,847
200	-2,881,691	2,017,183	-17,564,265	-12,027,228	-7,317,411	-5,007,183
220	-3,534,077	2,473,854	-18,020,935	-12,483,898	-7,774,082	-5,463,854
240	-4,186,464	2,930,525	-18,477,606	-12,940,569	-8,230,752	-5,920,525
260	-4,838,851	3,387,195	-18,934,277	-13,397,240	-8,687,423	-6,377,195
280	-5,491,237	3,843,866	-19,390,947	-13,853,910	-9,144,093	-6,833,866
300	-6,143,624	4,300,537	-19,847,618	-14,310,581	-9,600,764	-7,290,537
400	-6,796,010	4,757,207	-20,304,289	-14,767,252	-10,057,435	-7,747,207
500	-7,448,397	5,213,878	-20,760,959	-15,223,922	-10,514,105	-8,203,878



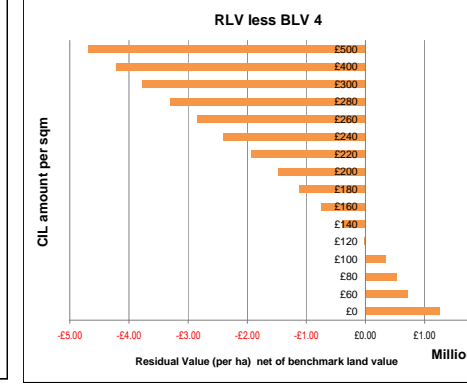
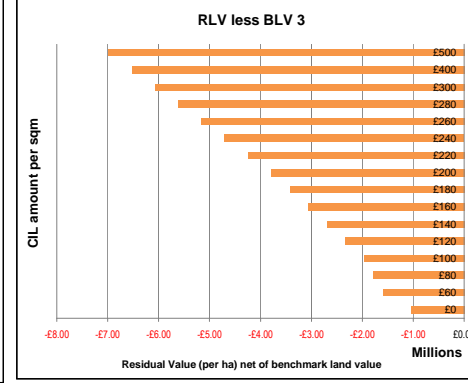
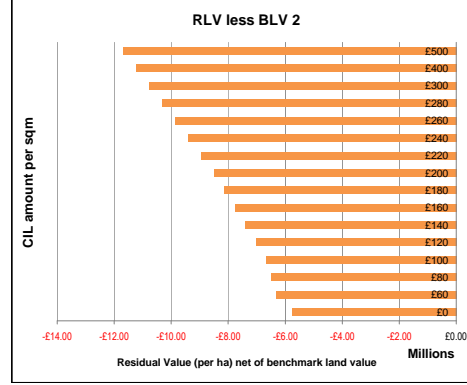
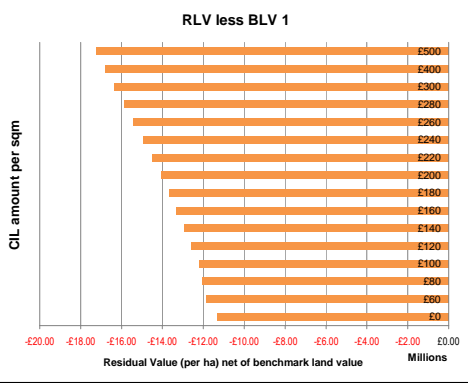
Site type 6 Description: **Area 2** E4306 psm S IOD Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,069,401	2,148,581	-13,398,501	-7,861,464	-3,151,647	-841,419
60	2,286,537	1,600,576	-13,946,505	-8,409,468	-3,699,652	-1,389,424
80	2,025,582	1,417,908	-14,129,174	-8,592,137	-3,882,323	-1,572,092
100	1,764,628	1,235,239	-14,311,842	-8,774,805	-4,064,988	-1,754,761
120	1,242,718	869,903	-14,677,178	-9,140,141	-4,430,325	-2,120,097
140	720,809	504,566	-15,042,515	-9,505,478	-4,795,661	-2,485,434
160	198,900	139,230	-15,407,851	-9,870,814	-5,160,998	-2,850,770
180	-323,010	-226,107	-15,773,188	-10,236,151	-5,526,334	-3,216,107
200	-844,919	-591,443	-16,138,524	-10,601,487	-5,891,671	-3,581,443
220	-1,497,305	-1,048,114	-16,595,195	-11,058,158	-6,348,341	-4,038,114
240	-2,149,692	-1,504,784	-17,051,866	-11,514,829	-6,805,012	-4,494,784
260	-2,802,079	-1,961,455	-17,508,536	-11,971,499	-7,261,683	-4,951,455
280	-3,454,465	-2,418,126	-17,955,207	-12,428,170	-7,718,353	-5,408,126
300	-4,106,852	-2,874,796	-18,401,878	-12,884,841	-8,175,024	-5,864,796
400	-4,759,239	-3,331,467	-18,878,548	-13,341,511	-8,631,694	-6,321,467
500	-5,411,625	-3,788,138	-19,335,219	-13,798,182	-9,088,365	-6,778,138



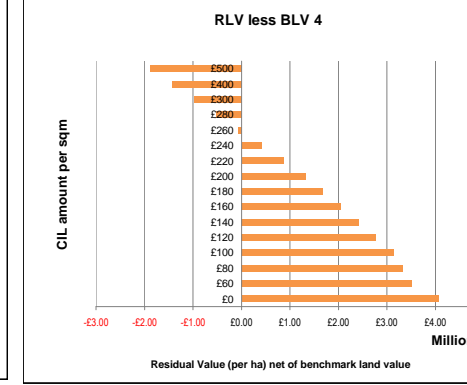
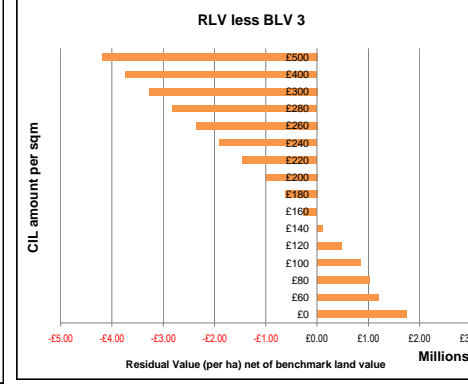
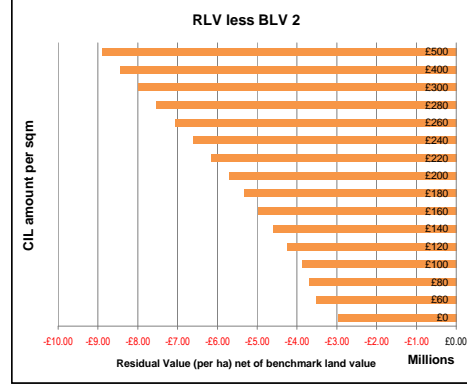
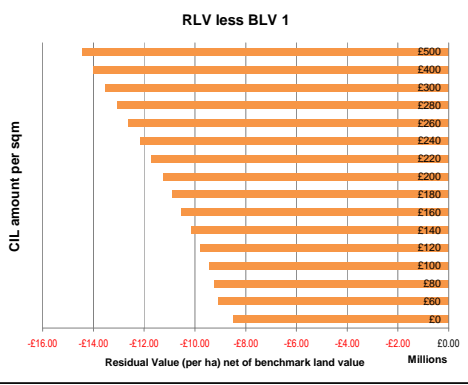
Site type 6 Description: **Area 3** E4629 psm BrB, BC, P, PR, BW Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,068,389	4,247,873	-11,299,209	-5,762,172	-1,052,355	-1,257,873
60	5,285,525	3,699,868	-11,847,213	-6,310,176	-1,600,360	-709,868
80	5,024,571	3,517,200	-12,029,882	-6,492,845	-1,783,028	-527,200
100	4,763,616	3,334,531	-12,212,550	-6,675,513	-1,965,696	-344,531
120	4,241,707	2,969,195	-12,577,886	-7,040,849	-2,331,033	-20,805
140	3,719,798	2,603,858	-12,943,223	-7,406,186	-2,696,369	-386,142
160	3,197,888	2,238,522	-13,308,559	-7,771,522	-3,061,706	-751,478
180	2,675,979	1,873,185	-13,673,896	-8,136,859	-3,427,042	-1,116,815
200	2,154,070	1,507,849	-14,039,233	-8,502,195	-3,792,379	-1,482,151
220	1,501,883	1,051,178	-14,495,903	-8,958,866	-4,249,049	-1,938,822
240	849,296	594,507	-14,952,574	-9,415,537	-4,705,720	-2,395,493
260	196,910	137,837	-15,409,244	-9,872,207	-5,162,391	-2,852,163
280	-455,477	-318,834	-15,865,915	-10,328,878	-5,619,061	-3,308,834
300	-1,107,863	-775,504	-16,322,586	-10,785,549	-6,075,732	-3,765,504
400	-1,760,250	-1,232,175	-16,779,256	-11,242,219	-6,532,402	-4,222,175
500	-2,412,637	-1,688,846	-17,235,927	-11,698,890	-6,989,073	-4,678,846



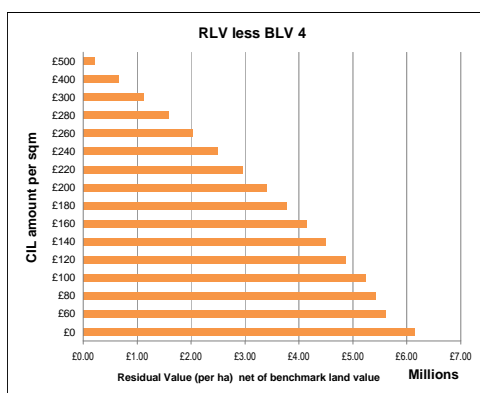
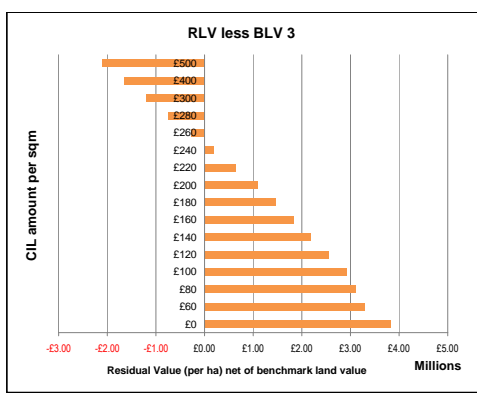
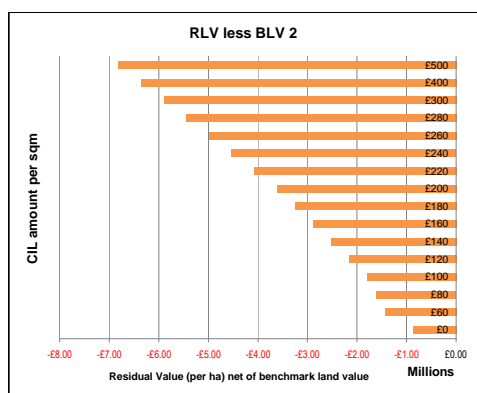
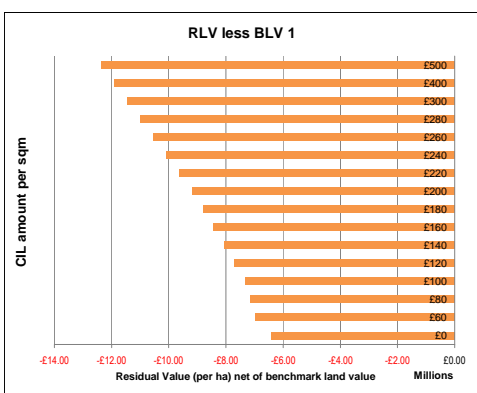
Site type 6 Description: **Area 4** E5059 psm BG, GT, NWC, Step Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,066,911	7,046,838	-8,500,243	-2,963,206	-1,746,610	-4,056,838
60	9,284,047	6,498,833	-9,048,248	-3,511,211	-1,998,606	-3,508,833
80	9,023,093	6,316,165	-9,230,916	-3,693,879	-1,015,937	-3,326,165
100	8,762,138	6,133,497	-9,413,585	-3,876,548	-833,269	-3,143,497
120	8,240,229	5,768,160	-9,778,921	-4,241,884	-467,933	-2,778,160
140	7,718,319	5,402,824	-10,144,258	-4,607,221	-102,596	-2,412,824
160	7,196,410	5,037,487	-10,509,594	-4,972,557	-262,740	-2,047,487
180	6,674,501	4,672,151	-10,874,931	-5,337,894	-628,077	-1,682,151
200	6,152,591	4,306,814	-11,240,267	-5,703,230	-993,413	-1,316,814
220	5,500,205	3,850,143	-11,696,938	-6,159,901	-1,450,084	-860,143
240	4,847,818	3,393,473	-12,153,608	-6,616,571	-1,906,755	-403,473
260	4,195,432	2,936,802	-12,610,279	-7,073,242	-2,363,425	-53,198
280	3,543,045	2,480,131	-13,066,950	-7,529,913	-2,820,096	509,869
300	2,890,658	2,023,461	-13,523,620	-7,986,583	-3,276,767	966,539
400	2,238,272	1,566,790	-13,980,291	-8,443,254	-3,733,437	1,423,210
500	1,585,885	1,110,120	-14,436,962	-8,899,925	-4,190,108	1,879,880



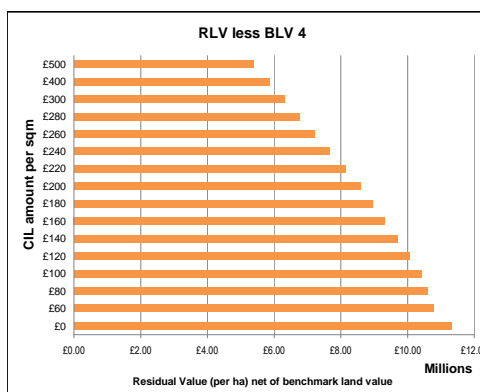
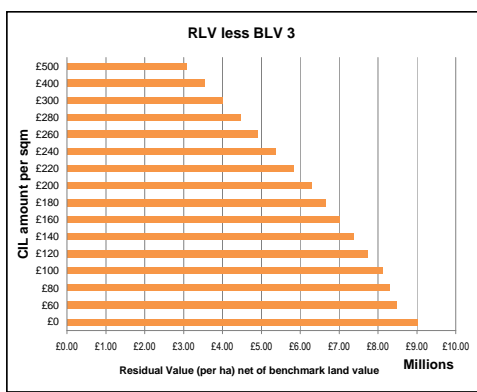
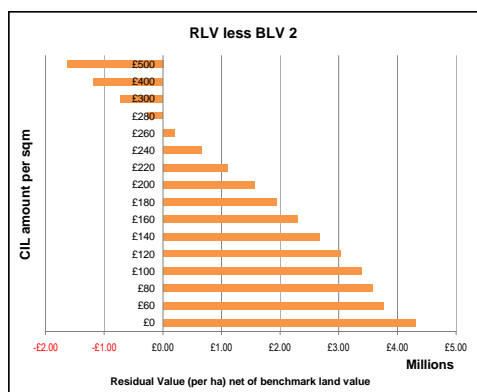
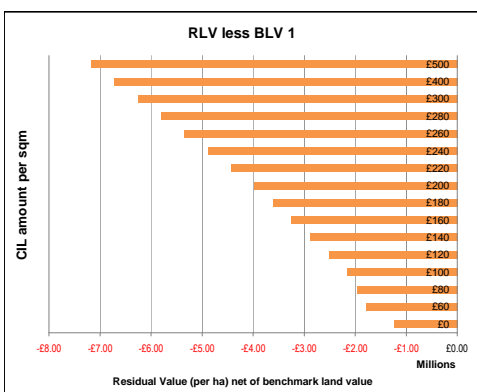
Site type 6 | Description: **Area 5** | E5382 psm Shad,SWC, E14 7 | Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,044,859	9,131,401	-6,415,680	-	878,643	3,831,174
60	12,261,995	8,583,397	-6,963,685	-	1,426,648	3,283,169
80	12,001,040	8,400,728	-7,146,353	-	1,609,316	3,100,501
100	11,740,086	8,218,060	-7,329,021	-	1,791,984	2,917,833
120	11,218,176	7,852,724	-7,694,358	-	2,157,321	2,552,496
140	10,696,267	7,487,387	-8,059,694	-	2,522,657	2,187,160
160	10,174,358	7,122,051	-8,425,031	-	2,887,994	1,821,823
180	9,652,449	6,756,714	-8,790,367	-	3,253,330	1,456,487
200	9,130,539	6,391,377	-9,155,704	-	3,618,667	1,091,150
220	8,478,153	5,934,707	-9,612,374	-	4,075,337	634,479
240	7,825,766	5,478,036	-10,069,045	-	4,532,008	177,809
260	7,173,379	5,021,366	-10,525,716	-	4,988,679	278,862
280	6,520,993	4,564,695	-10,982,386	-	5,445,349	735,532
300	5,868,606	4,108,024	-11,439,057	-	5,902,020	1,192,203
400	5,216,220	3,651,354	-11,895,728	-	6,358,691	1,648,874
500	4,563,833	3,194,683	-12,352,398	-	6,815,361	2,105,544



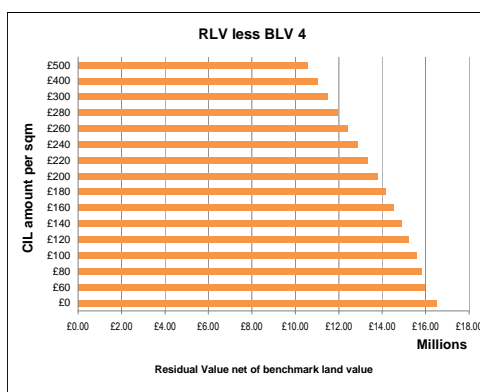
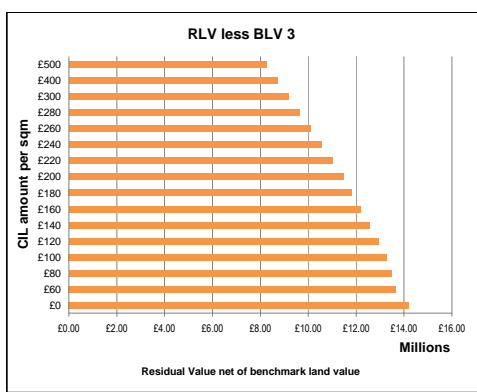
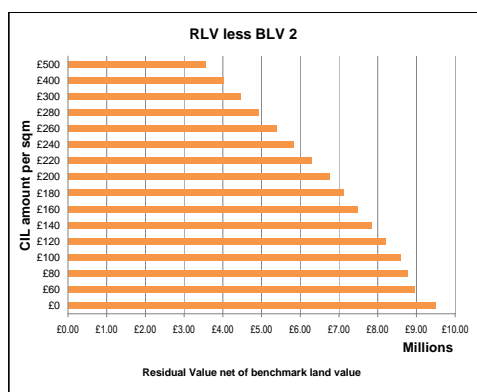
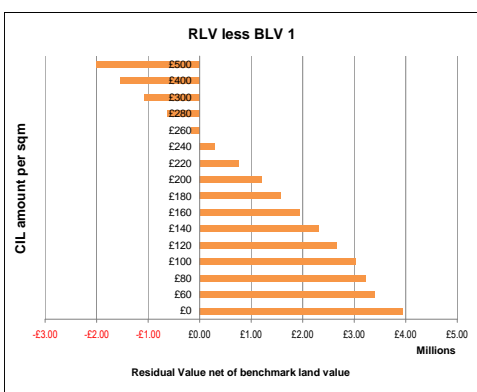
Site type 6 | Description: **Area 6** | E6189 psm Lime,WoD,Shore | Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,443,969	14,310,778	-1,236,303	4,300,734	9,010,551	11,320,778
60	19,661,105	13,762,774	-1,784,308	3,752,729	8,462,546	10,772,774
80	19,400,150	13,580,105	-1,966,976	3,570,061	8,279,878	10,590,105
100	19,139,196	13,397,437	-2,149,644	3,387,393	8,097,210	10,407,437
120	18,617,286	13,032,101	-2,514,981	3,022,056	7,731,873	10,042,101
140	18,095,377	12,666,764	-2,880,317	2,656,720	7,366,537	9,676,764
160	17,573,468	12,301,428	-3,245,654	2,291,383	7,001,200	9,311,428
180	17,051,559	11,936,091	-3,610,990	1,926,047	6,635,864	8,946,091
200	16,529,649	11,570,754	-3,976,327	1,560,710	6,270,527	8,580,754
220	15,877,263	11,114,084	-4,432,997	1,104,040	5,813,856	8,124,084
240	15,224,876	10,657,413	-4,889,668	647,369	5,357,186	7,667,413
260	14,572,489	10,200,743	-5,346,339	190,698	4,900,515	7,210,743
280	13,920,103	9,744,072	-5,803,009	265,972	4,443,845	6,754,072
300	13,267,716	9,287,401	-6,259,680	722,643	3,987,174	6,297,401
400	12,615,330	8,830,731	-6,716,351	1,179,314	3,530,503	5,840,731
500	11,962,943	8,374,060	-7,173,021	1,635,984	3,073,833	5,384,060



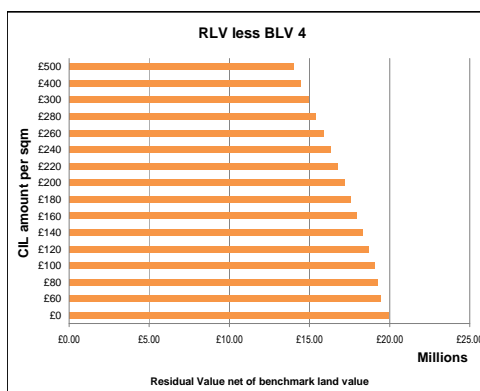
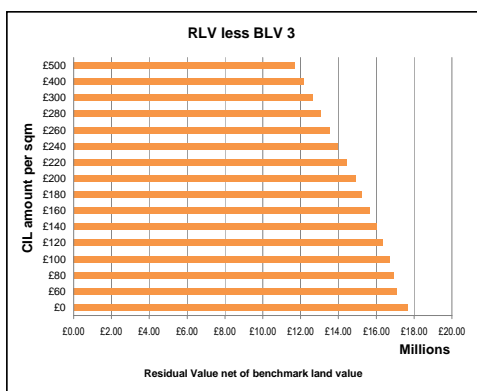
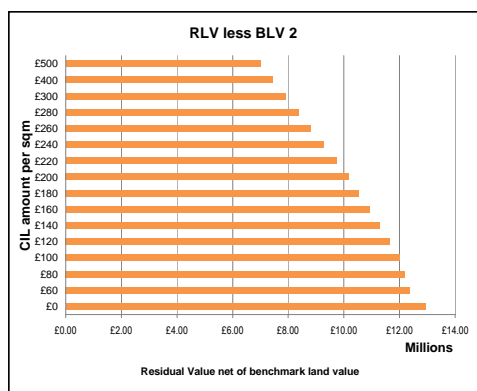
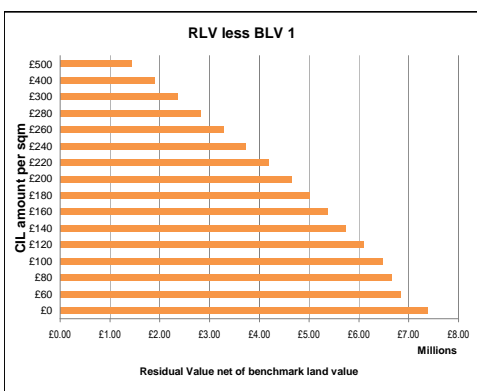
Site type 6 | Description: **Area 7** | E6997 psm Spitalfields | Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	27,843,152	19,490,206	3,943,125	9,480,162	14,189,979	16,500,206
60	27,060,288	18,942,201	3,395,120	8,932,157	13,641,974	15,952,201
80	26,799,333	18,759,533	3,212,452	8,749,489	13,459,306	15,769,533
100	26,538,378	18,576,865	3,029,784	8,566,821	13,276,637	15,586,865
120	26,016,469	18,211,528	2,664,447	8,201,484	12,911,301	15,221,528
140	25,494,560	17,846,192	2,299,111	7,836,148	12,545,964	14,856,192
160	24,972,650	17,480,855	1,933,774	7,470,811	12,180,628	14,490,855
180	24,450,741	17,115,519	1,568,437	7,105,475	11,815,291	14,125,519
200	23,928,832	16,750,182	1,203,101	6,740,138	11,449,955	13,760,182
220	23,276,445	16,293,512	746,430	6,283,467	10,993,284	13,303,512
240	22,624,059	15,836,841	289,760	5,826,797	10,536,614	12,846,841
260	21,971,672	15,380,170	-166,911	5,370,126	10,079,943	12,390,170
280	21,319,285	14,923,500	-623,582	4,913,455	9,623,272	11,933,500
300	20,666,899	14,466,829	-1,080,252	4,456,785	9,166,602	11,476,829
400	20,014,512	14,010,158	-1,536,923	4,000,114	8,709,931	11,020,158
500	19,362,125	13,553,488	-1,993,593	3,543,444	8,253,260	10,563,488



Site type 6 | Description: **Area 8** | E7535 psm CW,AI,TL,SKD,Wap | Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	32,751,027	22,925,719	7,378,638	12,915,675	17,625,492	19,935,719
60	31,968,163	22,377,714	6,830,633	12,367,670	17,077,487	19,387,714
80	31,707,209	22,195,046	6,647,965	12,185,002	16,894,819	19,205,046
100	31,446,254	22,012,378	6,465,297	12,002,334	16,712,150	19,022,378
120	30,924,345	21,647,041	6,099,960	11,636,997	16,346,814	18,657,041
140	30,402,435	21,281,705	5,734,624	11,271,661	15,981,477	18,291,705
160	29,880,526	20,916,368	5,369,287	10,906,324	15,616,141	17,926,368
180	29,358,617	20,551,032	5,003,951	10,540,988	15,250,804	17,561,032
200	28,836,708	20,185,695	4,638,614	10,175,651	14,885,468	17,195,695
220	28,184,321	19,729,025	4,181,943	9,718,980	14,428,797	16,739,025
240	27,531,934	19,272,354	3,725,273	9,262,310	13,972,127	16,282,354
260	26,879,548	18,815,683	3,266,602	8,805,639	13,515,456	15,825,683
280	26,227,161	18,359,013	2,811,931	8,348,969	13,058,785	15,369,013
300	25,574,774	17,902,342	2,355,261	7,892,298	12,602,115	14,912,342
400	24,922,388	17,445,671	1,898,590	7,435,627	12,145,444	14,455,671
500	24,270,001	16,989,001	1,441,920	6,978,957	11,688,773	13,999,001



CIL Viability LB Tower Hamlets
 SITE TYPE 6
 250 UNITS
 FLATS
 175 UPH Net area as percentage of gross

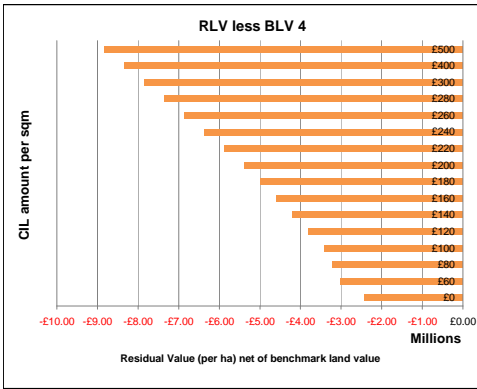
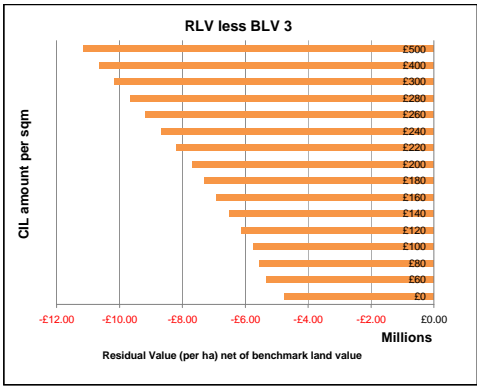
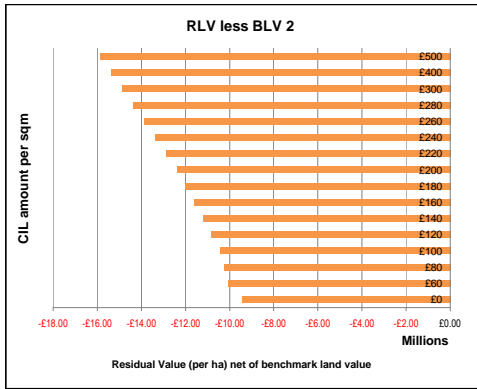
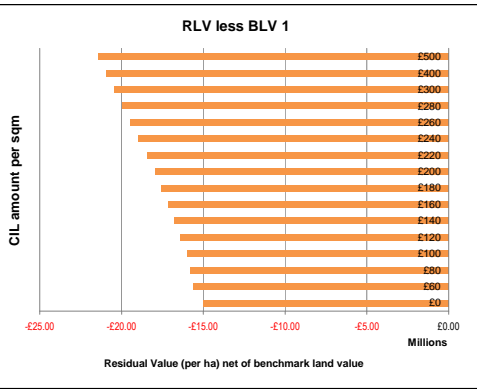
Benchmark Land Values (per net developable ha)			
BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

CSH level: 4 on AH	Sales value inflation
4 on private	Build cost inflation
Aff Hsg: 30%	

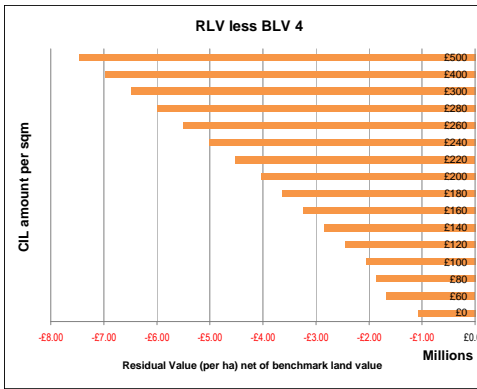
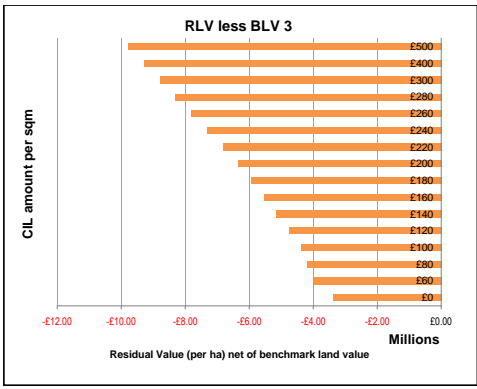
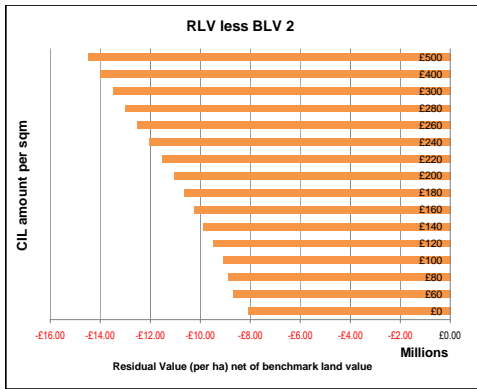
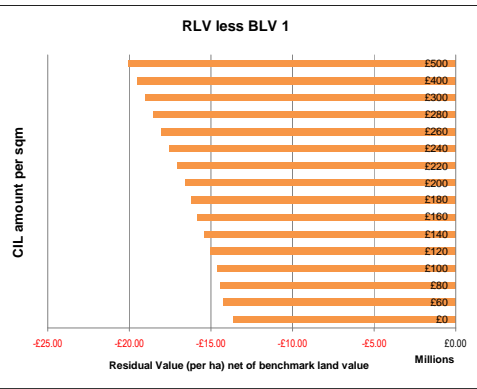
Site type 6 Description: **Area 1 £4090 psm CT,Fish,Bow,Mile** Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	790,956	553,669	-14,993,412	-9,456,375	-4,746,558	-2,436,331
60	-52,128	36,490	-15,583,571	-10,046,534	-5,336,717	-3,026,490
80	-333,156	233,209	-15,780,290	-10,243,253	-5,533,437	-3,223,209
100	-614,184	429,929	-15,977,010	-10,439,973	-5,730,156	-3,419,929
120	-1,176,240	823,368	-16,370,449	-10,833,412	-6,123,596	-3,813,368
140	-1,738,296	1,216,807	-16,763,889	-11,226,852	-6,517,035	-4,206,807
160	-2,300,353	1,610,247	-17,157,328	-11,620,291	-6,910,474	-4,600,247
180	-2,862,409	2,003,686	-17,550,767	-12,013,730	-7,303,914	-4,993,686
200	-3,424,465	2,397,125	-17,944,207	-12,407,170	-7,697,353	-5,387,125
220	-4,127,035	2,888,925	-18,436,006	-12,898,969	-8,189,152	-5,878,925
240	-4,829,605	3,380,724	-18,927,805	-13,390,768	-8,680,951	-6,370,724
260	-5,532,176	3,872,523	-19,419,604	-13,882,567	-9,172,750	-6,862,523
280	-6,234,746	4,364,322	-19,911,403	-14,374,366	-9,664,549	-7,354,322
300	-6,937,316	4,856,121	-20,403,202	-14,866,165	-10,156,349	-7,846,121
400	-7,639,886	5,347,920	-20,895,002	-15,357,965	-10,648,148	-8,337,920
500	-8,342,456	5,839,719	-21,386,801	-15,849,764	-11,139,947	-8,829,719



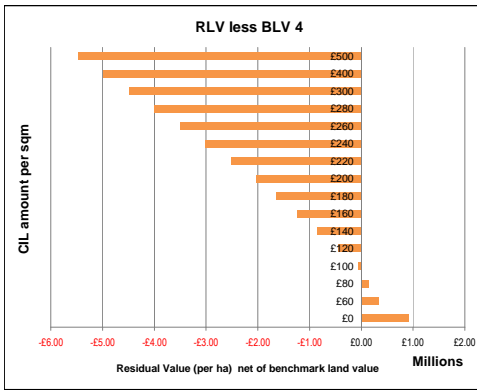
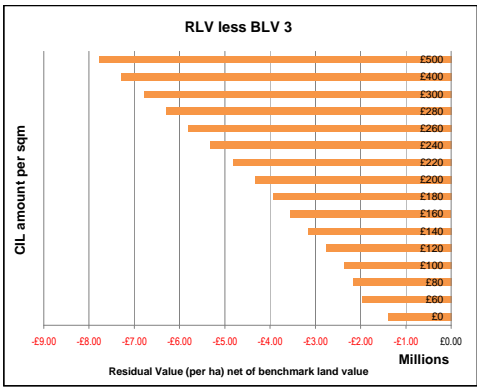
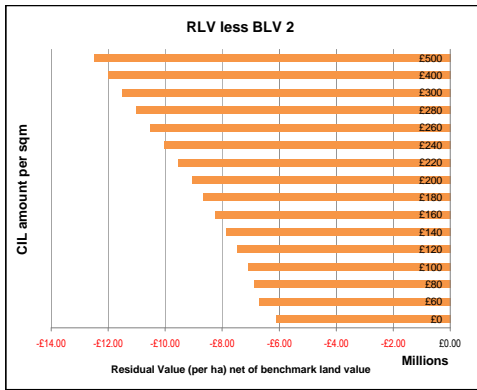
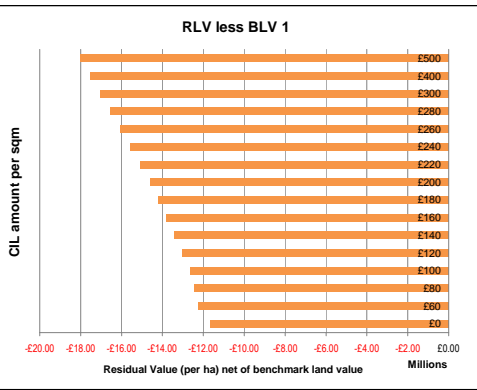
Site type 6 Description: **Area 2 £4306 psm S IoD** Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,729,763	1,910,834	-13,636,247	-8,099,210	-3,389,394	-1,079,166
60	1,886,678	1,320,675	-14,226,406	-8,689,369	-3,979,553	-1,669,325
80	1,605,650	1,123,955	-14,423,126	-8,886,089	-4,176,272	-1,866,045
100	1,324,622	927,235	-14,619,846	-9,082,809	-4,372,992	-2,062,765
120	762,566	533,796	-15,013,285	-9,476,248	-4,766,431	-2,456,204
140	200,510	140,357	-15,406,724	-9,869,687	-5,159,871	-2,849,643
160	-361,546	-253,082	-15,800,164	-10,263,127	-5,553,310	-3,243,082
180	-923,603	-646,522	-16,193,603	-10,656,566	-5,946,749	-3,636,522
200	-1,485,659	-1,039,961	-16,587,042	-11,050,005	-6,340,189	-4,029,961
220	-2,188,229	-1,531,760	-17,078,482	-11,443,444	-6,733,628	-4,423,400
240	-2,890,799	-2,023,559	-17,570,921	-11,836,883	-7,127,067	-4,816,839
260	-3,593,369	-2,515,359	-18,062,440	-12,230,322	-7,520,506	-5,210,278
280	-4,295,940	-3,007,158	-18,554,879	-12,623,761	-7,913,945	-5,603,717
300	-4,998,510	-3,498,957	-19,047,318	-13,017,200	-8,307,384	-5,997,156
400	-5,701,080	-3,990,756	-19,539,757	-13,410,639	-8,700,823	-6,390,595
500	-6,403,650	-4,482,555	-20,032,196	-13,804,078	-9,094,262	-6,784,034



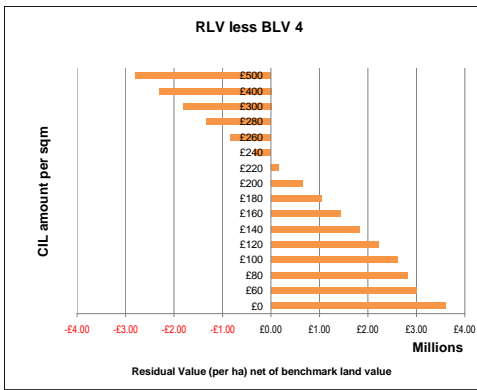
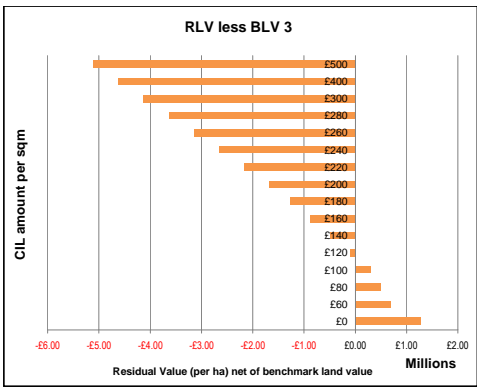
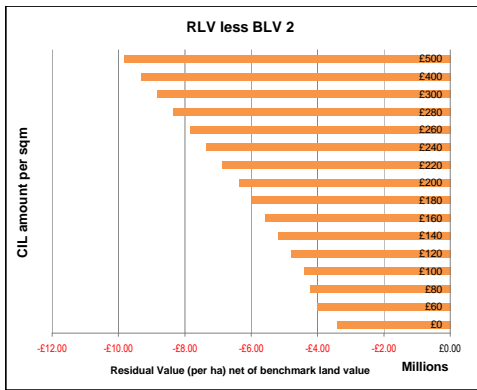
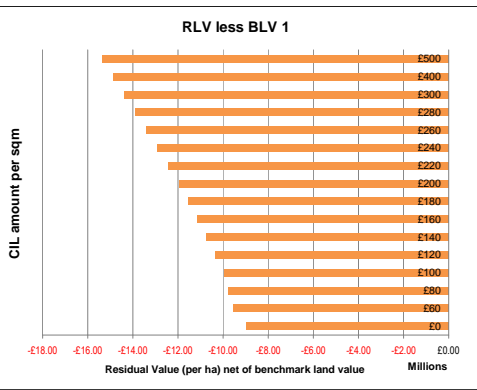
Site type 6 Description: **Area 3 £4629 psm BrB,BC,P,PR,BW** Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,589,827	3,912,879	-11,634,203	-6,097,165	-1,387,349	922,879
60	4,746,743	3,322,720	-12,224,361	-6,687,324	-1,977,508	332,720
80	4,465,714	3,126,000	-12,421,081	-6,884,044	-2,174,227	136,000
100	4,184,686	2,929,280	-12,617,801	-7,080,764	-2,370,947	60,720
120	3,622,630	2,535,841	-13,011,240	-7,474,203	-2,764,386	454,159
140	3,060,574	2,142,402	-13,404,679	-7,867,642	-3,157,826	847,598
160	2,498,518	1,748,962	-13,798,119	-8,261,082	-3,551,265	1,241,038
180	1,936,462	1,355,523	-14,191,558	-8,654,521	-3,944,704	1,634,477
200	1,374,406	962,084	-14,584,997	-9,047,960	-4,338,144	2,027,916
220	671,835	470,285	-15,078,437	-9,441,399	-4,731,583	2,421,355
240	-30,735	-21,514	-15,568,596	-9,834,838	-5,125,022	2,814,794
260	-733,305	-513,314	-16,060,395	-10,228,277	-5,518,461	3,208,233
280	-1,435,875	-1,005,113	-16,552,194	-10,621,716	-5,911,900	3,601,672
300	-2,138,446	-1,496,912	-17,043,993	-11,015,155	-6,305,339	3,995,111
400	-2,841,016	-1,988,711	-17,535,792	-11,408,594	-6,698,778	4,388,550
500	-3,543,586	-2,480,510	-18,027,591	-11,802,033	-7,092,217	4,781,989

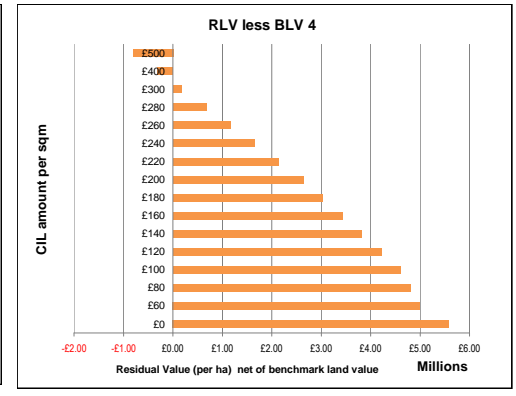
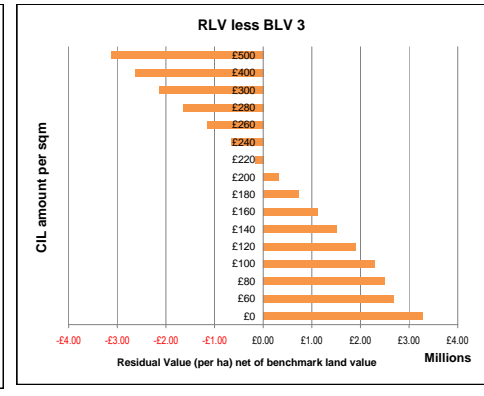
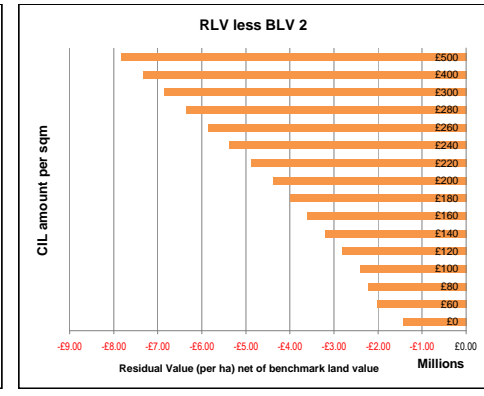
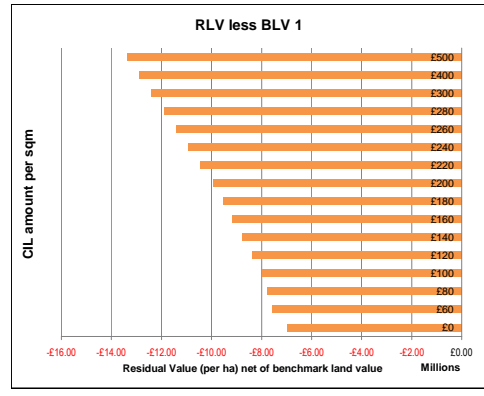


Site type 6 Description: **Area 4 £5059 psm BG,GT,NWC,Step** Site area: 1.43 ha

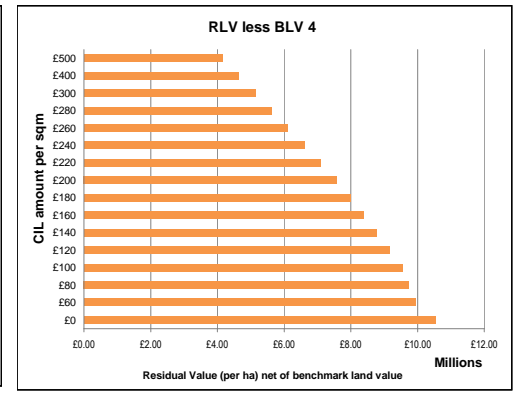
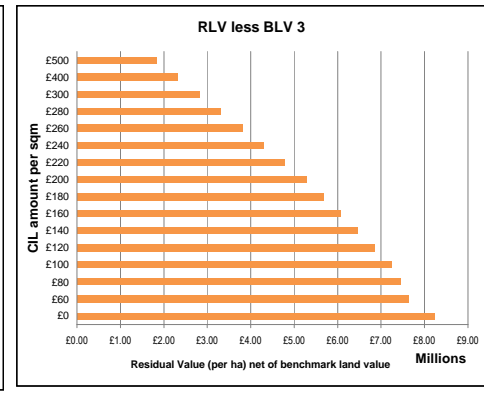
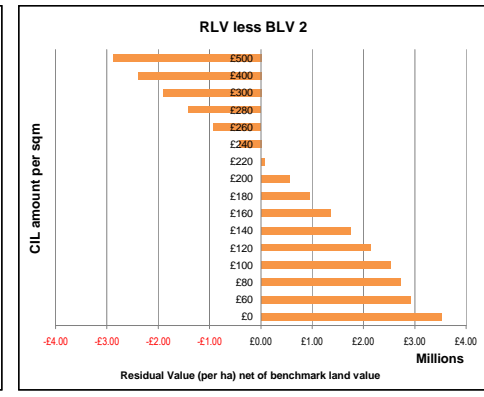
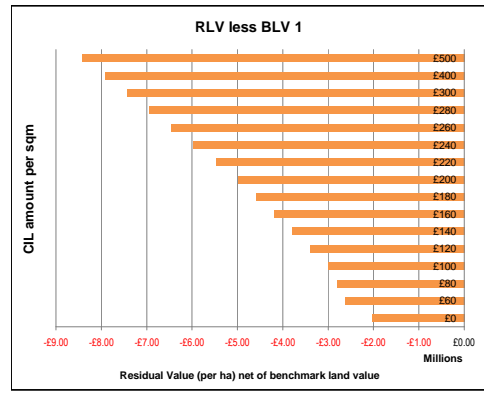
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,403,135	6,582,194	-8,964,887	-3,427,850	-1,281,967	3,592,194
60	8,560,051	5,992,035	-9,555,046	-4,018,009	-691,808	3,002,035
80	8,279,022	5,795,316	-9,751,766	-4,214,729	-495,088	2,805,316
100	7,997,994	5,598,596	-9,948,485	-4,411,448	-298,369	2,608,596
120	7,435,938	5,205,157	-10,341,925	-4,804,887	-95,071	2,215,157
140	6,873,882	4,811,717	-10,735,364	-5,198,327	488,510	1,821,717
160	6,311,826	4,418,278	-11,128,803	-5,591,766	881,949	1,428,278
180	5,749,770	4,024,839	-11,522,242	-5,985,205	1,275,389	1,034,839
200	5,187,714	3,631,399	-11,915,682	-6,378,645	1,668,828	641,399
220	4,485,143	3,139,600	-12,407,481	-6,770,444	2,160,627	149,600
240	3,782,573	2,647,801	-12,899,280	-7,162,243	2,652,426	342,199
260	3,080,003	2,156,002	-13,391,079	-7,554,042	3,144,225	833,998
280	2,377,433	1,664,203	-13,882,878	-7,945,839	3,636,024	1,325,797
300	1,674,862	1,172,404	-14,374,677	-8,337,638	4,127,823	1,817,596
400	972,292	680,605	-14,866,477	-8,729,437	4,619,622	2,309,395
500	269,722	188,805	-15,358,276	-9,121,236	5,111,422	2,801,194



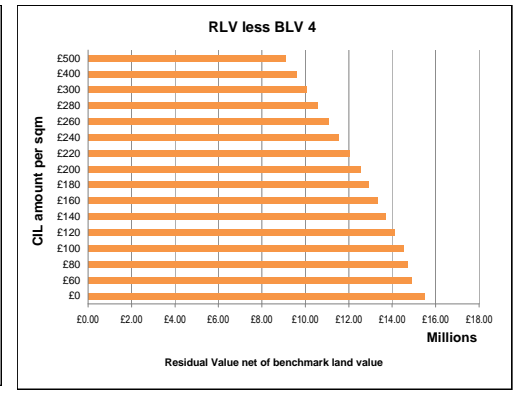
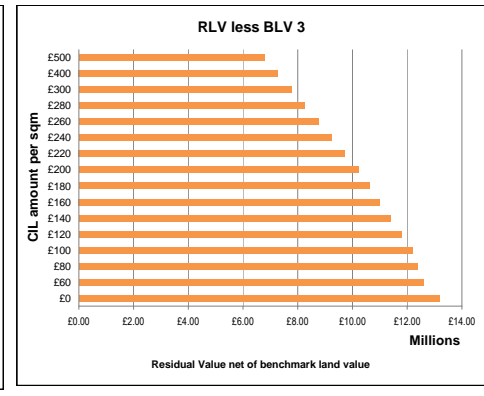
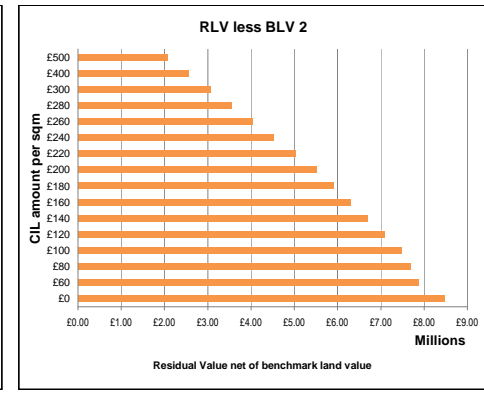
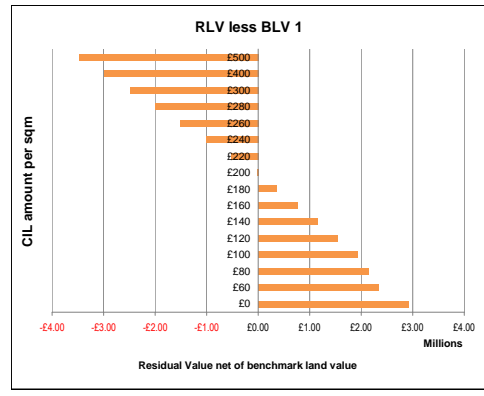
Site type 6	Description:	Area 5	E5382 psm Shad,SWC, E147	Site area:	1.43 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,245,164	8,571,615	- 6,975,466	- 1,438,429	3,271,387	5,581,615
60	11,402,080	7,981,456	- 7,565,625	- 2,028,588	2,681,229	4,991,456
80	11,121,052	7,784,736	- 7,762,345	- 2,225,308	2,484,509	4,794,736
100	10,840,024	7,588,017	- 7,959,065	- 2,422,028	2,287,789	4,598,017
120	10,277,968	7,194,577	- 8,352,504	- 2,815,467	1,894,350	4,204,577
140	9,715,911	6,801,138	- 8,745,943	- 3,208,906	1,500,911	3,811,138
160	9,153,855	6,407,699	- 9,139,383	- 3,602,346	1,107,471	3,417,699
180	8,591,799	6,014,259	- 9,532,822	- 3,995,785	714,032	3,024,259
200	8,029,743	5,620,820	- 9,926,261	- 4,389,224	320,593	2,630,820
220	7,327,173	5,129,021	- 10,418,060	- 4,881,023	171,207	2,139,021
240	6,624,602	4,637,222	- 10,909,860	- 5,372,823	663,006	1,647,222
260	5,922,032	4,145,423	- 11,401,659	- 5,864,622	1,154,805	1,155,423
280	5,219,462	3,653,623	- 11,893,458	- 6,356,421	1,646,604	663,623
300	4,516,892	3,161,824	- 12,385,257	- 6,848,220	2,138,403	171,824
400	3,814,322	2,670,025	- 12,877,056	- 7,340,019	2,630,202	319,975
500	3,111,751	2,178,226	- 13,368,855	- 7,831,818	3,122,001	811,774



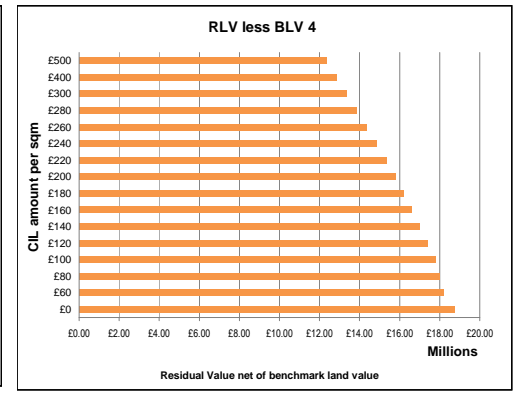
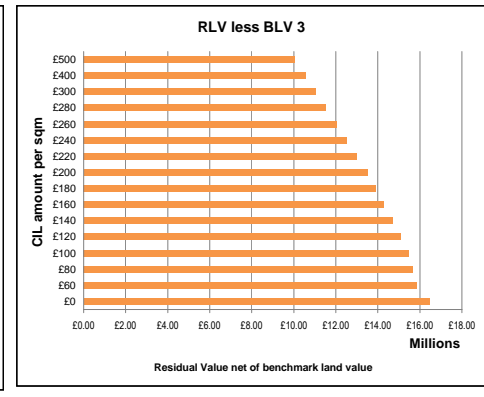
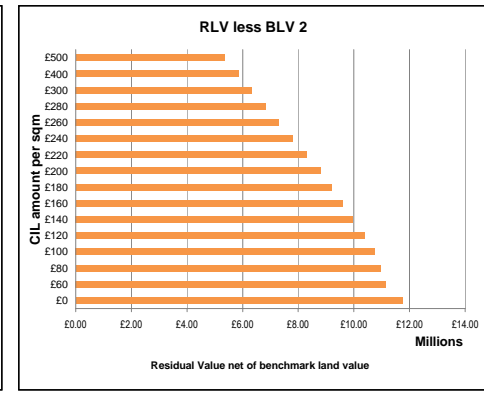
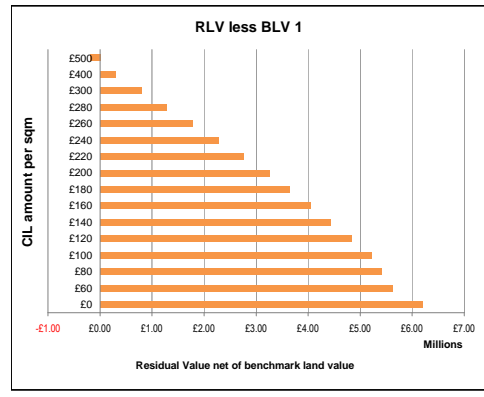
Site type 6	Description:	Area 6	E6189 psm Lime,WoD,Shore	Site area:	1.43 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,311,015	13,517,711	- 2,029,371	3,507,666	8,217,483	10,527,711
60	18,467,931	12,927,552	- 2,619,530	2,917,507	7,627,324	9,937,552
80	18,186,903	12,730,832	- 2,816,249	2,720,788	7,430,605	9,740,832
100	17,905,875	12,534,112	- 3,012,969	2,524,068	7,233,885	9,544,112
120	17,343,819	12,140,673	- 3,406,408	2,130,629	6,840,446	9,150,673
140	16,781,762	11,747,234	- 3,799,848	1,737,189	6,447,006	8,757,234
160	16,219,706	11,353,794	- 4,193,287	1,343,750	6,053,567	8,363,794
180	15,657,650	10,960,355	- 4,586,726	950,311	5,660,128	7,970,355
200	15,095,594	10,566,916	- 4,980,166	566,871	5,266,688	7,576,916
220	14,393,024	10,075,117	- 5,471,965	65,072	4,774,889	7,085,117
240	13,690,453	9,583,317	- 5,963,764	426,727	4,283,090	6,593,317
260	12,987,883	9,091,518	- 6,455,563	918,526	3,791,291	6,101,518
280	12,285,313	8,599,719	- 6,947,362	1,410,325	3,299,492	5,609,719
300	11,582,743	8,107,920	- 7,439,161	1,902,124	2,807,693	5,117,920
400	10,880,173	7,616,121	- 7,930,960	2,393,923	2,315,893	4,626,121
500	10,177,602	7,124,322	- 8,422,760	2,885,723	1,824,094	4,134,322



Site type 6	Description:	Area 7	E6997 psm Spitalfields	Site area:	1.43 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,376,928	18,463,850	2,916,768	8,453,806	13,163,622	15,473,850
60	25,533,844	17,873,691	2,326,610	7,863,647	12,573,463	14,883,691
80	25,252,816	17,676,971	2,129,890	7,666,927	12,376,744	14,686,971
100	24,971,788	17,480,251	1,933,170	7,470,207	12,180,024	14,490,251
120	24,409,732	17,086,812	1,539,731	7,076,768	11,786,585	14,096,812
140	23,847,675	16,693,373	1,146,292	6,683,329	11,393,145	13,703,373
160	23,285,619	16,299,933	752,852	6,289,889	10,999,706	13,309,933
180	22,723,563	15,906,494	359,413	5,896,450	10,606,267	12,916,494
200	22,161,507	15,513,055	34,026	5,503,011	10,212,827	12,523,055
220	21,458,937	15,021,256	- 525,826	5,011,211	9,721,028	12,031,256
240	20,756,367	14,529,457	- 1,017,625	4,519,412	9,229,229	11,539,457
260	20,053,796	14,037,657	- 1,509,424	4,027,613	8,737,430	11,047,657
280	19,351,226	13,545,858	- 2,001,223	3,535,814	8,245,631	10,555,858
300	18,648,656	13,054,059	- 2,493,022	3,044,015	7,753,832	10,064,059
400	17,946,086	12,562,260	- 2,984,821	2,552,216	7,262,033	9,572,260
500	17,243,515	12,070,461	- 3,476,620	2,060,417	6,770,233	9,080,461



Site type 6	Description:	Area 8	E7535 psm CW,Al,TL,SKD,Wap	Site area:	1.43 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,066,183	21,746,328	6,199,247	11,736,284	16,446,101	18,756,328
60	30,223,099	21,156,169	5,609,088	11,146,125	15,855,942	18,166,169
80	29,942,071	20,959,450	5,412,368	10,949,406	15,659,222	17,969,450
100	29,661,043	20,762,730	5,215,649	10,752,686	15,462,503	17,772,730
120	29,098,987	20,369,291	4,822,209	10,359,247	15,069,063	17,379,291
140	28,536,931	19,975,851	4,428,770	9,965,807	14,675,624	16,985,851
160	27,974,874	19,582,412	4,035,331	9,572,368	14,282,185	16,592,412
180	27,412,818	19,188,973	3,641,892	9,178,929	13,888,745	16,198,973
200	26,850,762	18,795,533	3,248,452	8,785,489	13,495,306	15,805,533
220	26,148,192	18,303,734	2,756,653	8,293,690	13,003,507	15,313,734
240	25,445,622	17,811,935	2,264,854	7,801,891	12,511,708	14,821,935
260	24,743,051	17,320,136	1,773,055	7,310,092	12,019,909	14,330,136
280	24,040,481	16,828,337	1,281,256	6,818,293	11,528,109	13,838,337
300	23,337,911	16,336,538	789,456	6,326,494	11,036,310	13,346,538
400	22,635,341	15,844,739	297,657	5,834,694	10,544,511	12,854,739
500	21,932,771	15,352,939	- 194,142	5,342,895	10,052,712	12,362,939



CIL Viability LB Tower Hamlets
 SITE TYPE 6
 250 UNITS
 FLATS
 175 UPH Net area as percentage of gross

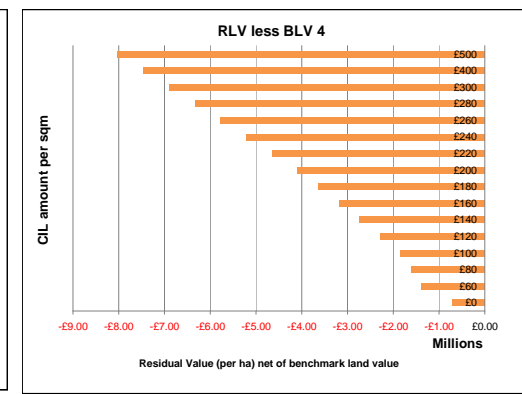
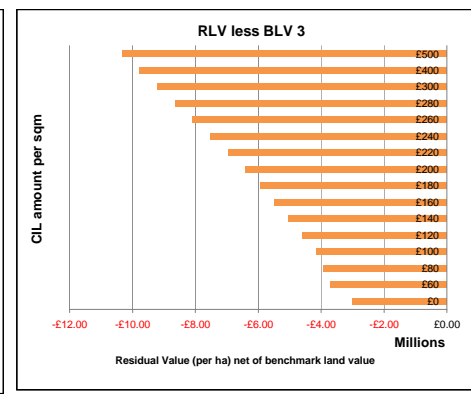
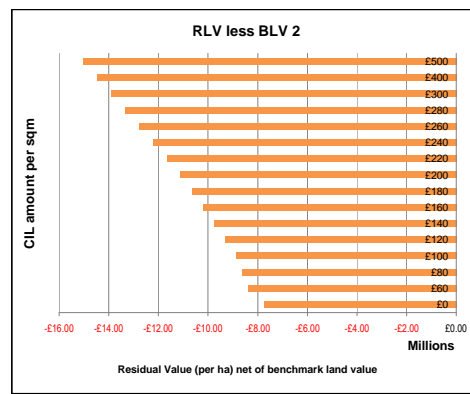
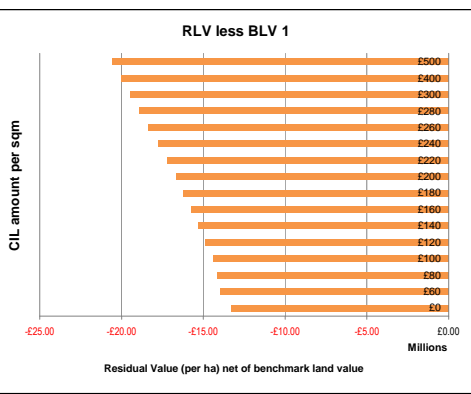
Benchmark Land Values (per net developable ha)			
BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

CSH level:	4 on AH	Sales value inflation
	4 on private	Build cost inflation
Aff Hsg:	20%	

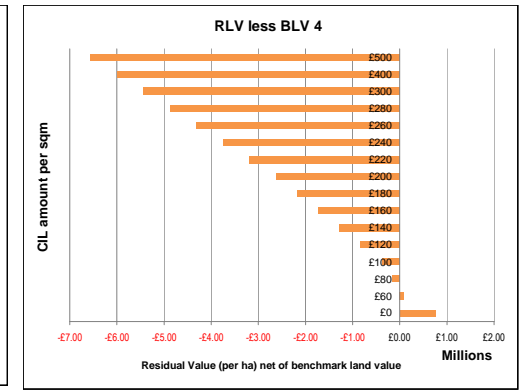
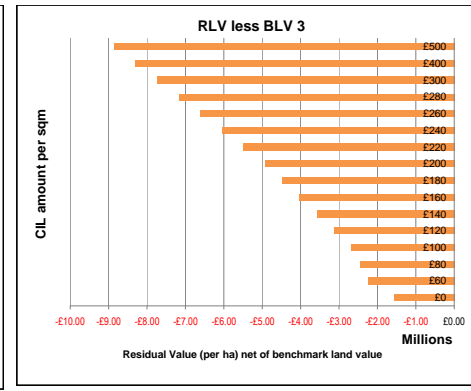
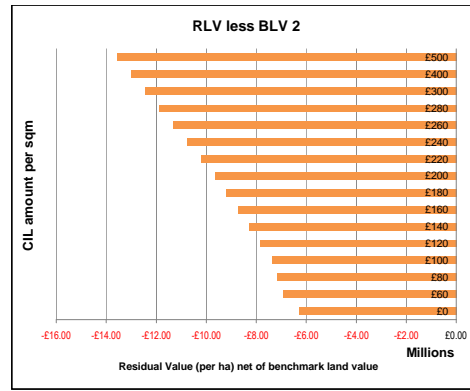
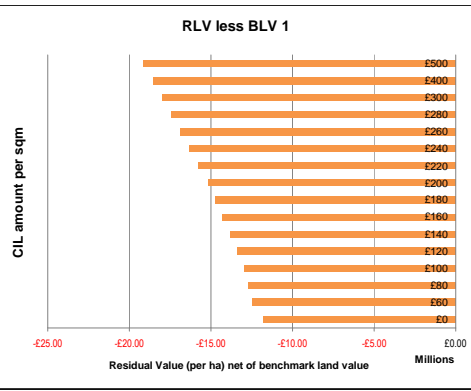
Site type 6 Description: **Area 1** £4090 psm CT,Fish,Bow,Mile Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,248,452	2,273,916	-13,273,165	-7,736,128	-3,026,311	-716,084
60	2,284,927	1,599,449	-13,947,632	-8,410,595	-3,700,779	-1,390,551
80	1,963,752	1,374,626	-14,172,455	-8,635,418	-3,925,601	-1,615,374
100	1,642,577	1,149,804	-14,397,277	-8,860,240	-4,150,424	-1,840,196
120	1,000,227	700,159	-14,846,922	-9,309,885	-4,600,609	-2,289,841
140	357,877	250,514	-15,296,567	-9,759,530	-5,049,713	-2,739,486
160	-284,473	199,131	-15,746,212	-10,209,175	-5,499,358	-3,189,131
180	-926,823	148,776	-16,195,857	-10,658,820	-5,949,003	-3,638,776
200	-1,569,173	98,421	-16,645,502	-11,108,465	-6,398,648	-4,088,421
220	-2,372,110	48,066	-17,095,147	-11,558,110	-6,848,293	-4,538,066
240	-3,175,047	-2,222,533	-17,544,792	-12,007,755	-7,297,938	-4,987,711
260	-3,977,985	-2,784,589	-18,331,671	-12,994,634	-8,084,817	-5,774,589
280	-4,780,922	-3,346,646	-18,893,727	-13,356,690	-8,646,873	-6,336,646
300	-5,583,860	-3,908,702	-19,455,783	-13,918,746	-9,208,929	-6,898,702
400	-8,386,797	-4,470,758	-20,017,839	-14,480,802	-9,770,985	-7,460,758
500	-7,189,734	-5,032,814	-20,579,895	-15,042,858	-10,333,041	-8,022,814



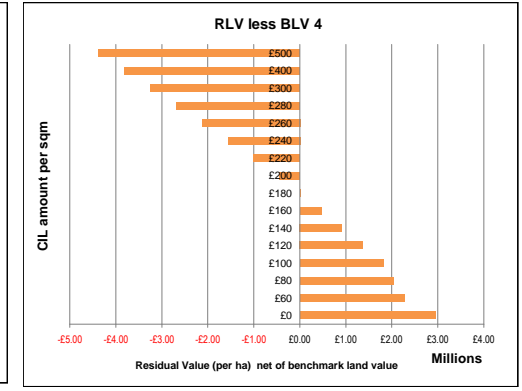
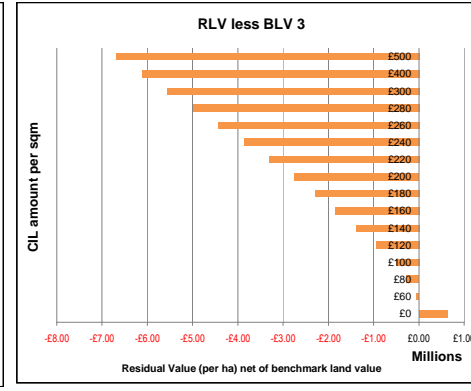
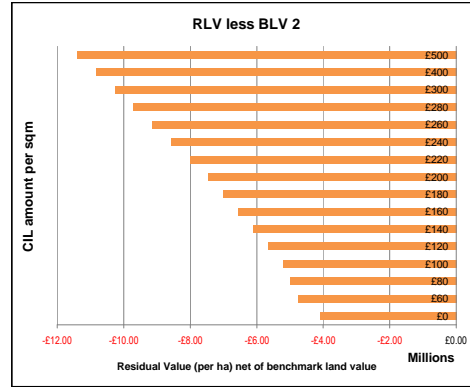
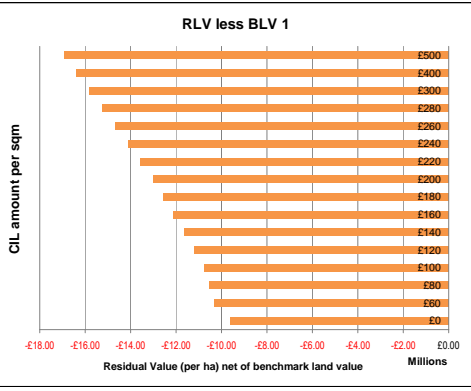
Site type 6 Description: **Area 2** £4306 psm S loD Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,347,235	3,743,065	-11,804,016	-6,266,979	-1,557,163	-753,065
60	4,383,711	3,068,597	-12,478,484	-6,941,447	-2,231,630	-78,597
80	4,062,536	2,843,775	-12,703,306	-7,166,269	-2,456,452	-146,225
100	3,741,361	2,618,952	-12,928,129	-7,391,092	-2,681,275	-371,048
120	3,099,011	2,169,308	-13,377,774	-7,840,737	-3,130,920	-820,692
140	2,456,661	1,719,663	-13,827,419	-8,290,382	-3,580,565	-1,270,337
160	1,814,311	1,270,018	-14,277,064	-8,740,027	-4,030,210	-1,719,982
180	1,171,961	820,373	-14,726,709	-9,189,672	-4,479,855	-2,169,627
200	529,611	370,728	-15,176,353	-9,639,316	-4,929,500	-2,619,272
220	-116,739	-131,122	-15,625,998	-10,088,959	-5,379,145	-3,068,917
240	-778,089	-441,477	-16,075,643	-10,538,604	-5,828,790	-3,518,562
260	-1,389,439	-890,822	-16,525,288	-10,988,249	-6,278,435	-3,968,207
280	-2,000,789	-1,340,167	-16,974,933	-11,437,894	-6,728,080	-4,417,852
300	-2,612,139	-1,790,512	-17,420,578	-11,887,539	-7,177,724	-4,867,497
400	-4,288,013	-3,001,609	-18,548,691	-13,011,653	-8,301,837	-5,991,609
500	-5,090,951	-3,563,665	-19,110,747	-13,573,710	-8,863,893	-6,553,665



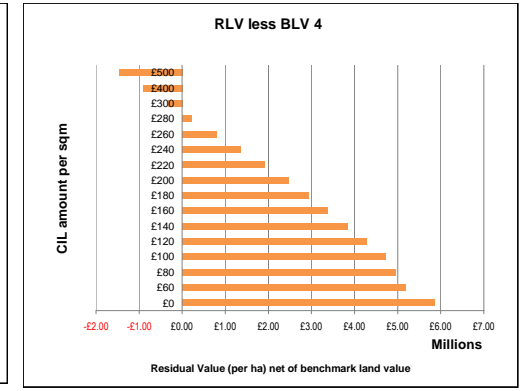
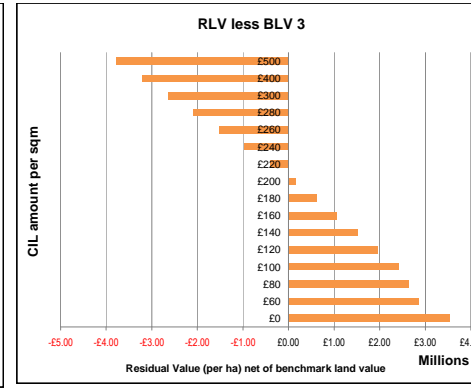
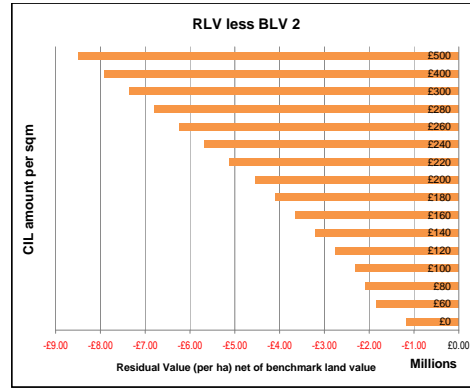
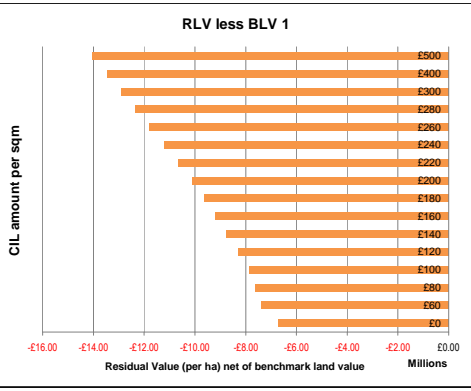
Site type 6 Description: **Area 3** £4629 psm BrB,BC,P,PR,BW Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,463,314	5,924,320	-9,622,761	-4,085,724	-624,093	-2,934,320
60	7,499,790	5,249,853	-10,297,229	-4,760,192	-50,375	-2,259,853
80	7,178,615	5,025,030	-10,522,051	-4,985,014	-275,197	-2,035,030
100	6,857,440	4,800,208	-10,746,874	-5,209,836	-500,020	-1,810,208
120	6,215,090	4,350,563	-11,196,518	-5,659,481	-949,665	-1,360,563
140	5,572,740	3,900,918	-11,646,163	-6,109,126	-1,399,310	-910,918
160	4,930,390	3,451,273	-12,095,808	-6,558,771	-1,848,954	-461,273
180	4,288,040	3,001,628	-12,545,453	-7,008,416	-2,298,599	-11,628
200	3,645,690	2,551,983	-12,995,098	-7,458,061	-2,748,244	-438,017
220	2,842,753	1,989,927	-13,557,154	-7,907,706	-3,197,889	-1,000,073
240	2,039,815	1,427,871	-14,119,210	-8,357,351	-3,647,534	-1,562,129
260	1,236,878	865,815	-14,681,266	-8,806,996	-4,097,179	-2,124,185
280	433,941	303,758	-15,243,323	-9,256,641	-4,546,824	-2,686,242
300	-368,997	-258,298	-15,805,379	-9,706,286	-4,996,469	-3,248,298
400	-1,171,934	-820,354	-16,367,435	-10,330,398	-5,446,114	-3,810,354
500	-1,974,872	-1,382,410	-16,929,491	-10,954,503	-5,895,759	-4,372,410



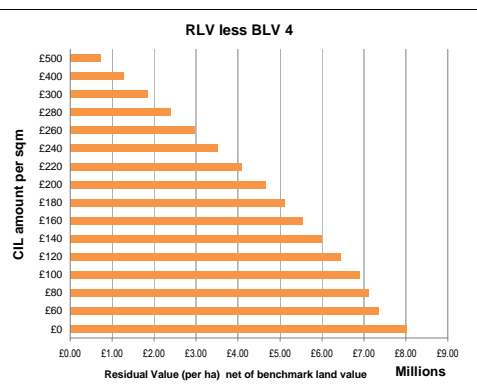
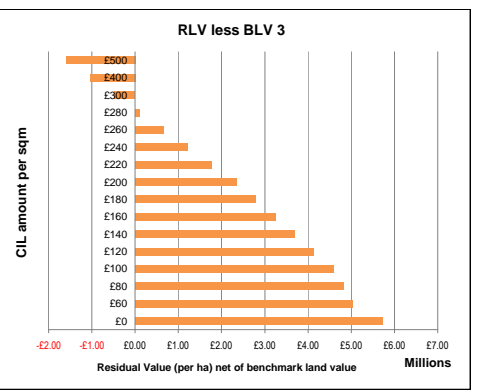
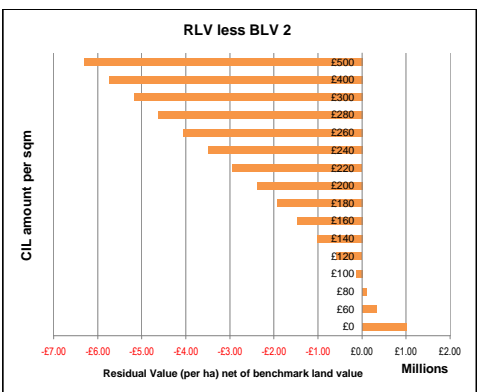
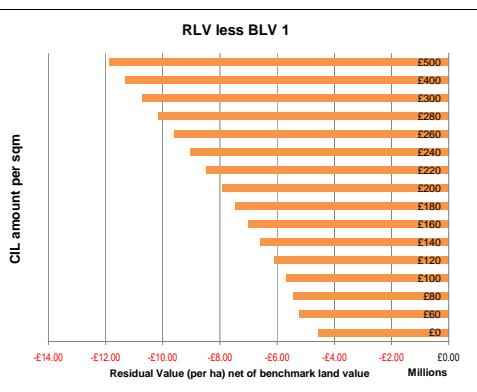
Site type 6 Description: **Area 4** £5059 psm BG,GT,NC,Step Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,618,012	8,832,609	-6,714,473	-1,177,436	-3,532,381	-5,842,609
60	11,654,488	8,158,141	-7,388,940	-1,851,903	-2,857,914	-5,168,141
80	11,333,313	7,933,319	-7,613,762	-2,076,725	-2,633,091	-4,943,319
100	11,012,138	7,708,496	-7,838,585	-2,301,548	-2,408,269	-4,718,496
120	10,369,788	7,258,851	-8,288,230	-2,751,193	-1,958,624	-4,268,851
140	9,727,438	6,809,206	-8,737,875	-3,200,838	-1,508,979	-3,819,206
160	9,085,088	6,359,562	-9,187,520	-3,650,483	-1,059,334	-3,369,562
180	8,442,738	5,909,917	-9,637,165	-4,100,128	-609,689	-2,919,917
200	7,800,388	5,460,272	-10,086,810	-4,549,773	-160,044	-2,470,388
220	6,997,451	4,898,215	-10,648,866	-5,111,829	402,012	-1,908,215
240	6,194,513	4,336,159	-11,210,922	-5,673,885	964,068	-1,346,159
260	5,391,576	3,774,103	-11,772,978	-6,235,941	1,526,124	-784,103
280	4,588,639	3,212,047	-12,335,034	-6,797,997	2,088,180	-222,047
300	3,785,701	2,649,991	-12,897,090	-7,360,053	2,650,237	340,099
400	2,982,764	2,087,935	-13,459,147	-7,922,110	3,212,293	902,065
500	2,179,826	1,525,878	-14,021,203	-8,484,166	3,774,349	1,464,122



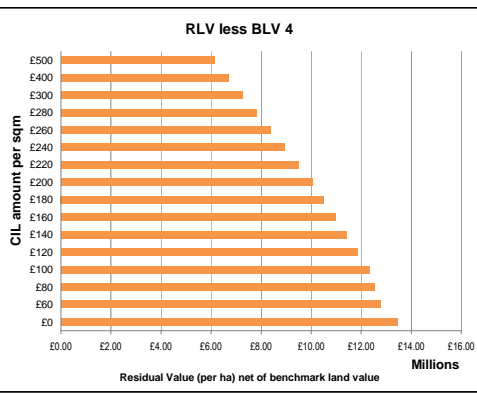
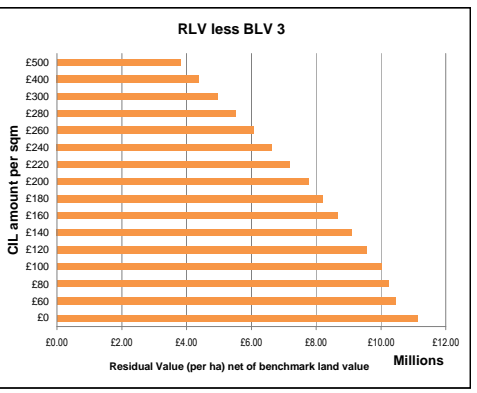
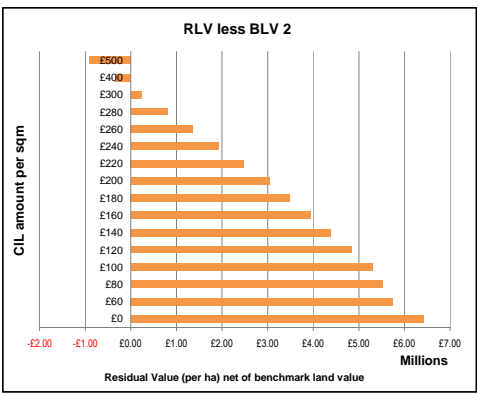
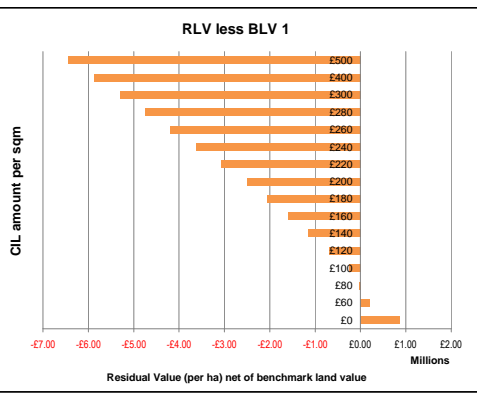
Site type 6 Description: **Area 5** £382 psm Shad,SWC, E14 7 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,722,068	11,005,448	- 4,541,634	995,403	5,705,220	8,015,448
60	14,758,543	10,330,980	- 5,216,101	320,936	5,030,753	7,340,980
80	14,437,368	10,106,158	- 5,440,923	96,114	4,805,930	7,116,158
100	14,116,193	9,881,335	- 5,665,746	- 128,709	4,581,108	6,891,335
120	13,473,843	9,431,690	- 6,115,391	- 578,354	4,131,463	6,441,690
140	12,831,493	8,982,045	- 6,565,036	- 1,027,999	3,681,818	5,992,045
160	12,189,144	8,532,401	- 7,014,681	- 1,477,644	3,232,173	5,542,401
180	11,546,794	8,082,756	- 7,464,326	- 1,927,289	2,782,528	5,092,756
200	10,904,444	7,633,111	- 7,913,971	- 2,376,934	2,332,883	4,643,111
220	10,101,506	7,071,054	- 8,476,027	- 2,938,990	1,770,827	4,081,054
240	9,298,569	6,508,998	- 9,038,083	- 3,501,046	1,208,771	3,518,998
260	8,495,632	5,946,942	- 9,600,139	- 4,063,102	646,715	2,956,942
280	7,692,694	5,384,886	- 10,162,195	- 4,625,158	84,659	2,394,886
300	6,889,757	4,822,830	- 10,724,251	- 5,187,214	477,398	1,832,830
400	6,086,819	4,260,774	- 11,286,308	- 5,749,271	- 1,038,454	1,270,774
500	5,283,882	3,698,717	- 11,848,364	- 6,311,327	- 1,601,510	708,717



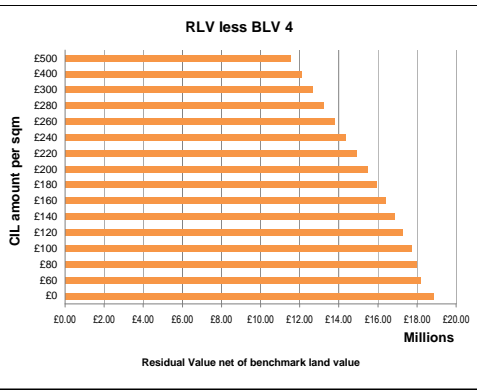
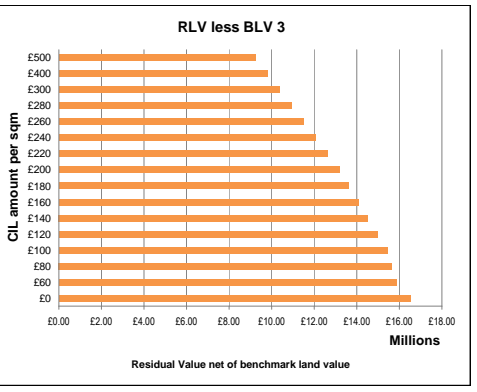
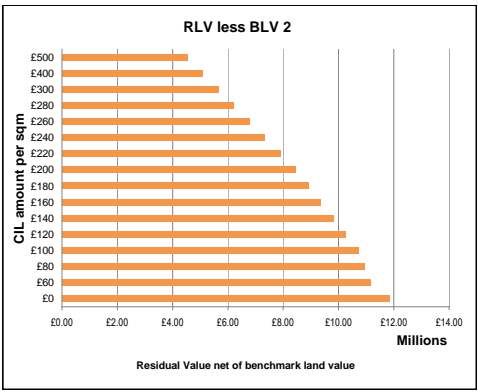
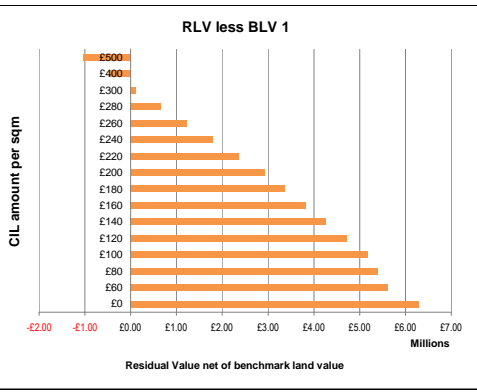
Site type 6 Description: **Area 6** £6189 psm Lime,WoD,Shore Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,456,059	16,419,241	872,160	6,409,197	11,119,014	13,429,241
60	22,492,534	15,744,774	197,693	5,734,730	10,444,547	12,754,774
80	22,171,359	15,519,951	- 27,130	5,509,907	10,219,724	12,529,951
100	21,850,184	15,295,129	- 251,952	5,285,085	9,994,902	12,305,129
120	21,207,834	14,845,484	- 701,597	4,835,440	9,545,257	11,855,484
140	20,565,484	14,395,839	- 1,151,242	4,385,795	9,095,612	11,405,839
160	19,923,135	13,946,194	- 1,600,887	3,936,150	8,646,967	10,956,194
180	19,280,785	13,496,549	- 2,050,532	3,486,505	8,197,322	10,506,549
200	18,638,435	13,046,904	- 2,500,177	3,036,860	7,747,677	10,056,904
220	17,835,497	12,484,848	- 3,062,233	2,474,804	7,184,621	9,494,848
240	17,032,560	11,922,792	- 3,624,289	1,912,748	6,622,565	8,932,792
260	16,229,623	11,360,736	- 4,186,345	1,350,692	6,060,508	8,370,736
280	15,426,685	10,798,680	- 4,748,402	788,635	5,498,452	7,808,680
300	14,623,748	10,236,623	- 5,310,458	226,579	4,936,396	7,246,623
400	13,820,810	9,674,567	- 5,872,514	- 335,477	4,374,340	6,684,567
500	13,017,873	9,112,511	- 6,434,570	- 897,533	3,812,284	6,122,511



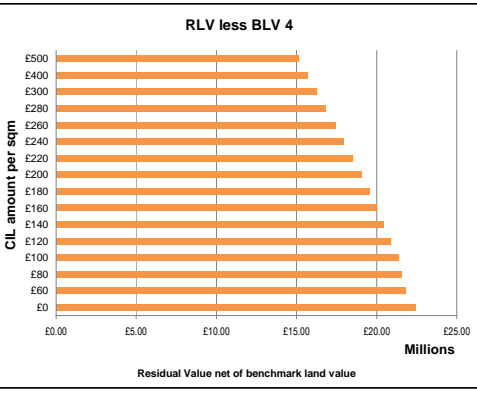
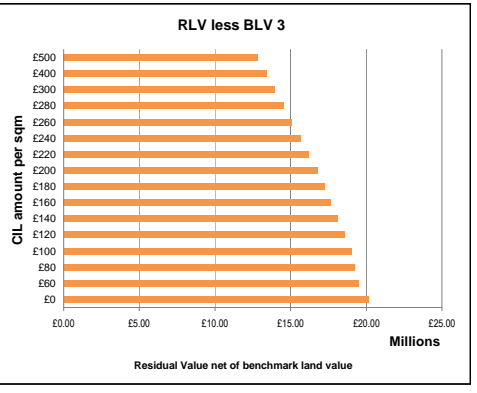
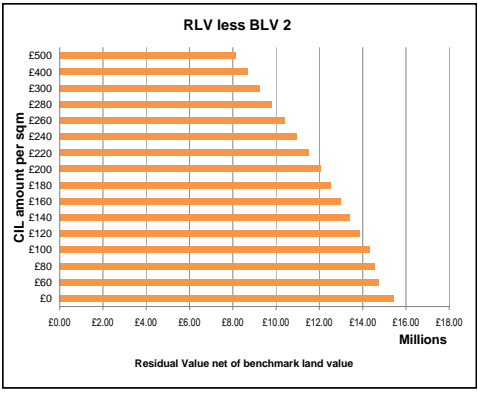
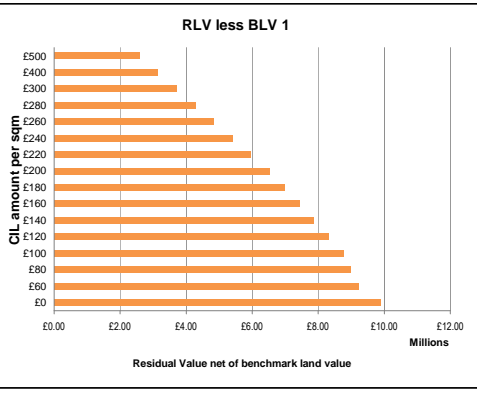
Site type 6 Description: **Area 7** £6997 psm Spitalfields Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,190,091	21,833,064	6,285,983	11,823,020	16,532,837	18,843,064
60	30,226,567	21,168,597	5,611,515	11,148,552	15,858,369	18,168,597
80	29,905,392	20,933,774	5,386,693	10,923,730	15,633,547	17,943,774
100	29,584,217	20,708,952	5,161,870	10,698,907	15,408,724	17,718,952
120	28,941,867	20,259,307	4,712,225	10,249,263	14,959,079	17,269,307
140	28,299,517	19,809,662	4,262,581	9,799,618	14,509,434	16,819,662
160	27,657,167	19,360,017	3,812,936	9,349,973	14,059,789	16,370,017
180	27,014,817	18,910,372	3,363,291	8,900,328	13,610,145	15,920,372
200	26,372,467	18,460,727	2,913,646	8,450,683	13,160,500	15,470,727
220	25,569,530	17,898,671	2,351,590	7,888,627	12,598,443	14,908,671
240	24,766,592	17,336,615	1,789,533	7,326,570	12,036,387	14,346,615
260	23,963,655	16,774,559	1,227,477	6,764,514	11,474,331	13,784,559
280	23,160,718	16,212,502	665,421	6,202,458	10,912,275	13,222,502
300	22,357,780	15,650,446	103,365	5,640,402	10,350,219	12,660,446
400	21,554,843	15,088,390	- 458,691	5,078,346	9,788,163	12,098,390
500	20,751,905	14,526,334	- 1,020,747	4,516,290	9,226,106	11,536,334



Site type 6 Description: **Area 8** £7535 psm CW.AI,TLKDWap Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	36,331,877	25,432,314	9,885,233	15,422,270	20,132,087	22,442,314
60	35,368,353	24,757,847	9,210,765	14,747,803	19,457,619	21,767,847
80	35,047,178	24,533,024	8,985,943	14,522,980	19,232,797	21,543,024
100	34,726,003	24,308,202	8,761,121	14,298,158	19,007,974	21,318,202
120	34,083,653	23,858,557	8,311,476	13,848,513	18,558,329	20,868,557
140	33,441,303	23,408,912	7,861,831	13,398,868	18,108,685	20,418,912
160	32,798,953	22,959,267	7,412,186	12,949,223	17,659,040	19,969,267
180	32,156,603	22,509,622	6,962,541	12,499,578	17,209,395	19,519,622
200	31,514,253	22,059,977	6,512,896	12,049,933	16,759,750	19,069,977
220	30,711,316	21,497,921	5,950,840	11,487,877	16,197,694	18,507,921
240	29,908,378	20,935,865	5,388,784	10,925,821	15,635,637	17,945,865
260	29,105,441	20,373,809	4,826,727	10,363,764	15,073,581	17,383,809
280	28,302,504	19,811,752	4,264,671	9,801,708	14,511,525	16,821,752
300	27,499,566	19,249,696	3,702,615	9,239,652	13,949,469	16,259,696
400	26,696,629	18,687,640	3,140,559	8,677,596	13,387,413	15,697,640
500	25,893,691	18,125,584	2,578,503	8,115,540	12,825,357	15,135,584



CIL Viability LB Tower Hamlets
 SITE TYPE 6
 250 UNITS
 FLATS
 175 UPH Net area as percentage of gross

Benchmark Land Values (per net developable ha)			
BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

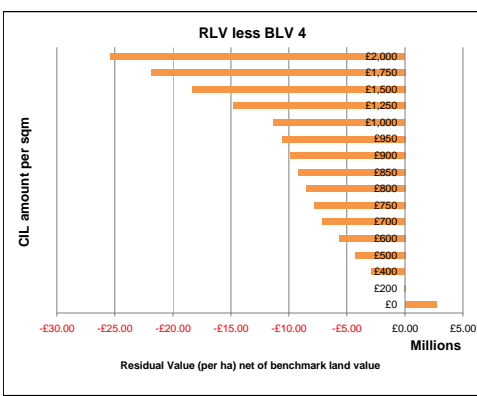
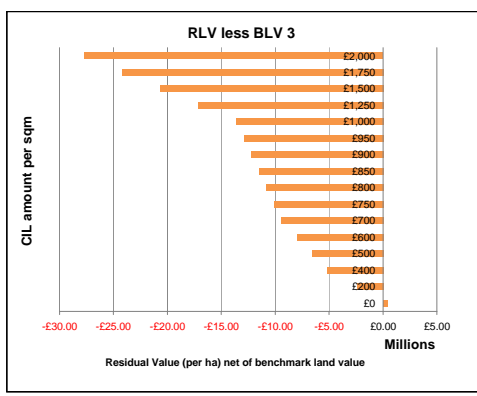
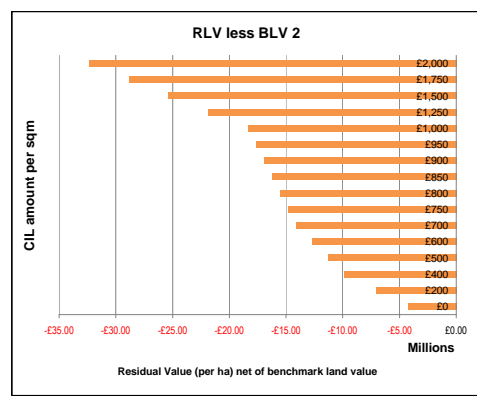
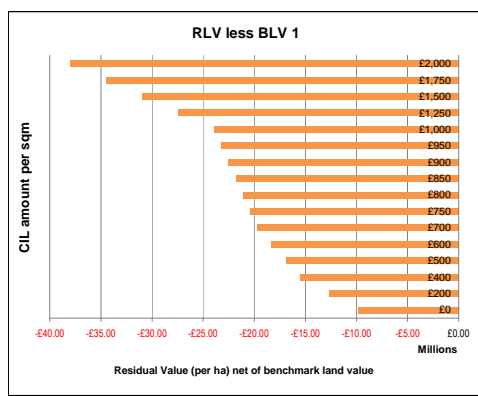
Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

CSH level:	4 on AH	Sales value inflation	
	4 on private	Build cost inflation	
Aff Hsg:	0%		

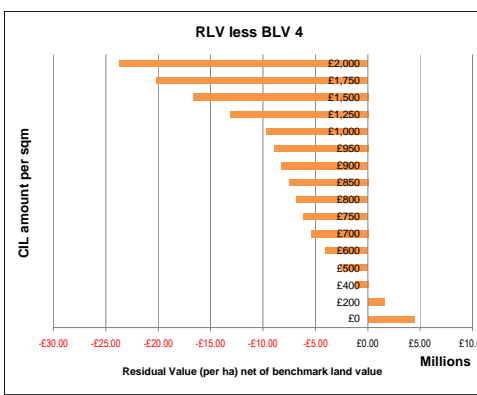
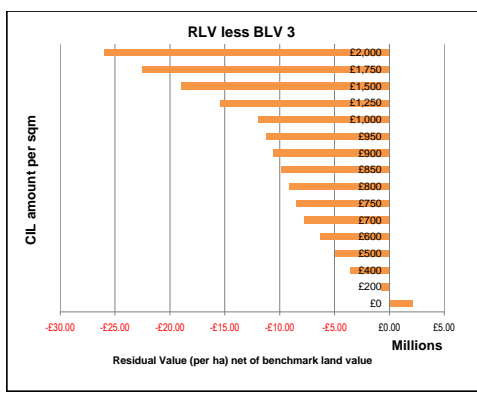
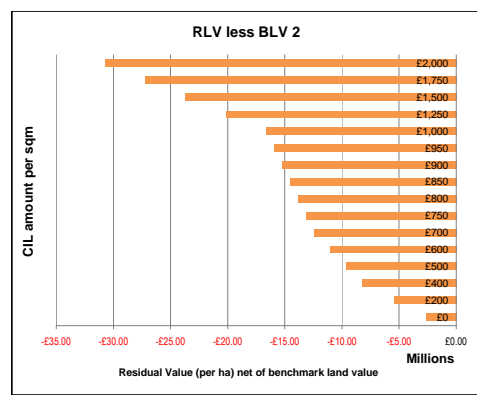
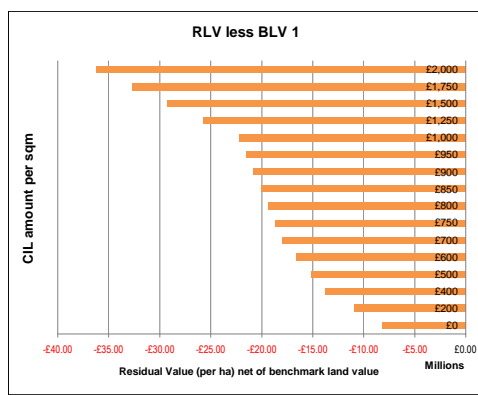
Site type 6 Description: Area 1 £4090 psm CT,Fish,Bow,Mile Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,163,442	5,714,410	9,832,672	4,295,635	414,182	2,724,410
200	4,148,755	2,904,129	12,642,953	7,105,915	2,396,099	85,871
400	134,068	93,848	15,453,233	9,916,196	5,206,380	2,896,152
500	-1,873,275	1,311,293	16,858,374	11,321,337	6,611,520	4,301,293
600	-3,880,619	2,716,433	18,263,514	12,726,477	8,016,660	5,706,433
700	-5,887,962	4,121,573	19,668,655	14,131,618	9,421,801	7,111,573
750	-6,891,634	4,824,144	20,371,225	14,834,188	10,124,371	7,814,144
800	-7,895,305	5,526,714	21,073,795	15,536,758	10,828,941	8,516,714
850	-8,898,977	6,229,284	21,776,365	16,239,328	11,529,511	9,219,284
900	-9,902,649	6,931,854	22,478,935	16,941,898	12,232,082	9,921,854
950	-10,906,321	7,634,424	23,181,506	17,644,469	12,934,656	10,624,424
1,000	-11,909,992	8,336,995	23,884,076	18,347,039	13,637,222	11,326,995
1,250	-16,928,351	11,849,846	27,396,927	21,859,890	17,150,073	14,839,846
1,500	-21,946,710	15,362,697	30,909,778	25,372,741	20,662,924	18,352,697
1,750	-26,965,068	18,875,548	34,422,629	28,885,592	24,175,775	21,865,548
2,000	-31,983,427	22,388,399	37,935,480	32,398,443	27,688,626	25,378,399



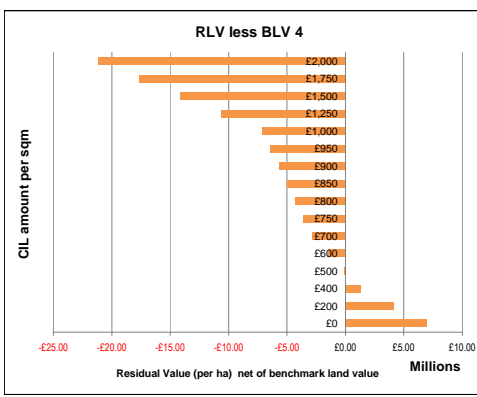
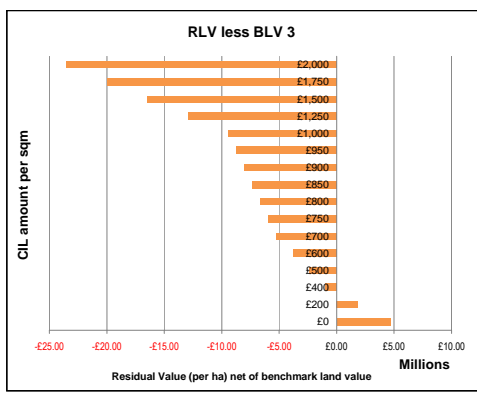
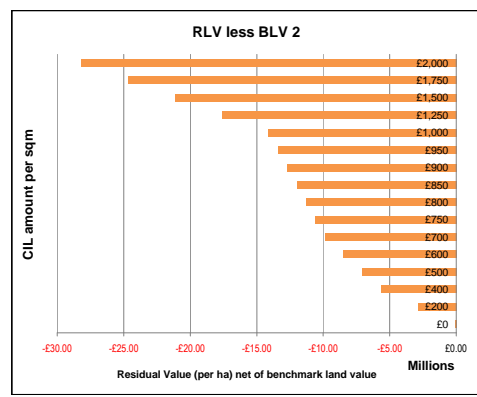
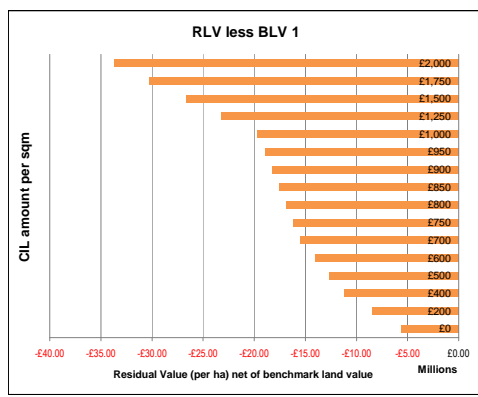
Site type 6 Description: Area 2 £4306 psm S IO D Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,582,181	7,407,527	8,139,554	2,602,517	2,107,299	4,417,527
200	6,567,494	4,597,246	10,949,835	5,412,798	702,981	1,607,246
400	2,552,807	1,786,965	13,760,116	8,223,079	3,513,262	1,203,035
500	545,464	381,825	15,165,257	9,628,219	4,918,403	2,608,175
600	-1,461,880	1,023,316	16,570,397	11,033,360	6,323,543	4,013,316
700	-3,469,223	2,428,456	17,975,537	12,438,500	7,728,684	5,418,456
750	-4,472,895	3,131,026	18,678,108	13,141,071	8,431,254	6,121,026
800	-5,476,566	3,833,597	19,380,678	13,843,641	9,133,824	6,823,597
850	-6,480,238	4,536,167	20,083,248	14,546,211	9,836,394	7,526,167
900	-7,483,910	5,238,737	20,785,818	15,248,781	10,538,964	8,228,737
950	-8,487,582	5,941,307	21,488,388	15,951,351	11,241,535	8,931,307
1,000	-9,491,253	6,643,877	22,190,959	16,653,922	11,944,105	9,633,877
1,250	-14,509,612	10,166,728	25,703,810	20,166,773	15,456,956	13,146,728
1,500	-19,527,971	13,689,579	29,216,661	23,679,624	18,969,807	16,659,579
1,750	-24,546,329	17,182,431	32,729,512	27,192,475	22,482,658	20,172,431
2,000	-29,564,688	20,695,282	36,242,363	30,705,326	25,995,509	23,685,282



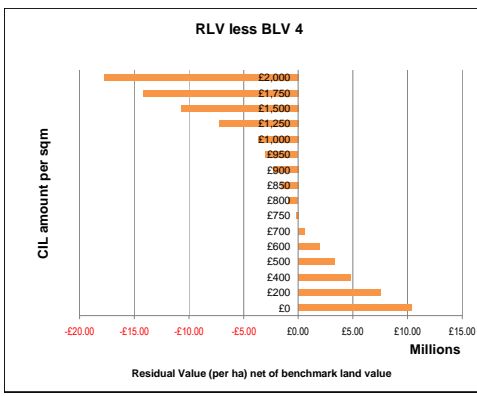
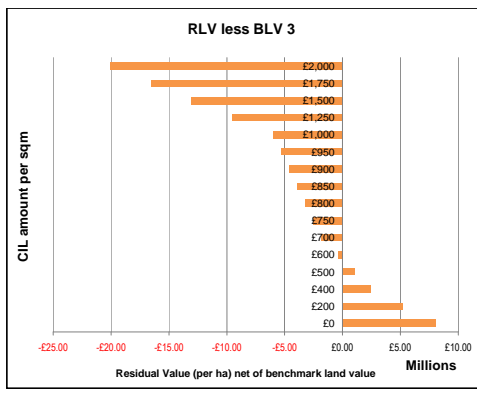
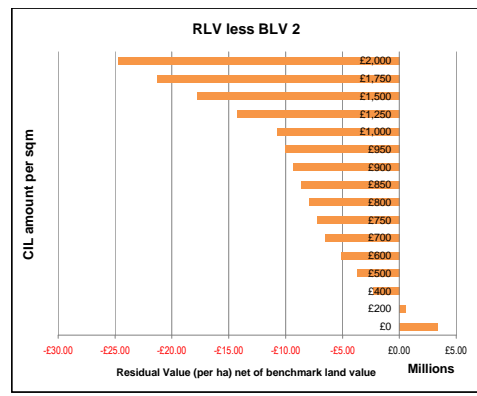
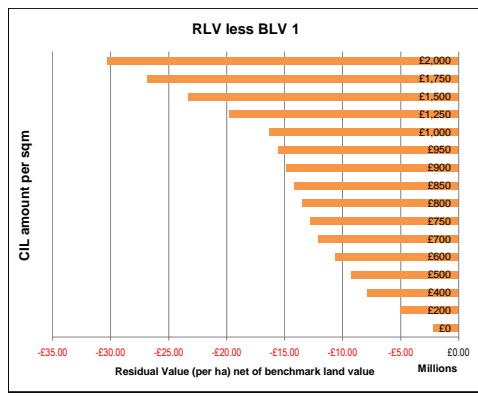
Site type 6 Description: Area 3 £4629 psm Br,B,BC,P,PR,BW Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,210,290	9,947,203	5,599,879	62,841	4,646,975	6,957,203
200	10,195,603	7,136,922	8,410,159	2,873,122	1,836,694	4,146,922
400	6,180,916	4,326,641	11,220,440	5,683,403	973,586	1,336,641
500	4,173,572	2,921,501	12,625,581	7,088,544	2,378,727	68,499
600	2,166,229	1,516,360	14,030,721	8,493,684	3,783,867	1,473,640
700	158,885	111,220	15,435,861	9,898,824	5,189,008	2,878,780
750	-844,786	591,350	16,138,432	10,601,395	5,891,578	3,581,350
800	-1,848,458	1,293,921	16,841,002	11,303,965	6,594,148	4,283,921
850	-2,852,130	1,996,491	17,543,572	12,006,535	7,296,718	4,986,491
900	-3,855,802	2,699,061	18,246,142	12,709,105	7,999,288	5,689,061
950	-4,859,473	3,401,631	18,948,713	13,411,676	8,701,859	6,391,631
1,000	-5,863,145	4,104,202	19,651,283	14,114,246	9,404,429	7,094,202
1,250	-10,881,504	7,617,053	23,164,134	17,627,097	12,917,280	10,607,053
1,500	-15,899,862	11,129,904	26,676,985	21,139,948	16,430,131	14,119,904
1,750	-20,918,221	14,642,755	30,189,836	24,652,799	19,942,982	17,632,755
2,000	-25,936,580	18,155,606	33,702,687	28,165,650	23,455,833	21,145,606



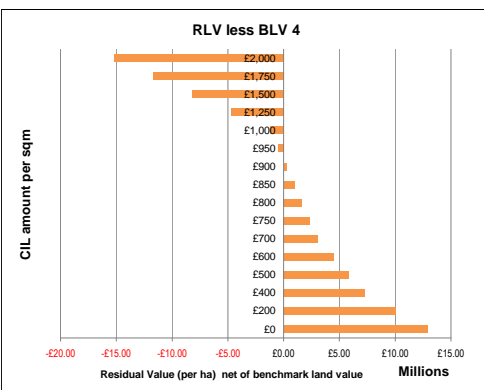
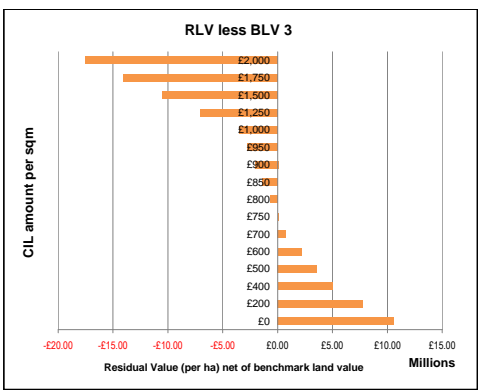
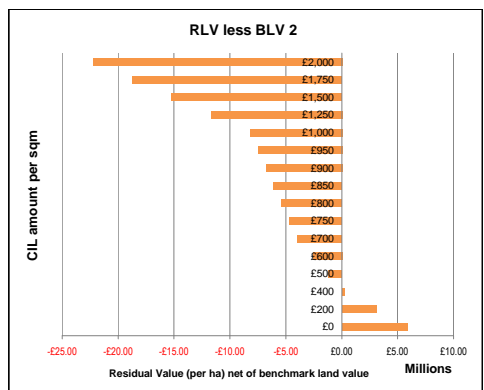
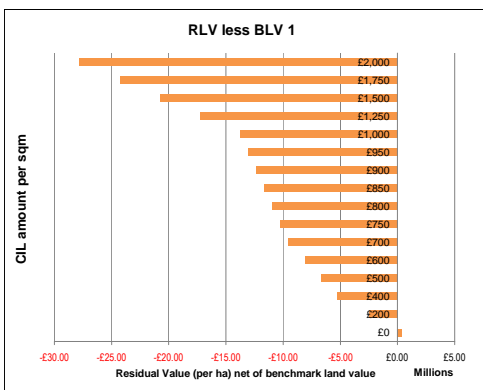
Site type 6 Description: Area 4 £5059 psm BG,GT,NWC,Step Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,047,768	13,333,437	2,213,644	3,323,393	8,033,210	10,343,437
200	15,033,081	10,523,156	5,023,925	513,112	5,222,929	7,533,156
400	11,018,394	7,712,876	7,834,206	2,297,169	2,412,648	4,722,876
500	9,011,050	6,307,735	9,239,346	3,702,309	1,007,508	3,317,735
600	7,003,707	4,902,595	10,644,487	5,107,450	397,633	1,912,595
700	4,996,363	3,497,454	12,049,627	6,512,590	1,802,773	507,454
750	3,989,019	2,794,884	12,752,197	7,215,160	2,505,343	195,116
800	2,981,675	2,092,314	13,454,767	7,917,730	3,207,914	897,686
850	1,974,331	1,389,744	14,157,338	8,620,301	3,910,484	1,600,256
900	966,987	687,173	14,859,908	9,322,871	4,613,054	2,302,827
950	-41,343	15,397	15,562,478	10,025,441	5,315,624	3,005,397
1,000	-1,025,667	717,967	16,265,048	10,728,011	6,018,194	3,707,967
1,250	-6,044,026	4,230,818	19,777,899	14,240,862	9,531,045	7,220,818
1,500	-11,062,384	7,743,669	23,290,750	17,753,713	13,043,897	10,733,669
1,750	-16,080,743	11,256,520	26,803,601	21,266,564	16,556,748	14,246,520
2,000	-21,099,102	14,769,371	30,316,453	24,779,415	20,069,599	17,759,371



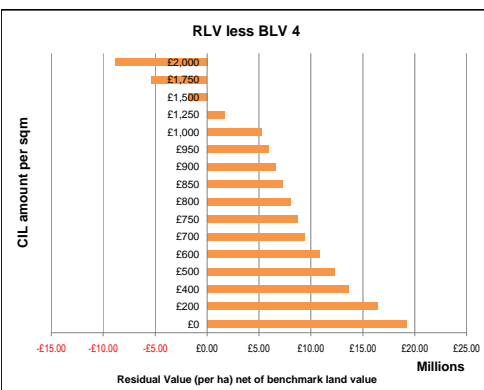
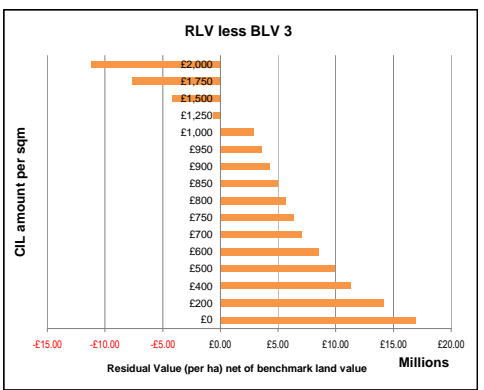
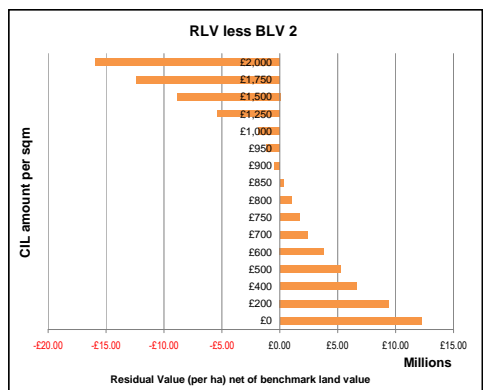
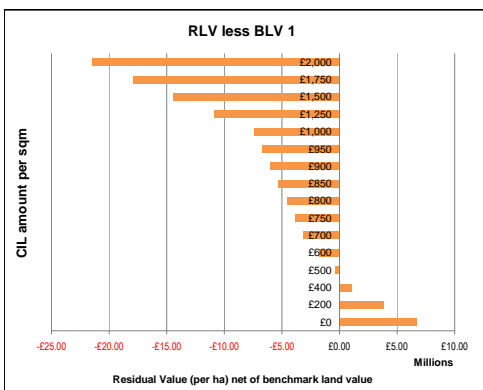
Site type 6 Description: **Area 5** £382 psm Shad,SWC, E14 7 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,675,876	15,873,113	326,032	5,863,069	10,572,886	12,883,113
200	18,661,189	13,062,832	-2,484,249	3,052,788	7,762,605	10,072,832
400	14,646,502	10,252,551	-5,294,530	242,507	4,952,324	7,262,551
500	12,639,159	8,847,411	-6,695,670	1,162,633	3,547,184	5,857,411
600	10,631,815	7,442,271	-8,104,811	2,567,774	2,142,043	4,452,271
700	8,624,472	6,037,130	-9,509,951	3,972,914	736,903	3,047,130
750	7,620,800	5,334,560	-10,212,521	4,675,484	34,333	2,344,560
800	6,617,128	4,631,990	-10,915,092	5,378,054	-668,238	1,641,990
850	5,613,456	3,929,420	-11,617,662	6,080,625	-1,370,808	939,420
900	4,609,785	3,226,849	-12,320,232	6,783,195	-2,073,378	236,849
950	3,606,113	2,524,279	-13,022,802	7,485,765	-2,775,948	465,271
1,000	2,602,441	1,821,709	-13,725,372	8,188,335	-3,478,519	1,168,291
1,250	-2,415,917	-1,691,142	-17,238,223	11,701,186	-6,991,370	4,681,142
1,500	-7,434,276	-5,203,993	-20,751,074	15,214,037	-10,504,221	8,193,993
1,750	-12,452,635	-8,716,844	-24,263,926	18,726,889	-14,017,072	11,706,844
2,000	-17,470,993	-12,229,695	-27,776,777	22,239,740	-17,529,923	15,219,695



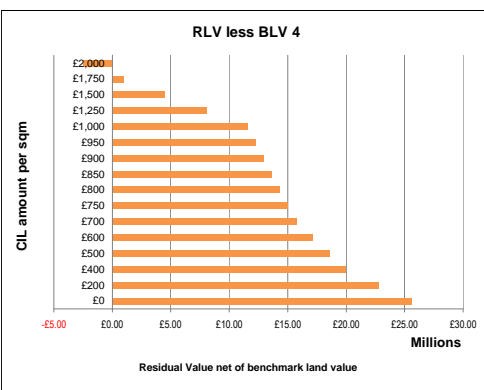
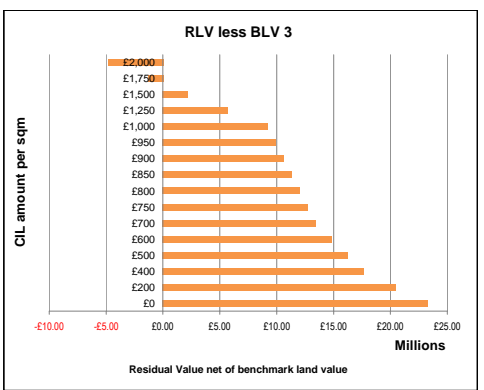
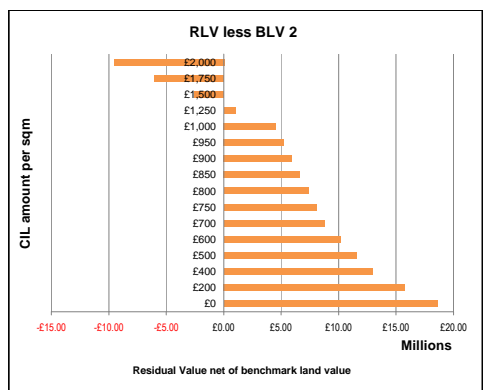
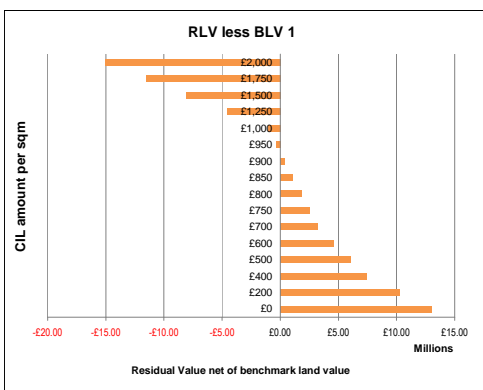
Site type 6 Description: **Area 6** £8189 psm Lime,WoD,Shore Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,746,147	22,222,303	6,675,222	12,212,259	16,922,075	19,232,303
200	27,731,460	19,412,022	3,864,941	9,401,978	14,111,795	16,422,022
400	23,716,773	16,601,741	1,054,660	6,591,697	11,301,514	13,611,741
500	21,709,430	15,196,601	350,481	5,186,557	9,896,373	12,206,601
600	19,702,086	13,791,460	-1,755,621	3,781,416	8,491,233	10,801,460
700	17,694,743	12,386,320	-3,160,761	2,376,276	7,086,092	9,396,320
750	16,691,071	11,683,750	-3,863,332	1,673,705	6,383,522	8,693,750
800	15,687,399	10,981,179	-4,665,902	971,135	5,680,952	7,991,179
850	14,683,728	10,278,609	-5,268,472	268,565	4,978,382	7,288,609
900	13,680,056	9,576,039	-5,971,042	434,005	4,275,812	6,586,039
950	12,676,384	8,873,469	-6,673,612	1,136,575	3,573,241	5,883,469
1,000	11,672,712	8,170,899	-7,376,183	1,839,146	2,870,671	5,180,899
1,250	6,654,354	4,658,048	-10,889,034	5,351,997	642,180	1,668,048
1,500	1,635,995	1,145,196	-14,401,885	8,864,848	4,155,031	1,844,804
1,750	-3,382,364	-2,367,655	-17,914,736	12,377,699	7,667,882	5,357,655
2,000	-8,400,722	-5,880,506	-21,427,587	15,890,550	11,180,733	8,870,506



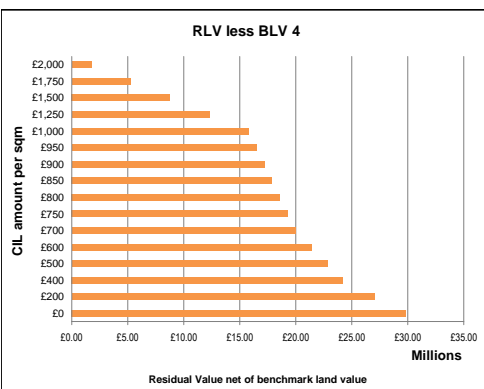
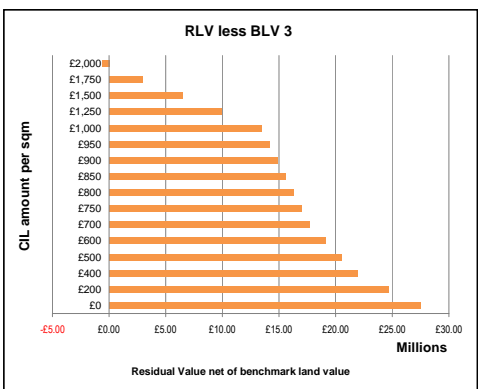
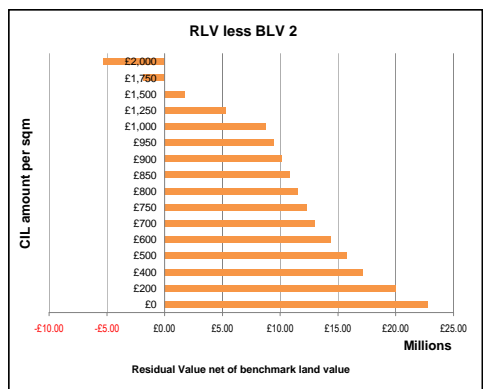
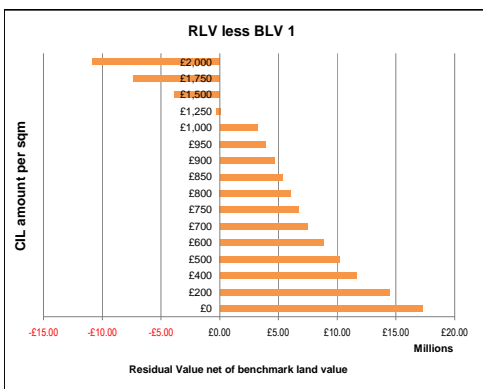
Site type 6 Description: **Area 7** £6997 psm Spitalfields Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	40,816,418	28,571,493	13,024,411	18,561,448	23,271,265	25,581,493
200	36,801,731	25,761,212	10,214,130	15,751,168	20,460,984	22,771,212
400	32,787,044	22,950,931	7,403,850	12,940,887	17,650,703	19,960,931
500	30,779,701	21,545,790	5,998,709	11,535,746	16,245,563	18,555,790
600	28,772,357	20,140,650	4,593,569	10,130,606	14,840,423	17,150,650
700	26,765,014	18,735,510	3,188,428	8,725,465	13,435,282	15,745,510
750	25,761,342	18,032,939	2,485,858	8,022,895	12,732,712	15,042,939
800	24,757,670	17,330,369	1,783,288	7,320,325	12,030,142	14,340,369
850	23,753,999	16,627,799	1,080,718	6,617,755	11,327,572	13,637,799
900	22,750,327	15,925,229	378,148	5,915,185	10,625,001	12,935,229
950	21,746,655	15,222,659	-324,423	5,212,614	9,922,431	12,232,659
1,000	20,742,983	14,520,088	-1,026,993	4,510,044	9,219,861	11,530,088
1,250	15,724,625	11,007,237	-4,539,844	997,193	5,707,010	8,017,237
1,500	10,706,266	7,494,386	-8,052,695	2,515,658	2,194,159	4,504,386
1,750	5,687,907	3,981,535	-11,565,546	6,028,509	1,318,692	991,535
2,000	669,549	468,684	-15,078,397	9,541,360	4,831,543	2,521,316



Site type 6 Description: **Area 8** £7535 psm CW,AI,TL,SKD,Wap Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	46,863,265	32,804,286	17,257,204	22,794,242	27,504,058	29,814,286
200	42,848,578	29,994,005	14,446,924	19,983,961	24,693,777	27,004,005
400	38,833,891	27,183,724	11,636,643	17,173,680	21,883,497	24,193,724
500	36,826,548	25,778,584	10,231,502	15,768,539	20,478,356	22,788,584
600	34,819,205	24,373,443	8,826,362	14,363,399	19,073,216	21,383,443
700	32,811,861	22,968,303	7,421,222	12,958,259	17,668,075	19,978,303
750	31,808,189	22,265,733	6,718,651	12,255,688	16,965,505	19,275,733
800	30,804,518	21,563,162	6,016,081	11,553,118	16,262,935	18,573,162
850	29,800,846	20,860,592	5,313,511	10,850,548	15,560,365	17,870,592
900	28,797,174	20,158,022	4,610,941	10,147,978	14,857,795	17,168,022
950	27,793,502	19,455,452	3,908,370	9,445,407	14,155,224	16,465,452
1,000	26,789,831	18,752,881	3,205,800	8,742,837	13,452,654	15,762,881
1,250	21,771,472	15,240,030	-307,051	5,229,986	9,939,803	12,250,030
1,500	16,753,113	11,727,179	-3,819,902	1,717,135	6,426,952	8,737,179
1,750	11,734,755	8,214,328	-7,332,753	1,795,716	2,914,101	5,224,328
2,000	6,716,396	4,701,477	-10,845,604	5,308,567	598,750	1,711,477



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)			
BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).

"Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).

"Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).

"Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

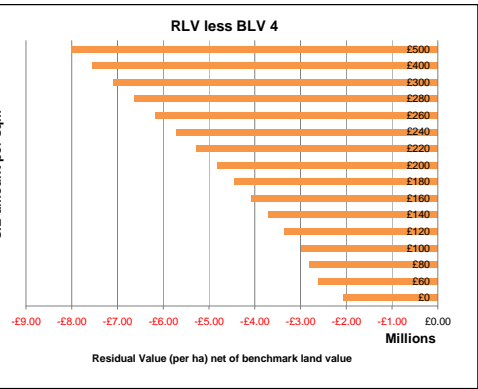
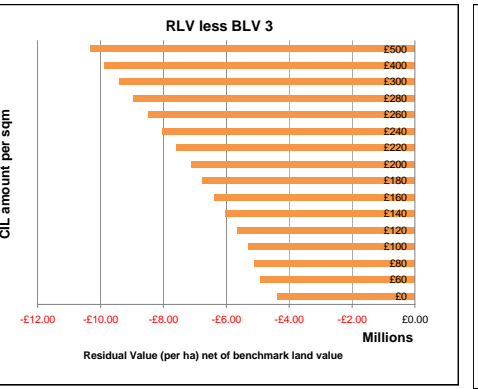
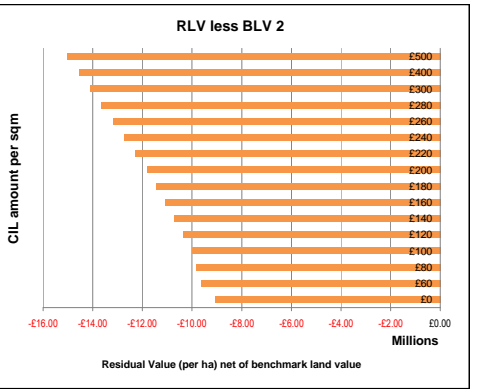
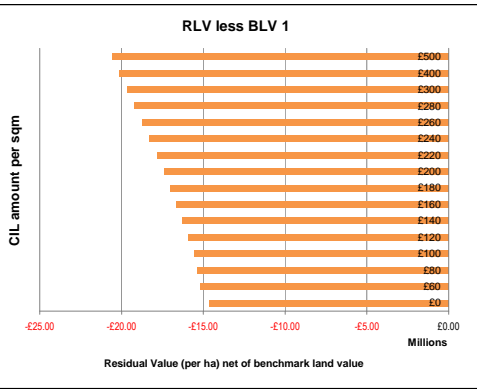
SITE TYPE 6
250 UNITS
FLATS
175 UPH Net area as percentage of gross

100%

CSH level:	4 on AH	Sales value inflation
	4 on private	Build cost inflation
Aff Hsg:	35%	Affordable Rent

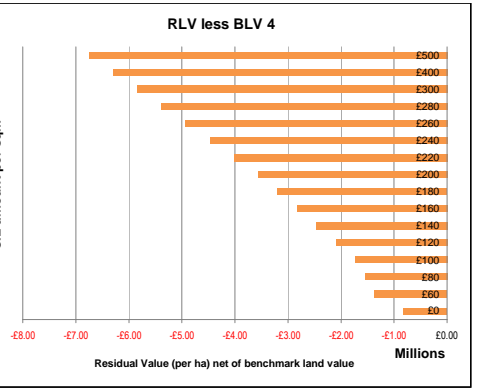
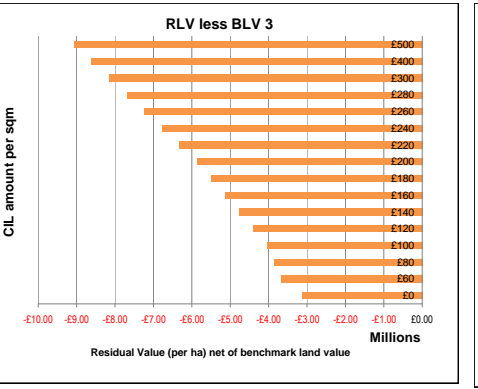
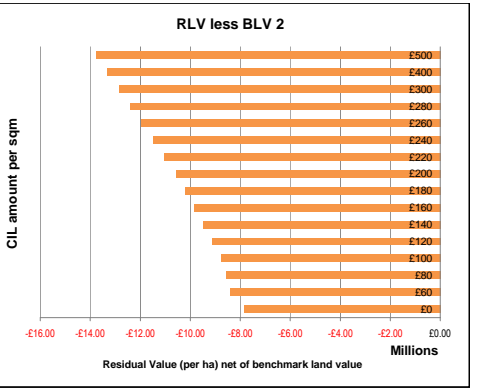
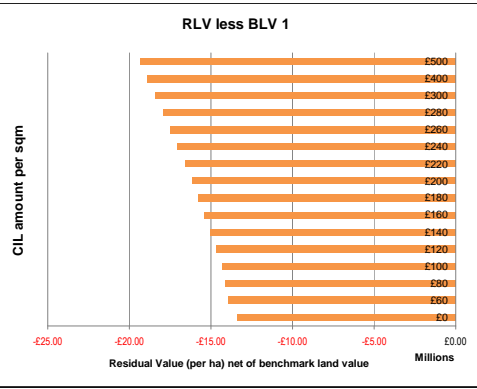
Site type 6 Description: **Area 1** £4090 psm CT,Fish,Bow,Mile Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,317,060	921,942	-14,625,139	-9,088,102	-4,378,285	-2,068,058
60	534,196	373,937	-15,173,144	-9,636,107	-4,926,290	-2,616,063
80	273,242	191,269	-15,355,812	-9,818,775	-5,108,958	-2,798,731
100	12,287	8,601	-15,538,480	-10,001,443	-5,291,627	-2,981,399
120	-509,622	-366,736	-15,903,817	-10,366,780	-5,656,963	-3,346,736
140	-1,031,532	-722,072	-16,269,153	-10,732,116	-6,022,300	-3,712,072
160	-1,553,441	-1,087,409	-16,634,490	-11,097,453	-6,387,636	-4,077,409
180	-2,075,350	-1,452,745	-16,999,826	-11,462,789	-6,752,973	-4,442,745
200	-2,597,260	-1,818,082	-17,365,163	-11,828,126	-7,118,309	-4,808,082
220	-3,249,646	-2,274,752	-17,824,834	-12,284,797	-7,574,980	-5,264,752
240	-3,902,033	-2,731,423	-18,278,504	-12,741,467	-8,031,650	-5,721,423
260	-4,554,419	-3,188,094	-18,735,175	-13,198,138	-8,488,321	-6,178,094
280	-5,206,806	-3,644,764	-19,191,846	-13,654,808	-8,944,992	-6,634,764
300	-5,859,193	-4,101,435	-19,648,516	-14,111,479	-9,401,662	-7,091,435
400	-6,511,579	-4,558,106	-20,105,187	-14,568,150	-9,858,333	-7,548,106
500	-7,163,966	-5,014,776	-20,561,857	-15,024,820	-10,315,004	-8,004,776



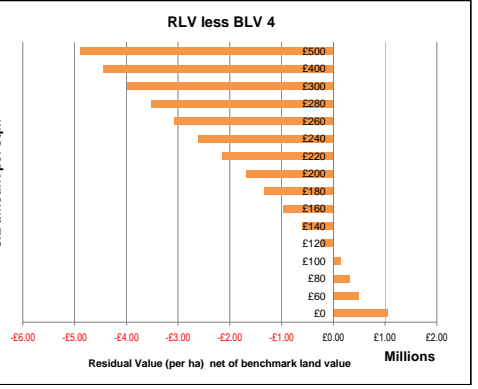
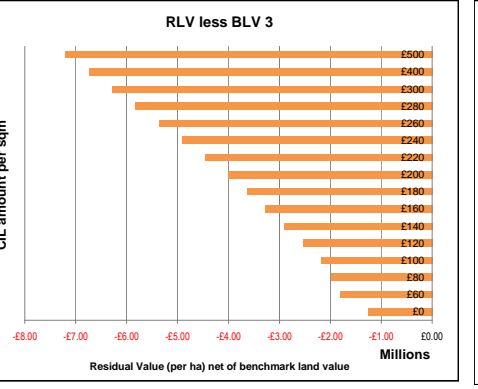
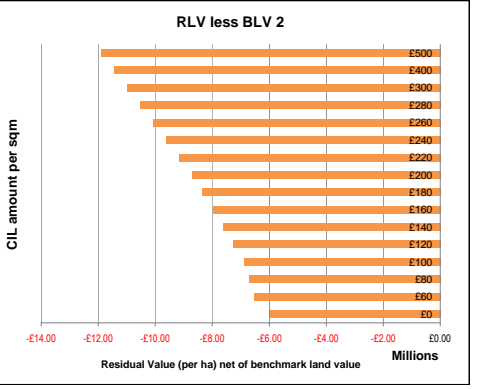
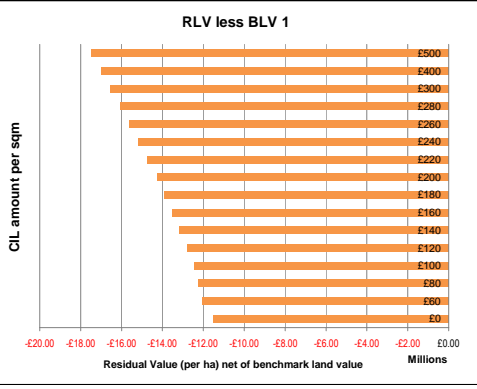
Site type 6 Description: **Area 2** £4306 psm S IoD Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,096,604	2,167,623	-13,379,458	-7,842,421	-3,132,604	-822,377
60	2,313,740	1,619,618	-13,927,463	-8,390,426	-3,680,609	-1,370,382
80	2,052,786	1,436,950	-14,110,131	-8,573,094	-3,863,277	-1,553,050
100	1,791,831	1,254,282	-14,292,800	-8,755,763	-4,045,946	-1,735,718
120	1,269,922	888,945	-14,658,136	-9,121,099	-4,411,282	-2,101,055
140	748,012	523,609	-15,023,473	-9,486,436	-4,776,619	-2,466,391
160	226,103	158,272	-15,388,809	-9,851,772	-5,141,955	-2,831,728
180	-295,806	-207,064	-15,754,146	-10,217,109	-5,507,292	-3,197,064
200	-817,715	-572,401	-16,119,482	-10,582,445	-5,872,628	-3,562,401
220	-1,470,102	-1,029,071	-16,578,153	-11,039,116	-6,329,299	-4,019,071
240	-2,122,489	-1,485,742	-17,032,823	-11,495,786	-6,785,970	-4,475,742
260	-2,774,875	-1,942,413	-17,489,494	-11,952,457	-7,242,640	-4,932,413
280	-3,427,262	-2,399,083	-17,946,165	-12,409,128	-7,699,311	-5,389,083
300	-4,079,649	-2,855,754	-18,402,835	-12,865,798	-8,155,981	-5,845,754
400	-4,732,035	-3,312,425	-18,859,506	-13,322,469	-8,612,652	-6,302,425
500	-5,384,422	-3,769,095	-19,316,177	-13,779,140	-9,069,323	-6,759,095



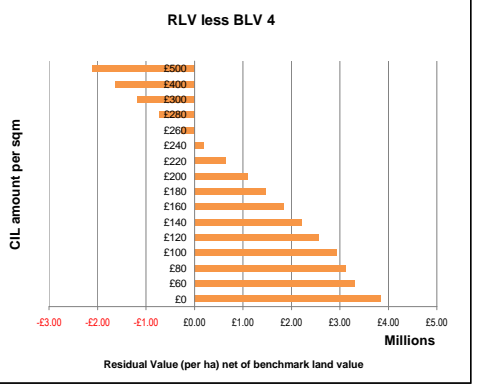
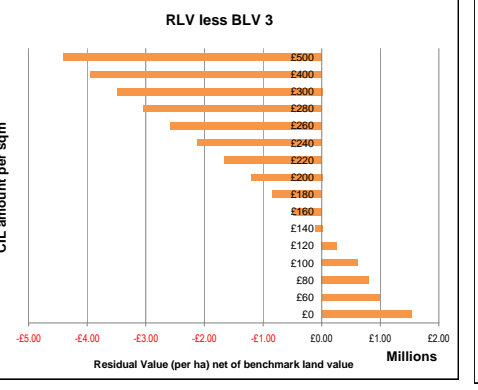
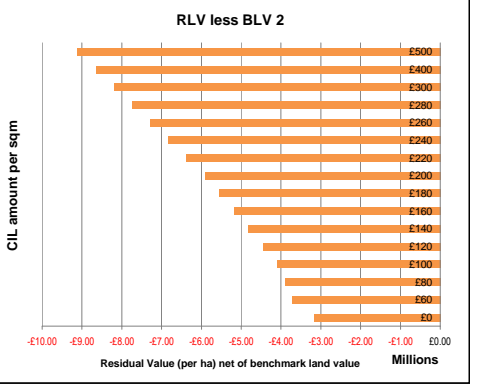
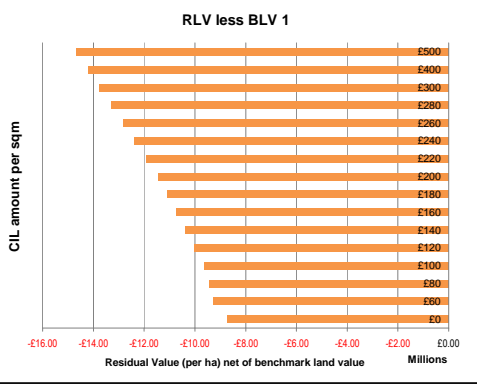
Site type 6 Description: **Area 3** £4629 psm BrB,BC,PR,BW Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,765,920	4,036,144	-11,510,937	-5,973,900	-1,264,083	1,046,144
60	4,983,056	3,488,140	-12,058,942	-6,521,905	-1,812,088	498,140
80	4,722,102	3,305,471	-12,241,610	-6,704,573	-1,994,756	315,471
100	4,461,147	3,122,803	-12,424,278	-6,887,241	-2,177,424	132,803
120	3,939,238	2,757,467	-12,789,615	-7,252,578	-2,542,761	232,533
140	3,417,329	2,392,130	-13,154,951	-7,617,914	-2,908,097	597,870
160	2,895,419	2,026,794	-13,520,288	-7,983,251	-3,273,434	963,206
180	2,373,510	1,661,457	-13,885,624	-8,348,587	-3,638,770	1,328,543
200	1,851,601	1,296,120	-14,250,961	-8,713,924	-4,004,107	1,693,880
220	1,199,214	839,450	-14,707,631	-9,170,594	-4,460,778	2,150,550
240	546,827	382,779	-15,164,302	-9,627,265	-4,917,448	2,607,221
260	-105,559	-73,891	-15,620,973	-10,083,936	-5,374,119	3,063,891
280	-757,946	-530,562	-16,077,643	-10,540,606	-5,830,789	3,520,562
300	-1,410,332	-987,233	-16,534,314	-10,997,277	-6,287,460	3,977,233
400	-2,062,719	-1,443,903	-16,990,985	-11,453,948	-6,744,131	4,433,903
500	-2,715,106	-1,900,574	-17,447,655	-11,910,618	-7,200,801	4,890,574



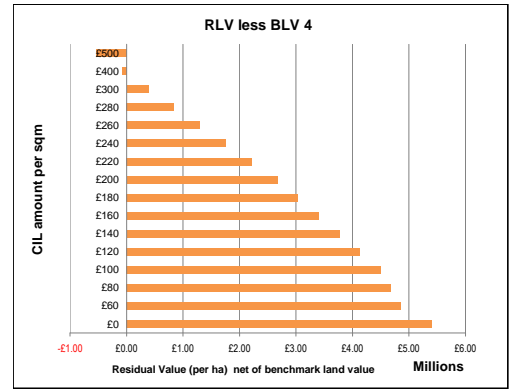
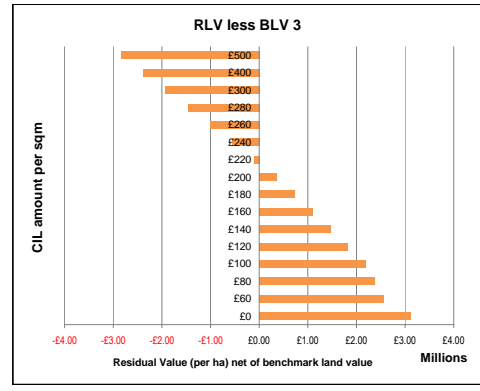
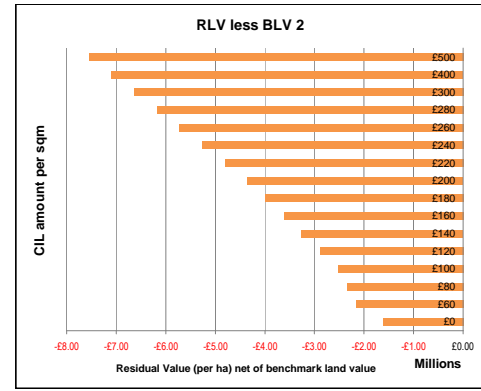
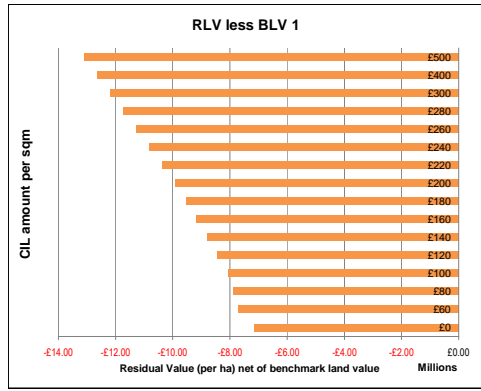
Site type 6 Description: **Area 4** £5059 psm BG,GT,NWC,Step Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,760,735	6,832,514	-8,714,567	-3,177,530	1,532,287	3,842,514
60	8,977,871	6,284,509	-9,262,572	-3,725,535	984,282	3,294,509
80	8,716,916	6,101,841	-9,445,240	-3,908,203	801,614	3,111,841
100	8,455,961	5,919,173	-9,627,908	-4,090,871	618,946	2,929,173
120	7,934,052	5,553,836	-9,993,245	-4,456,208	253,609	2,563,836
140	7,412,143	5,188,500	-10,358,581	-4,821,544	111,727	2,198,500
160	6,890,233	4,823,163	-10,723,918	-5,186,881	477,064	1,833,163
180	6,368,324	4,457,827	-11,089,254	-5,552,217	842,401	1,467,827
200	5,846,415	4,092,490	-11,454,591	-5,917,554	1,207,737	1,102,490
220	5,194,028	3,635,820	-11,911,262	-6,374,224	1,664,408	645,820
240	4,541,642	3,179,149	-12,367,932	-6,830,895	2,121,078	189,149
260	3,889,255	2,722,478	-12,824,603	-7,287,566	2,577,749	267,522
280	3,236,868	2,265,808	-13,281,273	-7,744,236	3,034,420	724,192
300	2,584,482	1,809,137	-13,737,944	-8,200,907	3,491,091	1,180,863
400	1,932,095	1,352,467	-14,194,615	-8,657,578	3,947,761	1,637,533
500	1,279,708	895,796	-14,651,286	-9,114,248	4,404,431	2,094,204



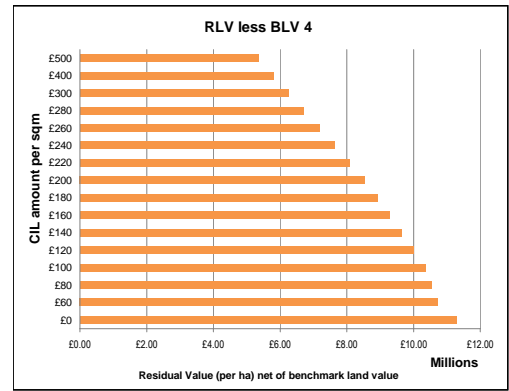
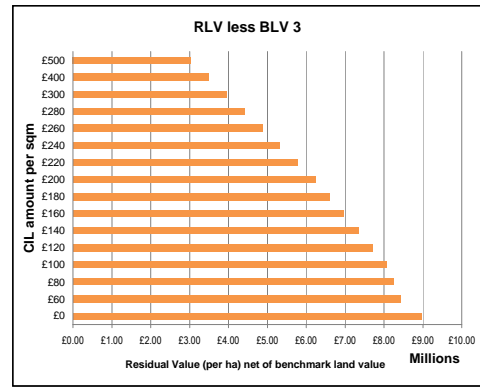
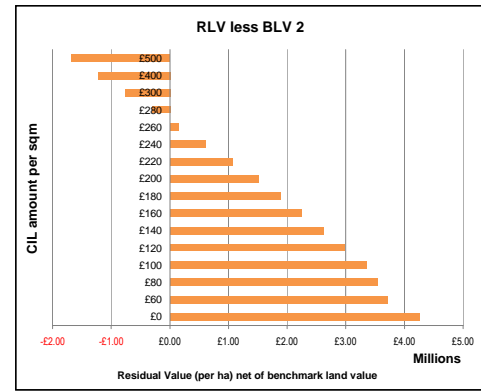
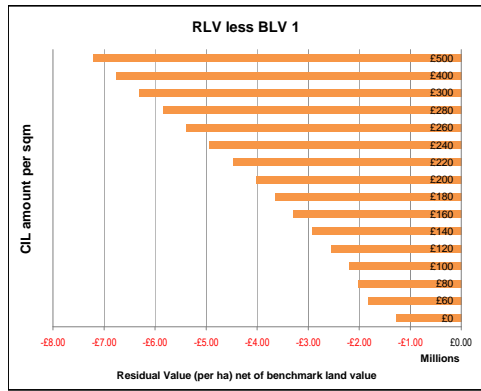
Site type 6 Description: **Area 5** E382 psn Shad,SWC, E147 Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,994,325	8,396,027	-7,151,054	-1,614,017	3,095,800	5,406,027
60	11,211,461	7,848,023	-7,699,059	-2,162,022	2,547,795	4,858,023
80	10,950,506	7,665,354	-7,881,727	-2,344,690	2,365,127	4,675,354
100	10,689,552	7,482,686	-8,064,395	-2,527,358	2,182,459	4,492,686
120	10,167,642	7,117,350	-8,429,732	-2,892,695	1,817,122	4,127,350
140	9,645,733	6,752,013	-8,795,068	-3,258,031	1,451,786	3,762,013
160	9,123,824	6,386,677	-9,160,405	-3,623,368	1,086,449	3,396,677
180	8,601,914	6,021,340	-9,525,741	-3,988,704	721,113	3,031,340
200	8,080,005	5,656,004	-9,891,078	-4,354,041	355,778	2,666,004
220	7,427,618	5,199,333	-10,347,748	-4,810,711	-100,894	2,209,333
240	6,775,232	4,742,662	-10,804,419	-5,267,382	-557,565	1,752,662
260	6,122,845	4,285,992	-11,261,090	-5,724,053	-1,014,236	1,295,992
280	5,470,459	3,829,321	-11,717,760	-6,180,723	-1,470,906	839,321
300	4,818,072	3,372,650	-12,174,431	-6,637,394	-1,927,577	382,650
400	4,165,685	2,915,980	-12,631,102	-7,094,065	-2,384,248	-74,020
500	3,513,299	2,459,309	-13,087,772	-7,550,735	-2,840,918	-530,891



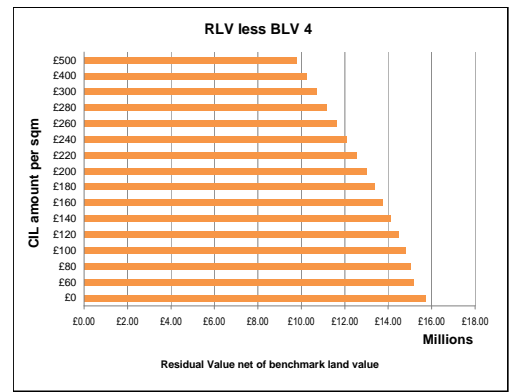
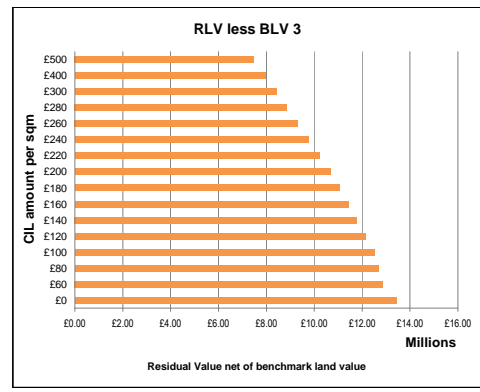
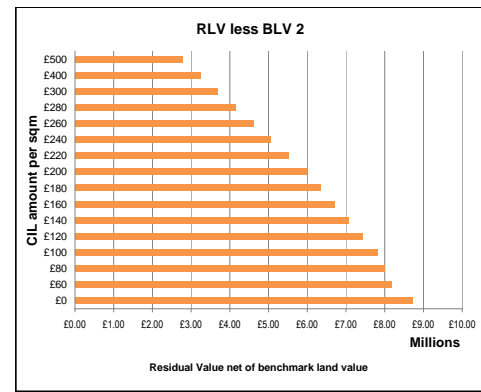
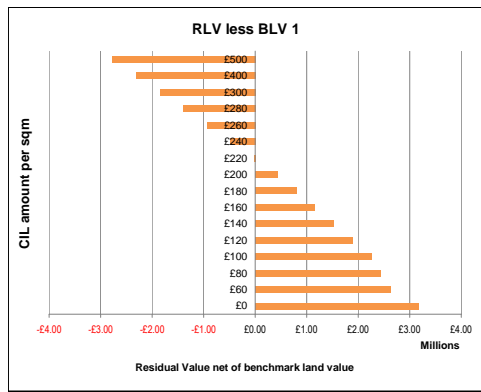
Site type 6 Description: **Area 6** E6189 psn Lime,WoD,Shore Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,380,495	14,266,347	-1,280,734	4,256,303	8,966,119	11,276,347
60	19,597,632	13,718,342	-1,828,739	3,708,298	8,418,115	10,728,342
80	19,336,677	13,535,674	-2,011,407	3,525,630	8,235,446	10,545,674
100	19,075,722	13,353,006	-2,194,076	3,342,961	8,052,778	10,363,006
120	18,553,813	12,987,669	-2,559,412	2,977,625	7,687,442	9,997,669
140	18,031,904	12,622,333	-2,924,749	2,612,288	7,322,105	9,632,333
160	17,509,994	12,256,996	-3,290,085	2,246,952	6,956,769	9,266,996
180	16,988,085	11,891,660	-3,655,422	1,881,615	6,591,432	8,901,660
200	16,466,176	11,526,323	-4,020,758	1,516,279	6,226,096	8,536,323
220	15,813,789	11,069,652	-4,477,429	1,059,608	5,769,425	8,079,652
240	15,161,402	10,612,982	-4,934,100	602,937	5,312,754	7,622,982
260	14,509,016	10,156,311	-5,390,770	146,267	4,856,084	7,166,311
280	13,856,629	9,699,640	-5,847,441	-310,404	4,399,413	6,709,640
300	13,204,243	9,242,970	-6,304,111	-767,074	3,942,742	6,252,970
400	12,551,856	8,786,299	-6,760,782	-1,223,745	3,486,072	5,796,299
500	11,899,469	8,329,629	-7,217,453	-1,680,416	3,029,401	5,339,629



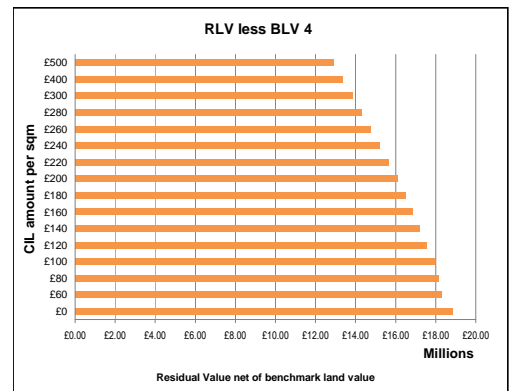
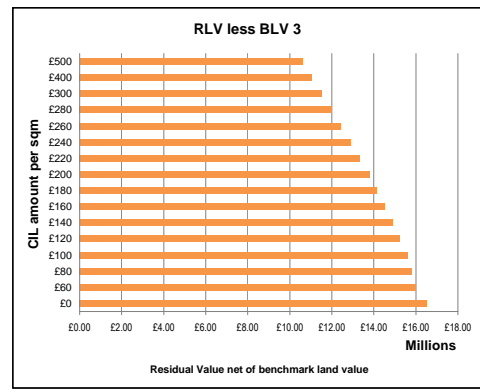
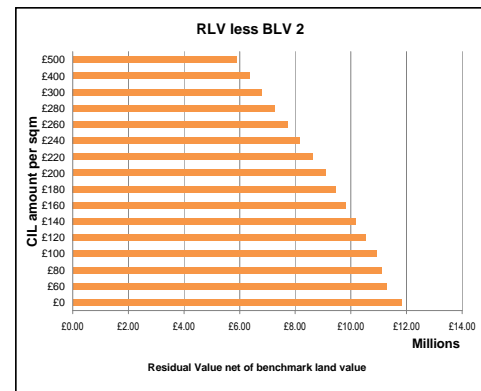
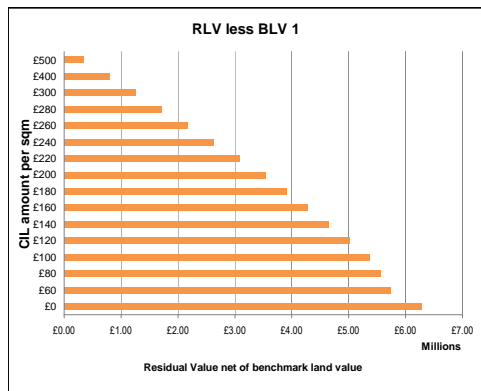
Site type 6 Description: **Area 7** E6997 psn Spitalfields Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,733,884	18,713,719	3,166,638	8,703,675	13,413,491	15,723,719
60	25,951,020	18,165,714	2,618,633	8,155,670	12,865,487	15,175,714
80	25,690,065	17,983,046	2,435,965	7,973,002	12,682,818	14,993,046
100	25,429,111	17,800,378	2,253,296	7,790,333	12,500,150	14,810,378
120	24,907,202	17,435,041	1,887,960	7,424,997	12,134,814	14,445,041
140	24,385,292	17,069,705	1,522,623	7,059,660	11,769,477	14,079,705
160	23,863,383	16,704,368	1,157,287	6,694,324	11,404,141	13,714,368
180	23,341,474	16,339,032	791,950	6,328,987	11,038,804	13,349,032
200	22,819,564	15,973,695	426,614	5,963,651	10,673,468	12,983,695
220	22,167,178	15,517,024	-30,557	5,598,314	10,216,797	12,527,024
240	21,514,791	15,060,354	-486,727	5,232,978	9,760,126	12,070,354
260	20,862,404	14,603,683	-943,398	4,867,641	9,303,456	11,613,683
280	20,210,018	14,147,012	-1,400,069	4,502,305	8,846,785	11,157,012
300	19,557,631	13,690,342	-1,856,739	4,136,968	8,390,114	10,700,342
400	18,905,245	13,233,671	-2,313,410	3,772,631	7,933,444	10,243,671
500	18,252,858	12,777,001	-2,770,081	3,408,294	7,476,773	9,787,001



Site type 6 Description: **Area 8** E7535 psn CW,AI,TL,SKD,Wap Site area: 1.43 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,182,744	21,827,921	6,280,840	11,817,877	16,527,694	18,837,921
60	30,399,880	21,279,916	5,732,835	11,269,872	15,979,689	18,289,916
80	30,138,926	21,097,248	5,550,167	11,087,204	15,797,021	18,107,248
100	29,877,971	20,914,580	5,367,499	10,904,536	15,614,352	17,924,580
120	29,356,062	20,549,243	5,002,162	10,539,199	15,249,016	17,559,243
140	28,834,153	20,183,907	4,636,825	10,173,863	14,883,679	17,193,907
160	28,312,243	19,818,570	4,271,489	9,808,526	14,518,343	16,828,570
180	27,790,334	19,453,234	3,906,152	9,443,190	14,153,006	16,463,234
200	27,268,425	19,087,897	3,540,816	9,077,853	13,787,670	16,097,897
220	26,616,038	18,631,227	3,181,480	8,712,517	13,422,334	15,732,517
240	25,963,651	18,174,556	2,821,144	8,347,180	13,056,997	15,367,180
260	25,311,264	17,717,885	2,460,808	7,981,844	12,691,660	15,001,844
280	24,658,878	17,261,215	2,100,472	7,616,507	12,326,323	14,636,507
300	24,006,491	16,804,544	1,740,135	7,251,171	11,960,986	14,271,171
400	23,354,105	16,347,873	1,379,799	6,885,835	11,595,649	13,905,835
500	22,701,718	15,891,203	1,019,462	6,520,499	11,230,312	13,540,499



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

SITE TYPE 7

400 UNITS

FLATS

400 UPH Net area as percentage of gross

100%

CSH level: 4 on AH

Sales value inflation

4 on private

Build cost inflation

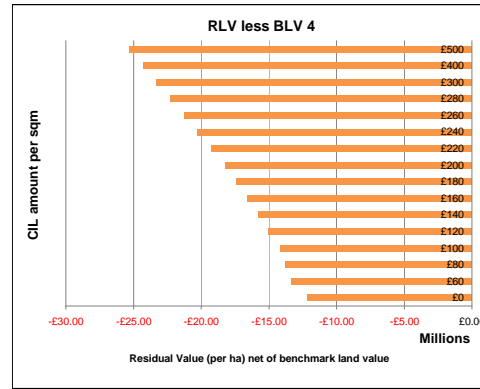
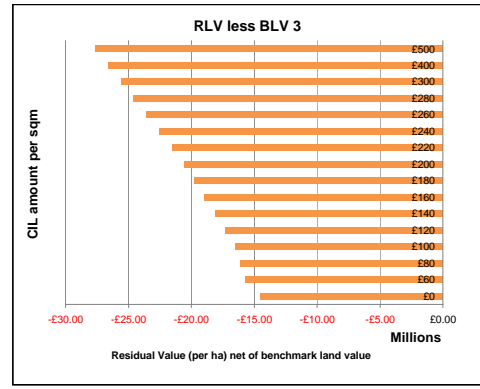
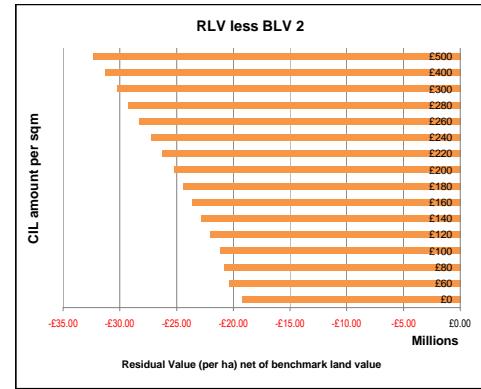
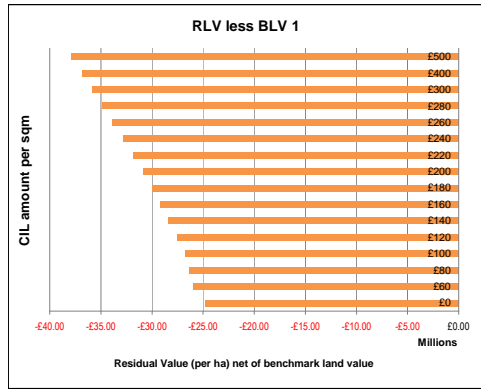
Aff Hsg: 35%

Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

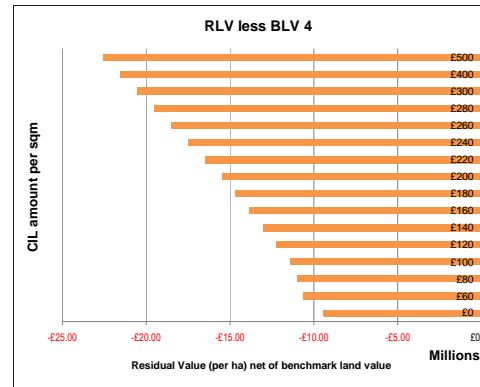
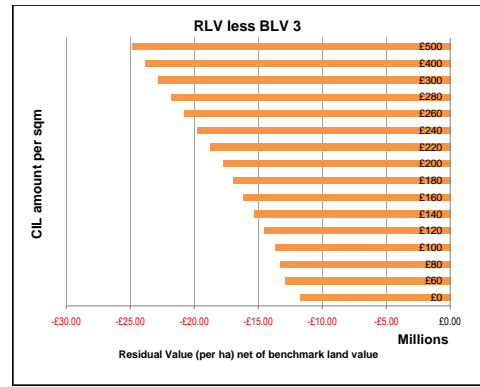
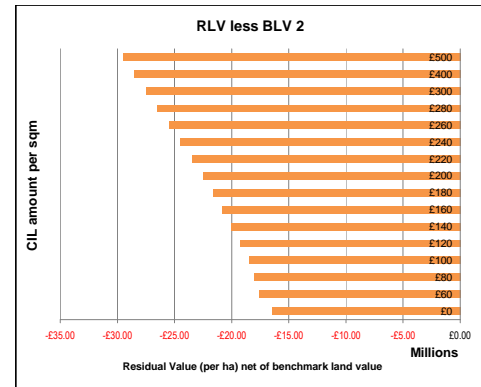
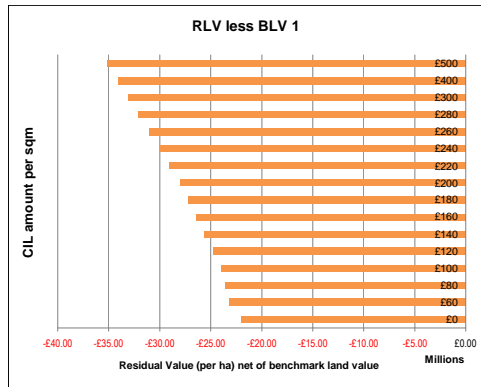
Site type 7 Description: Area 1 £4090 psm CT,Fish,Bow,Mile Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,182,725	9,182,725	24,729,807	19,192,770	14,482,953	12,172,725
60	-10,394,586	10,394,586	25,941,668	20,404,630	15,694,814	13,384,586
80	-10,798,540	10,798,540	26,345,621	20,808,584	16,098,767	13,788,540
100	-11,202,494	11,202,494	26,749,575	21,212,538	16,502,721	14,192,494
120	-12,010,401	12,010,401	27,557,482	22,020,445	17,310,628	15,000,401
140	-12,818,308	12,818,308	28,365,389	22,828,352	18,118,535	15,808,308
160	-13,626,215	13,626,215	29,173,297	23,636,260	18,926,443	16,616,215
180	-14,434,123	14,434,123	29,981,204	24,444,167	19,734,350	17,424,123
200	-15,242,030	15,242,030	30,789,111	25,252,074	20,542,257	18,232,030
220	-16,251,914	16,251,914	31,798,995	26,261,958	21,552,141	19,241,914
240	-17,261,798	17,261,798	32,808,879	27,271,842	22,562,025	20,251,798
260	-18,271,682	18,271,682	33,818,763	28,281,726	23,571,909	21,261,682
280	-19,281,566	19,281,566	34,828,647	29,291,610	24,581,794	22,271,566
300	-20,291,450	20,291,450	35,838,531	30,301,494	25,591,678	23,281,450
400	-21,301,334	21,301,334	36,848,416	31,311,379	26,601,562	24,291,334
500	-22,311,218	22,311,218	37,858,300	32,321,263	27,611,446	25,301,218



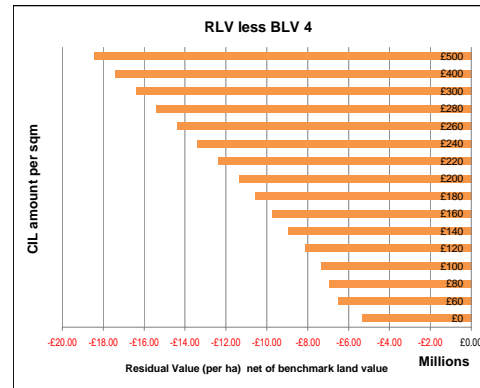
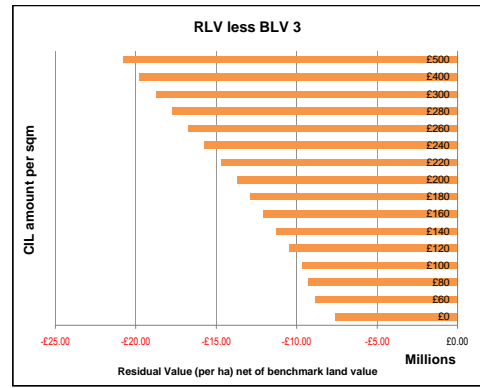
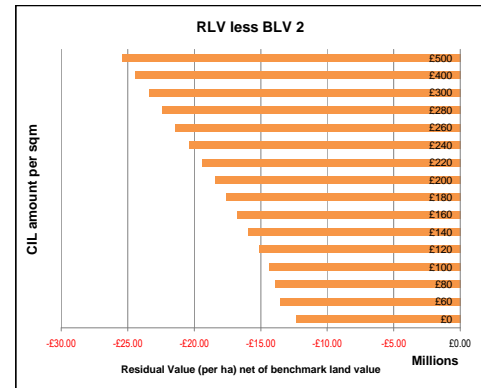
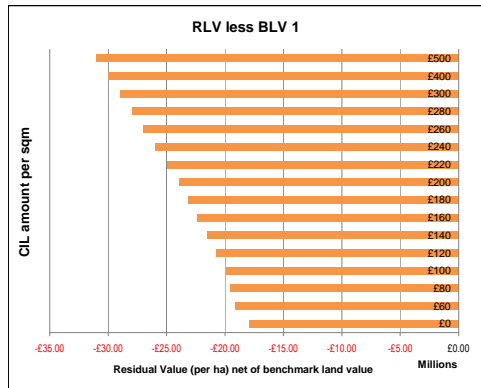
Site type 7 Description: Area 2 £4306 psm S IOD Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,414,931	6,414,931	21,962,012	16,424,975	11,715,158	9,404,931
60	7,626,792	7,626,792	23,173,873	17,636,836	12,927,019	10,616,792
80	8,030,746	8,030,746	23,577,827	18,040,790	13,330,973	11,020,746
100	8,434,699	8,434,699	23,981,780	18,444,743	13,734,927	11,424,699
120	9,242,606	9,242,606	24,789,688	19,252,651	14,542,834	12,232,606
140	10,050,514	10,050,514	25,597,595	20,060,558	15,350,741	13,040,514
160	10,858,421	10,858,421	26,405,502	20,868,465	16,158,648	13,848,421
180	11,666,328	11,666,328	27,213,409	21,676,372	16,966,556	14,656,328
200	12,474,235	12,474,235	28,021,317	22,484,280	17,774,463	15,464,235
220	13,484,120	13,484,120	29,031,201	23,494,164	18,784,347	16,474,120
240	14,494,004	14,494,004	30,041,085	24,504,048	19,794,231	17,484,004
260	15,503,888	15,503,888	31,050,969	25,513,932	20,804,115	18,493,888
280	16,513,772	16,513,772	32,060,853	26,523,816	21,813,999	19,503,772
300	17,523,656	17,523,656	33,070,737	27,533,700	22,823,883	20,513,656
400	18,533,540	18,533,540	34,080,621	28,543,584	23,833,767	21,523,540
500	19,543,424	19,543,424	35,090,505	29,553,468	24,843,651	22,533,424



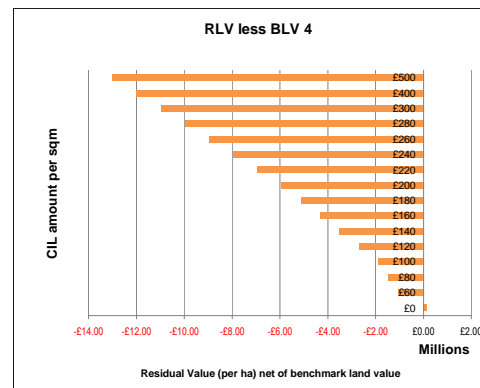
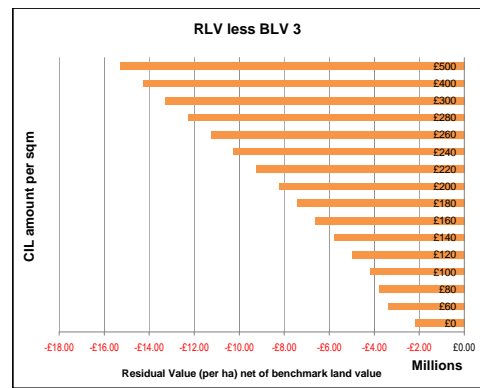
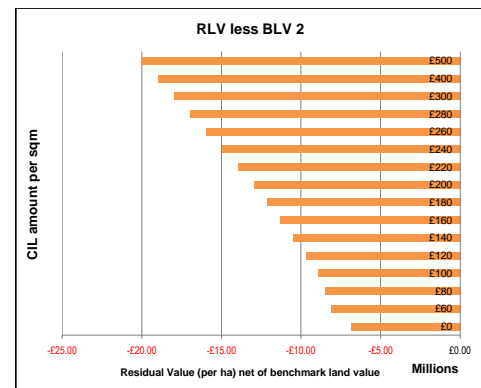
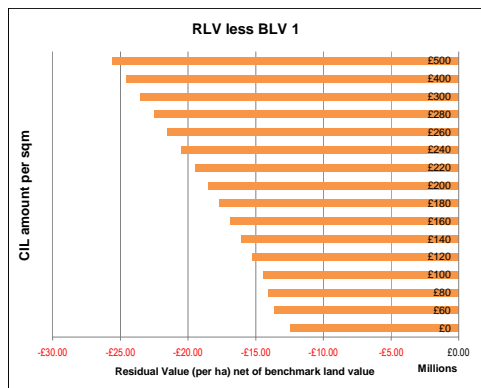
Site type 7 Description: Area 3 £4629 psm BrB,BC,P,PR,BW Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,323,424	2,323,424	17,870,505	12,333,468	7,623,651	5,313,424
60	3,535,285	3,535,285	19,082,366	13,545,329	8,835,512	6,525,285
80	3,939,238	3,939,238	19,486,320	13,949,283	9,239,466	6,929,238
100	4,343,192	4,343,192	19,890,273	14,353,236	9,643,419	7,333,192
120	5,151,099	5,151,099	20,698,181	15,161,143	10,451,327	8,141,099
140	5,959,007	5,959,007	21,506,088	15,969,051	11,259,234	8,949,007
160	6,766,914	6,766,914	22,313,995	16,776,958	12,067,141	9,756,914
180	7,574,821	7,574,821	23,121,902	17,584,865	12,875,048	10,564,821
200	8,382,728	8,382,728	23,929,810	18,392,773	13,682,956	11,372,728
220	9,392,612	9,392,612	24,939,694	19,402,657	14,692,840	12,382,612
240	10,402,496	10,402,496	25,949,578	20,412,541	15,702,724	13,392,496
260	11,412,381	11,412,381	26,959,462	21,422,425	16,712,608	14,402,381
280	12,422,265	12,422,265	27,969,346	22,432,309	17,722,492	15,412,265
300	13,432,149	13,432,149	28,979,230	23,442,193	18,732,376	16,422,149
400	14,442,033	14,442,033	29,989,114	24,452,077	19,742,260	17,432,033
500	15,451,917	15,451,917	30,998,998	25,461,961	20,752,144	18,441,917



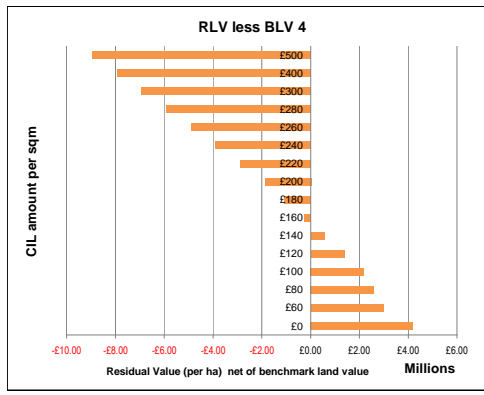
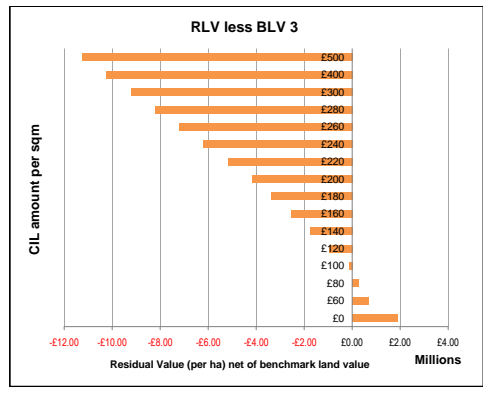
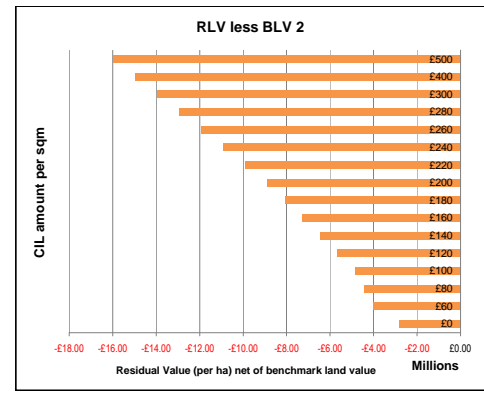
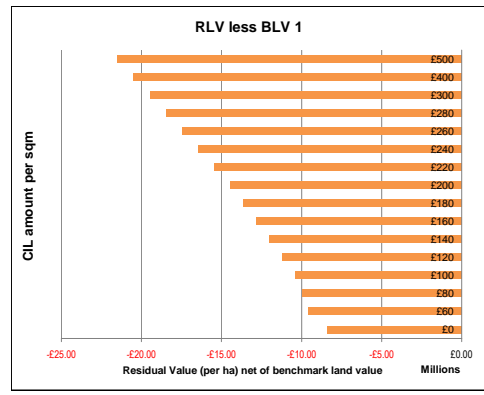
Site type 7 Description: Area 4 £5059 psm BG,GT,NWC,Step Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,131,659	3,131,659	12,415,422	6,878,385	2,168,568	141,659
60	1,919,798	1,919,798	13,627,283	8,090,246	3,380,429	1,070,202
80	1,515,844	1,515,844	14,031,237	8,494,200	3,784,383	1,474,156
100	1,111,891	1,111,891	14,435,190	8,898,153	4,188,337	1,878,109
120	303,984	303,984	15,243,098	9,706,061	4,996,244	2,686,016
140	503,924	503,924	16,051,005	10,513,968	5,804,151	3,493,924
160	1,311,831	1,311,831	16,858,912	11,321,875	6,612,058	4,301,831
180	2,119,738	2,119,738	17,666,820	12,129,782	7,419,965	5,109,738
200	2,927,646	2,927,646	18,474,727	12,937,689	8,227,873	5,917,646
220	3,937,530	3,937,530	19,484,611	13,947,574	9,237,757	6,927,530
240	4,947,414	4,947,414	20,494,495	14,957,458	10,247,641	7,937,414
260	5,957,298	5,957,298	21,504,379	15,967,342	11,257,525	8,947,298
280	6,967,182	6,967,182	22,514,263	16,977,226	12,267,409	9,957,182
300	7,977,066	7,977,066	23,524,147	17,987,110	13,277,293	10,967,066
400	8,986,950	8,986,950	24,534,031	18,996,994	14,287,177	11,976,950
500	9,996,834	9,996,834	25,543,915	20,006,878	15,297,061	12,986,834



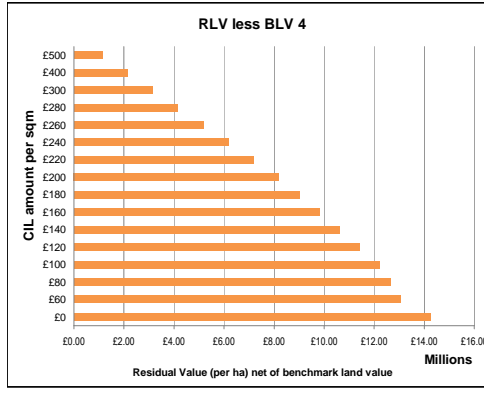
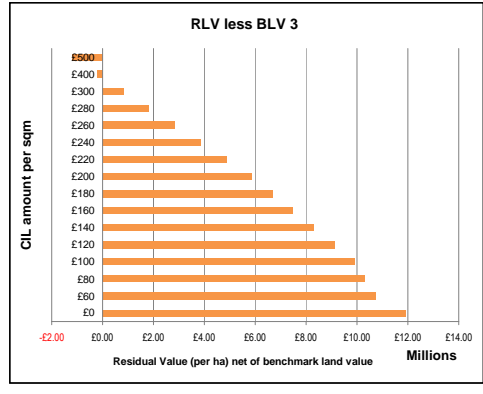
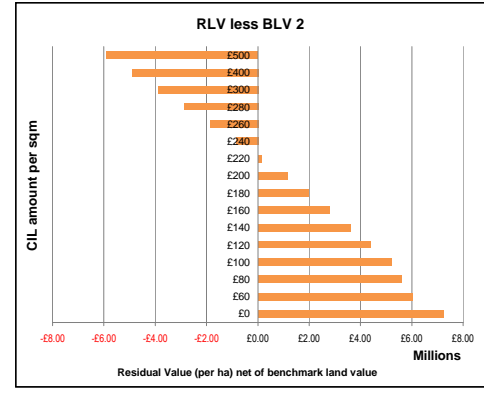
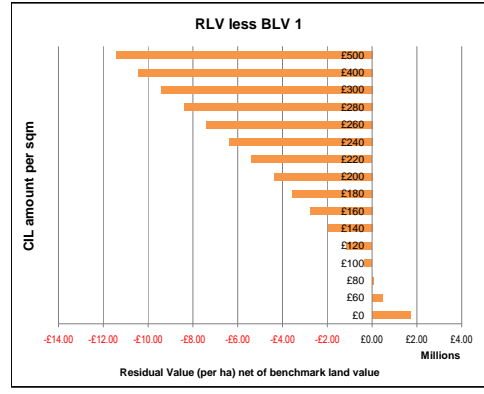
Site type 7 Description: **Area 5 E382 psm Shad,SWC, E14 7** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,183,833	7,183,833	-8,363,249	-2,826,212	1,883,605	4,193,833
60	5,971,972	5,971,972	-9,575,110	-4,038,073	671,744	2,981,972
80	5,568,018	5,568,018	-9,979,063	-4,442,026	267,791	2,578,018
100	5,164,064	5,164,064	-10,383,017	-4,845,980	136,163	2,174,064
120	4,356,157	4,356,157	-11,190,924	-5,653,887	944,070	1,366,157
140	3,548,250	3,548,250	-11,998,831	-6,461,794	1,751,977	558,250
160	2,740,343	2,740,343	-12,806,739	-7,269,702	2,559,885	-249,657
180	1,932,435	1,932,435	-13,614,646	-8,077,609	3,367,792	-1,057,565
200	1,124,528	1,124,528	-14,422,553	-8,885,516	4,175,699	-1,865,472
220	114,644	114,644	-15,432,437	-9,895,400	5,185,583	-2,875,356
240	-895,240	895,240	-16,442,321	-10,905,284	6,195,467	-3,885,240
260	-1,905,124	1,905,124	-17,452,205	-11,915,168	7,205,352	-4,895,124
280	-2,915,008	2,915,008	-18,462,089	-12,925,052	8,215,236	-5,905,008
300	-3,924,892	3,924,892	-19,471,974	-13,934,936	9,225,120	-6,914,892
400	-4,934,776	4,934,776	-20,481,858	-14,944,821	10,235,004	-7,924,776
500	-5,944,660	5,944,660	-21,491,742	-15,954,705	11,244,888	-8,934,660



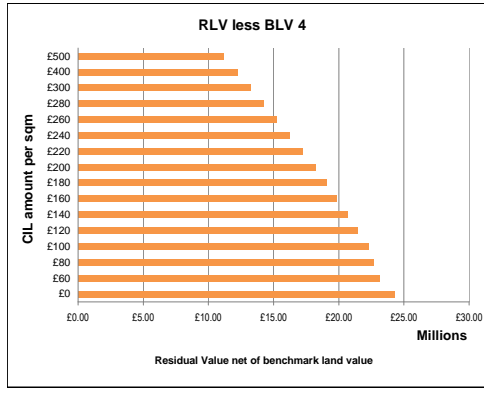
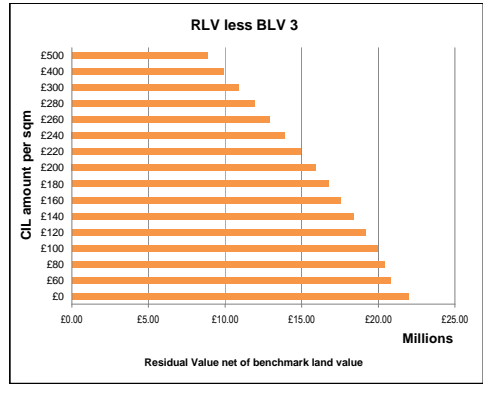
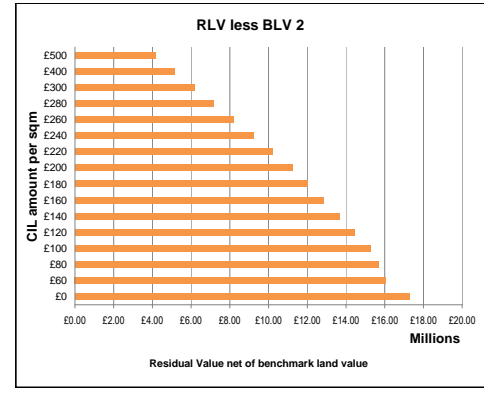
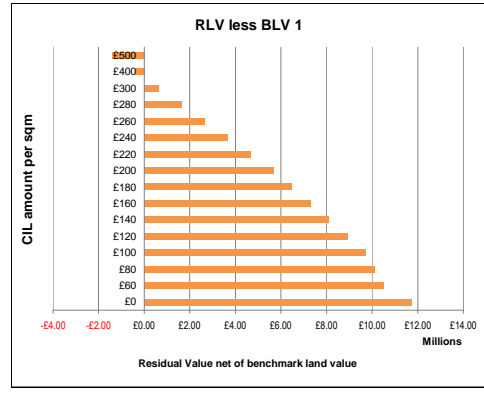
Site type 7 Description: **Area 6 E6189 psm Lime,WoD,Shore** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,228,710	17,228,710	1,681,629	7,218,666	11,928,483	14,238,710
60	16,016,850	16,016,850	469,768	6,006,805	10,716,622	13,026,850
80	15,612,896	15,612,896	65,815	5,602,852	10,312,668	12,622,896
100	15,208,942	15,208,942	338,139	5,198,898	9,908,715	12,218,942
120	14,401,035	14,401,035	-1,146,046	4,390,991	9,100,808	11,411,035
140	13,593,128	13,593,128	-1,953,954	3,583,083	8,292,900	10,603,128
160	12,785,220	12,785,220	-2,761,861	2,775,176	7,484,993	9,795,220
180	11,977,313	11,977,313	-3,569,768	1,967,269	6,677,086	8,987,313
200	11,169,406	11,169,406	-4,377,675	1,159,362	5,869,179	8,179,406
220	10,159,522	10,159,522	-5,387,559	149,478	4,859,294	7,169,522
240	9,149,638	9,149,638	-6,397,443	-860,406	3,849,410	6,159,638
260	8,139,754	8,139,754	-7,407,328	-1,870,291	2,839,526	5,149,754
280	7,129,870	7,129,870	-8,417,212	-2,880,175	1,829,642	4,139,870
300	6,119,986	6,119,986	-9,427,096	-3,890,059	819,758	3,129,986
400	5,110,101	5,110,101	-10,436,980	-4,899,943	-190,126	2,120,101
500	4,100,217	4,100,217	-11,446,864	-5,909,827	-1,200,010	1,110,217



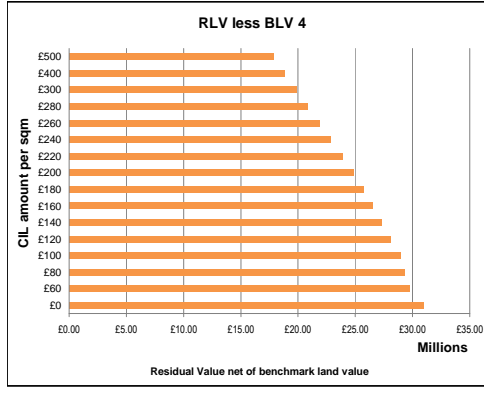
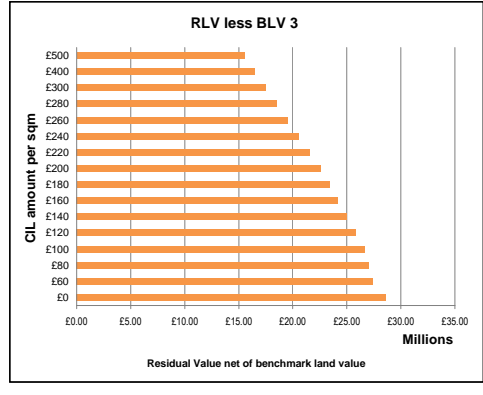
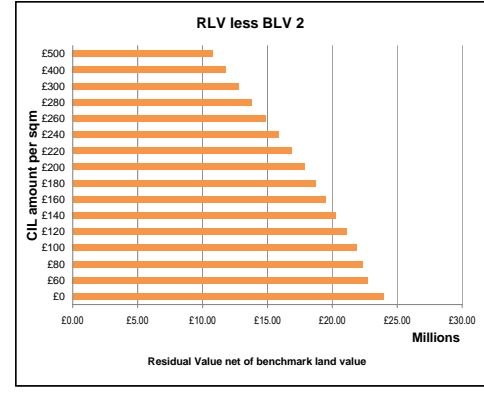
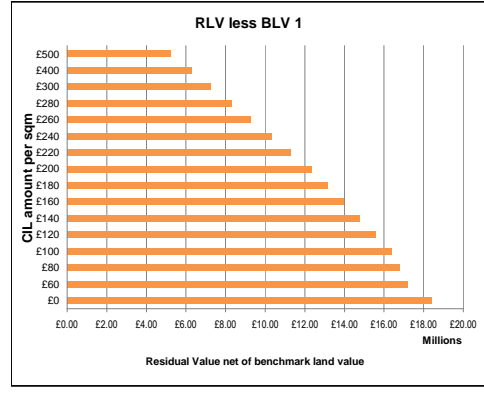
Site type 7 Description: **Area 7 E6997 psm Spitalfields** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	27,273,751	27,273,751	11,726,670	17,263,707	21,973,523	24,283,751
60	26,061,890	26,061,890	10,514,809	16,051,846	20,761,663	23,071,890
80	25,657,936	25,657,936	10,110,855	15,647,892	20,357,709	22,667,936
100	25,253,983	25,253,983	9,706,901	15,243,938	19,953,755	22,263,983
120	24,446,075	24,446,075	8,898,994	14,436,031	19,145,848	21,456,075
140	23,638,168	23,638,168	8,091,087	13,628,124	18,337,941	20,648,168
160	22,830,261	22,830,261	7,283,180	12,820,217	17,530,033	19,840,261
180	22,022,354	22,022,354	6,475,272	12,012,309	16,722,126	19,032,354
200	21,214,446	21,214,446	5,667,365	11,204,402	15,914,219	18,224,446
220	20,204,562	20,204,562	4,657,481	10,194,518	14,904,335	17,214,562
240	19,194,678	19,194,678	3,647,597	9,184,634	13,894,451	16,204,678
260	18,184,794	18,184,794	2,637,713	8,174,750	12,884,567	15,194,794
280	17,174,910	17,174,910	1,627,829	7,164,866	11,874,683	14,184,910
300	16,165,026	16,165,026	617,945	6,154,982	10,864,799	13,175,026
400	15,155,142	15,155,142	-391,939	5,145,098	9,854,914	12,165,142
500	14,145,258	14,145,258	-1,401,823	4,135,214	8,845,030	11,155,258



Site type 7 Description: **Area 8 E7535 psm CW,AI,TL,SKD,Wap** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	33,914,559	33,914,559	18,367,477	23,904,514	28,614,331	30,924,559
60	32,702,698	32,702,698	17,155,617	22,692,654	27,402,470	29,712,698
80	32,298,744	32,298,744	16,751,663	22,288,700	26,998,517	29,308,744
100	31,894,791	31,894,791	16,347,709	21,884,746	26,594,563	28,904,791
120	31,086,883	31,086,883	15,539,802	21,076,839	25,786,656	28,096,883
140	30,278,976	30,278,976	14,731,895	20,268,932	24,978,749	27,288,976
160	29,471,069	29,471,069	13,923,987	19,461,025	24,170,841	26,481,069
180	28,663,161	28,663,161	13,116,080	18,653,117	23,362,934	25,673,161
200	27,855,254	27,855,254	12,308,173	17,845,210	22,555,027	24,865,254
220	26,845,370	26,845,370	11,298,289	16,835,326	21,545,143	23,855,370
240	25,835,486	25,835,486	10,288,405	15,825,442	20,535,259	22,845,486
260	24,825,602	24,825,602	9,278,521	14,815,558	19,525,375	21,835,602
280	23,815,718	23,815,718	8,268,637	13,805,674	18,515,491	20,825,718
300	22,805,834	22,805,834	7,258,753	12,795,790	17,505,606	19,815,834
400	21,795,950	21,795,950	6,248,869	11,785,906	16,495,722	18,805,950
500	20,786,066	20,786,066	5,238,984	10,776,021	15,485,838	17,796,066



BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

SITE TYPE 7
400 UNITS
FLATS
400 UPH Net area as percentage of gross

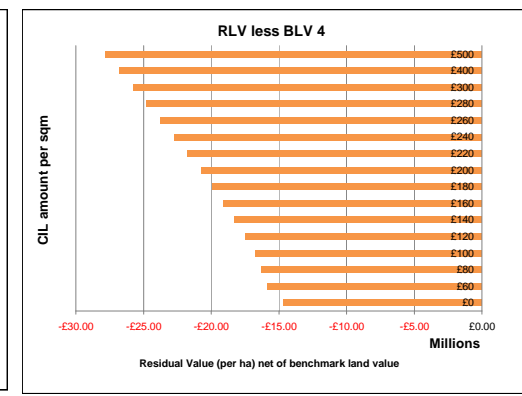
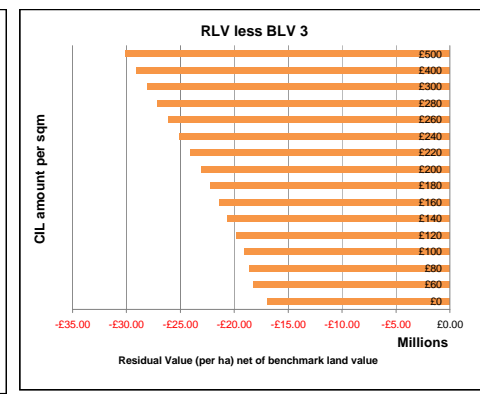
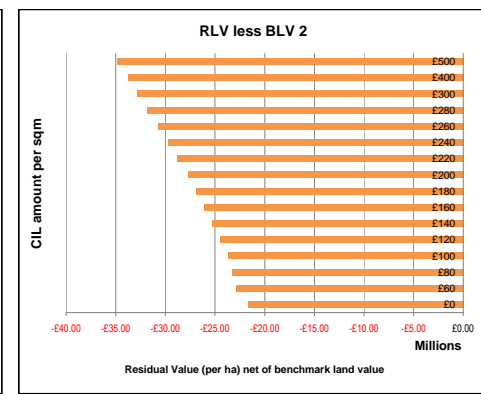
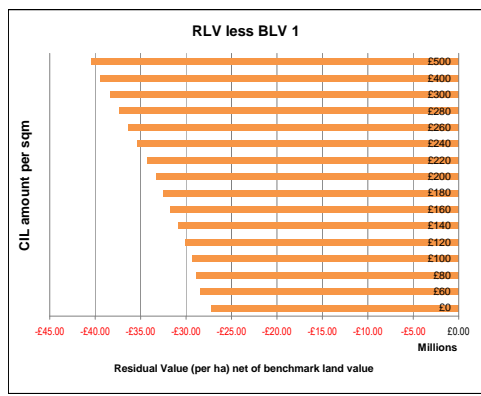
100%	-5%	Sales value inflation
		Build cost inflation

CSH level:	4 on AH
	4 on private
Aff Hsg:	35%

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

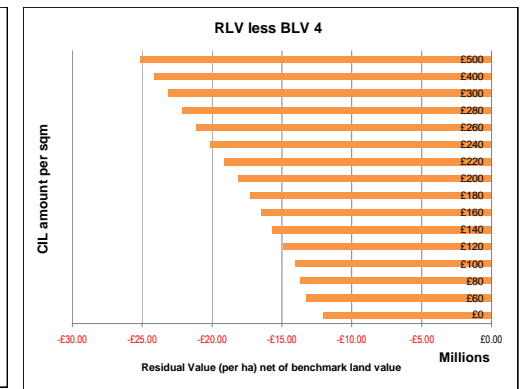
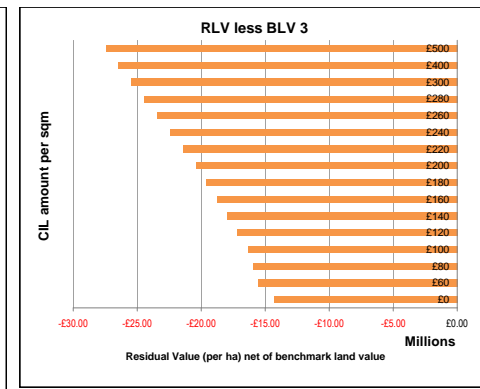
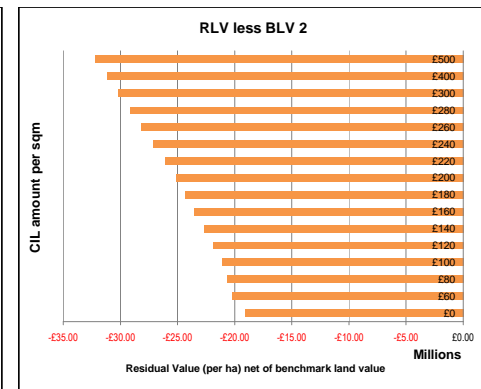
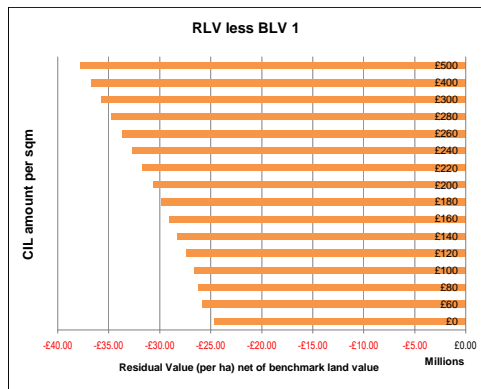
Site type 7 Description: **Area 1 £4090 psm CT, Fish, Bow, Mile** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,694,188	11,694,188	-27,241,269	-21,704,232	-16,994,415	-14,684,188
60	-12,906,049	12,906,049	-28,453,130	-22,916,093	-18,206,276	-15,896,049
80	-13,310,002	13,310,002	-28,857,083	-23,320,046	-18,610,230	-16,300,002
100	-13,713,956	13,713,956	-29,261,037	-23,724,000	-19,014,183	-16,703,956
120	-14,521,863	14,521,863	-30,068,944	-24,531,907	-19,822,090	-17,511,863
140	-15,329,770	15,329,770	-30,876,852	-25,339,815	-20,629,998	-18,319,770
160	-16,137,678	16,137,678	-31,684,759	-26,147,722	-21,437,905	-19,127,678
180	-16,945,585	16,945,585	-32,492,666	-26,955,629	-22,245,812	-19,935,585
200	-17,753,492	17,753,492	-33,300,573	-27,763,536	-23,053,720	-20,743,492
220	-18,561,399	18,561,399	-34,108,480	-28,571,443	-23,861,627	-21,551,399
240	-19,369,306	19,369,306	-34,916,387	-29,379,350	-24,669,534	-22,359,306
260	-20,177,213	20,177,213	-35,724,294	-30,187,257	-25,477,441	-23,167,213
280	-20,985,120	20,985,120	-36,532,201	-31,004,164	-26,285,348	-23,975,120
300	-21,793,027	21,793,027	-37,340,110	-31,821,071	-27,093,255	-24,783,027
320	-22,600,934	22,600,934	-38,148,006	-32,648,978	-27,911,162	-25,590,934
340	-23,408,841	23,408,841	-38,975,901	-33,476,885	-28,729,057	-26,398,841
360	-24,216,748	24,216,748	-39,803,796	-34,304,792	-29,546,946	-27,206,748
380	-25,024,655	25,024,655	-40,631,691	-35,132,699	-30,364,835	-28,014,655
400	-25,832,562	25,832,562	-41,459,586	-35,960,606	-31,182,724	-28,822,562
420	-26,640,469	26,640,469	-42,287,481	-36,788,513	-32,000,613	-29,630,469
440	-27,448,376	27,448,376	-43,115,376	-37,616,420	-32,818,502	-30,438,376
460	-28,256,283	28,256,283	-43,943,271	-38,444,327	-33,636,391	-31,246,283
480	-29,064,190	29,064,190	-44,771,166	-39,272,234	-34,454,280	-32,054,190
500	-29,872,097	29,872,097	-45,599,061	-40,100,141	-35,272,169	-32,862,097



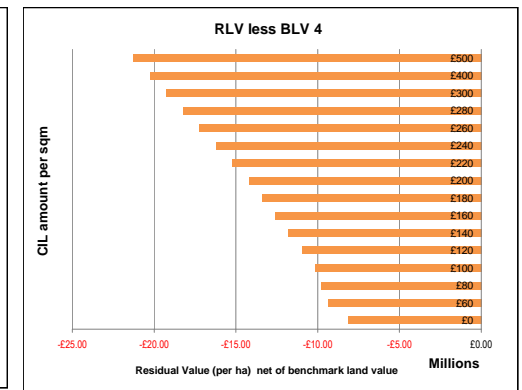
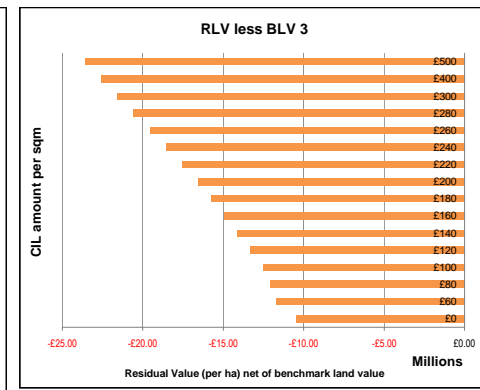
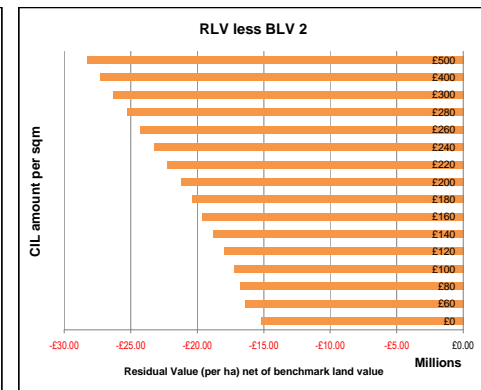
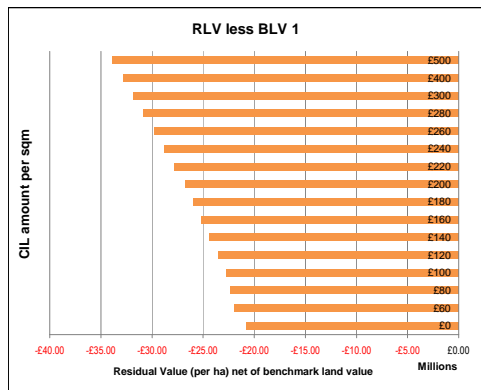
Site type 7 Description: **Area 2 £4306 psm S IoD** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,058,576	9,058,576	24,605,657	19,068,620	14,358,803	12,048,576
60	10,270,436	10,270,436	25,817,518	20,280,481	15,570,664	13,260,436
80	10,674,390	10,674,390	26,221,471	20,684,434	15,974,618	13,664,390
100	11,078,344	11,078,344	26,625,425	21,088,388	16,378,571	14,068,344
120	11,886,251	11,886,251	27,433,332	21,896,295	17,186,478	14,876,251
140	12,694,158	12,694,158	28,241,240	22,704,202	17,994,386	15,684,158
160	13,502,066	13,502,066	29,049,147	23,512,110	18,802,293	16,492,066
180	14,309,973	14,309,973	29,857,054	24,320,017	19,610,200	17,299,973
200	15,117,880	15,117,880	30,664,961	25,127,924	20,418,107	18,107,880
220	15,925,787	15,925,787	31,472,868	25,935,831	21,226,014	18,915,787
240	16,733,694	16,733,694	32,280,775	26,743,738	22,033,921	19,723,694
260	17,541,601	17,541,601	33,088,682	27,551,645	22,841,828	20,531,601
280	18,349,508	18,349,508	33,896,589	28,359,552	23,649,735	21,339,508
300	19,157,415	19,157,415	34,704,496	29,167,459	24,457,642	22,147,415
320	19,965,322	19,965,322	35,512,403	29,975,366	25,265,549	22,955,322
340	20,773,229	20,773,229	36,320,310	30,783,273	26,073,456	23,763,229
360	21,581,136	21,581,136	37,128,217	31,591,180	26,881,363	24,571,136
380	22,389,043	22,389,043	37,936,124	32,399,087	27,689,270	25,379,043
400	23,196,950	23,196,950	38,744,031	33,207,994	28,497,177	26,186,950
420	24,004,857	24,004,857	39,551,938	34,015,901	29,305,084	26,994,857
440	24,812,764	24,812,764	40,359,845	34,823,808	30,112,991	27,802,764
460	25,620,671	25,620,671	41,167,752	35,631,715	30,920,898	28,610,671
480	26,428,578	26,428,578	41,975,659	36,439,622	31,728,805	29,418,578
500	27,236,485	27,236,485	42,783,566	37,247,529	32,536,712	30,226,485



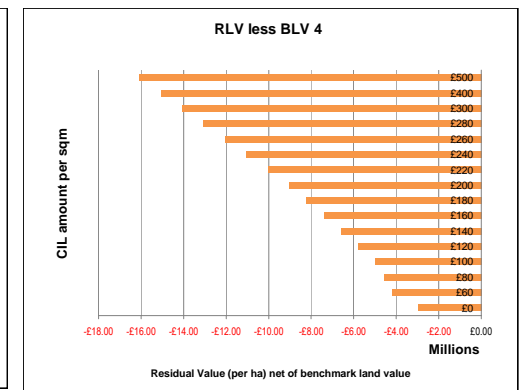
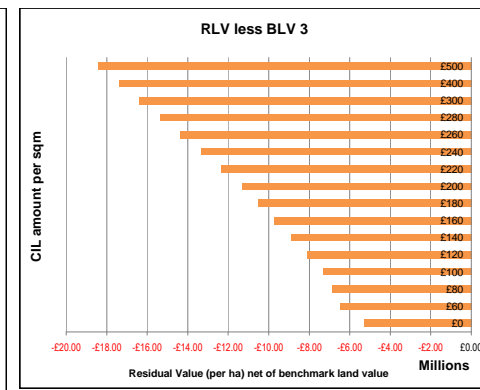
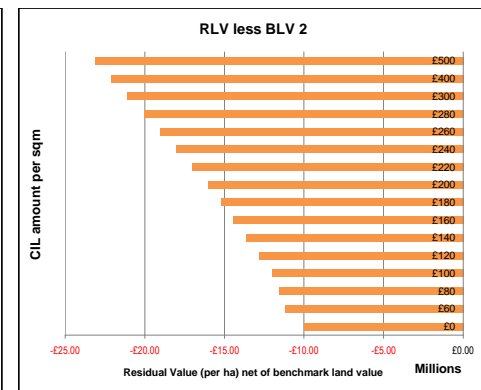
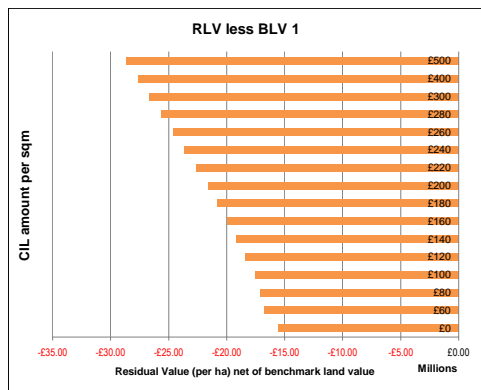
Site type 7 Description: **Area 3 £4629 psm BrB,BC,P,PR,BW** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,165,342	5,165,342	20,712,423	15,175,386	10,465,569	8,155,342
60	6,377,203	6,377,203	21,924,284	16,387,247	11,677,430	9,367,203
80	6,781,156	6,781,156	22,328,238	16,791,200	12,081,384	9,771,156
100	7,185,110	7,185,110	22,732,191	17,195,154	12,485,337	10,175,110
120	7,993,017	7,993,017	23,540,098	18,003,061	13,293,245	10,983,017
140	8,800,924	8,800,924	24,348,006	18,810,969	14,101,152	11,790,924
160	9,608,832	9,608,832	25,155,913	19,618,876	14,909,059	12,598,832
180	10,416,739	10,416,739	25,963,820	20,426,783	15,716,966	13,406,739
200	11,224,646	11,224,646	26,771,727	21,234,690	16,524,873	14,214,646
220	12,032,553	12,032,553	27,579,671	22,042,597	17,332,780	15,022,553
240	12,840,460	12,840,460	28,387,615	22,850,504	18,140,687	15,830,460
260	13,648,367	13,648,367	29,195,559	23,658,411	18,948,594	16,638,367
280	14,456,274	14,456,274	30,003,503	24,466,318	19,756,501	17,446,274
300	15,264,181	15,264,181	30,811,447	25,274,225	20,564,408	18,254,181
320	16,072,088	16,072,088	31,619,391	26,082,132	21,372,315	19,062,088
340	16,879,995	16,879,995	32,427,335	26,890,039	22,180,222	19,869,995
360	17,687,902	17,687,902	33,235,279	27,697,946	22,988,129	20,677,902
380	18,495,809	18,495,809	34,043,223	28,505,853	23,796,036	21,485,809
400	19,303,716	19,303,716	34,851,167	29,313,760	24,603,943	22,293,716
420	20,111,623	20,111,623	35,659,111	30,121,667	25,411,850	23,101,623
440	20,919,530	20,919,530	36,467,055	30,929,574	26,219,757	23,909,530
460	21,727,437	21,727,437	37,274,999	31,737,481	27,027,664	24,717,437
480	22,535,344	22,535,344	38,082,943	32,545,388	27,835,571	25,525,344
500	23,343,251	23,343,251	38,890,887	33,353,295	28,643,478	26,333,251

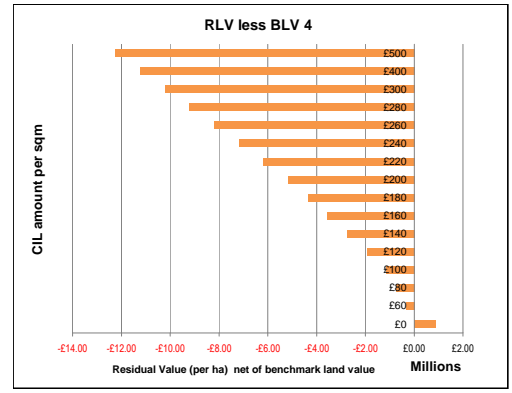
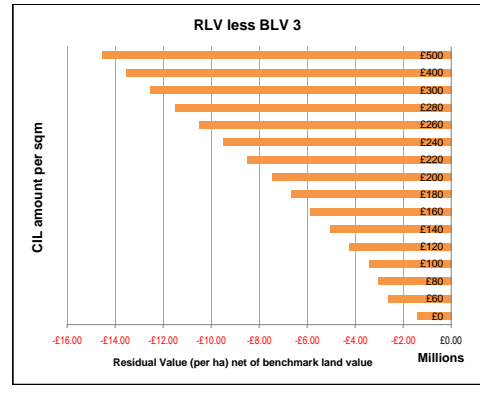
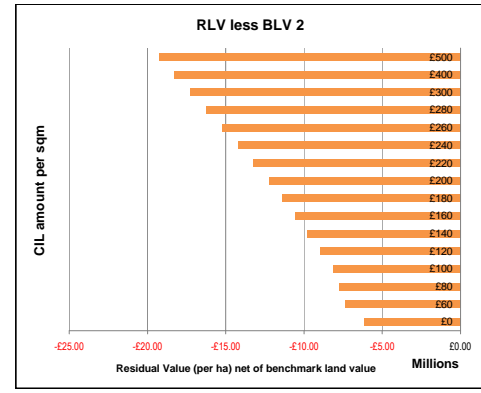
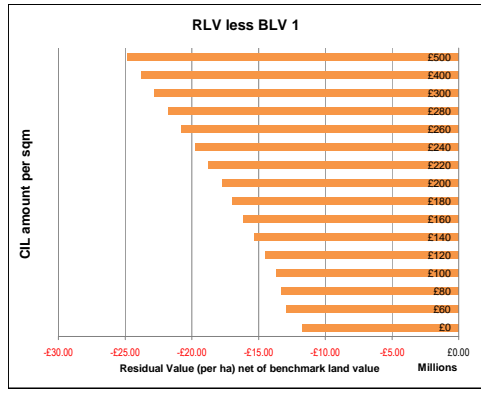


Site type 7 Description: **Area 4 £5059 psm BG,GT,NWC,Step** Site area: 1.00 ha

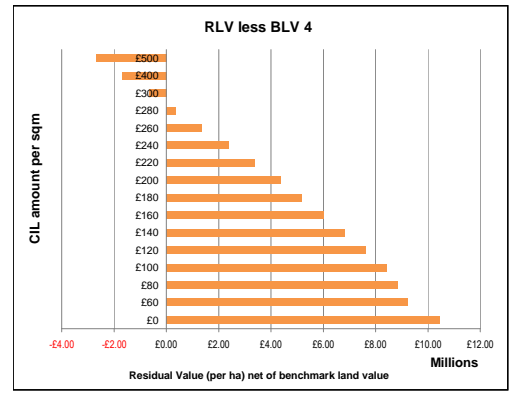
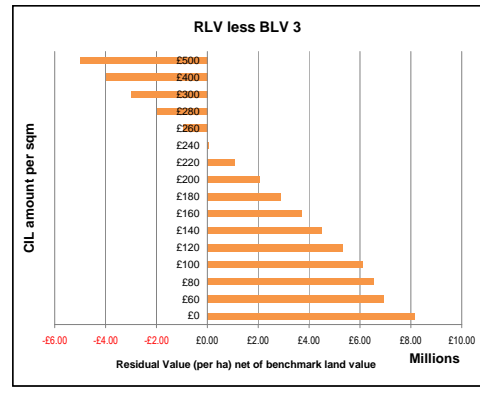
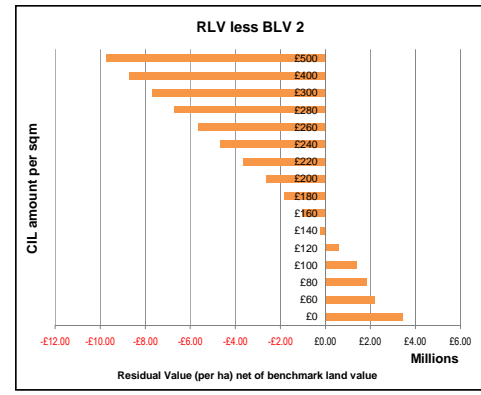
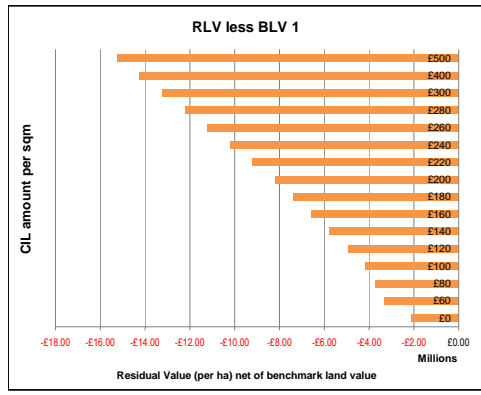
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,377	25,377	15,521,705	9,984,668	5,274,851	2,964,623
60	1,186,484	1,186,484	16,733,566	11,196,529	6,486,712	4,176,484
80	1,590,438	1,590,438	17,137,519	11,600,482	6,890,665	4,580,438
100	1,994,392	1,994,392	17,541,473	12,004,436	7,294,619	4,984,392
120	2,802,299	2,802,299	18,349,380	12,812,343	8,102,526	5,792,299
140	3,610,206	3,610,206	19,157,287	13,620,250	8,910,433	6,600,206
160	4,418,113	4,418,113	19,965,195	14,428,158	9,718,341	7,408,113
180	5,226,021	5,226,021	20,773,102	15,236,065	10,526,248	8,216,021
200	6,033,928	6,033,928	21,581,009	16,043,972	11,334,155	9,023,928
220	7,043,812	7,043,812	22,590,893	17,053,856	12,344,039	10,033,812
240	8,053,696	8,053,696	23,600,777	18,063,740	13,353,923	11,043,696
260	9,063,580	9,063,580	24,610,661	19,073,624	14,363,807	12,053,580
280	10,073,464	10,073,464	25,620,545	20,083,508	15,373,692	13,063,464
300	11,083,348	11,083,348	26,630,430	21,093,392	16,383,576	14,073,348
320	12,093,232	12,093,232	27,640,314	22,103,277	17,393,460	15,083,232
340	13,103,116	13,103,116	28,650,198	23,113,161	18,403,344	16,093,116



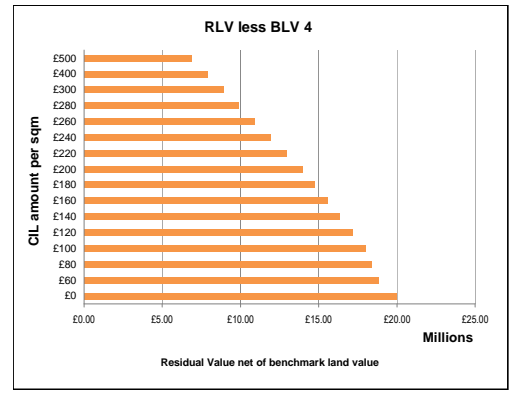
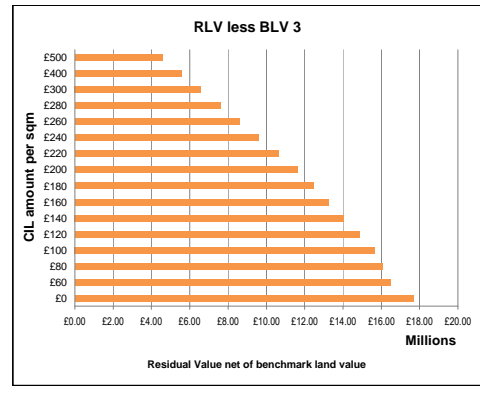
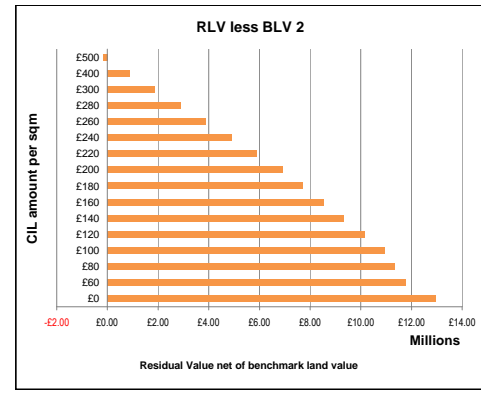
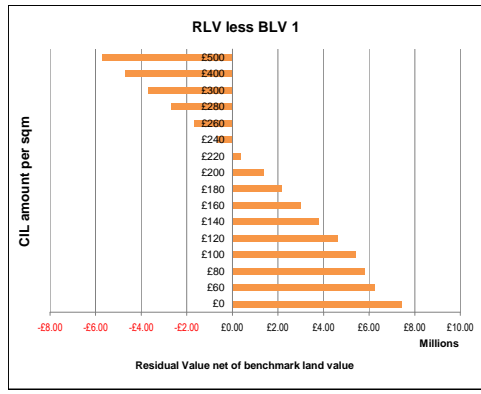
Site type	Description:	Area 5	E382 psm Shad,SWC, E147	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,879,277	3,879,277	-11,667,804	-6,130,767	-1,420,951	889,277
60	2,667,416	2,667,416	-12,879,665	-7,342,628	-2,632,811	322,584
80	2,263,462	2,263,462	-13,283,619	-7,746,582	-3,036,765	726,538
100	1,859,509	1,859,509	-13,687,573	-8,150,535	-3,440,719	1,130,491
120	1,051,601	1,051,601	-14,495,480	-8,958,443	-4,248,626	1,938,399
140	243,694	243,694	-15,303,387	-9,766,350	-5,056,533	2,746,306
160	-564,213	-564,213	-16,111,294	-10,574,257	-5,864,440	3,554,213
180	-1,372,120	-1,372,120	-16,919,202	-11,382,165	-6,672,348	4,362,120
200	-2,180,028	-2,180,028	-17,727,109	-12,190,072	-7,480,255	5,170,028
220	-3,189,912	-3,189,912	-18,535,000	-13,000,000	-8,290,162	5,977,936
240	-4,199,796	-4,199,796	-19,344,891	-13,810,000	-9,100,069	6,785,844
260	-5,209,680	-5,209,680	-20,154,782	-14,620,000	-9,910,000	7,593,752
280	-6,219,564	-6,219,564	-20,964,673	-15,430,000	-10,720,000	8,401,660
300	-7,229,448	-7,229,448	-21,774,564	-16,240,000	-11,530,000	9,209,568
400	-8,239,332	-8,239,332	-23,786,413	-18,249,376	-13,539,559	11,229,332
500	-9,249,216	-9,249,216	-24,796,297	-19,259,260	-14,549,444	12,239,216



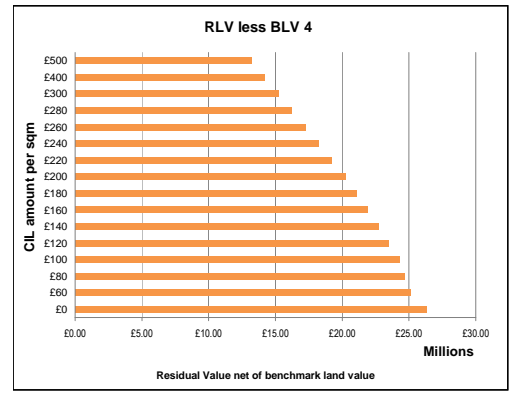
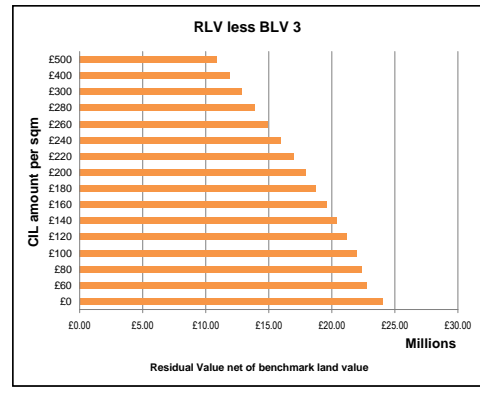
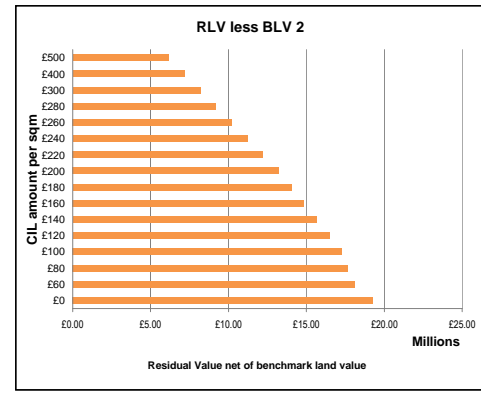
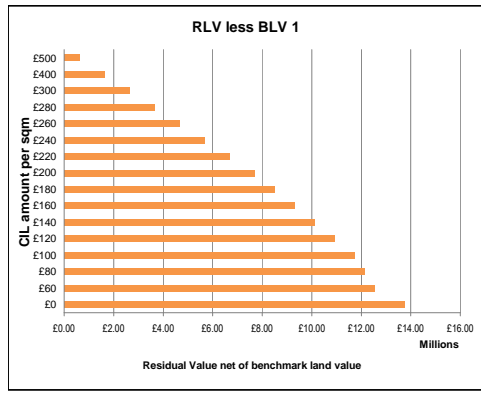
Site type	Description:	Area 6	£6189 psm Lime,WoD,Shore	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,428,471	13,428,471	-2,118,610	3,418,427	8,128,244	10,438,471
60	12,216,610	12,216,610	-3,330,471	2,206,566	6,916,383	9,226,610
80	11,812,657	11,812,657	-3,734,424	1,802,613	6,512,429	8,822,657
100	11,408,703	11,408,703	-4,138,378	1,398,659	6,108,476	8,418,703
120	10,600,796	10,600,796	-4,946,285	590,752	5,300,569	7,610,796
140	9,792,889	9,792,889	-5,754,193	217,156	4,492,661	6,802,889
160	8,984,981	8,984,981	-6,562,100	-1,025,063	3,684,754	5,994,981
180	8,177,074	8,177,074	-7,370,007	-1,832,970	2,876,847	5,187,074
200	7,369,167	7,369,167	-8,177,914	-2,640,877	2,068,939	4,379,167
220	6,561,260	6,561,260	-8,985,821	-3,448,784	1,261,032	3,571,260
240	5,753,353	5,753,353	-9,793,728	-4,256,691	49,171	2,763,353
260	4,945,446	4,945,446	-10,601,635	-5,064,598	-960,713	1,955,446
280	4,137,539	4,137,539	-11,409,542	-5,872,505	-1,768,610	1,147,539
300	3,329,632	3,329,632	-12,217,449	-6,680,412	-2,576,517	329,632
400	1,309,862	1,309,862	-14,237,219	-8,700,182	-3,990,365	1,680,138
500	299,978	299,978	-15,247,103	-9,710,066	-5,000,249	2,690,022



Site type	Description:	Area 7	£6997 psm Spitalfields	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,977,828	22,977,828	7,430,747	12,967,784	17,677,601	19,987,828
60	21,765,968	21,765,968	6,218,886	11,755,923	16,465,740	18,775,968
80	21,362,014	21,362,014	5,814,933	11,351,970	16,061,786	18,372,014
100	20,958,060	20,958,060	5,410,979	10,948,016	15,657,833	17,968,060
120	20,150,153	20,150,153	4,603,072	10,140,109	14,849,926	17,160,153
140	19,342,246	19,342,246	3,795,164	9,332,202	14,042,018	16,352,246
160	18,534,338	18,534,338	2,987,257	8,524,294	13,234,111	15,544,338
180	17,726,431	17,726,431	2,179,350	7,716,387	12,426,204	14,736,431
200	16,918,524	16,918,524	1,371,443	6,908,480	11,618,297	13,928,524
220	15,908,640	15,908,640	361,559	5,898,596	10,608,412	12,918,640
240	14,898,756	14,898,756	-488,325	4,888,712	9,598,528	11,908,756
260	13,888,872	13,888,872	-1,658,210	3,878,827	8,588,644	10,898,872
280	12,878,988	12,878,988	-2,668,094	2,868,943	7,578,760	9,888,988
300	11,869,104	11,869,104	-3,677,978	1,859,059	6,568,876	8,879,104
400	10,859,219	10,859,219	-4,687,862	849,175	5,558,992	7,869,219
500	9,849,335	9,849,335	-5,697,746	-160,709	4,549,108	6,859,335



Site type	Description:	Area 8	£7535 psm CW,AI,TL,SKD,Wap	Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	29,288,181	29,288,181	13,741,099	19,278,137	23,987,953	26,298,181
60	28,076,320	28,076,320	12,529,239	18,066,276	22,776,092	25,086,320
80	27,672,366	27,672,366	12,125,285	17,662,322	22,372,139	24,682,366
100	27,268,413	27,268,413	11,721,331	17,258,368	21,968,185	24,278,413
120	26,460,505	26,460,505	10,913,424	16,450,461	21,160,278	23,470,505
140	25,652,598	25,652,598	10,105,517	15,642,554	20,352,371	22,662,598
160	24,844,691	24,844,691	9,297,610	14,834,647	19,544,463	21,854,691
180	24,036,784	24,036,784	8,489,702	14,026,739	18,736,556	21,046,784
200	23,228,876	23,228,876	7,681,795	13,218,832	17,928,649	20,238,876
220	22,218,992	22,218,992	6,671,911	12,208,948	16,918,765	19,228,992
240	21,209,108	21,209,108	5,662,027	11,199,064	15,908,881	18,219,108
260	20,199,224	20,199,224	4,652,143	10,189,180	14,898,997	17,209,224
280	19,189,340	19,189,340	3,642,259	9,179,296	13,889,113	16,199,340
300	18,179,456	18,179,456	2,632,375	8,169,412	12,879,228	15,189,456
400	17,169,572	17,169,572	1,622,491	7,159,528	11,869,344	14,179,572
500	16,159,688	16,159,688	612,606	6,149,644	10,859,460	13,169,688



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

SITE TYPE 7
400 UNITS
FLATS
400 UPH Net area as percentage of gross

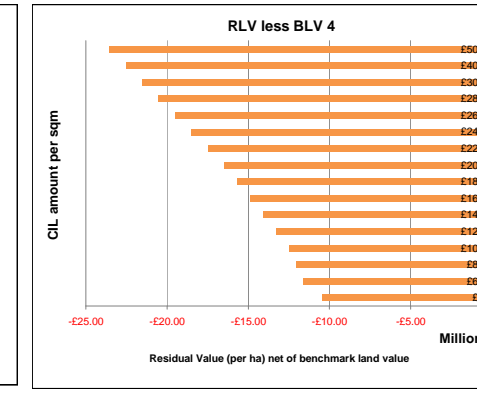
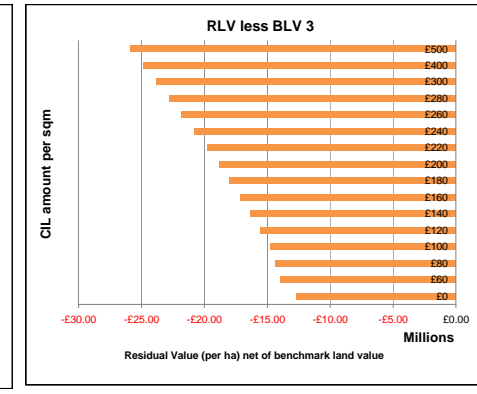
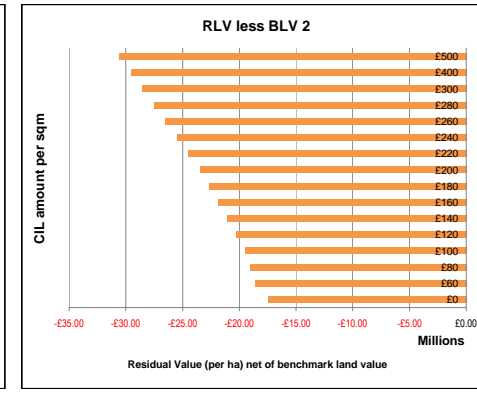
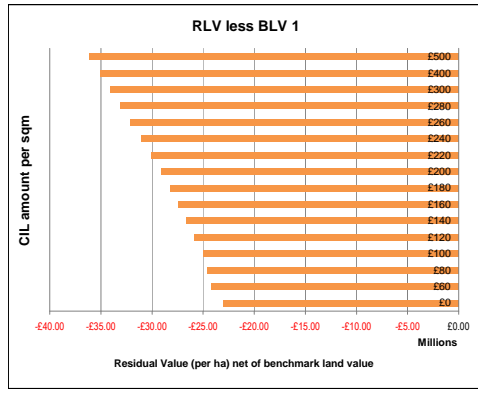
10%	Sales value inflation
5%	Build cost inflation

CSH level: 4 on AH
4 on private
Aff Hsg: 35%

Note on Benchmark land values:
 Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

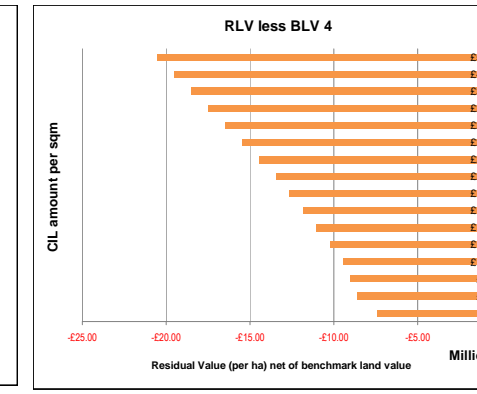
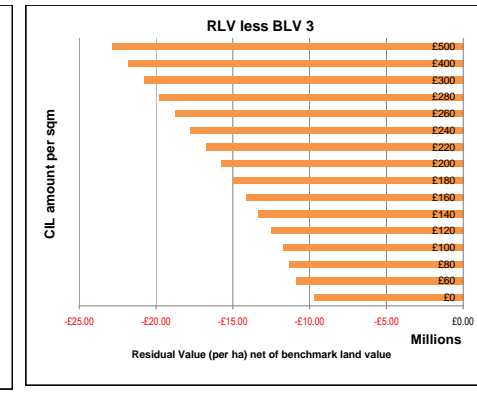
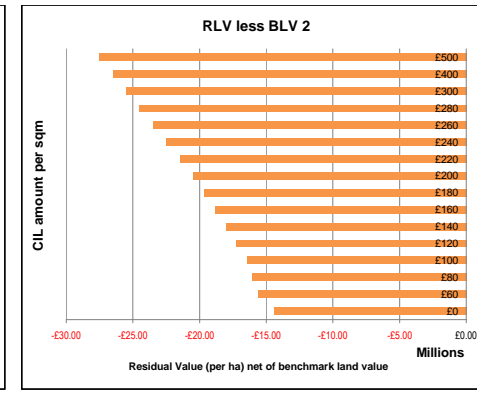
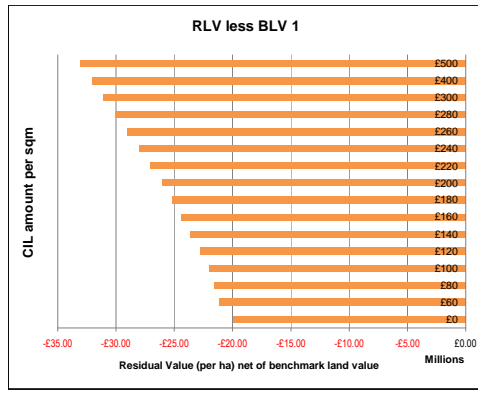
Site type 7 Description: Area 1 £4090 psm CT,Fish,Bow,Mile Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,433,538	7,433,538	-22,980,619	-17,443,582	-12,733,765	-10,423,538
60	-8,645,399	8,645,399	-24,192,480	-18,655,443	-13,945,626	-11,635,399
80	-9,049,352	9,049,352	-24,596,433	-19,059,396	-14,349,580	-12,039,352
100	-9,453,306	9,453,306	-25,000,387	-19,463,350	-14,753,533	-12,443,306
120	-10,261,213	10,261,213	-25,808,294	-20,271,257	-15,561,440	-13,251,213
140	-11,069,120	11,069,120	-26,616,202	-21,079,165	-16,369,348	-14,059,120
160	-11,877,028	11,877,028	-27,424,109	-21,887,072	-17,177,255	-14,867,028
180	-12,684,935	12,684,935	-28,232,016	-22,694,979	-17,985,162	-15,674,935
200	-13,492,842	13,492,842	-29,039,923	-23,502,886	-18,793,070	-16,482,842
220	-14,300,749	14,300,749	-29,847,830	-24,310,793	-19,600,977	-17,290,749
240	-15,108,656	15,108,656	-30,655,737	-25,118,700	-20,408,884	-18,098,656
260	-15,916,563	15,916,563	-31,463,644	-25,936,607	-21,216,791	-18,906,563
280	-16,724,470	16,724,470	-32,271,551	-26,754,514	-22,024,698	-19,714,470
300	-17,532,377	17,532,377	-33,079,458	-27,572,421	-22,832,605	-20,522,377
320	-18,340,284	18,340,284	-33,887,365	-28,390,328	-23,640,512	-21,330,284
340	-19,148,191	19,148,191	-34,695,272	-29,208,235	-24,448,419	-22,138,191
360	-19,956,098	19,956,098	-35,503,179	-30,026,142	-25,256,326	-22,946,098
380	-20,764,005	20,764,005	-36,311,086	-30,844,049	-26,064,233	-23,754,005
400	-21,571,912	21,571,912	-37,118,993	-31,661,956	-26,872,140	-24,561,912
420	-22,379,819	22,379,819	-37,936,900	-32,479,863	-27,680,047	-25,369,819
440	-23,187,726	23,187,726	-38,754,807	-33,297,770	-28,487,954	-26,177,726
460	-23,995,633	23,995,633	-39,572,714	-34,115,677	-29,295,861	-26,985,633
480	-24,803,540	24,803,540	-40,390,621	-34,933,584	-30,103,768	-27,793,540
500	-25,611,447	25,611,447	-41,208,528	-35,751,491	-30,911,675	-28,601,447



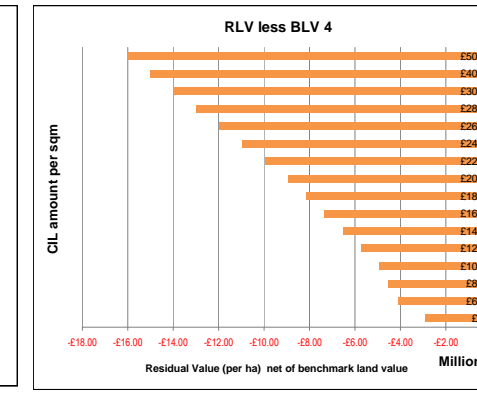
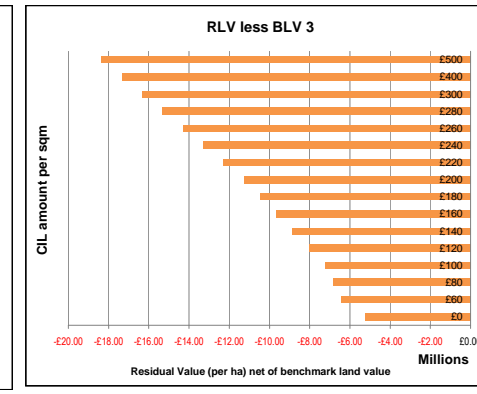
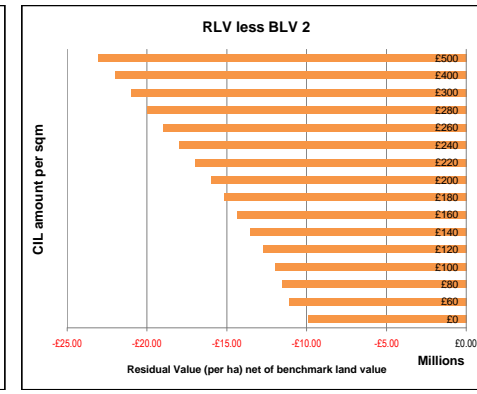
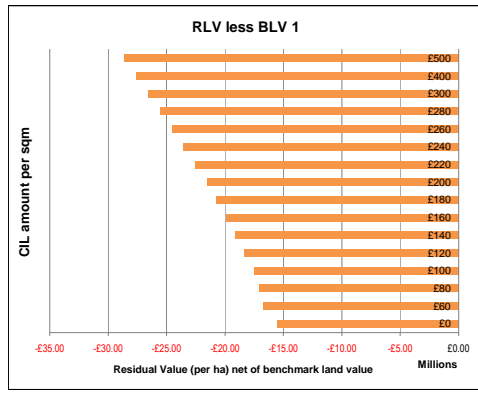
Site type 7 Description: Area 2 £4306 psm S IoD Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,401,379	4,401,379	19,948,460	14,411,423	9,701,606	7,391,379
60	5,613,240	5,613,240	21,160,321	15,623,284	10,913,467	8,603,240
80	6,017,193	6,017,193	21,564,275	16,027,238	11,317,421	9,007,193
100	6,421,147	6,421,147	21,968,228	16,431,191	11,721,374	9,411,147
120	7,229,054	7,229,054	22,776,136	17,239,099	12,529,282	10,219,054
140	8,036,962	8,036,962	23,584,043	18,047,006	13,337,189	11,026,962
160	8,844,869	8,844,869	24,391,950	18,854,913	14,145,096	11,834,869
180	9,652,776	9,652,776	25,199,857	19,662,820	14,953,003	12,642,776
200	10,460,683	10,460,683	26,007,765	20,470,728	15,760,911	13,450,683
220	11,268,590	11,268,590	26,815,672	21,278,635	16,568,818	14,258,590
240	12,076,497	12,076,497	27,623,579	22,086,542	17,376,725	15,066,497
260	12,884,404	12,884,404	28,431,486	22,894,449	18,184,632	15,874,404
280	13,692,311	13,692,311	29,239,393	23,702,356	18,992,539	16,682,311
300	14,500,218	14,500,218	30,047,300	24,510,263	19,800,446	17,490,218
320	15,308,125	15,308,125	30,855,207	25,318,170	20,608,353	18,298,125
340	16,116,032	16,116,032	31,663,114	26,126,077	21,416,260	19,106,032
360	16,923,939	16,923,939	32,471,021	26,933,984	22,224,167	19,913,939
380	17,731,846	17,731,846	33,278,928	27,741,891	23,032,074	20,721,846
400	18,539,753	18,539,753	34,086,835	28,549,798	23,839,981	21,529,753
420	19,347,660	19,347,660	34,894,742	29,357,705	24,647,888	22,337,660
440	20,155,567	20,155,567	35,702,649	30,165,612	25,455,795	23,145,567
460	20,963,474	20,963,474	36,510,556	30,973,519	26,263,702	23,953,474
480	21,771,381	21,771,381	37,318,463	31,781,426	27,071,609	24,761,381
500	22,579,288	22,579,288	38,126,370	32,589,333	27,879,516	25,569,288



Site type 7 Description: Area 3 £4629 psm Br,B,BC,P,PR,BW Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	86,675	86,675	15,460,406	9,923,369	5,213,552	2,903,325
60	1,125,186	1,125,186	16,672,267	11,135,230	6,425,413	4,115,186
80	1,529,140	1,529,140	17,076,221	11,539,184	6,829,367	4,519,140
100	1,933,093	1,933,093	17,480,174	11,943,137	7,233,321	4,923,093
120	2,741,000	2,741,000	18,288,082	12,751,045	8,041,228	5,731,000
140	3,548,908	3,548,908	19,095,989	13,558,952	8,849,135	6,538,908
160	4,356,815	4,356,815	19,903,896	14,366,859	9,657,042	7,346,815
180	5,164,722	5,164,722	20,711,803	15,174,766	10,464,949	8,154,722
200	5,972,629	5,972,629	21,519,710	15,982,673	11,272,856	8,962,629
220	6,780,536	6,780,536	22,327,617	16,790,580	12,080,763	9,770,536
240	7,588,443	7,588,443	23,135,524	17,598,487	12,888,670	10,578,443
260	8,396,350	8,396,350	23,943,431	18,406,394	13,696,577	11,386,350
280	9,204,257	9,204,257	24,751,338	19,214,301	14,504,484	12,194,257
300	10,012,164	10,012,164	25,559,245	20,022,208	15,312,391	13,002,164
320	10,820,071	10,820,071	26,367,152	20,830,115	16,120,298	13,810,071
340	11,627,978	11,627,978	27,175,059	21,638,022	16,928,205	14,617,978
360	12,435,885	12,435,885	27,982,966	22,445,929	17,736,112	15,425,885
380	13,243,792	13,243,792	28,790,873	23,253,836	18,544,019	16,233,792
400	14,051,699	14,051,699	29,598,780	24,061,743	19,351,926	17,041,699
420	14,859,606	14,859,606	30,406,687	24,869,650	20,159,833	17,849,606
440	15,667,513	15,667,513	31,214,594	25,677,557	20,967,740	18,657,513
460	16,475,420	16,475,420	32,022,501	26,485,464	21,775,647	19,465,420
480	17,283,327	17,283,327	32,830,408	27,293,371	22,583,554	20,273,327
500	18,091,234	18,091,234	33,638,315	28,101,278	23,391,461	21,081,234

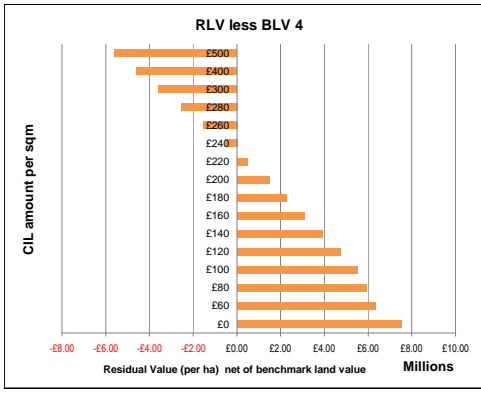
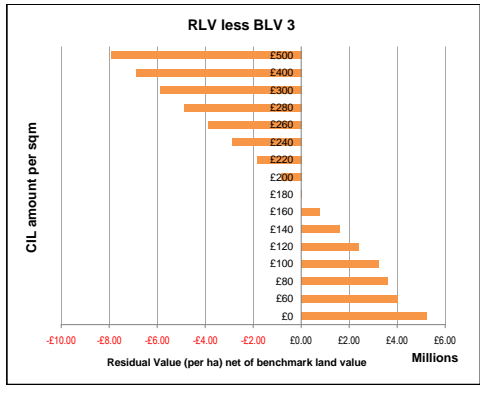
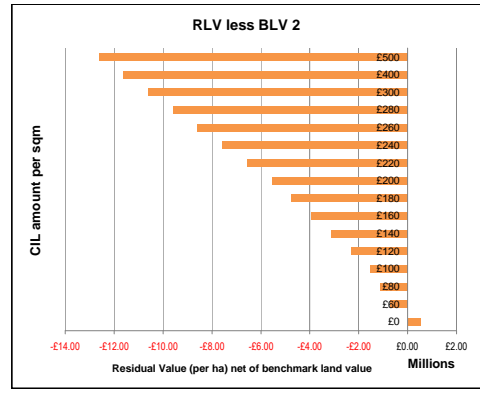
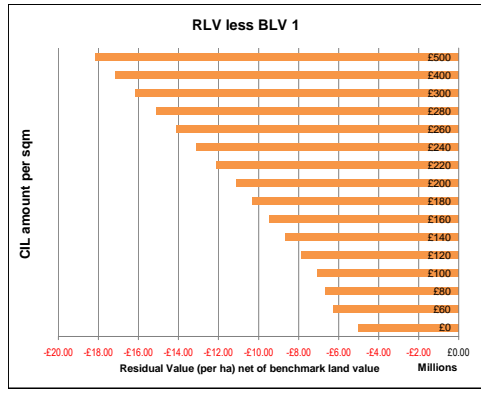


Site type 7 Description: Area 4 £5059 psm BG,GT,NWC,Step Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,070,487	6,070,487	9,476,595	3,939,558	770,259	3,080,487
60	4,858,626	4,858,626	10,688,455	5,151,418	441,602	1,868,626
80	4,454,672	4,454,672	11,092,409	5,555,372	845,555	1,464,672
100	4,050,719	4,050,719	11,496,363	5,959,326	1,249,509	1,060,719
120	3,242,811	3,242,811	12,304,270	6,767,233	2,057,416	252,811
140	2,434,904	2,434,904	13,112,177	7,575,140	2,865,323	555,904
160	1,626,997	1,626,997	13,920,084	8,383,047	3,673,231	1,363,003
180	819,090	819,090	14,727,991	9,190,954	4,481,138	2,170,910
200	11,82	11,82	15,535,899	9,998,862	5,289,045	2,978,818
220	998,702	998,702	16,343,806	10,806,769	6,096,952	3,786,726
240	2,008,586	2,008,586	17,151,713	11,614,676	6,904,859	4,594,634
260	3,018,470	3,018,470	18,014,520	12,422,583	7,712,766	5,402,542
280	4,028,354	4,028,354	18,867,324	13,230,490	8,520,673	6,210,450
300	5,038,238	5,038,238	19,720,128	14,038,397	9,328,580	7,018,358
320	6,048,122	6,048,122	20,572,932	14,846,304	10,136,487	7,826,266
340	7,058,006	7,058,006	21,425,736	15,654,211	10,944,394	8,634,174
360	8,067,890	8,067,890	22,278,540	16,462,118	11,752,301	9,442,082
380	9,077,774	9,077,774	23,131,344	17,270,025	12,560,208	10,249,990
400	10,087,658	10,087,658	23,984,148	18,077,932	13,368,115	11,057,898
420	11,097,542	11,097,542	24,836,952	18,885,839	14,176,022	11,865,806
440	12,107,426	12,107,426	25,689,756	19,693,746	14,983,929	12,673,714
460	13,117,310	13,117,310	26,542,560	20,		

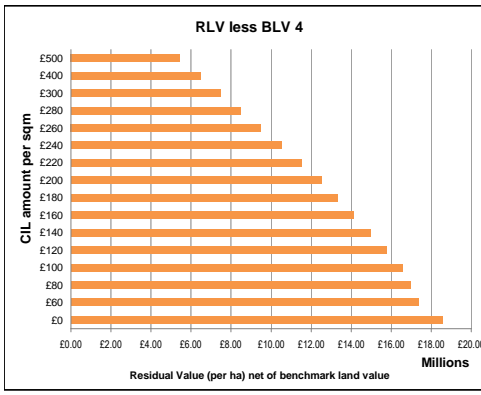
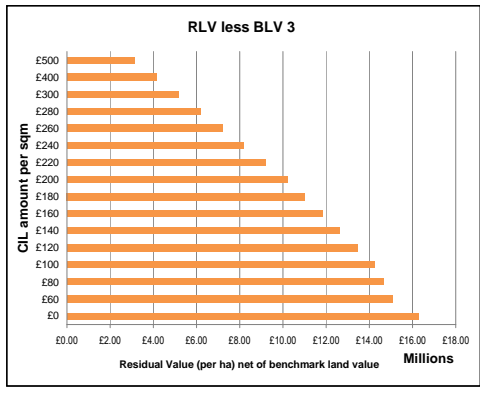
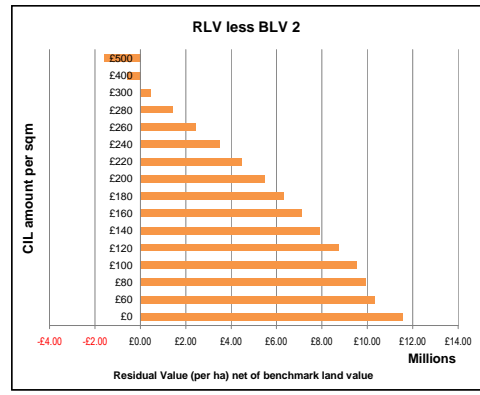
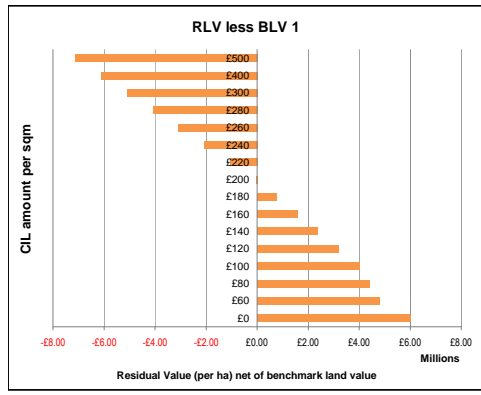
Site type 7 Description: **Area 5** **E382 psm Shad,SWC, E14 7** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,519,207	10,519,207	- 5,027,874	509,163	5,218,980	7,529,207
60	9,307,346	9,307,346	- 6,239,735	-	702,698	4,007,119
80	8,903,392	8,903,392	- 6,643,689	- 1,106,652	3,603,165	5,913,392
100	8,499,439	8,499,439	- 7,047,642	- 1,510,605	3,199,211	5,509,439
120	7,691,532	7,691,532	- 7,855,550	- 2,318,513	2,391,304	4,701,532
140	6,883,624	6,883,624	- 8,663,457	- 3,126,420	1,583,397	3,893,624
160	6,075,717	6,075,717	- 9,471,364	- 3,934,327	775,490	3,085,717
180	5,267,810	5,267,810	- 10,279,271	- 4,742,234	32,418	2,277,810
200	4,459,903	4,459,903	- 11,087,179	- 5,550,142	840,325	1,469,903
220	3,450,018	3,450,018	- 12,097,063	- 6,560,026	1,850,209	460,018
240	2,440,134	2,440,134	- 13,106,947	- 7,569,910	2,860,093	549,866
260	1,430,250	1,430,250	- 14,116,831	- 8,579,794	3,869,977	1,559,750
280	420,366	420,366	- 15,126,715	- 9,589,678	4,879,861	2,569,634
300	-589,518	-589,518	- 16,136,599	- 10,599,562	5,889,745	3,579,518
400	-1,599,402	-1,599,402	- 17,146,483	- 11,609,446	6,899,629	4,589,402
500	-2,609,286	-2,609,286	- 18,156,367	- 12,619,330	7,909,513	5,599,286



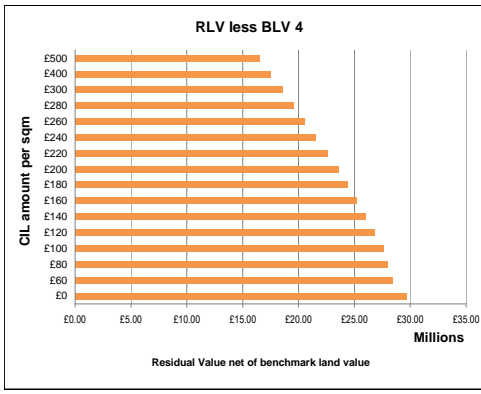
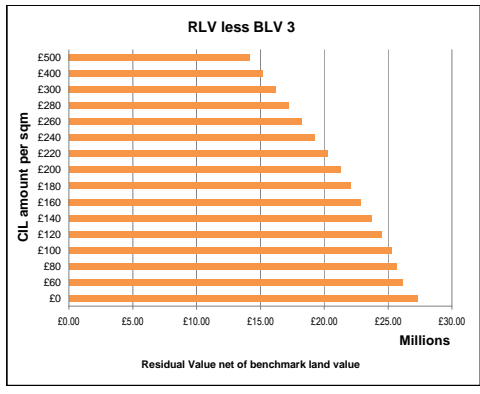
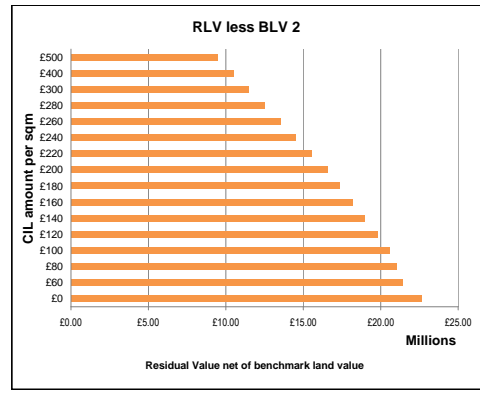
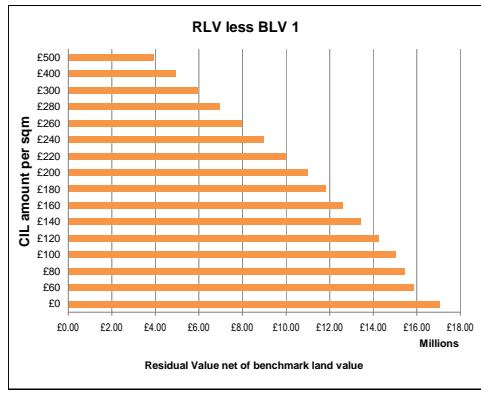
Site type 7 Description: **Area 6** **E6189 psm Lime,WoD,Shore** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,555,452	21,555,452	6,008,370	11,545,407	16,255,224	18,565,452
60	20,343,591	20,343,591	4,796,509	10,333,546	15,043,363	17,353,591
80	19,939,637	19,939,637	4,392,556	9,929,593	14,639,410	16,949,637
100	19,535,683	19,535,683	3,988,602	9,525,639	14,235,456	16,545,683
120	18,727,776	18,727,776	3,180,695	8,717,732	13,427,549	15,737,776
140	17,919,869	17,919,869	2,372,788	7,909,825	12,619,641	14,929,869
160	17,111,962	17,111,962	1,564,880	7,101,917	11,811,734	14,121,962
180	16,304,054	16,304,054	756,973	6,294,010	11,003,827	13,314,054
200	15,496,147	15,496,147	- 50,934	5,486,103	10,195,920	12,506,147
220	14,486,263	14,486,263	- 1,060,818	4,476,219	9,186,036	11,496,263
240	13,476,379	13,476,379	- 2,070,702	3,466,335	8,176,152	10,486,379
260	12,466,495	12,466,495	- 3,080,586	2,456,451	7,166,267	9,476,495
280	11,456,611	11,456,611	- 4,090,470	1,446,567	6,156,383	8,466,611
300	10,446,727	10,446,727	- 5,100,355	436,682	5,146,499	7,456,727
400	9,436,843	9,436,843	- 6,110,239	- 573,202	4,136,615	6,446,843
500	8,426,959	8,426,959	- 7,120,123	- 1,583,086	3,126,731	5,436,959



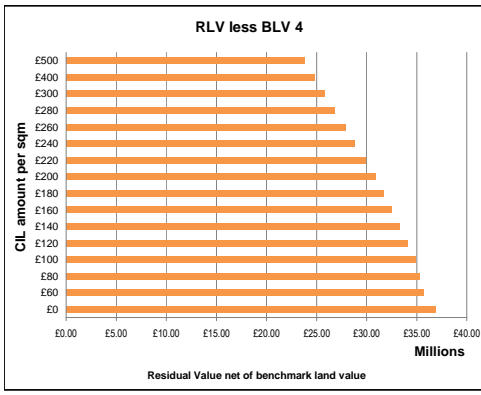
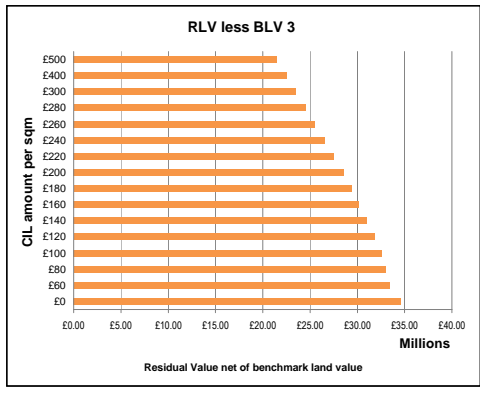
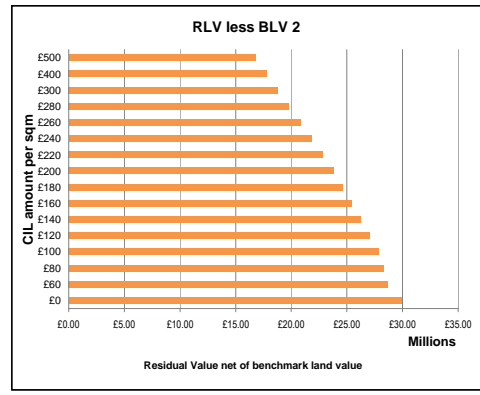
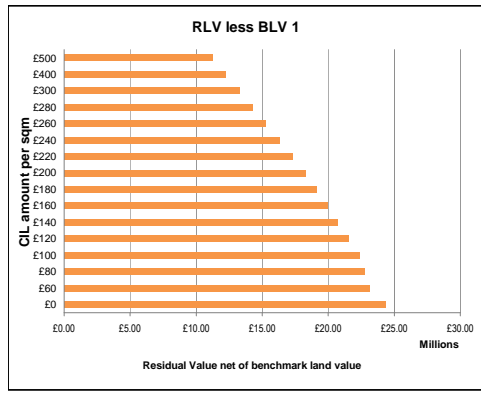
Site type 7 Description: **Area 7** **E6997 psm Spitalfields** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	32,591,859	32,591,859	17,044,777	22,581,814	27,291,631	29,601,859
60	31,379,998	31,379,998	15,832,917	21,369,954	26,079,770	28,389,998
80	30,976,044	30,976,044	15,428,963	20,966,000	25,675,817	27,986,044
100	30,572,091	30,572,091	15,025,009	20,562,046	25,271,863	27,582,091
120	29,764,183	29,764,183	14,217,102	19,754,139	24,463,956	26,774,183
140	28,956,276	28,956,276	13,409,195	18,946,232	23,656,049	25,966,276
160	28,148,369	28,148,369	12,601,287	18,138,324	22,848,141	25,158,369
180	27,340,461	27,340,461	11,793,380	17,330,417	22,040,234	24,350,461
200	26,532,554	26,532,554	10,985,473	16,522,510	21,232,327	23,542,554
220	25,522,670	25,522,670	9,975,589	15,512,626	20,222,443	22,532,670
240	24,512,786	24,512,786	8,965,705	14,502,742	19,212,559	21,522,786
260	23,502,902	23,502,902	7,955,821	13,492,858	18,202,675	20,512,902
280	22,493,018	22,493,018	6,945,937	12,482,974	17,192,790	19,503,018
300	21,483,134	21,483,134	5,936,053	11,473,090	16,182,906	18,493,134
400	20,473,250	20,473,250	4,926,168	10,463,206	15,173,022	17,483,250
500	19,463,366	19,463,366	3,916,284	9,453,321	14,163,138	16,473,366



Site type 7 Description: **Area 8** **E7535 psm CW,AI,TL,SKD,Wap** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	39,893,578	39,893,578	24,346,496	29,883,533	34,593,350	36,903,578
60	38,681,717	38,681,717	23,134,636	28,671,673	33,381,489	35,691,717
80	38,277,763	38,277,763	22,730,682	28,267,719	32,977,536	35,287,763
100	37,873,810	37,873,810	22,326,728	27,863,765	32,573,582	34,883,810
120	37,065,902	37,065,902	21,518,821	27,055,858	31,765,675	34,075,902
140	36,257,995	36,257,995	20,710,914	26,247,951	30,957,768	33,267,995
160	35,450,088	35,450,088	19,903,006	25,440,044	30,149,860	32,460,088
180	34,642,180	34,642,180	19,095,099	24,632,136	29,341,953	31,652,180
200	33,834,273	33,834,273	18,287,192	23,824,229	28,534,046	30,844,273
220	32,824,389	32,824,389	17,277,308	22,814,345	27,524,162	29,834,389
240	31,814,505	31,814,505	16,267,424	21,804,461	26,514,278	28,824,505
260	30,804,621	30,804,621	15,257,540	20,794,577	25,504,394	27,814,621
280	29,794,737	29,794,737	14,247,656	19,784,693	24,494,510	26,804,737
300	28,784,853	28,784,853	13,237,772	18,774,809	23,484,625	25,794,853
400	27,774,969	27,774,969	12,227,887	17,764,925	22,474,741	24,784,969
500	26,765,085	26,765,085	11,218,003	16,755,040	21,464,857	23,775,085



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

SITE TYPE 7

400 UNITS

FLATS

400 UPH Net area as percentage of gross

100%

CSH level: 4 on AH

4 on private

Aff Hsg: 30%

Sales value inflation

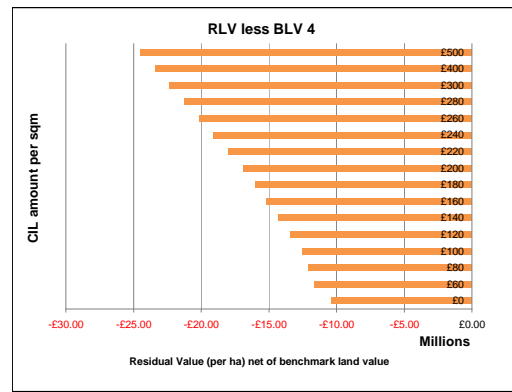
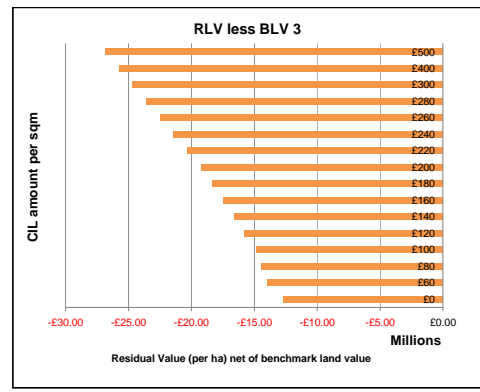
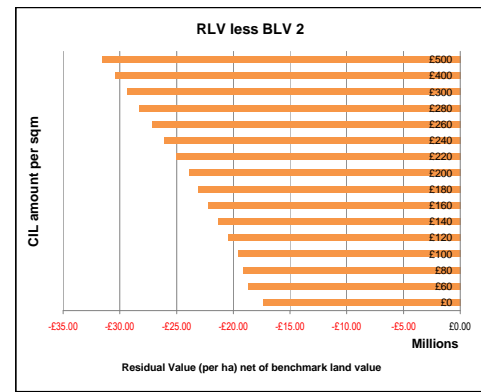
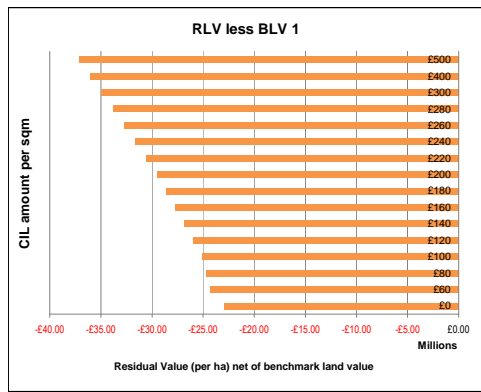
Build cost inflation

Note on Benchmark land values:

"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

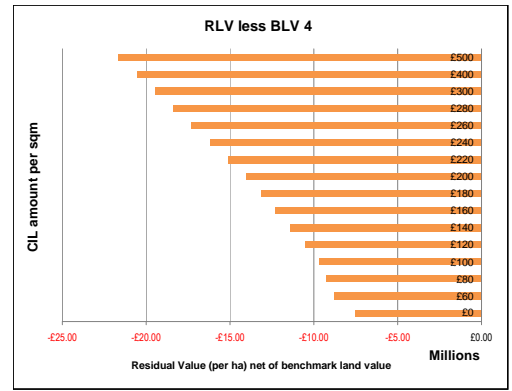
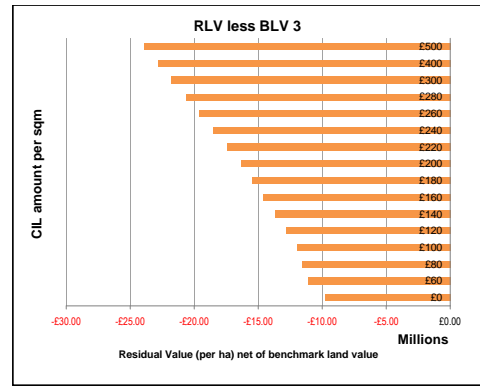
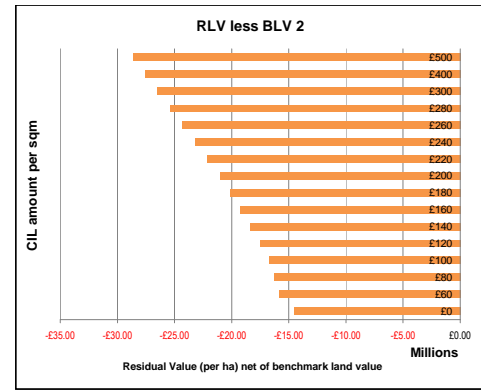
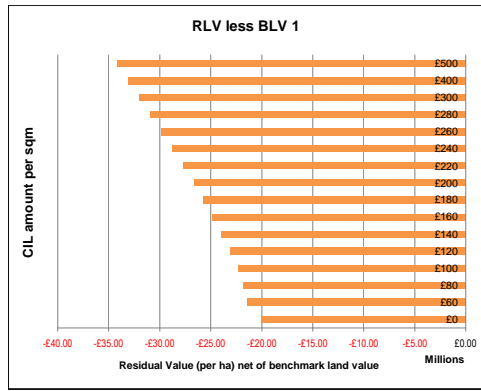
Site type 7 Description: Area 1 £4090 psm CT,Fish,Bow,Mile Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,393,000	7,393,000	-22,940,081	-17,403,044	-12,693,227	-10,383,000
60	-8,698,081	8,698,081	-24,245,162	-18,708,125	-13,998,308	-11,688,081
80	-9,133,108	9,133,108	-24,680,189	-19,143,152	-14,433,335	-12,123,108
100	-9,568,135	9,568,135	-25,115,216	-19,578,179	-14,868,362	-12,558,135
120	-10,438,189	10,438,189	-25,985,270	-20,448,233	-15,738,416	-13,428,189
140	-11,308,243	11,308,243	-26,855,324	-21,318,287	-16,608,470	-14,298,243
160	-12,178,297	12,178,297	-27,725,378	-22,188,341	-17,478,524	-15,168,297
180	-13,048,351	13,048,351	-28,595,432	-23,058,395	-18,348,578	-16,038,351
200	-13,918,405	13,918,405	-29,465,486	-23,928,449	-19,218,632	-16,908,405
220	-15,005,972	15,005,972	-30,553,053	-25,016,016	-20,306,199	-17,995,972
240	-16,093,539	16,093,539	-31,640,621	-26,103,584	-21,393,767	-19,083,539
260	-17,181,107	17,181,107	-32,728,188	-27,191,151	-22,481,334	-20,171,107
280	-18,268,674	18,268,674	-33,815,756	-28,278,719	-23,568,902	-21,258,674
300	-19,356,242	19,356,242	-34,903,323	-29,366,286	-24,656,469	-22,346,242
400	-20,443,809	20,443,809	-35,990,891	-30,453,854	-25,744,037	-23,433,809
500	-21,531,377	21,531,377	-37,078,458	-31,541,421	-26,831,604	-24,521,377



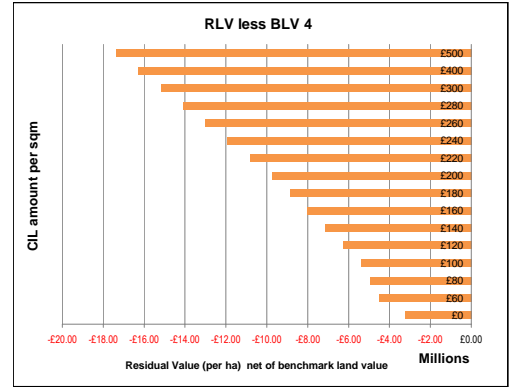
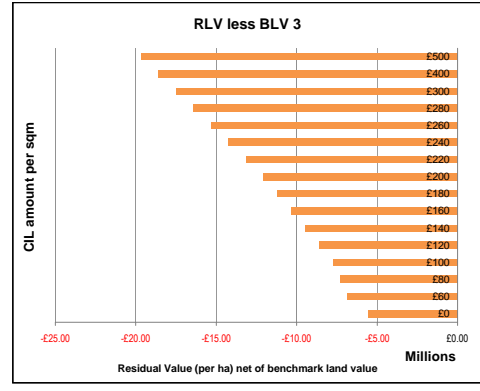
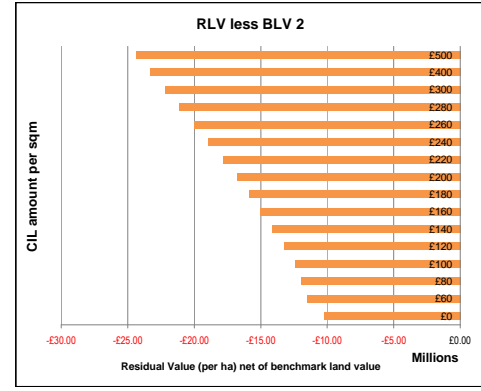
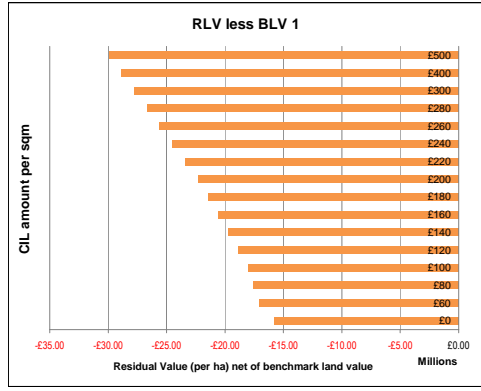
Site type 7 Description: Area 2 £4306 psm S IoD Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,507,995	4,507,995	20,055,077	14,519,040	9,808,223	7,497,995
60	5,813,076	5,813,076	-21,360,158	-16,823,121	-11,113,304	-8,803,076
80	6,248,103	6,248,103	-21,795,185	-16,258,148	-11,548,331	-9,238,103
100	6,683,130	6,683,130	-22,230,212	-16,693,175	-11,983,358	-9,673,130
120	7,553,184	7,553,184	-23,100,266	-17,563,229	-12,853,412	-10,543,184
140	8,423,238	8,423,238	-23,970,320	-18,433,283	-13,723,466	-11,413,238
160	9,293,292	9,293,292	-24,840,374	-19,303,337	-14,593,520	-12,283,292
180	10,163,346	10,163,346	-25,710,428	-20,173,391	-15,463,574	-13,153,346
200	11,033,400	11,033,400	-26,580,482	-21,043,445	-16,333,628	-14,023,400
220	12,120,968	12,120,968	-27,668,049	-22,131,012	-17,421,195	-15,110,968
240	13,208,535	13,208,535	-28,755,616	-23,218,579	-18,508,763	-16,198,535
260	14,296,103	14,296,103	-29,843,184	-24,306,147	-19,596,330	-17,286,103
280	15,383,670	15,383,670	-30,930,751	-25,393,714	-20,683,898	-18,373,670
300	16,471,238	16,471,238	-32,018,319	-26,481,282	-21,771,465	-19,461,238
400	17,558,805	17,558,805	-33,105,886	-27,568,849	-22,859,033	-20,548,805
500	18,646,373	18,646,373	-34,193,454	-28,656,417	-23,946,600	-21,636,373



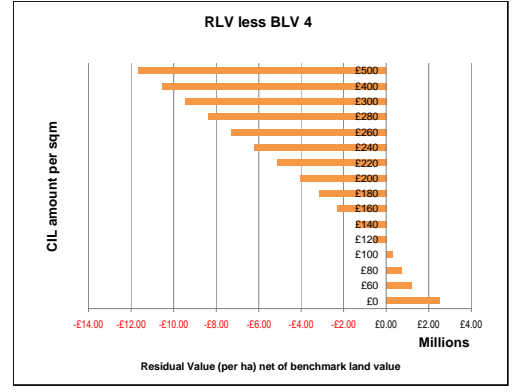
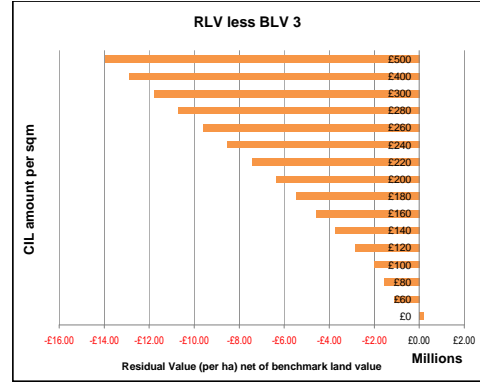
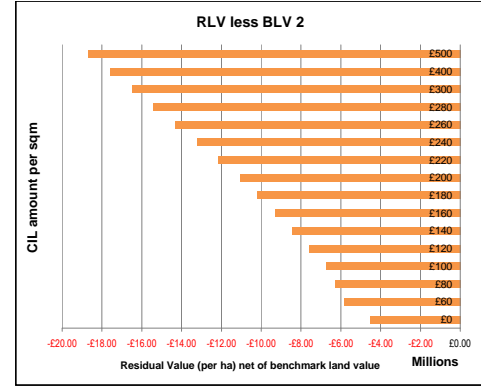
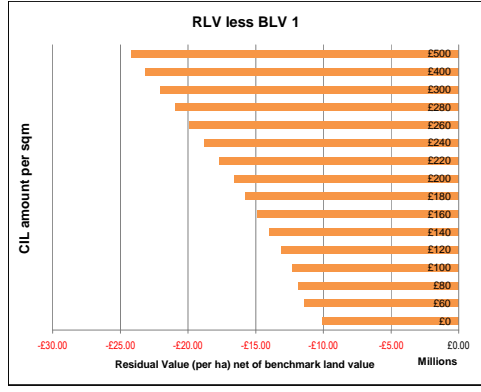
Site type 7 Description: Area 3 £4629 psm BrB,BC,P,PR,BW Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	232,076	232,076	-15,779,157	-10,242,120	-5,532,303	-3,222,076
60	1,537,157	1,537,157	-17,084,238	-11,547,201	-6,837,384	-4,527,157
80	1,972,184	1,972,184	-17,519,265	-11,982,228	-7,272,411	-4,962,184
100	2,407,211	2,407,211	-17,954,292	-12,417,255	-7,707,438	-5,397,211
120	3,277,265	3,277,265	-18,824,346	-13,287,309	-8,577,492	-6,267,265
140	4,147,319	4,147,319	-19,694,400	-14,157,363	-9,447,546	-7,137,319
160	5,017,372	5,017,372	-20,564,454	-15,027,417	-10,317,600	-8,007,372
180	5,887,426	5,887,426	-21,434,508	-15,897,471	-11,187,654	-8,877,426
200	6,757,480	6,757,480	-22,304,562	-16,767,525	-12,057,708	-9,747,480
220	7,845,048	7,845,048	-23,392,129	-17,855,092	-13,145,275	-10,835,048
240	8,932,615	8,932,615	-24,479,697	-18,942,660	-14,232,843	-11,922,615
260	10,020,183	10,020,183	-25,567,264	-20,030,227	-15,320,410	-13,010,183
280	11,107,750	11,107,750	-26,654,832	-21,117,795	-16,407,978	-14,097,750
300	12,195,318	12,195,318	-27,742,399	-22,205,362	-17,495,545	-15,185,318
400	13,282,885	13,282,885	-28,829,967	-23,292,929	-18,583,113	-16,272,885
500	14,370,453	14,370,453	-29,917,534	-24,380,497	-19,670,680	-17,360,453



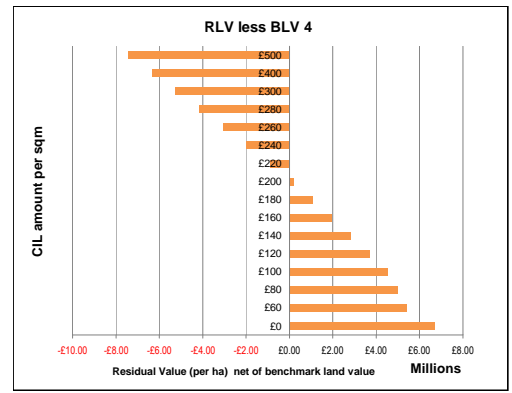
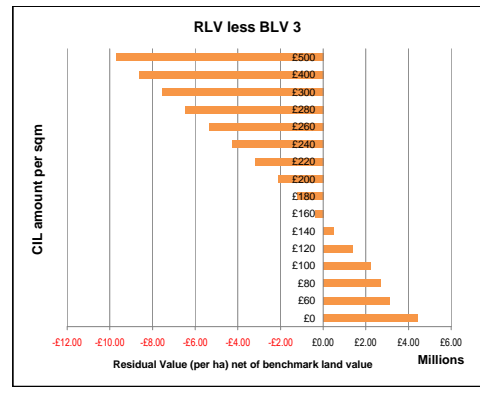
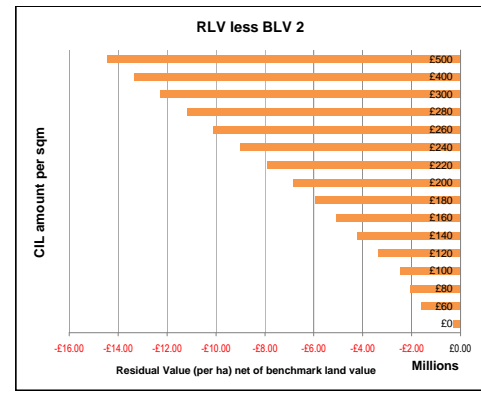
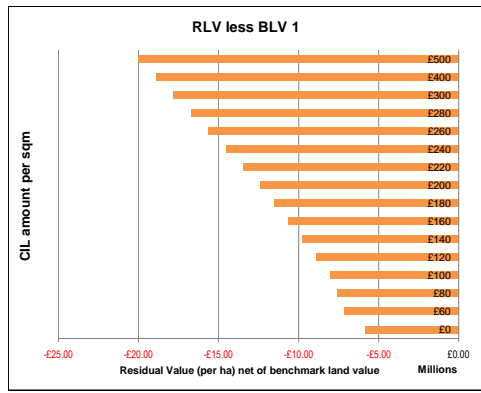
Site type 7 Description: Area 4 £5059 psm BG,GT,NWC,Step Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,468,928	5,468,928	-10,078,153	-4,541,116	168,700	2,478,928
60	4,163,847	4,163,847	-11,383,234	-5,846,197	-1,136,381	1,173,847
80	3,728,820	3,728,820	-11,818,261	-6,281,224	-1,571,408	738,820
100	3,293,793	3,293,793	-12,253,288	-6,716,251	-2,006,435	303,793
120	2,423,739	2,423,739	-13,123,342	-7,586,305	-2,876,488	566,261
140	1,553,685	1,553,685	-13,993,396	-8,456,359	-3,746,542	1,436,315
160	683,631	683,631	-14,863,450	-9,326,413	-4,616,596	2,306,369
180	186,423	186,423	-15,733,504	-10,196,467	-5,486,650	3,176,423
200	-1,056,477	-1,056,477	-16,603,558	-11,066,521	-6,356,704	4,046,477
220	-2,144,044	-2,144,044	-17,491,126	-12,154,089	-7,444,272	5,134,044
240	-3,231,612	-3,231,612	-18,378,693	-13,241,656	-8,531,839	6,221,612
260	-4,319,179	-4,319,179	-19,266,261	-14,329,224	-9,619,407	7,309,179
280	-5,406,747	-5,406,747	-20,153,828	-15,416,791	-10,706,974	8,396,747
300	-6,494,314	-6,494,314	-22,041,396	-16,504,359	-11,794,542	9,484,314
400	-7,581,882	-7,581,882	-23,128,963	-17,591,926	-12,882,109	10,571,882
500	-8,669,449	-8,669,449	-24,216,531	-18,679,493	-13,969,677	11,659,449



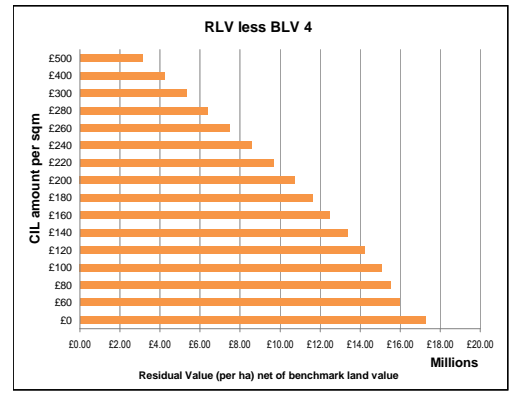
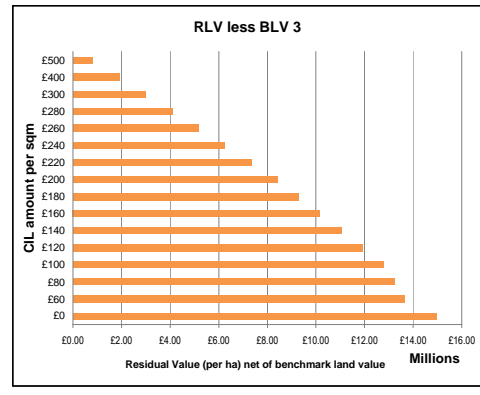
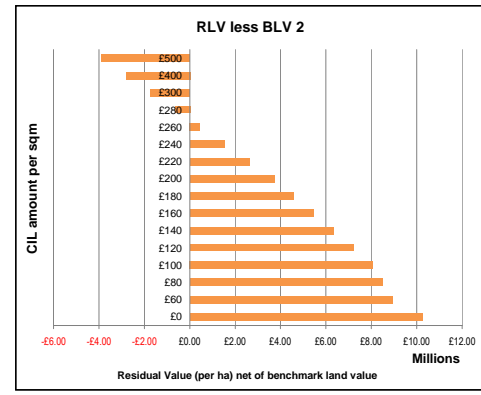
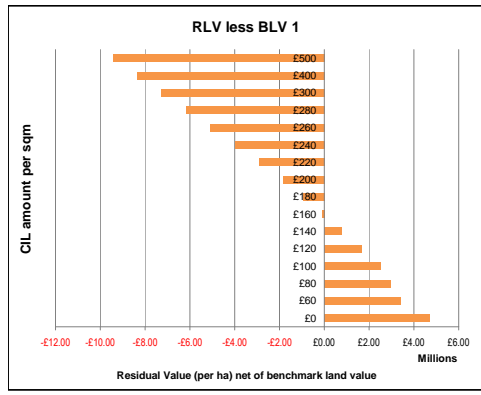
Site type 7 Description: **Area 5** £382 psm Shad,SWC, E14 7 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,711,133	9,711.133	5,835,948	298,911	4,410,906	6,721,133
60	8,406,052	8,406.052	7,141,029	1,603,992	3,105,825	5,416,052
80	7,971,025	7,971.025	7,576,056	2,039,019	2,670,798	4,981,025
100	7,535,998	7,535.998	8,011,083	2,474,046	2,235,771	4,545,998
120	6,665,944	6,665.944	8,881,137	3,344,100	1,365,717	3,675,944
140	5,795,890	5,795.890	9,751,191	4,214,154	495,663	2,805,890
160	4,925,836	4,925.836	10,621,245	5,084,208	374,391	1,935,836
180	4,055,782	4,055.782	11,491,299	5,954,262	1,244,445	1,065,782
200	3,185,728	3,185.728	12,361,353	6,824,316	2,114,499	195,728
220	2,098,161	2,098.161	13,448,920	7,911,883	3,202,066	891,839
240	1,010,593	1,010.593	14,536,488	8,999,451	4,289,634	1,979,407
260	-76,974	-76.974	15,624,055	10,087,018	5,377,201	3,066,974
280	-1,164,541	-1,164.541	16,711,623	11,174,586	6,464,769	4,154,541
300	-2,252,109	-2,252.109	17,799,190	12,262,153	7,552,336	5,242,109
400	-3,339,676	-3,339.676	18,886,758	13,349,721	8,639,904	6,329,676
500	-4,427,244	-4,427.244	19,974,325	14,437,288	9,727,471	7,417,244



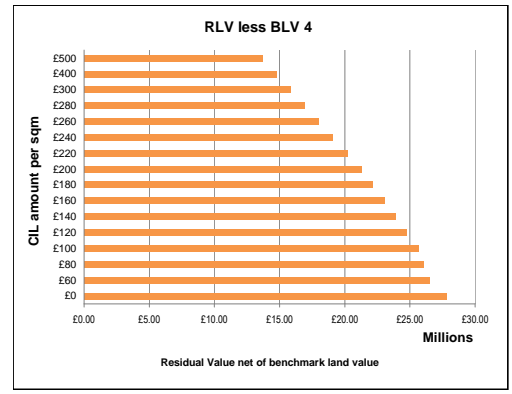
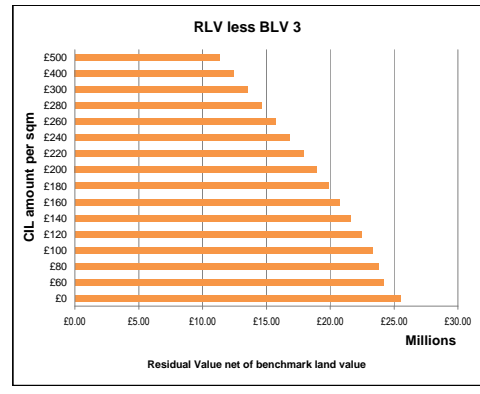
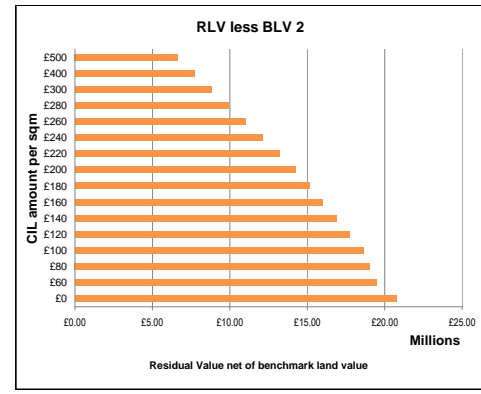
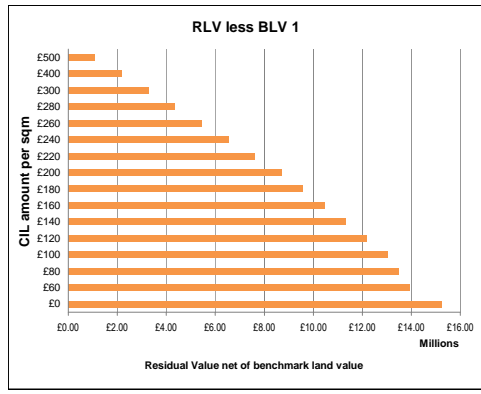
Site type 7 Description: **Area 6** £6189 psm Lime,WoD,Shore Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,243,313	20,243.313	4,696,231	10,233,268	14,943,085	17,253,313
60	18,938,232	18,938.232	3,391,150	8,928,187	13,638,004	15,948,232
80	18,503,205	18,503.205	2,956,123	8,493,160	13,202,977	15,513,205
100	18,068,178	18,068.178	2,521,096	8,058,133	12,767,950	15,078,178
120	17,198,124	17,198.124	1,651,042	7,188,080	11,897,896	14,208,124
140	16,328,070	16,328.070	780,989	6,318,026	11,027,842	13,338,070
160	15,458,016	15,458.016	89,065	5,447,972	10,157,788	12,468,016
180	14,587,962	14,587.962	959,119	4,577,918	9,287,734	11,597,962
200	13,717,908	13,717.908	1,829,173	3,707,864	8,417,680	10,727,908
220	12,630,340	12,630.340	2,916,741	2,620,296	7,330,113	9,640,340
240	11,542,773	11,542.773	4,004,308	1,532,729	6,242,546	8,552,773
260	10,455,205	10,455.205	5,091,876	445,161	5,154,978	7,465,205
280	9,367,638	9,367.638	6,179,443	642,406	4,067,411	6,377,638
300	8,280,071	8,280.071	7,267,011	1,729,974	2,979,843	5,290,071
400	7,192,503	7,192.503	8,354,578	2,817,541	1,892,276	4,202,503
500	6,104,936	6,104.936	9,442,146	3,905,109	804,708	3,114,936



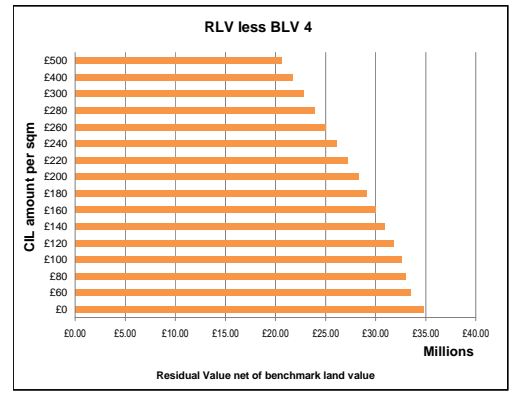
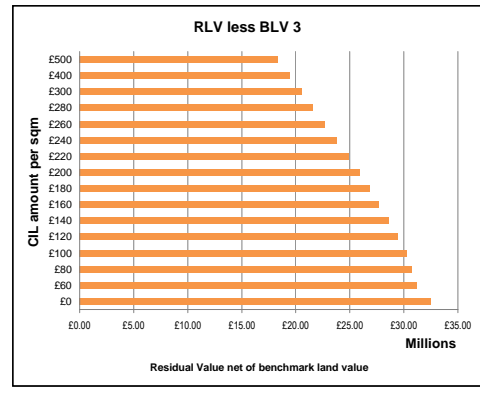
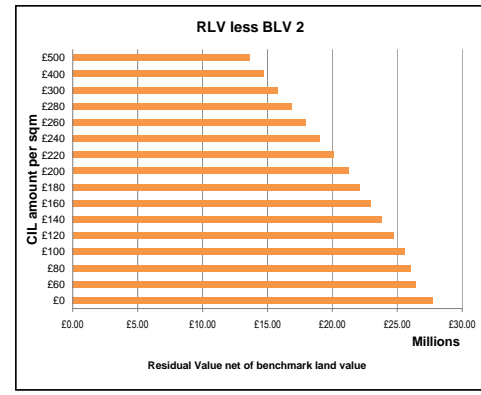
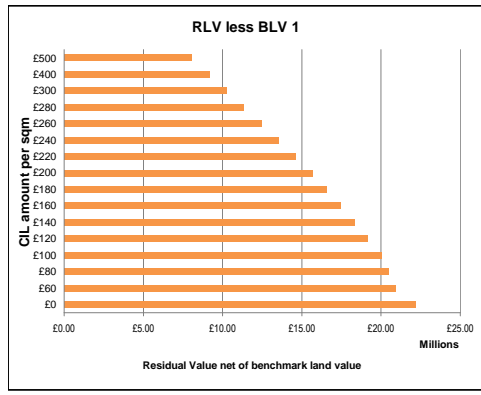
Site type 7 Description: **Area 7** £6997 psm Spitalfields Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	30,775,631	30,775.631	15,228,550	20,765,587	25,475,404	27,785,631
60	29,470,551	29,470.551	13,923,469	19,460,506	24,170,323	26,480,551
80	29,035,524	29,035.524	13,488,442	19,025,479	23,735,296	26,045,524
100	28,600,497	28,600.497	13,053,415	18,590,452	23,300,269	25,610,497
120	27,730,443	27,730.443	12,183,361	17,720,398	22,430,215	24,740,443
140	26,860,389	26,860.389	11,313,307	16,850,344	21,560,161	23,870,389
160	25,990,335	25,990.335	10,443,253	15,980,290	20,690,107	23,000,335
180	25,120,281	25,120.281	9,573,199	15,110,236	19,820,053	22,130,281
200	24,250,227	24,250.227	8,703,145	14,240,182	18,949,999	21,260,227
220	23,162,659	23,162.659	7,615,578	13,152,615	17,862,432	20,172,659
240	22,075,092	22,075.092	6,528,010	12,065,048	16,774,864	19,085,092
260	20,987,524	20,987.524	5,440,443	10,977,480	15,687,297	17,997,524
280	19,899,957	19,899.957	4,352,876	9,889,913	14,599,729	16,909,957
300	18,812,389	18,812.389	3,265,308	8,802,345	13,512,162	15,822,389
400	17,724,822	17,724.822	2,177,741	7,714,778	12,424,594	14,734,822
500	16,637,254	16,637.254	1,090,173	6,627,210	11,337,027	13,647,254



Site type 7 Description: **Area 8** £7535 psm CW,AI,TL,SKD,Wap Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	37,749,275	37,749.275	22,202,194	27,739,231	32,449,048	34,759,275
60	36,444,194	36,444.194	20,897,113	26,434,150	31,143,967	33,454,194
80	36,009,167	36,009.167	20,462,086	25,999,123	30,708,940	33,019,167
100	35,574,140	35,574.140	20,027,059	25,564,096	30,273,913	32,584,140
120	34,704,086	34,704.086	19,157,005	24,694,042	29,403,859	31,714,086
140	33,834,032	33,834.032	18,286,951	23,823,988	28,533,805	30,844,032
160	32,963,978	32,963.978	17,416,897	22,953,934	27,663,751	29,973,978
180	32,093,924	32,093.924	16,546,843	22,083,880	26,793,697	29,103,924
200	31,223,871	31,223.871	15,676,789	21,213,826	25,923,643	28,233,871
220	30,136,303	30,136.303	14,589,222	20,126,259	24,836,076	27,146,303
240	29,048,736	29,048.736	13,501,654	19,038,691	23,748,508	26,058,736
260	27,961,168	27,961.168	12,414,087	17,951,124	22,660,941	24,971,168
280	26,873,601	26,873.601	11,326,519	16,863,556	21,573,373	23,883,601
300	25,786,033	25,786.033	10,238,952	15,775,989	20,485,806	22,796,033
400	24,698,466	24,698.466	9,151,384	14,688,421	19,398,238	21,708,466
500	23,610,898	23,610.898	8,063,817	13,600,854	18,310,671	20,620,898



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)			
BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

SITE TYPE 7
400 UNITS
FLATS
400 UPH Net area as percentage of gross

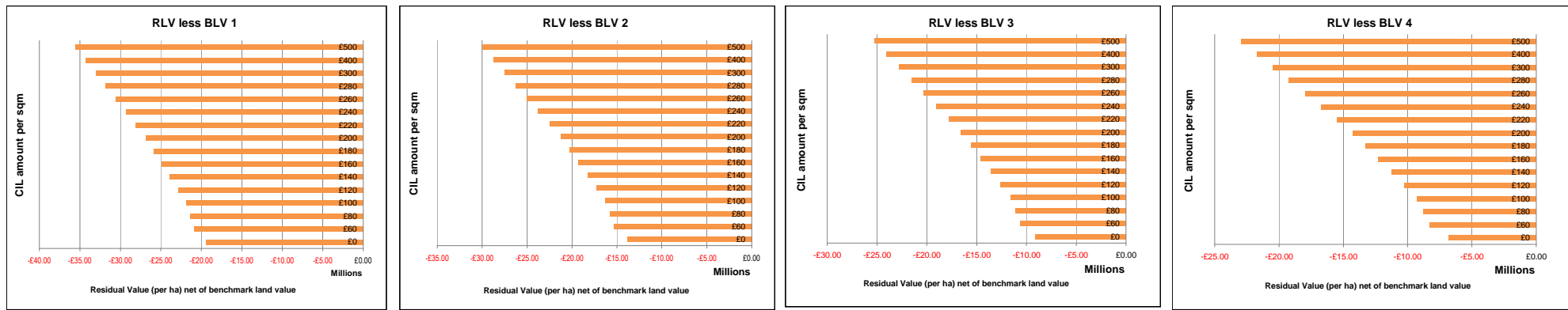
	Sales value inflation
	Build cost inflation

CSH level: 4 on AH
4 on private
Aff Hsg: 20%

Note on Benchmark land values:
"Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
"Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
"Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
"Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

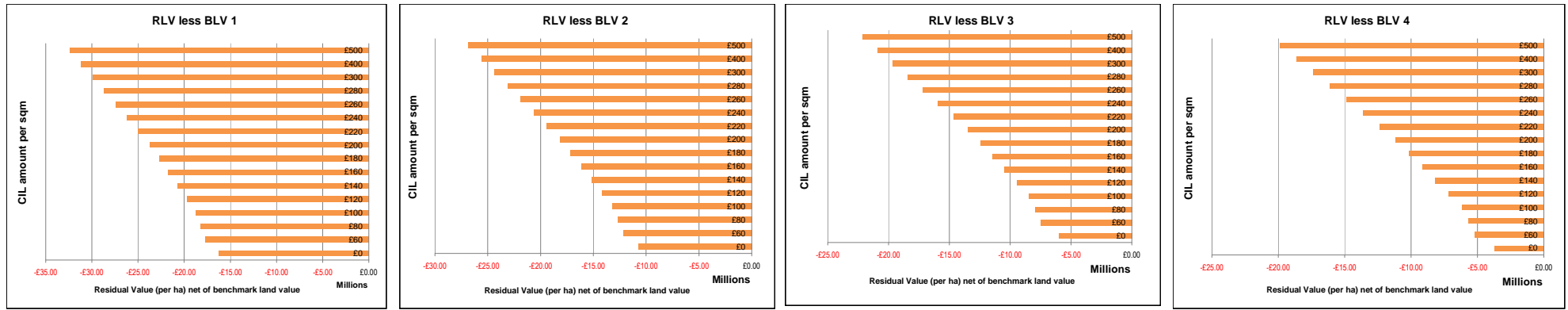
Site type 7 Description: **Area 1** £4090 psm CT,Fish,Bow,Mile Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,813,549	3,813,549	-19,360,630	-13,823,593	-9,113,776	-6,803,549
60	-5,305,070	5,305,070	-20,852,151	-15,315,114	-10,605,297	-8,295,070
80	-5,802,243	5,802,243	-21,349,325	-15,812,288	-11,102,471	-8,792,243
100	-6,299,417	6,299,417	-21,846,498	-16,309,461	-11,599,644	-9,289,417
120	-7,293,764	7,293,764	-22,840,846	-17,303,809	-12,593,992	-10,283,764
140	-8,288,112	8,288,112	-23,832,193	-18,298,156	-13,588,339	-11,278,112
160	-9,282,459	9,282,459	-24,823,540	-19,292,503	-14,582,687	-12,272,459
180	-10,276,807	10,276,807	-25,823,888	-20,286,851	-15,577,034	-13,266,807
200	-11,271,154	11,271,154	-26,818,235	-21,281,198	-16,571,381	-14,261,154
220	-12,514,088	12,514,088	-28,016,170	-22,524,132	-17,814,316	-15,504,088
240	-13,757,022	13,757,022	-29,304,104	-23,767,067	-19,057,250	-16,747,022
260	-14,999,957	14,999,957	-30,547,038	-25,010,001	-20,300,184	-17,989,957
280	-16,242,891	16,242,891	-31,789,972	-26,252,935	-21,543,118	-19,232,891
300	-17,485,825	17,485,825	-33,032,907	-27,495,869	-22,786,053	-20,475,825
400	-18,728,759	18,728,759	-34,275,841	-28,738,804	-24,028,987	-21,718,759
500	-19,971,694	19,971,694	-35,518,775	-29,981,738	-25,271,921	-22,961,694



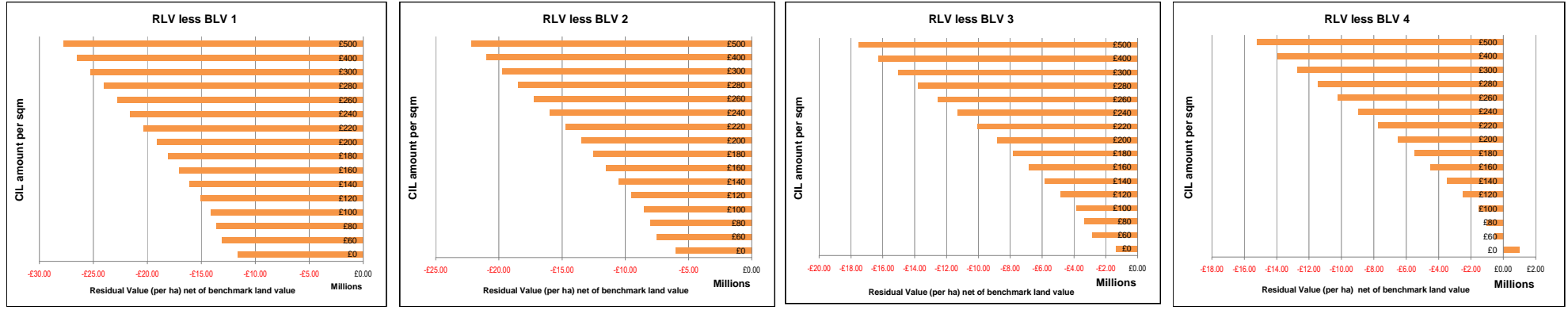
Site type 7 Description: **Area 2** £4306 psm S IoD Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	894,124	894,124	-16,241,206	-10,704,169	-5,994,352	-3,684,124
60	2,185,645	2,185,645	-17,732,727	-12,195,690	-7,485,873	-5,175,645
80	2,682,819	2,682,819	-18,229,900	-12,692,863	-7,983,047	-5,672,819
100	3,179,993	3,179,993	-18,727,074	-13,190,037	-8,480,220	-6,169,993
120	4,174,340	4,174,340	-19,721,422	-14,184,385	-9,474,568	-7,164,340
140	5,168,688	5,168,688	-20,715,769	-15,178,732	-10,468,915	-8,158,688
160	6,163,035	6,163,035	-21,710,116	-16,173,079	-11,463,262	-9,153,035
180	7,157,382	7,157,382	-22,704,464	-17,167,427	-12,457,610	-10,147,382
200	8,151,730	8,151,730	-23,698,811	-18,161,774	-13,451,957	-11,141,730
220	9,394,664	9,394,664	-24,941,745	-19,404,708	-14,694,892	-12,384,664
240	10,637,598	10,637,598	-26,184,680	-20,647,643	-15,937,826	-13,627,598
260	11,880,533	11,880,533	-27,427,614	-21,890,577	-17,180,760	-14,870,533
280	13,123,467	13,123,467	-28,670,548	-23,133,511	-18,423,694	-16,113,467
300	14,366,401	14,366,401	-29,913,482	-24,376,445	-19,666,629	-17,356,401
400	15,609,335	15,609,335	-31,156,417	-25,619,380	-20,909,563	-18,599,335
500	16,852,270	16,852,270	-32,399,351	-26,862,314	-22,152,497	-19,842,270



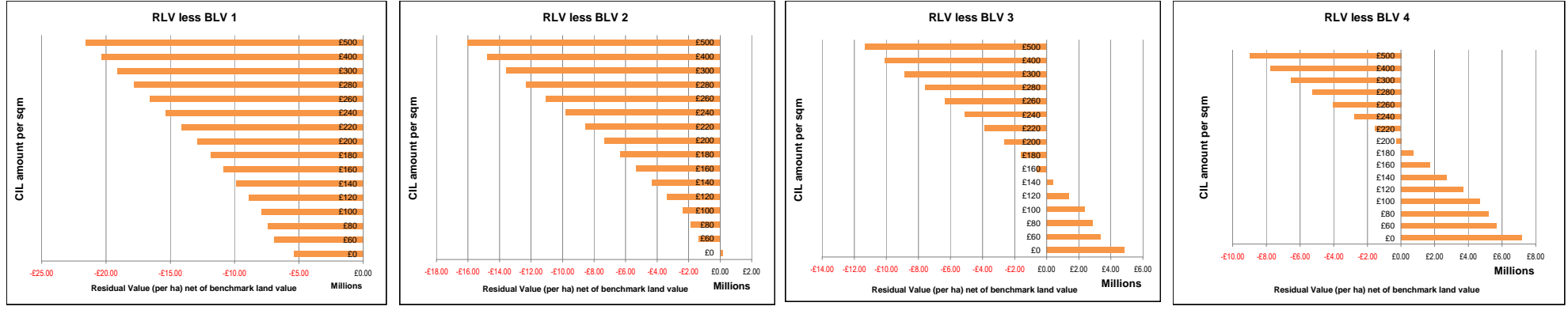
Site type 7 Description: **Area 3** £4629 psm BrB,BC,P,PR,BW Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,950,621	3,950,621	-11,596,461	-6,059,423	-1,349,607	960,621
60	2,459,100	2,459,100	-13,087,982	-7,550,945	-2,841,128	530,900
80	1,961,926	1,961,926	-13,585,155	-8,048,118	-3,338,301	1,028,074
100	1,464,752	1,464,752	-14,082,329	-8,545,292	-3,835,475	1,525,248
120	470,405	470,405	-15,076,676	-9,539,639	-4,829,823	2,519,595
140	-523,943	-523,943	-16,071,024	-10,533,987	-5,824,170	3,513,943
160	-1,518,290	-1,518,290	-17,065,371	-11,528,334	-6,818,517	4,508,290
180	-2,512,637	-2,512,637	-18,059,719	-12,522,682	-7,812,865	5,502,637
200	-3,506,985	-3,506,985	-19,054,066	-13,517,029	-8,807,212	6,496,985
220	-4,749,919	-4,749,919	-20,297,000	-14,759,963	-10,050,146	7,739,919
240	-5,992,853	-5,992,853	-21,539,935	-16,002,897	-11,293,081	8,982,853
260	-7,235,788	-7,235,788	-22,782,869	-17,245,832	-12,536,015	10,225,788
280	-8,478,722	-8,478,722	-24,025,803	-18,488,766	-13,778,949	11,468,722
300	-9,721,656	-9,721,656	-25,268,737	-19,731,700	-15,021,883	12,711,656
400	-10,964,590	-10,964,590	-26,511,672	-20,974,634	-16,264,818	13,954,590
500	-12,207,524	-12,207,524	-27,754,606	-22,217,569	-17,507,752	15,197,524



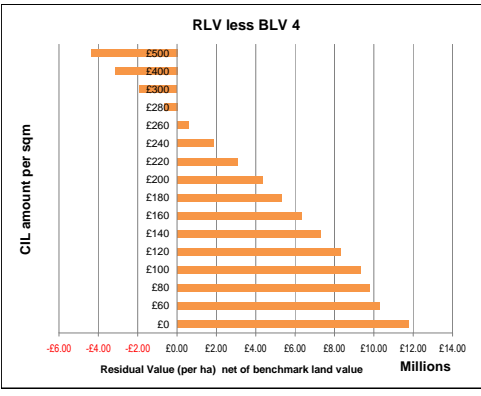
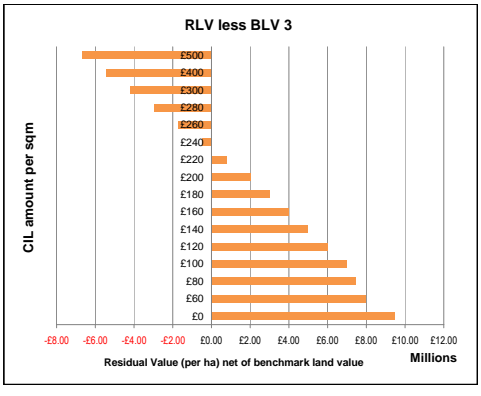
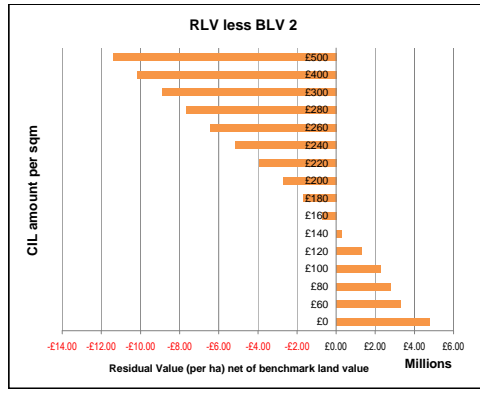
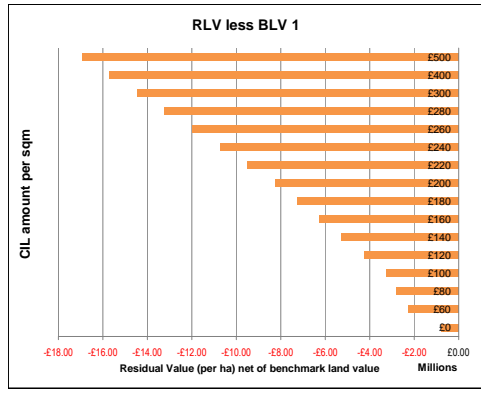
Site type 7 Description: **Area 4** £5059 psm BG,GT,NWC,Step Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,143,466	10,143,466	-5,403,616	133,421	4,843,238	7,153,466
60	8,651,945	8,651,945	-6,895,137	-1,358,100	3,351,717	5,661,945
80	8,154,771	8,154,771	-7,392,310	-1,855,273	2,854,543	5,164,771
100	7,657,597	7,657,597	-7,889,484	-2,352,447	2,357,370	4,667,597
120	6,663,250	6,663,250	-8,883,832	-3,346,795	1,363,022	3,673,250
140	5,668,902	5,668,902	-9,878,179	-4,341,142	368,675	2,678,902
160	4,674,555	4,674,555	-10,872,526	-5,335,489	-625,673	1,684,555
180	3,680,208	3,680,208	-11,866,874	-6,329,837	-1,620,020	690,208
200	2,685,860	2,685,860	-12,861,221	-7,324,184	-2,614,367	304,140
220	1,442,926	1,442,926	-14,404,155	-8,867,118	-3,857,302	1,547,074
240	199,922	199,922	-15,347,090	-9,810,053	-5,100,236	2,790,008
260	-1,042,943	-1,042,943	-16,590,024	-11,052,987	-6,343,170	4,032,943
280	-2,285,877	-2,285,877	-17,832,958	-12,295,921	-7,586,104	5,275,877
300	-3,528,811	-3,528,811	-19,075,892	-13,538,855	-8,829,039	6,518,811
400	-4,771,745	-4,771,745	-20,318,827	-14,781,790	-10,071,973	7,761,745
500	-6,014,680	-6,014,680	-21,561,761	-16,024,724	-11,314,907	9,004,680



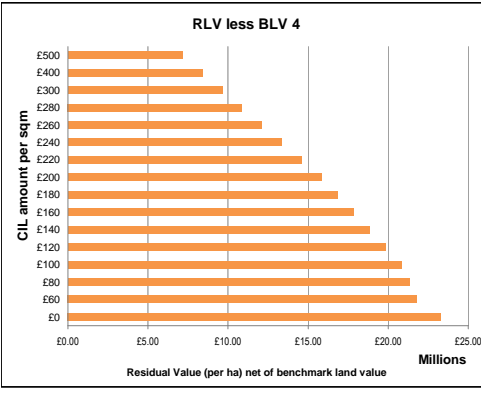
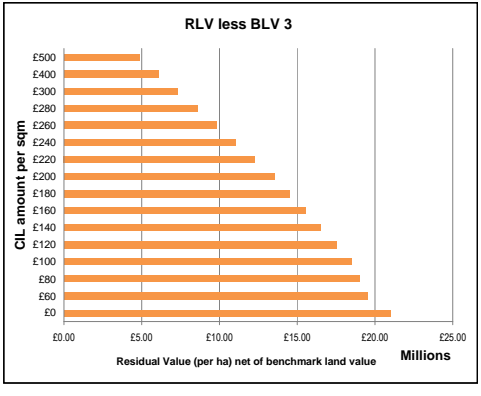
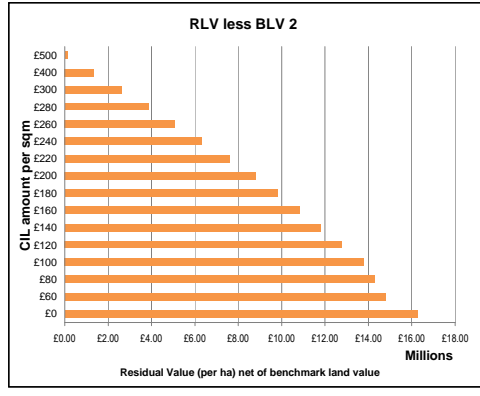
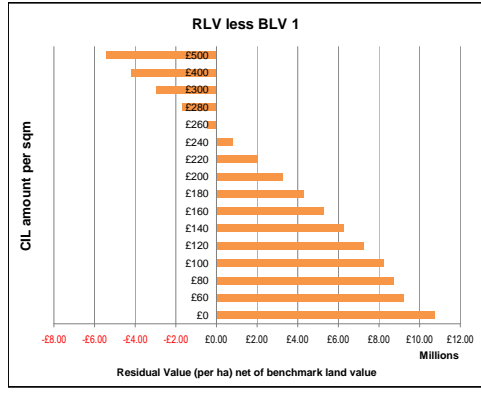
Site type 7 Description: **Area 5** £382 psm Shad,SWC, E14 7 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,765,734	14,765,734	-781,347	4,755,690	9,465,507	11,775,734
60	13,274,213	13,274,213	-2,272,868	3,264,169	7,973,986	10,284,213
80	12,777,040	12,777,040	-2,770,042	2,766,995	7,476,812	9,787,040
100	12,279,866	12,279,866	-3,267,215	2,269,822	6,979,639	9,289,866
120	11,285,519	11,285,519	-4,261,563	1,275,474	5,985,291	8,295,519
140	10,291,171	10,291,171	-5,255,910	281,127	4,990,944	7,301,171
160	9,296,824	9,296,824	-6,250,258	-713,221	3,996,596	6,306,824
180	8,302,476	8,302,476	-7,244,605	-1,707,568	3,002,249	5,312,476
200	7,308,129	7,308,129	-8,238,952	-2,701,915	2,007,902	4,318,129
220	6,065,195	6,065,195	-9,481,887	-3,944,850	764,967	3,075,195
240	4,822,260	4,822,260	-10,724,821	-5,187,784	-477,967	1,832,260
260	3,579,326	3,579,326	-11,967,755	-6,430,718	-1,720,901	589,326
280	2,336,392	2,336,392	-13,210,689	-7,673,652	-2,963,835	653,608
300	1,093,458	1,093,458	-14,453,624	-8,916,587	-4,206,770	1,896,542
400	-149,477	-149,477	-15,696,558	-10,159,521	-5,449,704	-3,139,477
500	-1,392,411	-1,392,411	-16,939,492	-11,402,455	-6,692,638	-4,382,411



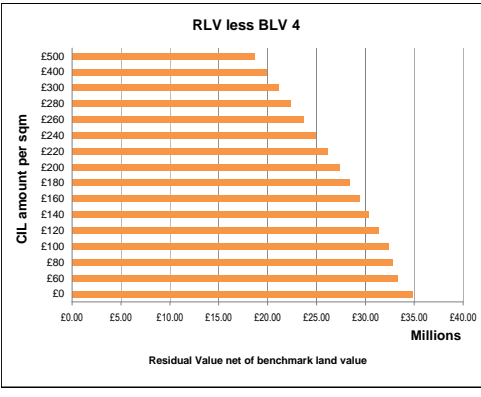
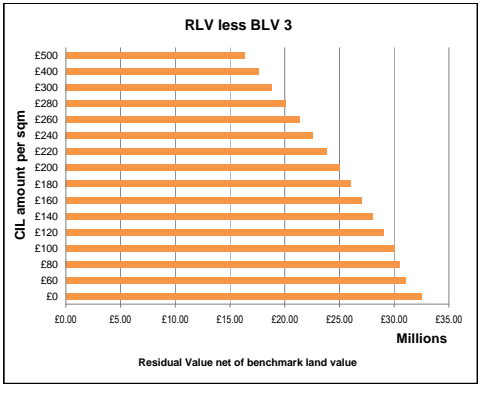
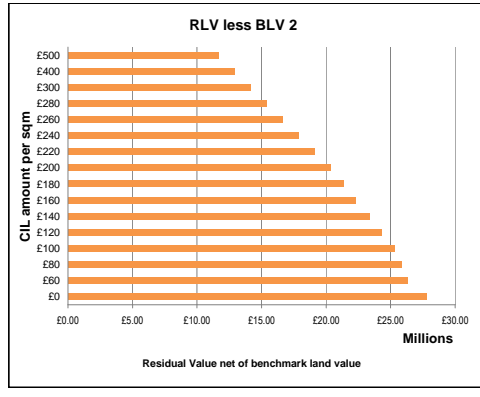
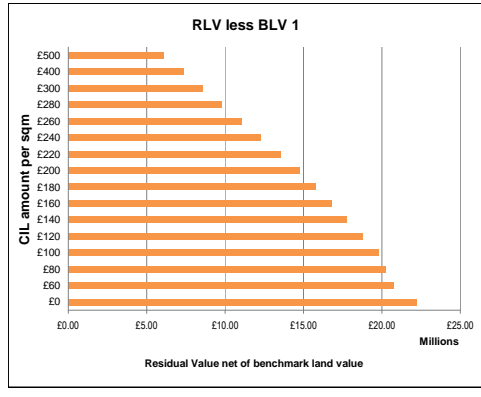
Site type 7 Description: **Area 6** £6189 psm Lime,WoD,Shore Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,272,517	26,272,517	10,725,436	16,262,473	20,972,290	23,282,517
60	24,780,996	24,780,996	9,233,915	14,770,952	19,480,769	21,790,996
80	24,283,822	24,283,822	8,736,741	14,273,778	18,983,595	21,293,822
100	23,786,649	23,786,649	8,239,567	13,776,604	18,486,421	20,796,649
120	22,792,301	22,792,301	7,245,220	12,782,257	17,492,074	19,802,301
140	21,797,954	21,797,954	6,250,873	11,787,910	16,497,726	18,807,954
160	20,803,606	20,803,606	5,256,525	10,793,562	15,503,379	17,813,606
180	19,809,259	19,809,259	4,262,178	9,799,215	14,509,032	16,819,259
200	18,814,912	18,814,912	3,267,830	8,804,867	13,514,684	15,824,912
220	17,571,977	17,571,977	2,024,896	7,561,933	12,271,750	14,581,977
240	16,329,043	16,329,043	781,962	6,318,999	11,028,816	13,339,043
260	15,086,109	15,086,109	-460,972	5,076,065	9,785,882	12,096,109
280	13,843,175	13,843,175	-1,703,907	3,833,130	8,542,947	10,853,175
300	12,600,240	12,600,240	-2,946,841	2,590,196	7,300,013	9,610,240
400	11,357,306	11,357,306	-4,189,775	1,347,262	6,057,079	8,367,306
500	10,114,372	10,114,372	-5,432,709	104,328	4,814,145	7,124,372



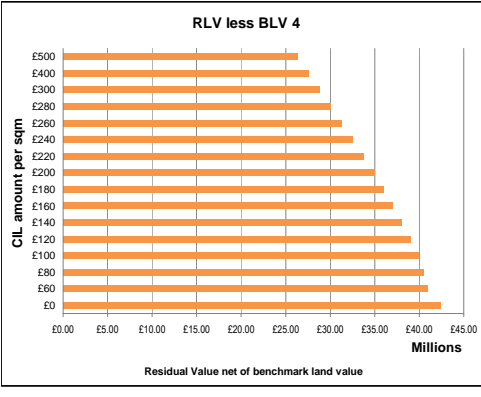
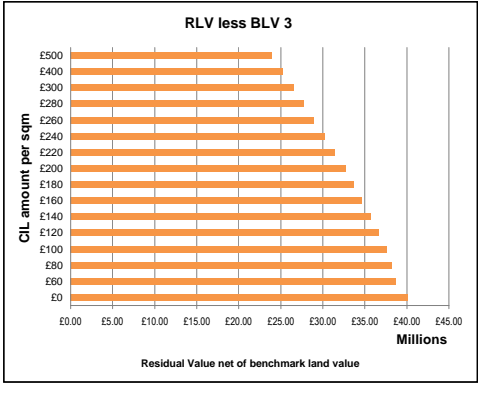
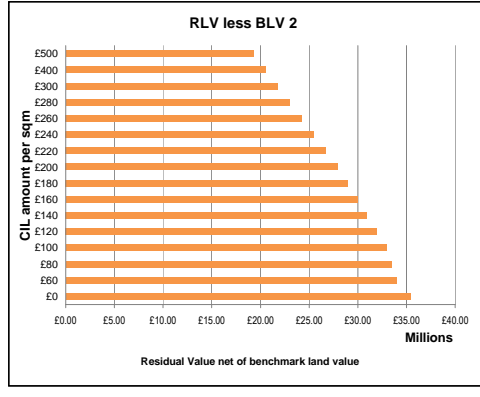
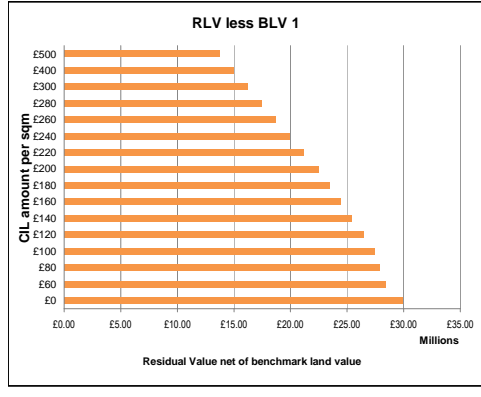
Site type 7 Description: **Area 7** £6997 psm Spitalfields Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	37,779,393	37,779,393	22,232,312	27,769,349	32,479,165	34,789,393
60	36,287,872	36,287,872	20,740,790	26,277,827	30,987,644	33,297,872
80	35,790,698	35,790,698	20,243,617	25,780,654	30,490,471	32,800,698
100	35,293,524	35,293,524	19,746,443	25,283,480	29,993,297	32,303,524
120	34,299,177	34,299,177	18,752,096	24,289,133	28,998,950	31,309,177
140	33,304,830	33,304,830	17,757,748	23,294,785	28,004,602	30,314,830
160	32,310,482	32,310,482	16,763,401	22,300,438	27,010,255	29,320,482
180	31,316,135	31,316,135	15,769,053	21,306,090	26,015,907	28,326,135
200	30,321,787	30,321,787	14,774,706	20,311,743	25,021,560	27,331,787
220	29,078,853	29,078,853	13,531,772	19,068,809	23,778,626	26,088,853
240	27,835,919	27,835,919	12,288,838	17,825,875	22,535,691	24,845,919
260	26,592,985	26,592,985	11,045,903	16,582,940	21,292,757	23,602,985
280	25,350,050	25,350,050	9,802,969	15,340,006	20,049,823	22,360,050
300	24,107,116	24,107,116	8,560,035	14,097,072	18,806,889	21,117,116
400	22,864,182	22,864,182	7,317,101	12,854,138	17,563,954	19,874,182
500	21,621,248	21,621,248	6,074,166	11,611,203	16,321,020	18,631,248



Site type 7 Description: **Area 8** £7535 psm CW,AI,TL,SKD,Wap Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	45,418,709	45,418,709	29,871,627	35,408,664	40,118,481	42,428,709
60	43,927,187	43,927,187	28,380,106	33,917,143	38,626,960	40,937,187
80	43,430,014	43,430,014	27,882,932	33,419,970	38,129,786	40,440,014
100	42,932,840	42,932,840	27,385,759	32,922,796	37,632,613	39,942,840
120	41,938,493	41,938,493	26,391,411	31,928,448	36,638,265	38,948,493
140	40,944,145	40,944,145	25,397,064	30,934,101	35,643,918	37,954,145
160	39,949,798	39,949,798	24,402,717	29,939,754	34,649,570	36,959,798
180	38,955,450	38,955,450	23,408,369	28,945,406	33,655,223	35,965,450
200	37,961,103	37,961,103	22,414,022	27,951,059	32,660,876	34,971,103
220	36,718,169	36,718,169	21,171,088	26,708,125	31,417,941	33,728,169
240	35,475,235	35,475,235	19,928,153	25,465,190	30,175,007	32,485,235
260	34,232,300	34,232,300	18,685,219	24,222,256	28,932,073	31,242,300
280	32,989,366	32,989,366	17,442,285	22,979,322	27,689,139	29,999,366
300	31,746,432	31,746,432	16,199,351	21,736,388	26,446,204	28,756,432
400	30,503,498	30,503,498	14,956,416	20,493,453	25,203,270	27,513,498
500	29,260,563	29,260,563	13,713,482	19,250,519	23,960,336	26,270,563



BLV1 Offices (higher) £15,547,081	BLV2 Offices (lower) £10,010,044	BLV3 Industrial/WH £5,300,227	BLV4 Community uses £2,990,000
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400 UNITS
FLATS

400 UPH Net area as percentage of gross

100%

CSH level: 4 on AH
4 on private
Aff Hsg: 0%

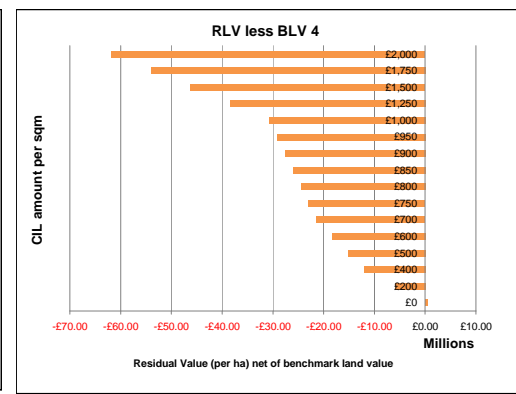
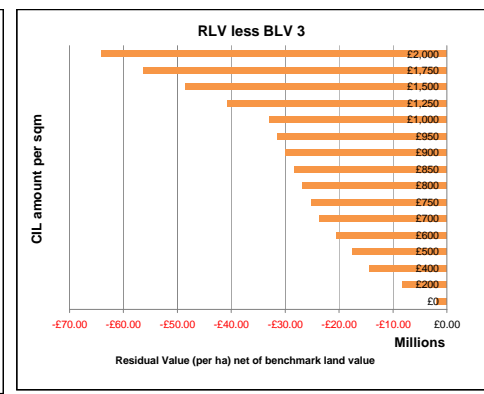
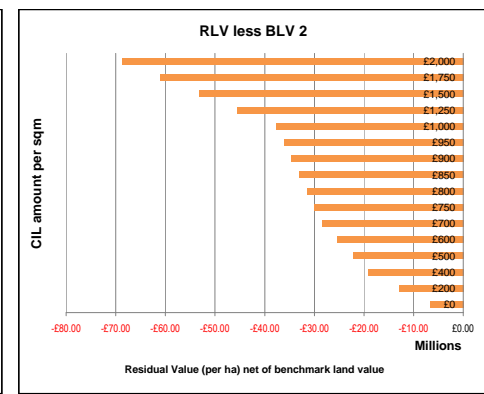
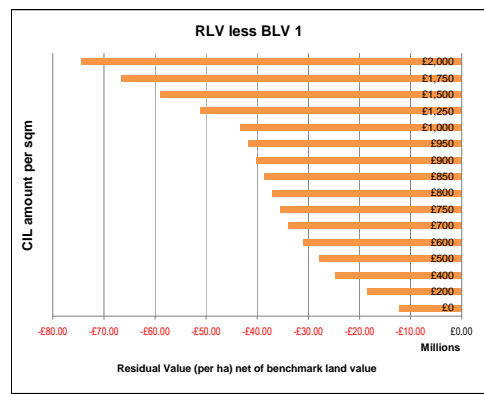
Sales value inflation
Build cost inflation

Note on Benchmark land values:

Offices (higher) uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
Offices (lower) uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
Industrial/WH uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
Community uses - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

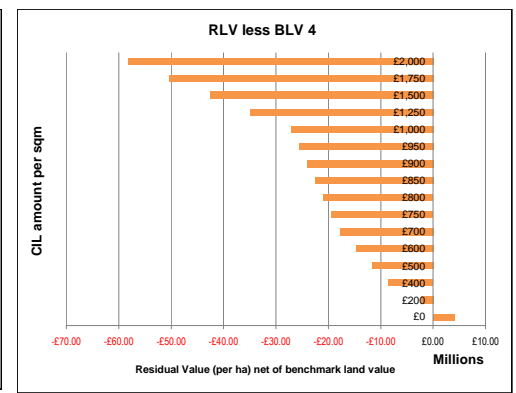
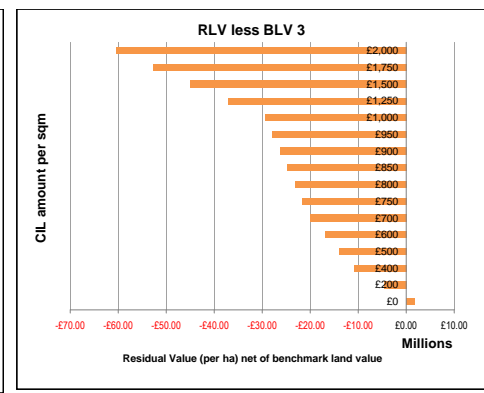
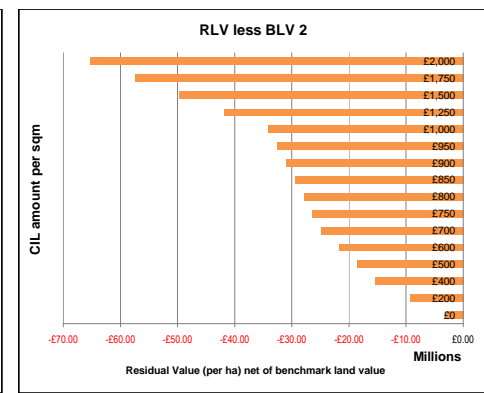
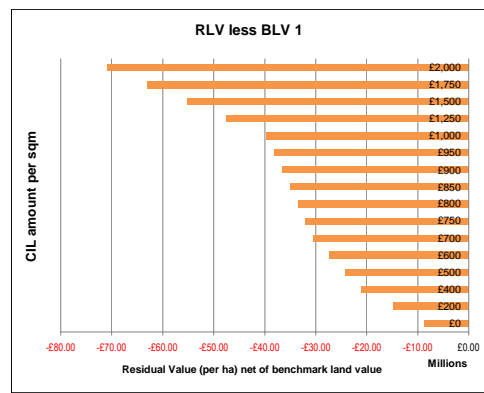
Site type 7 Description: Area 1 E4090 psm CT,Fish,Bow,Mile Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,345,354	3,345,354	-12,201,727	-6,664,690	-1,954,873	-355,354
200	-2,869,317	-2,869,317	-18,416,399	-12,879,362	-8,169,545	-5,899,317
400	-9,083,989	-9,083,989	-24,631,070	-19,094,033	-14,384,216	-12,073,989
500	-12,191,324	-12,191,324	-27,738,405	-22,201,368	-17,491,552	-15,181,324
600	-15,298,660	-15,298,660	-30,845,741	-25,308,704	-20,598,887	-18,288,660
700	-18,405,995	-18,405,995	-33,953,077	-28,416,040	-23,706,223	-21,395,995
750	-19,959,663	-19,959,663	-35,506,744	-29,969,707	-25,259,891	-22,949,663
800	-21,513,331	-21,513,331	-37,060,412	-31,523,375	-26,813,558	-24,503,331
850	-23,066,999	-23,066,999	-38,614,080	-33,077,043	-28,367,226	-26,056,999
900	-24,620,667	-24,620,667	-40,167,748	-34,630,711	-29,920,894	-27,610,667
950	-26,174,334	-26,174,334	-41,721,416	-36,184,379	-31,474,562	-29,164,334
1,000	-27,728,002	-27,728,002	-43,275,084	-37,738,046	-33,028,230	-30,718,002
1,250	-35,496,341	-35,496,341	-51,043,423	-45,506,386	-40,796,569	-38,486,341
1,500	-43,264,680	-43,264,680	-58,811,762	-53,274,725	-48,564,908	-46,254,680
1,750	-51,033,019	-51,033,019	-66,580,101	-61,043,064	-56,333,247	-54,023,019
2,000	-58,801,358	-58,801,358	-74,348,440	-68,811,403	-64,101,586	-61,791,358



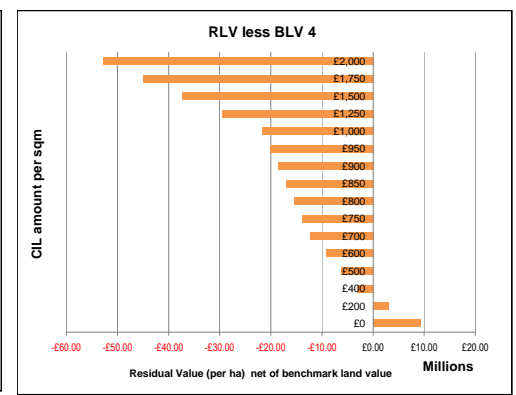
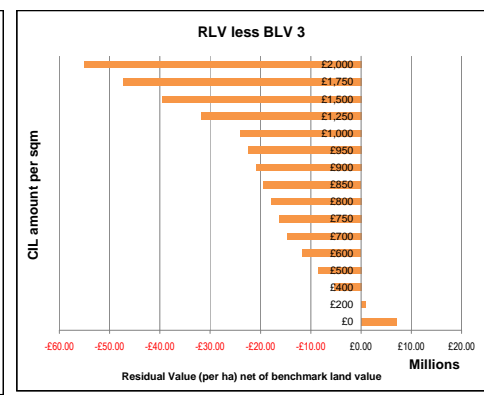
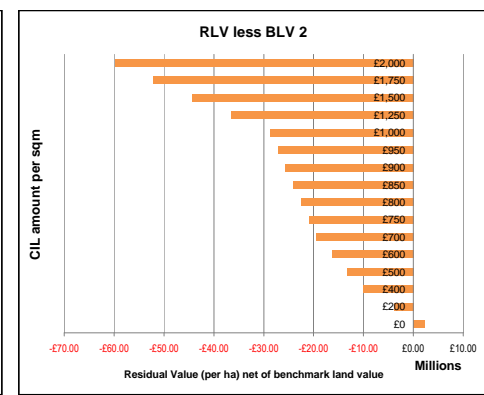
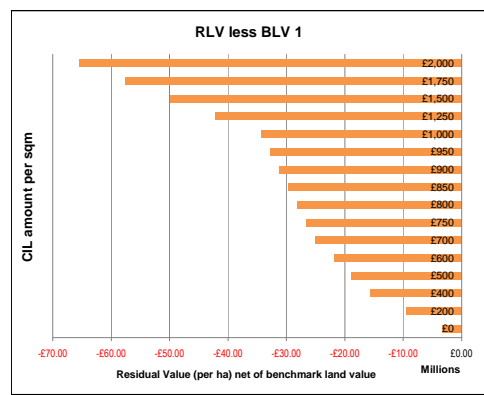
Site type 7 Description: Area 2 E4306 psm S IO D Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,933,618	6,933,618	-8,613,463	-3,076,426	-1,633,390	-3,943,618
200	718,947	718,947	-14,828,135	-9,291,098	-4,581,281	-2,271,053
400	5,495,725	5,495,725	-21,042,806	-15,505,769	-10,795,982	-8,485,725
500	8,603,060	8,603,060	-24,150,142	-18,613,105	-13,903,288	-11,593,060
600	11,710,395	11,710,395	-27,257,477	-21,720,440	-17,010,623	-14,700,396
700	14,817,732	14,817,732	-30,364,813	-24,827,776	-20,117,959	-17,807,732
750	16,371,399	16,371,399	-31,918,481	-26,381,444	-21,671,627	-19,361,399
800	17,925,067	17,925,067	-33,472,148	-27,935,111	-23,225,295	-20,915,067
850	19,478,735	19,478,735	-35,025,816	-29,488,779	-24,778,962	-22,468,735
900	21,032,403	21,032,403	-36,579,484	-31,042,447	-26,332,630	-24,022,403
950	22,586,071	22,586,071	-38,133,152	-32,596,115	-27,886,298	-25,576,071
1,000	24,139,738	24,139,738	-39,686,820	-34,149,783	-29,439,966	-27,129,738
1,250	31,908,078	31,908,078	-47,455,159	-41,918,122	-37,208,305	-34,898,078
1,500	39,676,417	39,676,417	-55,223,498	-49,686,461	-44,976,644	-42,666,417
1,750	47,444,756	47,444,756	-62,991,837	-57,454,800	-52,744,983	-50,434,756
2,000	55,213,095	55,213,095	-70,760,176	-65,223,139	-60,513,322	-58,203,095



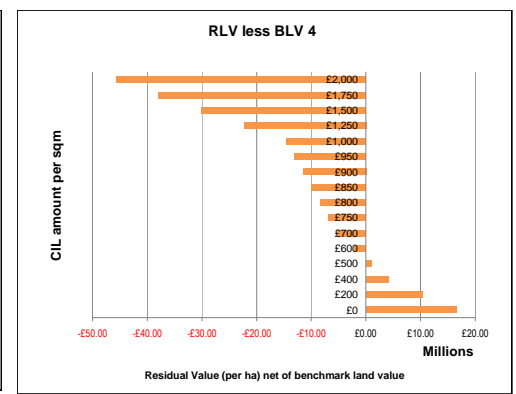
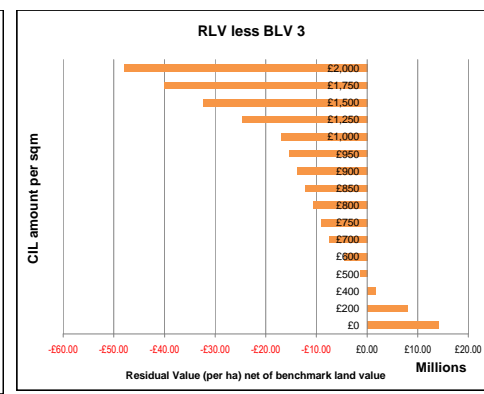
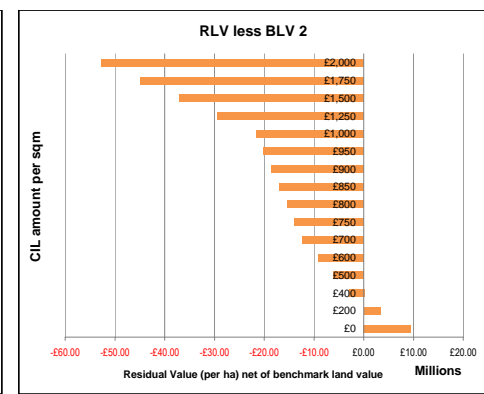
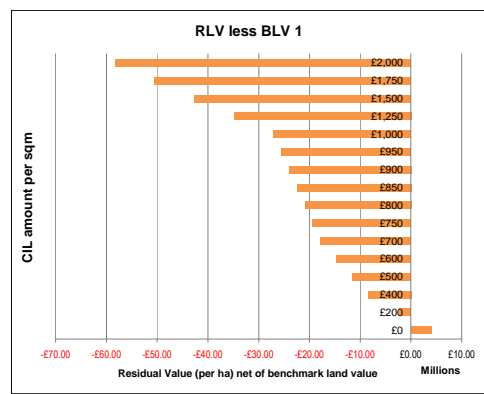
Site type 7 Description: Area 3 E4629 psm BrB,BC,P,PR,BW Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,316,013	12,316,013	-3,231,068	-2,305,969	-7,015,756	-9,326,013
200	6,101,342	6,101,342	-9,445,739	-3,908,702	-801,115	-3,111,342
400	113,329	113,329	-15,660,410	-10,123,373	-5,413,556	-3,103,329
500	3,220,665	3,220,665	-18,767,746	-13,230,709	-8,520,892	-6,210,665
600	6,328,000	6,328,000	-21,875,082	-16,338,044	-11,628,228	-9,318,000
700	9,435,336	9,435,336	-24,982,417	-19,445,380	-14,735,563	-12,425,336
750	10,989,004	10,989,004	-26,536,085	-20,999,048	-16,289,231	-13,979,004
800	12,542,671	12,542,671	-28,089,753	-22,552,716	-17,842,899	-15,532,671
850	14,096,339	14,096,339	-29,643,421	-24,106,384	-19,396,567	-17,086,339
900	15,650,007	15,650,007	-31,197,088	-25,660,051	-20,950,235	-18,640,007
950	17,203,675	17,203,675	-32,750,756	-27,213,719	-22,503,902	-20,193,675
1,000	18,757,343	18,757,343	-34,304,424	-28,767,387	-24,057,570	-21,747,343
1,250	26,525,682	26,525,682	-42,072,763	-36,535,726	-31,825,909	-29,515,682
1,500	34,294,021	34,294,021	-49,841,102	-44,304,065	-39,594,248	-37,284,021
1,750	42,062,360	42,062,360	-57,609,441	-52,072,404	-47,362,587	-45,052,360
2,000	49,830,699	49,830,699	-65,377,780	-59,840,743	-55,130,926	-52,820,699



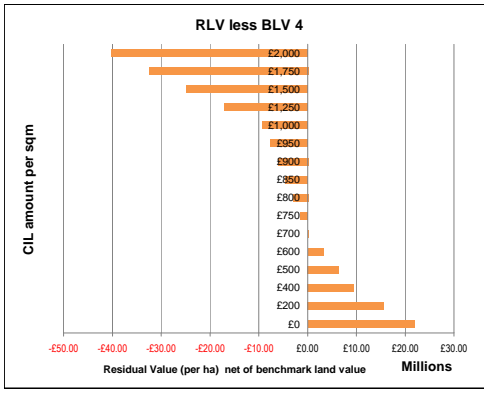
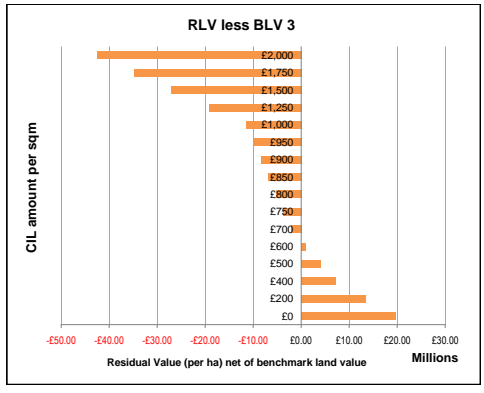
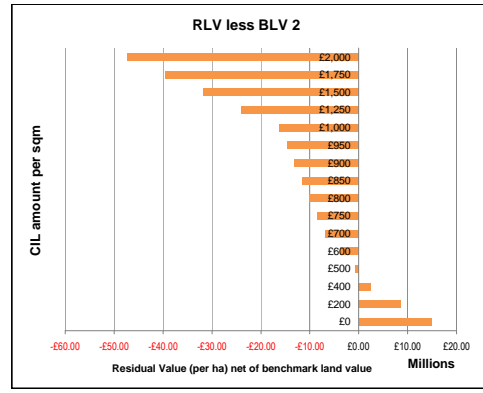
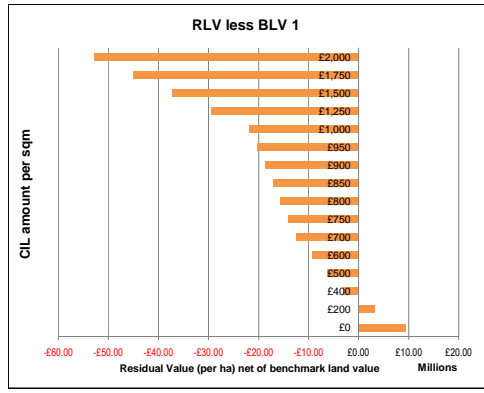
Site type 7 Description: Area 4 E5059 psm BG,GT,NWC,Step Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,492,541	19,492,541	-3,945,460	-9,482,497	-14,192,314	-16,502,541
200	13,277,870	13,277,870	-2,269,211	-3,267,826	-7,977,642	-10,287,870
400	7,063,199	7,063,199	-8,483,883	-2,946,846	-1,762,911	-4,073,199
500	3,955,863	3,955,863	-11,591,218	-6,054,181	-1,344,364	-965,863
600	848,527	848,527	-14,698,554	-9,161,517	-4,451,700	-2,141,473
700	2,258,808	2,258,808	-17,805,889	-12,268,852	-7,559,036	-5,248,808
750	3,812,476	3,812,476	-19,359,557	-13,822,520	-9,112,703	-6,802,476
800	5,366,144	5,366,144	-20,913,225	-15,376,188	-10,666,371	-8,356,144
850	6,919,812	6,919,812	-22,466,893	-16,929,856	-12,220,039	-9,909,812
900	8,473,479	8,473,479	-24,020,561	-18,483,524	-13,773,707	-11,463,479
950	10,027,147	10,027,147	-25,574,229	-20,037,192	-15,327,375	-13,017,147
1,000	11,580,815	11,580,815	-27,127,896	-21,590,859	-16,881,043	-14,570,815
1,250	19,349,154	19,349,154	-34,896,235	-29,359,198	-24,649,382	-22,339,154
1,500	27,117,493	27,117,493	-42,664,574	-37,127,537	-32,417,721	-30,107,493
1,750	34,885,832	34,885,832	-50,432,914	-44,895,876	-40,186,060	-37,875,832
2,000	42,654,171	42,654,171	-58,201,253	-52,664,216	-47,954,399	-45,644,171



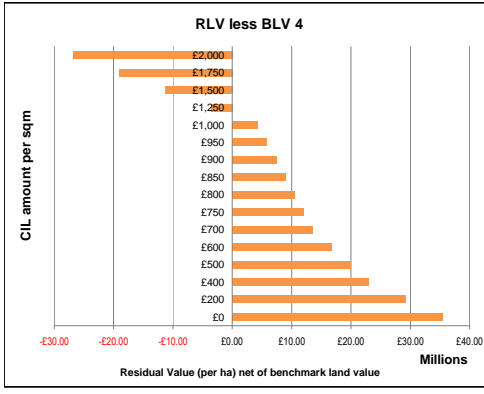
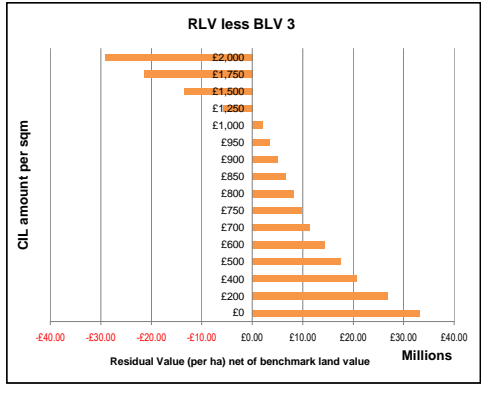
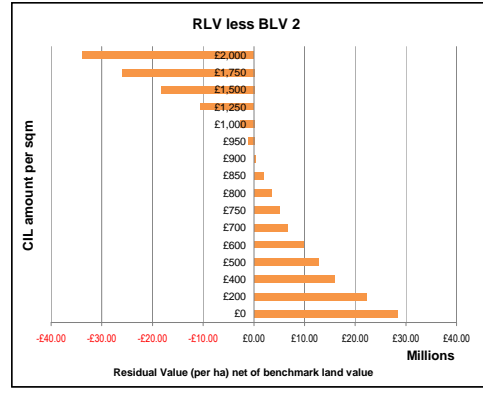
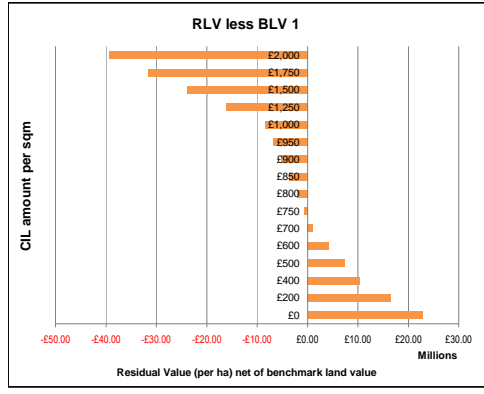
Site type 7 Description: **Area 5 E382 psm Shad,SWC, E14 7** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,874,937	24,874.937	9,327,856	14,864,893	19,574,709	21,884,937
200	18,660,266	18,660.266	3,113,184	8,650,221	13,360,038	15,670,266
400	12,445,594	12,445.594	-3,101,487	2,435,550	7,145,367	9,455,594
500	9,338,259	9,338.259	-6,208,823	-671,785	4,038,031	6,348,259
600	6,230,923	6,230.923	-9,316,158	-3,779,121	930,696	3,240,923
700	3,123,587	3,123.587	-12,423,494	-6,886,457	-2,176,640	133,587
750	1,569,920	1,569.920	-13,977,162	-8,440,125	-3,730,308	-1,420,080
800	16,252	16.252	-15,530,829	-9,993,792	-5,283,976	-2,973,748
850	-1,537,416	-1,537.416	-17,084,497	-11,547,640	-6,837,643	-4,527,416
900	-3,091,084	-3,091.084	-18,638,165	-13,101,128	-8,391,311	-6,081,084
950	-4,644,752	-4,644.752	-20,191,833	-14,654,796	-9,944,979	-7,634,752
1,000	-6,198,419	-6,198.419	-21,745,501	-16,208,464	-11,498,647	-9,188,419
1,250	-13,966,758	-13,966.758	-29,513,840	-23,976,803	-19,266,986	-16,956,758
1,500	-21,735,097	-21,735.097	-37,282,179	-31,745,142	-27,035,325	-24,725,097
1,750	-29,503,437	-29,503.437	-45,050,518	-39,513,821	-34,803,664	-32,493,437
2,000	-37,271,776	-37,271.776	-52,818,857	-47,281,820	-42,572,003	-40,261,776



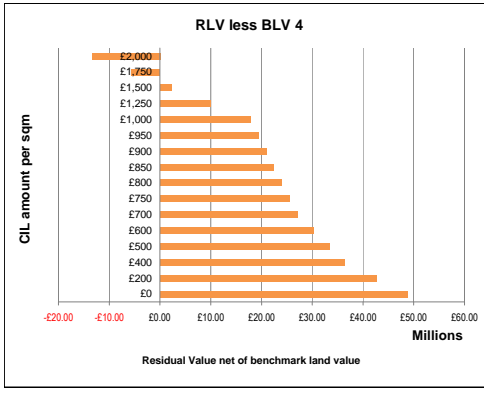
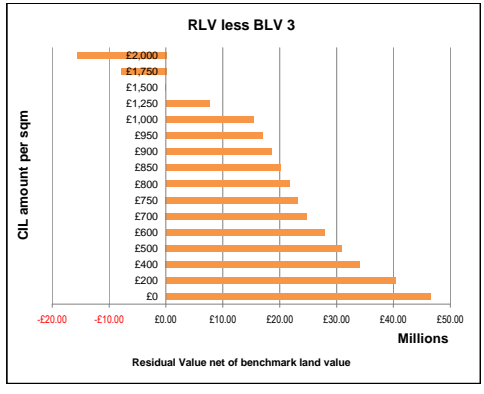
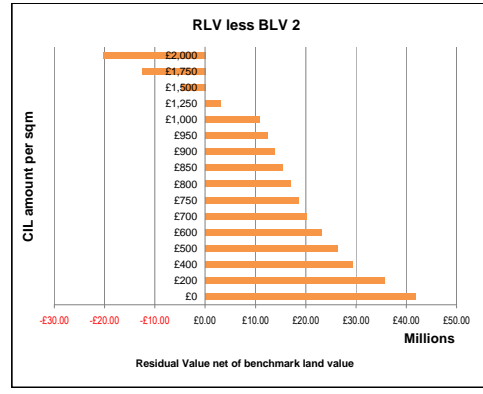
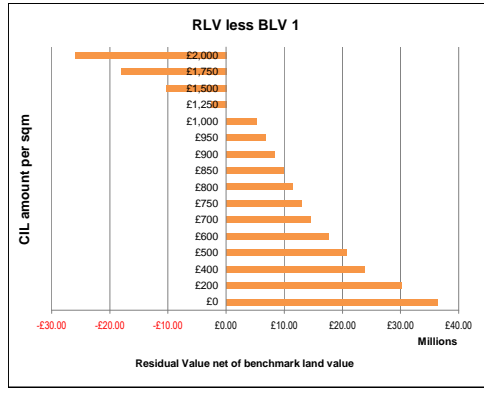
Site type 7 Description: **Area 6 E6189 psm Lime,WoD,Shore** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	38,330,926	38,330.926	22,783,845	28,320,882	33,030,699	35,340,926
200	32,116,255	32,116.255	16,569,174	22,106,211	26,816,028	29,126,255
400	25,901,584	25,901.584	10,354,502	15,891,539	20,601,356	22,911,584
500	22,794,248	22,794.248	7,247,167	12,784,204	17,494,021	19,804,248
600	19,686,912	19,686.912	4,139,831	9,676,868	14,386,685	16,696,912
700	16,579,577	16,579.577	1,032,496	6,569,533	11,279,349	13,589,577
750	15,025,909	15,025.909	-521,172	5,015,865	9,725,682	12,035,909
800	13,472,241	13,472.241	-2,074,840	3,462,197	8,172,014	10,482,241
850	11,918,573	11,918.573	-3,628,508	1,908,529	6,618,346	8,928,573
900	10,364,906	10,364.906	-5,182,176	354,861	5,064,678	7,374,906
950	8,811,238	8,811.238	-6,735,844	-1,198,806	3,511,010	5,821,238
1,000	7,257,570	7,257.570	-8,289,511	-2,752,474	1,957,343	4,267,570
1,250	-510,769	-510.769	-16,057,850	-10,520,813	-5,810,997	-3,500,769
1,500	-8,279,108	-8,279.108	-23,826,189	-18,289,152	-13,579,336	-11,269,108
1,750	-16,047,447	-16,047.447	-31,594,529	-26,057,491	-21,347,675	-19,037,447
2,000	-23,815,786	-23,815.786	-39,362,868	-33,825,831	-29,116,014	-26,805,786



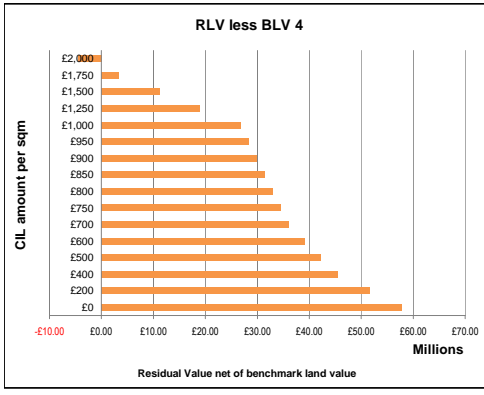
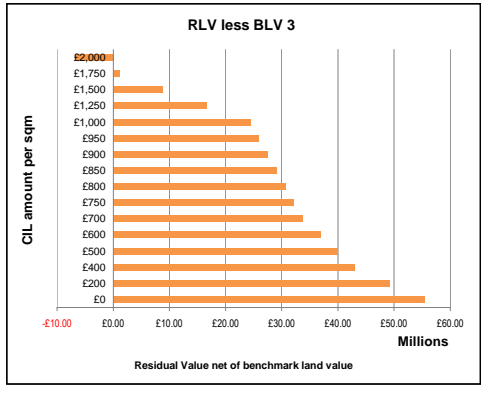
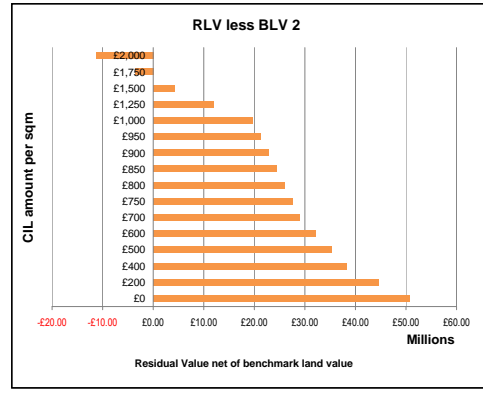
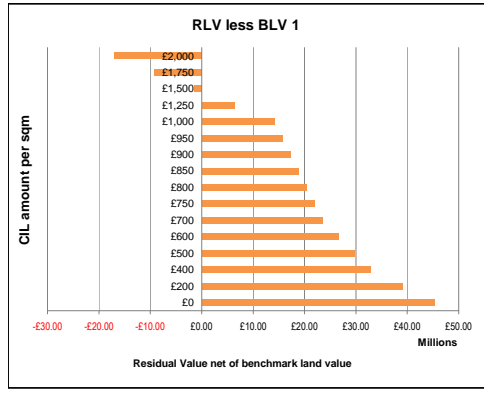
Site type 7 Description: **Area 7 E6997 psm Spitalfields** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	51,786,915	51,786.915	36,239,834	41,776,871	46,486,688	48,796,915
200	45,572,244	45,572.244	30,025,163	35,562,200	40,272,017	42,582,244
400	39,357,573	39,357.573	23,810,492	29,347,529	34,057,346	36,367,573
500	36,250,237	36,250.237	20,703,156	26,240,193	30,950,010	33,260,237
600	33,142,902	33,142.902	17,595,820	23,132,857	27,842,674	30,152,902
700	30,035,566	30,035.566	14,488,485	20,025,522	24,735,339	27,045,566
750	28,481,898	28,481.898	12,934,817	18,471,854	23,181,671	25,491,898
800	26,928,230	26,928.230	11,381,149	16,918,186	21,628,003	23,938,230
850	25,374,563	25,374.563	9,827,481	15,364,518	20,074,335	22,384,563
900	23,820,895	23,820.895	8,273,814	13,810,851	18,520,667	20,830,895
950	22,267,227	22,267.227	6,720,146	12,257,183	16,967,000	19,277,227
1,000	20,713,559	20,713.559	5,166,478	10,703,515	15,413,332	17,723,559
1,250	12,945,220	12,945.220	-2,601,861	2,935,176	7,644,993	9,955,220
1,500	5,176,881	5,176.881	-10,370,200	-4,833,163	-123,346	2,186,881
1,750	-2,591,458	-2,591.458	-18,138,539	-12,601,502	-7,891,685	-5,581,458
2,000	-10,359,797	-10,359.797	-25,906,878	-20,369,841	-15,660,024	-13,349,797



Site type 7 Description: **Area 8 E7535 psm CW,Al,TL,SKD,Wap** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	60,757,575	60,757.575	45,210,494	50,747,531	55,457,348	57,767,575
200	54,542,904	54,542.904	38,995,822	44,532,860	49,242,676	51,552,904
400	48,328,233	48,328.233	32,781,151	38,318,188	43,028,005	45,338,233
500	45,220,897	45,220.897	29,673,816	35,210,853	39,920,669	42,230,897
600	42,113,561	42,113.561	26,566,480	32,103,517	36,813,334	39,123,561
700	39,006,226	39,006.226	23,459,144	28,996,181	33,705,998	36,016,226
750	37,452,558	37,452.558	21,905,477	27,442,514	32,152,330	34,462,558
800	35,898,890	35,898.890	20,351,809	25,888,846	30,598,663	32,908,890
850	34,345,222	34,345.222	18,798,141	24,335,178	29,044,995	31,355,222
900	32,791,554	32,791.554	17,244,473	22,781,510	27,491,327	29,801,554
950	31,237,887	31,237.887	15,690,805	21,227,842	25,937,659	28,247,887
1,000	29,684,219	29,684.219	14,137,138	19,674,175	24,383,991	26,694,219
1,250	21,915,880	21,915.880	6,368,798	11,905,835	16,615,652	18,925,880
1,500	14,147,541	14,147.541	-1,399,541	4,137,496	8,847,313	11,157,541
1,750	6,379,202	6,379.202	-9,167,880	-3,630,843	-1,078,974	3,389,202
2,000	-1,389,137	-1,389.137	-16,936,219	-11,399,182	-6,689,365	-4,379,137



CIL Viability LB Tower Hamlets

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Industrial/WH	Community uses
£15,547,081	£10,010,044	£5,300,227	£2,990,000

Note on Benchmark land values:
 "Offices (higher)" uses the third and fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Offices (lower)" uses the fourth quartile average rents for second hand lettings sourced from Focus (Jan 2011 - June 2012).
 "Industrial/WH" uses the fourth quartile average rents for second hand industrial lettings sourced from Focus (Jan 2010 - June 2012).
 "Community uses" - BNPPRE assumption of rent of £4 per sq ft for these uses, assuming low grade facilities used by community groups and similar uses.

SITE TYPE 7

400 UNITS

FLATS

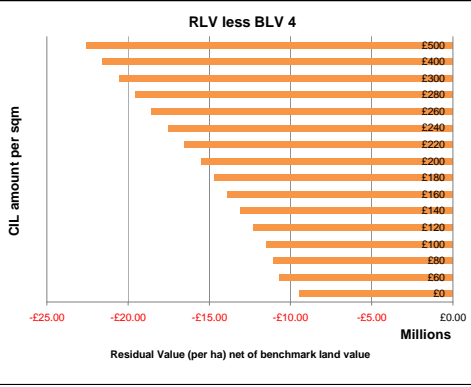
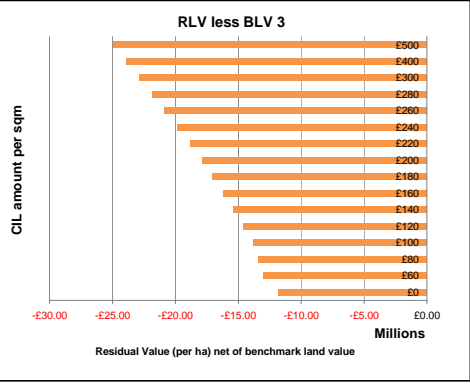
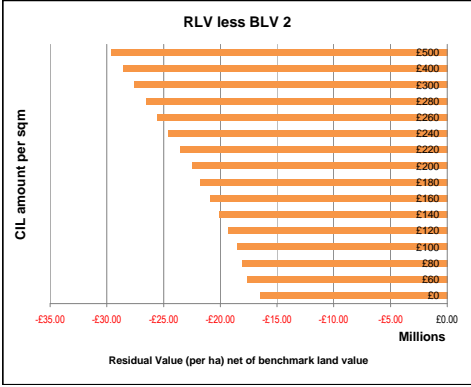
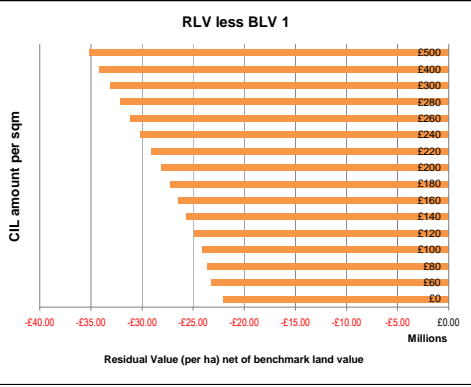
400 UPH

Net area as percentage of gross

CSH level: 4 on AH		Sales value inflation
4 on private		Build cost inflation
Aff Hsg: 35%	Affordable Rent	

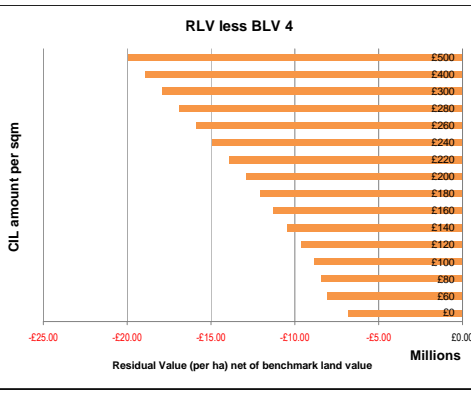
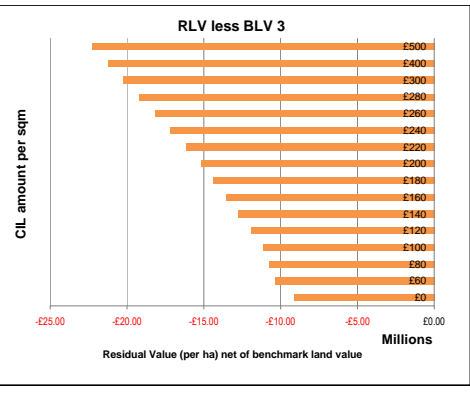
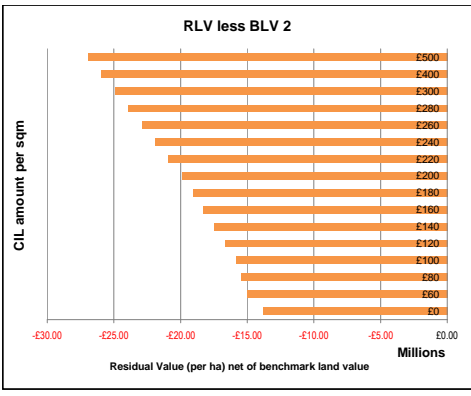
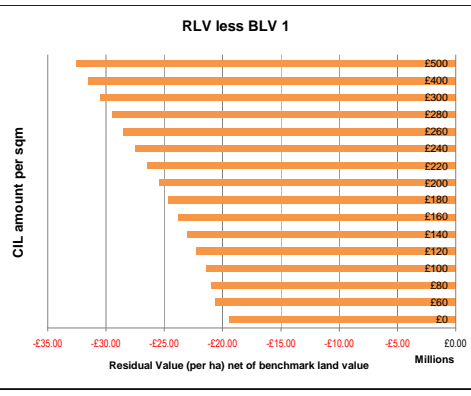
Site type 7 Description: **Area 1** £4090 psm CT,Fish,Bow,Mile Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,470,260	6,470,260	-22,017,341	-16,480,304	-11,770,487	-9,460,260
60	-7,682,121	7,682,121	-23,229,202	-17,692,165	-12,982,348	-10,672,121
80	-8,086,074	8,086,074	-23,633,156	-18,096,119	-13,386,301	-11,076,074
100	-8,490,028	8,490,028	-24,037,109	-18,500,072	-13,790,255	-11,480,028
120	-9,297,935	9,297,935	-24,845,016	-19,307,979	-14,598,163	-12,287,935
140	-10,105,842	10,105,842	-25,652,924	-20,115,887	-15,406,070	-13,095,842
160	-10,913,750	10,913,750	-26,460,831	-20,923,794	-16,213,977	-13,903,750
180	-11,721,657	11,721,657	-27,268,738	-21,731,701	-17,021,884	-14,711,657
200	-12,529,564	12,529,564	-28,076,645	-22,539,608	-17,829,792	-15,519,564
220	-13,539,448	13,539,448	-29,086,530	-23,549,493	-18,839,676	-16,529,448
240	-14,549,332	14,549,332	-30,096,414	-24,559,377	-19,849,560	-17,539,332
260	-15,559,216	15,559,216	-31,106,298	-25,569,261	-20,859,444	-18,549,216
280	-16,569,101	16,569,101	-32,116,182	-26,579,145	-21,869,328	-19,559,101
300	-17,578,985	17,578,985	-33,126,066	-27,589,029	-22,879,212	-20,568,985
400	-18,588,869	18,588,869	-34,135,950	-28,598,913	-23,889,096	-21,578,869
500	-19,598,753	19,598,753	-35,145,834	-29,608,797	-24,898,980	-22,588,753



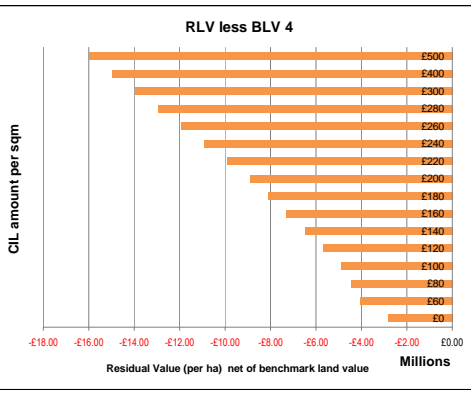
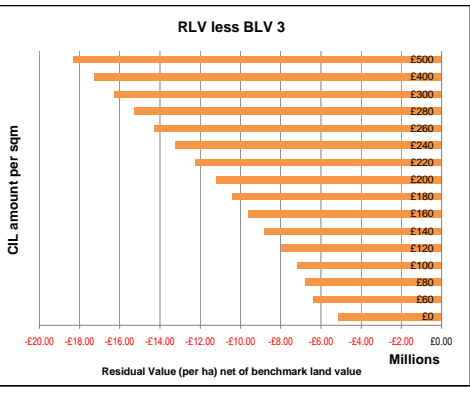
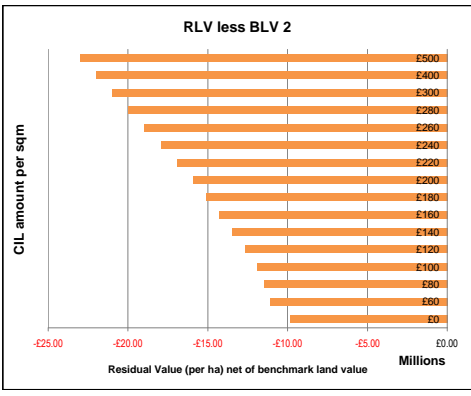
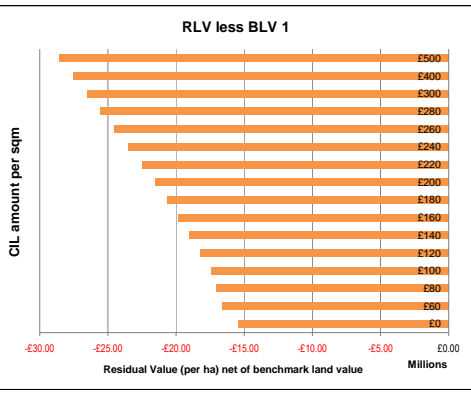
Site type 7 Description: **Area 2** £4306 psm S IoD Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,826,615	3,826,615	19,373,696	13,836,659	9,126,843	6,816,615
60	5,038,476	5,038,476	20,585,557	15,048,520	10,338,704	8,028,476
80	5,442,430	5,442,430	20,989,511	15,452,474	10,742,657	8,432,430
100	5,846,383	5,846,383	21,393,465	15,856,428	11,146,611	8,836,383
120	6,654,291	6,654,291	22,201,372	16,664,335	11,954,518	9,644,291
140	7,462,198	7,462,198	23,009,279	17,472,242	12,762,425	10,452,198
160	8,270,105	8,270,105	23,817,186	18,280,149	13,570,333	11,260,105
180	9,078,012	9,078,012	24,625,094	19,088,057	14,378,240	12,068,012
200	9,885,920	9,885,920	25,433,001	19,895,964	15,186,147	12,875,920
220	10,895,804	10,895,804	26,442,885	20,905,848	16,196,031	13,885,804
240	11,905,688	11,905,688	27,452,769	21,915,732	17,205,915	14,895,688
260	12,915,572	12,915,572	28,462,653	22,925,616	18,215,799	15,905,572
280	13,925,456	13,925,456	29,472,537	23,935,500	19,225,683	16,915,456
300	14,935,340	14,935,340	30,482,421	24,945,384	20,235,567	17,925,340
400	15,945,224	15,945,224	31,492,305	25,955,268	21,245,452	18,935,224
500	16,955,108	16,955,108	32,502,189	26,965,152	22,255,336	19,945,108



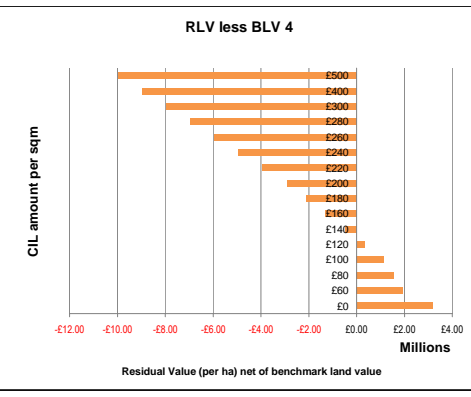
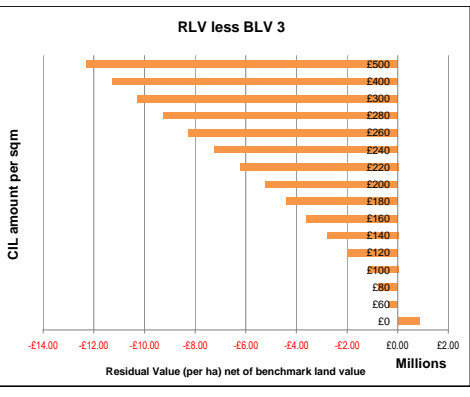
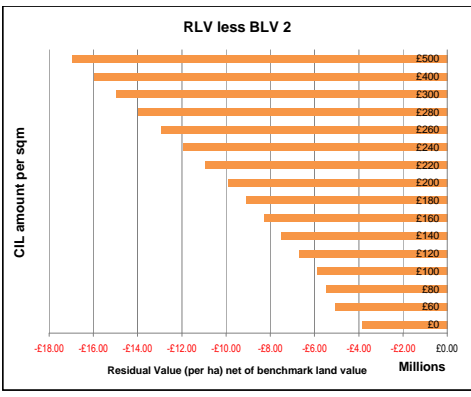
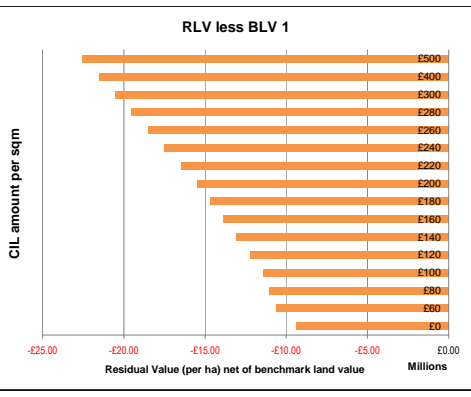
Site type 7 Description: **Area 3** £4629 psm BrB,BC,P,PR,BW Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	138,852	138,852	15,408,230	9,871,193	5,161,376	2,851,148
60	1,073,009	1,073,009	16,620,091	11,083,054	6,373,237	4,063,009
80	1,476,963	1,476,963	17,024,044	11,487,007	6,777,190	4,466,963
100	1,880,917	1,880,917	17,427,998	11,890,961	7,181,144	4,870,917
120	2,688,824	2,688,824	18,235,905	12,698,868	7,989,051	5,678,824
140	3,496,731	3,496,731	19,043,812	13,506,775	8,796,958	6,486,731
160	4,304,638	4,304,638	19,851,720	14,314,683	9,604,866	7,294,638
180	5,112,546	5,112,546	20,659,627	15,122,590	10,412,773	8,102,546
200	5,920,453	5,920,453	21,467,534	15,930,497	11,220,680	8,910,453
220	6,930,337	6,930,337	22,477,418	16,940,381	12,230,564	9,920,337
240	7,940,221	7,940,221	23,487,302	17,950,265	13,240,448	10,930,221
260	8,950,105	8,950,105	24,497,186	18,960,149	14,250,332	11,940,105
280	9,959,989	9,959,989	25,507,070	19,970,033	15,260,217	12,949,989
300	10,969,873	10,969,873	26,516,955	20,979,917	16,270,101	13,959,873
400	11,979,757	11,979,757	27,526,839	21,989,802	17,279,985	14,969,757
500	12,989,641	12,989,641	28,536,723	22,999,686	18,289,869	15,979,641



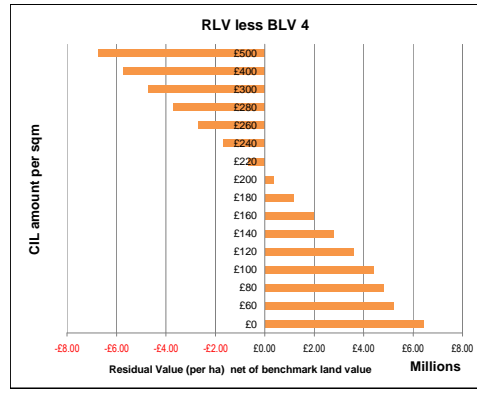
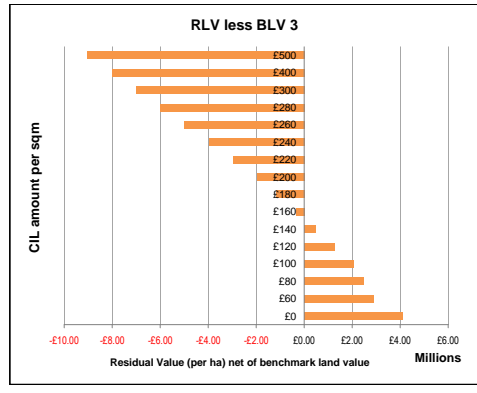
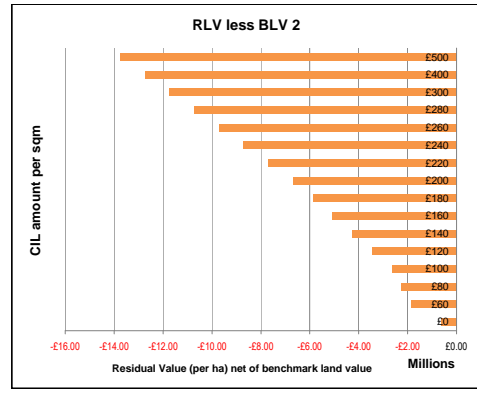
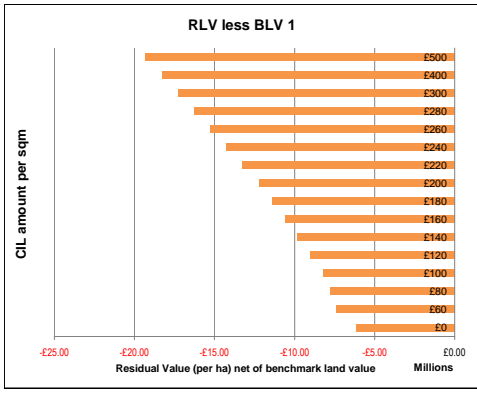
Site type 7 Description: **Area 4** £5059 psm BG,GT,NWC,Step Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,145,308	6,145,308	-9,401,773	-3,864,736	845,081	3,155,308
60	4,933,447	4,933,447	-10,613,634	-5,076,597	366,780	1,943,447
80	4,529,494	4,529,494	-11,017,587	-5,480,550	770,734	1,539,494
100	4,125,540	4,125,540	-11,421,541	-5,884,504	1,174,687	1,135,540
120	3,317,633	3,317,633	-12,229,448	-6,692,411	1,982,595	327,633
140	2,509,726	2,509,726	-13,037,356	-7,500,319	2,790,502	480,726
160	1,701,818	1,701,818	-13,845,263	-8,308,226	3,598,409	1,288,818
180	893,911	893,911	-14,653,170	-9,116,133	4,406,316	2,096,911
200	86,004	86,004	-15,461,077	-9,924,040	5,214,224	2,905,004
220	923,880	923,880	-16,470,961	-10,933,924	6,224,108	3,913,880
240	1,933,764	1,933,764	-17,480,846	-11,943,809	7,233,992	4,923,764
260	2,943,648	2,943,648	-18,490,730	-12,953,693	8,243,876	5,933,648
280	3,953,532	3,953,532	-19,500,614	-13,963,577	9,253,760	6,943,532
300	4,963,417	4,963,417	-20,510,498	-14,973,461	10,263,644	7,953,417
400	5,973,301	5,973,301	-21,520,382	-15,983,345	11,273,528	8,963,301
500	6,983,185	6,983,185	-22,530,266	-16,993,229	12,283,412	9,973,185



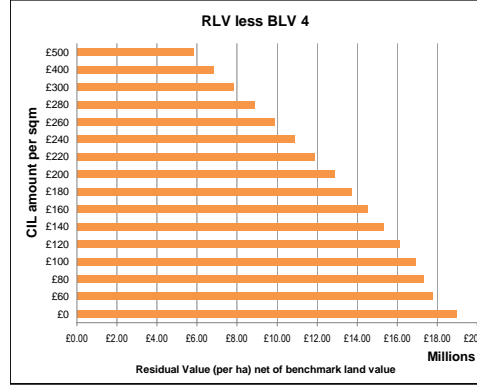
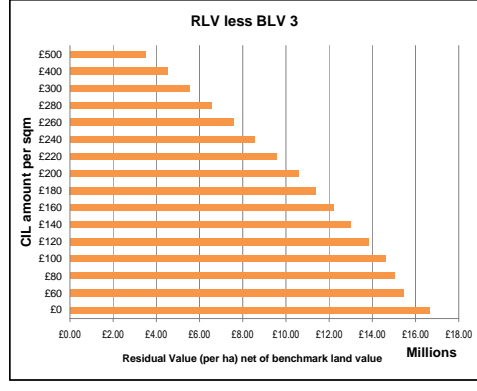
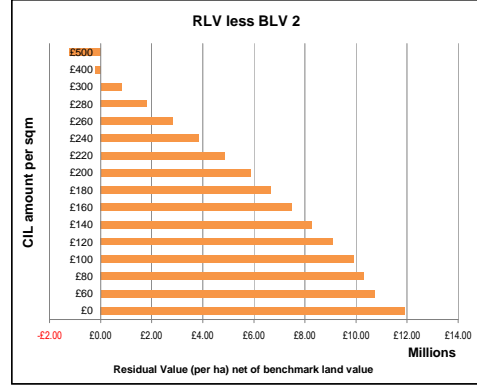
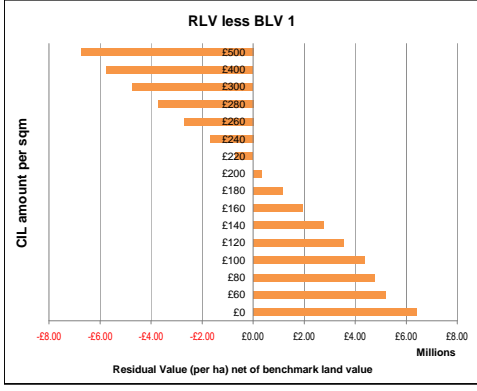
Site type 7 Description: Area 5 E382 psm Shad,SWC, E147 Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,391,608	9,391,608	-6,155,474	-618,437	4,091,380	6,401,608
60	8,179,747	8,179,747	-7,367,335	-1,830,298	2,879,519	5,189,747
80	7,775,793	7,775,793	-7,771,288	-2,234,251	2,475,566	4,785,793
100	7,371,839	7,371,839	-8,175,242	-2,638,205	2,071,612	4,381,839
120	6,563,932	6,563,932	-8,983,149	-3,446,112	1,263,705	3,573,932
140	5,756,025	5,756,025	-9,791,056	-4,254,019	455,797	2,766,025
160	4,948,118	4,948,118	-10,598,964	-5,061,927	352,110	1,958,118
180	4,140,210	4,140,210	-11,406,871	-5,869,834	-1,160,017	1,150,210
200	3,332,303	3,332,303	-12,214,778	-6,677,741	-1,967,924	342,303
220	2,322,419	2,322,419	-13,224,662	-7,687,625	-2,977,808	667,419
240	1,312,536	1,312,536	-14,234,546	-8,697,509	-3,987,692	1,677,536
260	302,651	302,651	-15,244,430	-9,707,393	-4,997,577	2,687,651
280	-707,233	-707,233	-16,254,315	-10,717,277	-6,007,461	3,697,733
300	-1,717,117	-1,717,117	-17,264,199	-11,727,162	-7,017,345	4,707,817
400	-2,727,001	-2,727,001	-18,274,083	-12,737,046	-8,027,229	5,717,901
500	-3,736,885	-3,736,885	-19,283,967	-13,746,930	-9,037,113	6,728,005



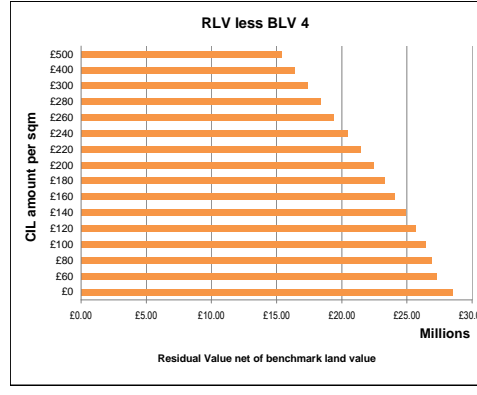
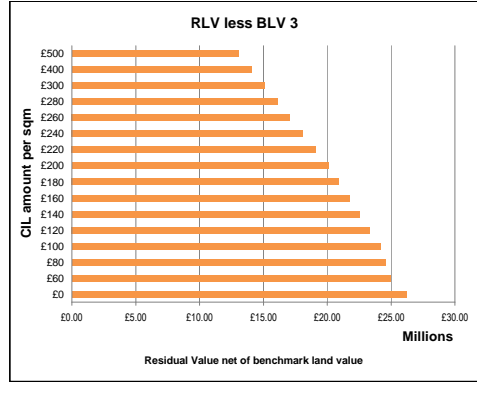
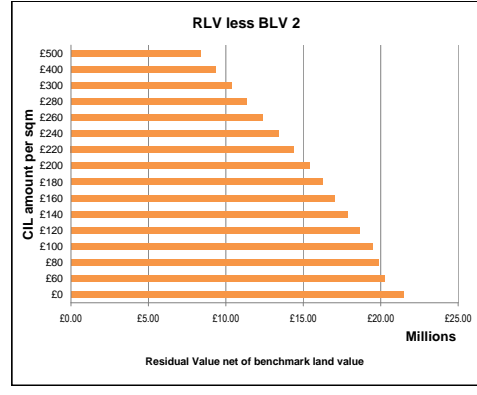
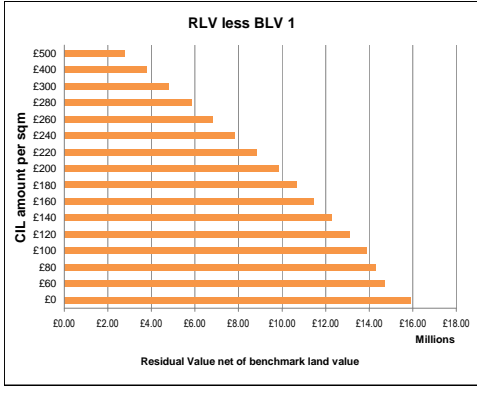
Site type 7 Description: Area 6 E6189 psm Lime,WoD,Shore Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,923,696	21,923,696	6,376,615	11,913,652	16,623,468	18,933,696
60	20,711,835	20,711,835	5,164,754	10,701,791	15,411,608	17,721,835
80	20,307,881	20,307,881	4,760,800	10,297,837	15,007,654	17,317,881
100	19,903,928	19,903,928	4,356,846	9,893,883	14,603,700	16,913,928
120	19,096,020	19,096,020	3,548,939	9,085,976	13,795,793	16,106,020
140	18,288,113	18,288,113	2,741,032	8,278,069	12,987,886	15,298,113
160	17,480,206	17,480,206	1,933,125	7,470,162	12,179,978	14,490,206
180	16,672,299	16,672,299	1,125,217	6,662,254	11,372,071	13,682,299
200	15,864,391	15,864,391	317,310	5,854,347	10,564,164	12,874,391
220	14,854,507	14,854,507	-692,574	4,844,463	9,554,280	11,864,507
240	13,844,623	13,844,623	-1,702,458	3,834,579	8,544,396	10,854,623
260	12,834,739	12,834,739	-2,712,342	2,824,695	7,534,512	9,844,739
280	11,824,855	11,824,855	-3,722,226	1,814,811	6,524,628	8,834,855
300	10,814,971	10,814,971	-4,732,110	804,927	5,514,744	7,824,971
400	9,805,087	9,805,087	-5,741,994	-204,957	4,504,859	6,815,087
500	8,795,203	8,795,203	-6,751,878	-1,214,841	3,494,975	5,805,203



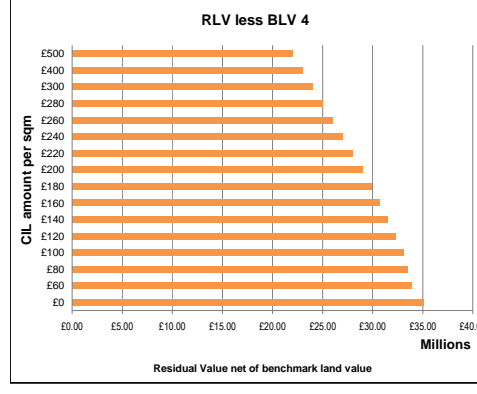
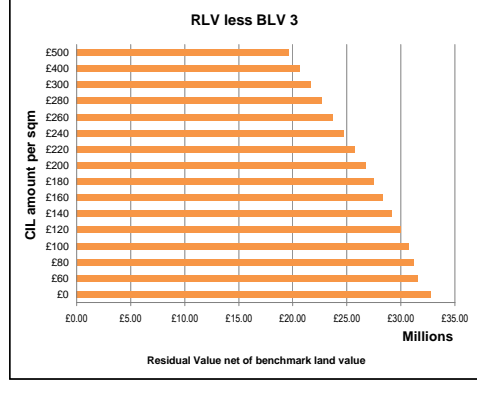
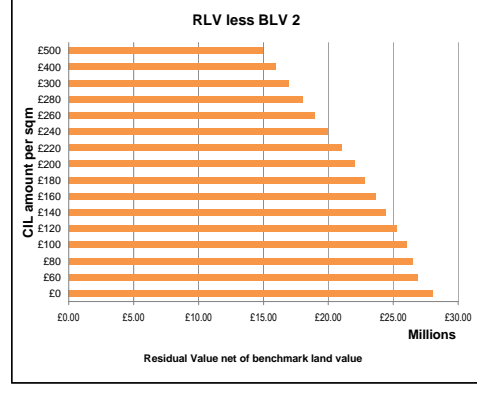
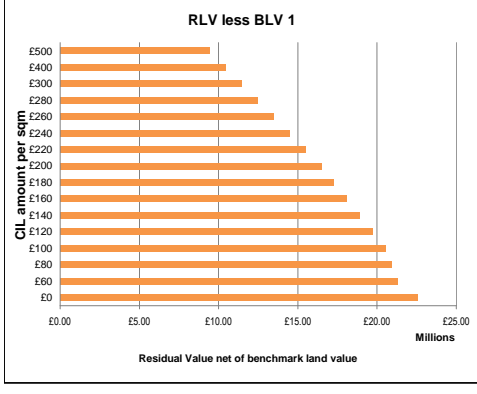
Site type 7 Description: Area 7 E6997 psm Spitalfields Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,457,886	31,457,886	15,910,804	21,447,842	26,157,658	28,467,886
60	30,246,025	30,246,025	14,698,944	20,235,981	24,945,797	27,256,025
80	29,842,071	29,842,071	14,294,990	19,832,027	24,541,844	26,852,071
100	29,438,118	29,438,118	13,891,036	19,428,073	24,137,890	26,448,118
120	28,630,210	28,630,210	13,083,129	18,620,166	23,329,983	25,640,210
140	27,822,303	27,822,303	12,275,222	17,812,259	22,522,076	24,832,303
160	27,014,396	27,014,396	11,467,315	17,004,352	21,714,168	24,024,396
180	26,206,489	26,206,489	10,659,407	16,196,444	20,906,261	23,216,489
200	25,398,581	25,398,581	9,851,500	15,388,537	20,098,354	22,408,581
220	24,388,697	24,388,697	8,841,616	14,578,653	19,288,470	21,398,697
240	23,378,813	23,378,813	7,831,732	13,768,769	18,478,586	20,388,813
260	22,368,929	22,368,929	6,821,848	12,958,885	17,668,702	19,378,929
280	21,359,045	21,359,045	5,811,964	12,149,001	16,858,818	18,369,045
300	20,349,161	20,349,161	4,802,080	11,339,117	16,048,933	17,359,161
400	19,339,277	19,339,277	3,792,196	9,329,233	14,039,049	16,349,277
500	18,329,393	18,329,393	2,782,311	8,319,349	13,029,165	15,339,393



Site type 7 Description: Area 8 E7535 psm CW,Al,TL,SKD,Wap Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	38,066,997	38,066,997	22,519,916	28,056,953	32,766,770	35,076,997
60	36,855,136	36,855,136	21,308,055	26,845,092	31,554,909	33,865,136
80	36,451,183	36,451,183	20,904,101	26,441,138	31,150,955	33,461,183
100	36,047,229	36,047,229	20,500,148	26,037,185	30,747,002	33,057,229
120	35,239,322	35,239,322	19,692,240	25,229,277	29,939,094	32,249,322
140	34,431,414	34,431,414	18,884,333	24,421,370	29,131,187	31,441,414
160	33,623,507	33,623,507	18,076,426	23,613,463	28,323,280	30,633,507
180	32,815,600	32,815,600	17,268,519	22,805,556	27,515,373	29,825,600
200	32,007,693	32,007,693	16,460,611	21,997,648	26,707,465	29,017,693
220	30,997,809	30,997,809	15,450,727	20,987,764	25,697,581	28,007,809
240	29,987,925	29,987,925	14,440,843	19,977,880	24,687,697	26,997,925
260	28,978,040	28,978,040	13,430,959	18,967,996	23,677,813	25,988,040
280	27,968,156	27,968,156	12,421,075	17,958,112	22,667,929	24,978,156
300	26,958,272	26,958,272	11,411,191	16,948,228	21,658,045	23,968,272
400	25,948,388	25,948,388	10,401,307	15,938,344	20,648,161	22,958,388
500	24,938,504	24,938,504	9,391,423	14,928,460	19,638,277	21,948,504



Appendix 4 Commercial appraisal results

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	OFFICE
Location:	City Fringe

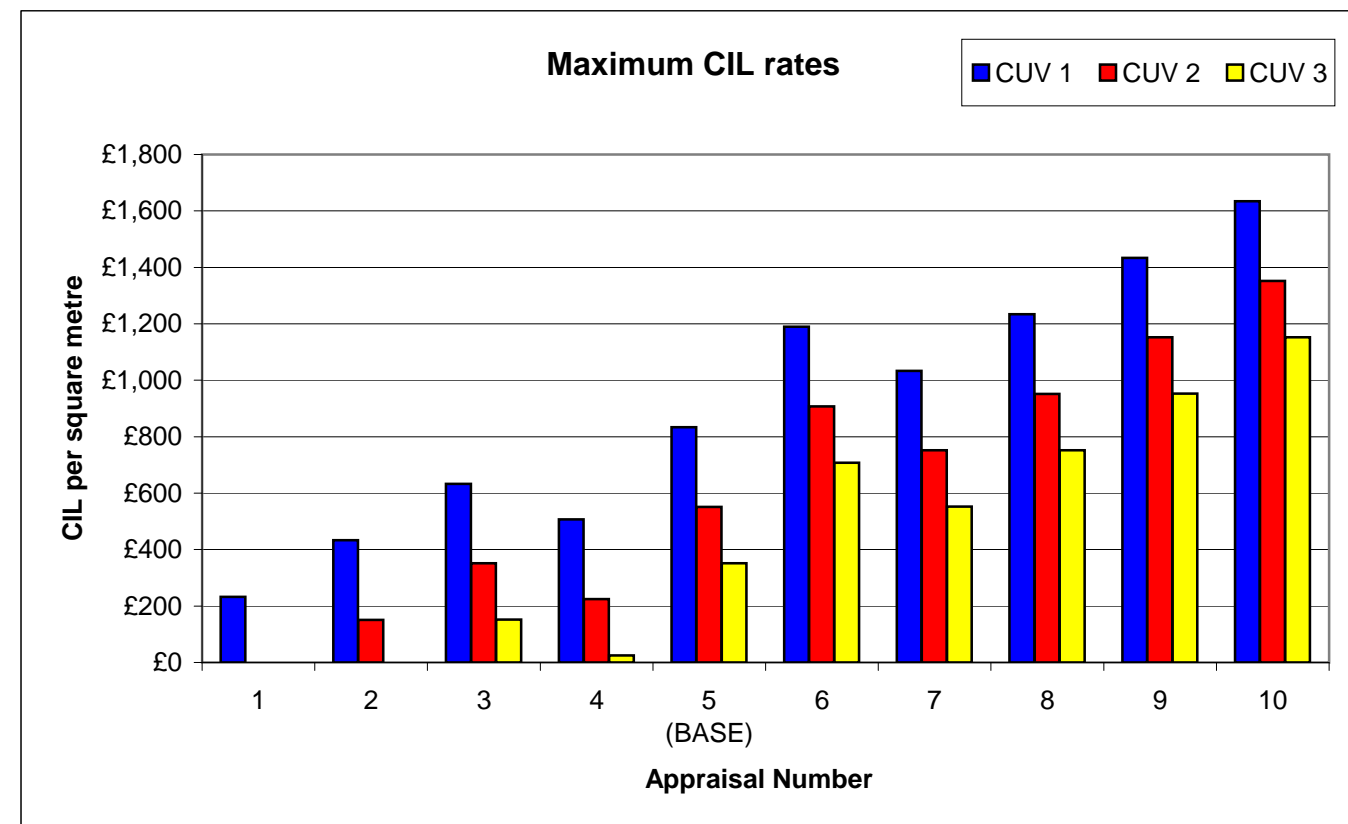
	£s per sqft	Yield	Rent free
Appraisal 1	£32.00	5.75%	2.00 years
Appraisal 2	£33.00	5.75%	2.00 years
Appraisal 3	£34.00	5.75%	2.00 years
Appraisal 4	£35.00	6.00%	2.00 years
Appraisal 5 (base)	£35.00	5.75%	2.00 years
Appraisal 6	£35.00	5.50%	2.00 years
Appraisal 7	£36.00	5.75%	2.00 years
Appraisal 8	£37.00	5.75%	2.00 years
Appraisal 9	£38.00	5.75%	2.00 years
Appraisal 10	£39.00	5.75%	2.00 years

Existing floorspace as % of new	35%
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	£s per sqft	Yield	Rent free	Premium
Current use value 1	£12.50	7.00%	3.00 years	20.00%
Current use value 2	£15.50	6.75%	3.00 years	20.00%
Current use value 3	£18.00	6.75%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-9%	£233	£0	£0
Appraisal 2	-6%	£433	£151	£0
Appraisal 3	-3%	£633	£351	£152
Appraisal 4	0%	£507	£225	£26
Appraisal 5 (base)	-	£833	£551	£352
Appraisal 6	0%	£1,189	£908	£708
Appraisal 7	3%	£1,033	£752	£552
Appraisal 8	5%	£1,234	£952	£752
Appraisal 9	8%	£1,434	£1,152	£952
Appraisal 10	10%	£1,634	£1,352	£1,152



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	OFFICE
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	
		£ 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
Rental Income																					
Rent - area 1	10,000	£32.00	£320,000	£33	£330,000	£34.00	£340,000	£35.00	£350,000	£35.00	£350,000	£35.00	£350,000	£36.00	£360,000	£37.00	£370,000	£38.00	£380,000	£39.00	£390,000
Rent - area 2	10,000	£32.00	£320,000	£33	£330,000	£34.00	£340,000	£35.00	£350,000	£35.00	£350,000	£35.00	£350,000	£36.00	£360,000	£37.00	£370,000	£38.00	£380,000	£39.00	£390,000
Rent - area 3	10,000	£32.00	£320,000	£33	£330,000	£34.00	£340,000	£35.00	£350,000	£35.00	£350,000	£35.00	£350,000	£36.00	£360,000	£37.00	£370,000	£38.00	£380,000	£39.00	£390,000
Total floor area / rent	30,000		£960,000		£990,000		£1,020,000		£1,050,000		£1,050,000		£1,050,000		£1,080,000		£1,110,000		£1,140,000		£1,170,000
Rent free/voids (years)		2.0	0.8942	2.0	0.8942	2.0	0.8942	2.0	0.8900	2.0	0.8942	2.0	0.8985	2.0	0.8942	2.0	0.8942	2.0	0.8942	2.0	0.8942
Yield	5.75%	5.75%		5.75%		5.75%		6.00%		5.75%		5.50%		5.75%		5.75%		5.75%		5.75%	
Capitalised rent			£14,929,410		£15,395,954		£15,862,498		£15,574,938		£16,329,042		£17,152,273		£16,795,586		£17,262,130		£17,728,674		£18,195,218
GROSS DEVELOPMENT VALUE																					
Purchaser's costs	5.75%		£858,441		£885,267		£912,094		£895,559		£938,920		£986,256		£965,746		£992,572		£1,019,399		£1,046,225
			£14,070,969		£14,510,686		£14,950,404		£14,679,379		£15,390,122		£16,166,018		£15,829,840		£16,269,557		£16,709,275		£17,148,993
DEVELOPMENT COSTS																					
Development Costs																					
Existing floor area	35%	10,500																			
Demolition costs	£5 psf		£52,500		£52,500		£52,500		£52,500		£52,500		£52,500		£52,500		£52,500		£52,500		£52,500
Building costs	£200 psf		£7,272,800		£7,272,800		£7,272,800		£7,272,800		£7,272,800		£7,272,800		£7,272,800		£7,272,800		£7,272,800		£7,272,800
Area	82% grs to net	36,364																			
External works	10.00%		£727,280		£727,280		£727,280		£727,280		£727,280		£727,280		£727,280		£727,280		£727,280		£727,280
Professional fees	10.00%		£805,258		£805,258		£805,258		£805,258		£805,258		£805,258		£805,258		£805,258		£805,258		£805,258
Contingency	5.00%		£442,892		£442,892		£442,892		£442,892		£442,892		£442,892		£442,892		£442,892		£442,892		£442,892
CIL	1		-		0		£0		£0		£0		£0		£0		£0		£0		£0
Disposal Costs																					
Letting Agent's fee (% of rent)	10.00%		£96,000		£99,000		£102,000		£105,000		£105,000		£105,000		£108,000		£111,000		£114,000		£117,000
Agent's fees (on capital value)	1.00%		£149,294		£153,960		£158,625		£155,749		£163,290		£171,523		£167,956		£172,621		£177,287		£181,952
Legal fees (% of capital value)	0.75%		£111,971		£115,470		£118,969		£116,812		£122,468		£128,642		£125,967		£129,466		£132,965		£136,464
Finance on construction																					
Loan arrangement fee	1.00%		£93,007		£93,007		£93,007		£93,007		£93,007		£93,007		£93,007		£93,007		£93,007		£93,007
Interest rate	7.00%																				
Interest on Construction Costs	18 months		£488,288		£488,288		£488,288		£488,288		£488,288		£488,288		£488,288		£488,288		£488,288		£488,288
Profit																					
Developer's profit on cost	20.00%		£2,047,858		£2,050,091		£2,052,324		£2,051,917		£2,054,557		£2,057,438		£2,056,790		£2,059,023		£2,061,255		£2,063,488
TOTAL DEVELOPMENT COSTS			£12,287,148		£12,300,546		£12,313,943		£12,311,504		£12,327,341		£12,344,628		£12,340,738		£12,354,135		£12,367,533		£12,380,930
LAND VALUE																					
Land surplus			£1,783,820		2,210,141		£2,636,461		£2,367,874		£3,062,781		£3,821,389		£3,489,102		£3,915,422		£4,341,742		£4,768,063
Stamp duty	4.00%		-£71,353		-£88,406		-£105,458		-£94,715		-£122,511		-£152,856		-£139,564		-£156,617		-£173,670		-£190,723
Agent's fees	1.25%		-£22,298		-£27,627		-£32,956		-£29,598		-£38,285		-£47,767		-£43,614		-£48,943		-£54,272		-£59,601
Legal fees	0.50%		-£8,919		-£11,051		-£13,182		-£11,839		-£15,314		-£19,107		-£17,446		-£19,577		-£21,709		-£23,840
Interest rate	6.50%		-£163,922		-£203,098		-£242,274		-£217,593		-£281,450		-£351,162		-£320,627		-£359,803		-£398,979		-£438,155
Finance period	18 months																				
RESIDUAL LAND VALUE			£1,517,329		£1,879,960		£2,242,590		£2,014,129		£2,605,221		£3,250,498		£2,967,852		£3,330,483		£3,693,113		£4,055,744
Less CUV 1			421,606		784,237		1,146,868		918,406		1,509,499		2,154,775		1,872,129		2,234,760		2,597,391		2,960,022
Less CUV 2			(89,025)		273,606		636,236		407,775		998,867		1,644,144		1,361,498		1,724,129		2,086,759		2,449,390
Less CUV 3			(450,589)		(87,958)		274,673		46,211		637,304		1,282,580		999,934		1,362,565		1,725,196		2,087,827
Net additional floorspace (sq ft)		19,500		19,500		19,500		19,500		19,500		19,500		19,500		19,500		19,500		19,500	
Net additional floorspace (sq m)		1,812		1,812		1,812		1,812		1,812		1,812		1,812		1,812		1,812		1,812	
Maximum CIL per sqm																					
Against CUV 1			233		433		633		507		833		1,189		1,033		1,234		1,434		1,634
Against CUV 2			-		151		351		225		551		908		752		952		1,152		1,352
Against CUV 3			-		-		152		26		352		708		552		752		952		1,152

CURRENT USE VALUE
Commercial Development

Use class:	OFFICE
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	35%	10,500					
Rent per sq ft		£13 psf		£16 psf		£18 psf	
Rental income per annum		£131,250		£162,750		£189,000	
Rent free/voids (years)		3.0	0.8163	3.0	0.8220	3.0	0.8220
Total revenue, capitalised (including all costs)		7.00%		6.75%		6.75%	
Refurbishment costs	£50 psf	£525,000		£525,000		£525,000	
Fees	7%	£36,750		£36,750		£36,750	
Capitalised rent, net of refurb and fees		£968,809		£1,420,295		£1,739,980	
Purchaser's costs	5.75%	-£55,706		-£81,667		-£100,049	
Current use value		£913,102		£1,338,628		£1,639,931	
CUV including Landowner premium		20% £1,095,722		20.00% £1,606,354		20.00% £1,967,917	

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	OFFICE
Location:	North Docklands

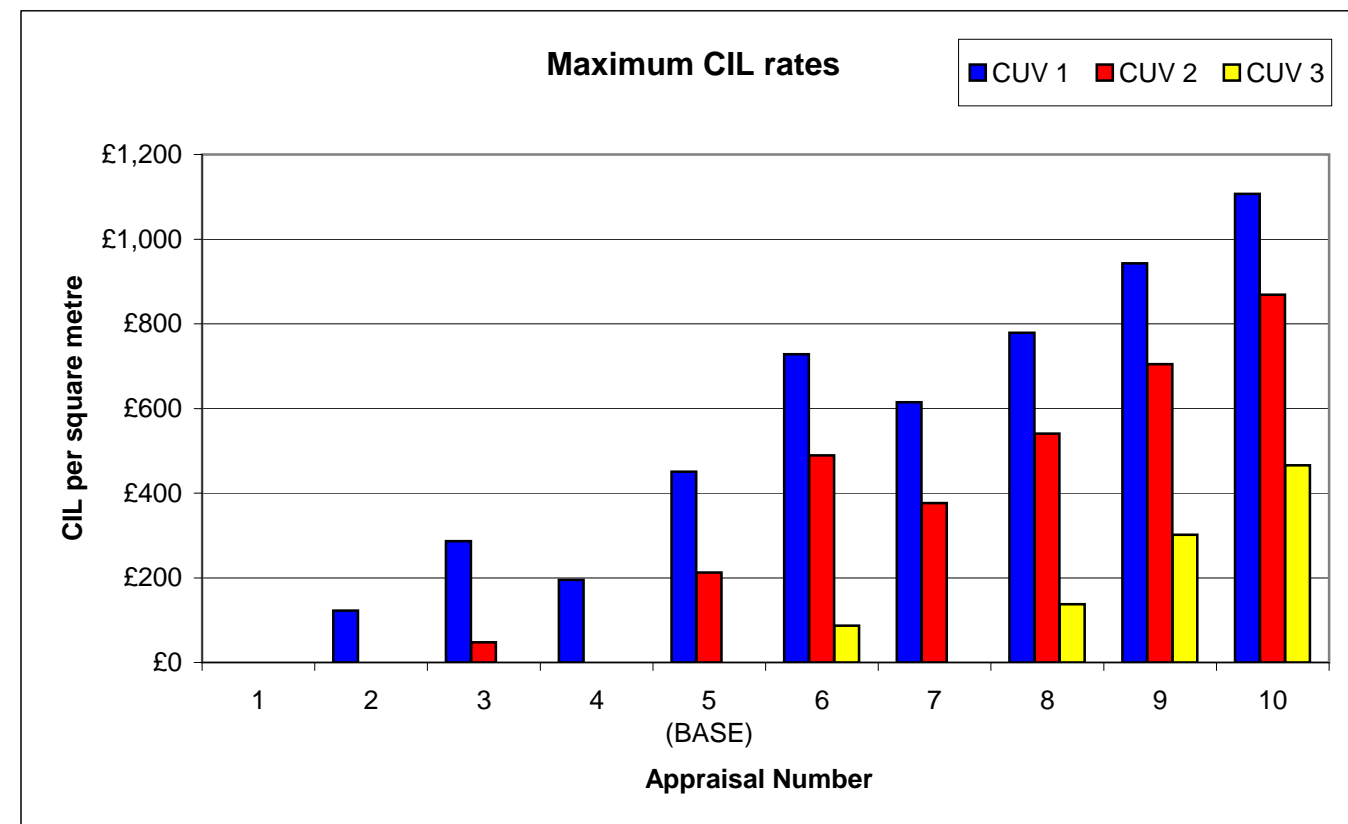
	£s per sqft	Yield	Rent free
Appraisal 1	£32.00	6.25%	2.50 years
Appraisal 2	£33.00	6.25%	2.50 years
Appraisal 3	£34.00	6.25%	2.50 years
Appraisal 4	£35.00	6.50%	2.50 years
Appraisal 5 (base)	£35.00	6.25%	2.50 years
Appraisal 6	£35.00	6.00%	2.50 years
Appraisal 7	£36.00	6.25%	2.50 years
Appraisal 8	£37.00	6.25%	2.50 years
Appraisal 9	£38.00	6.25%	2.50 years
Appraisal 10	£39.00	6.25%	2.50 years

Existing floorspace as % of new
30%

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£8.00	8.00%	3.00 years	15.00%
Current use value 2	£12.50	8.00%	3.00 years	20.00%
Current use value 3	£18.00	7.25%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-9%	£0	£0	£0
Appraisal 2	-6%	£122	£0	£0
Appraisal 3	-3%	£287	£48	£0
Appraisal 4	0%	£195	£0	£0
Appraisal 5 (base)	-	£451	£212	£0
Appraisal 6	0%	£728	£489	£87
Appraisal 7	3%	£615	£376	£0
Appraisal 8	5%	£779	£540	£138
Appraisal 9	8%	£943	£705	£302
Appraisal 10	10%	£1,107	£869	£466



DEVELOPMENT APPRAISAL

Commercial Development

Use class:	OFFICE
Location:	North Docklands

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	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	
Rental Income																					
Rent - area 1	10,000	£32.00	£320,000	£33	£330,000	£34.00	£340,000	£35.00	£350,000	£35.00	£350,000	£35.00	£350,000	£36.00	£360,000	£37.00	£370,000	£38.00	£380,000	£39.00	£390,000
Rent - area 2	10,000	£32.00	£320,000	£33	£330,000	£34.00	£340,000	£35.00	£350,000	£35.00	£350,000	£35.00	£350,000	£36.00	£360,000	£37.00	£370,000	£38.00	£380,000	£39.00	£390,000
Rent - area 3	10,000	£32.00	£320,000	£33	£330,000	£34.00	£340,000	£35.00	£350,000	£35.00	£350,000	£35.00	£350,000	£36.00	£360,000	£37.00	£370,000	£38.00	£380,000	£39.00	£390,000
Total floor area / rent	30,000		£960,000		£990,000		£1,020,000		£1,050,000		£1,050,000		£1,050,000		£1,080,000		£1,110,000		£1,140,000		£1,170,000
Rent free/voids (years)		2.5	0.8594	2.5	0.8594	2.5	0.8594	2.5	0.8543	2.5	0.8594	2.5	0.8644	2.5	0.8594	2.5	0.8594	2.5	0.8594	2.5	0.8594
Yield	6.25%	6.25%		6.25%		6.25%		6.50%		6.25%		6.00%		6.25%		6.25%		6.25%		6.25%	
Capitalised rent			£13,199,846		£13,612,341		£14,024,837		£13,800,726		£14,437,332		£15,127,717		£14,849,827		£15,262,322		£15,674,817		£16,087,312
GROSS DEVELOPMENT VALUE																					
Purchaser's costs	5.75%		£758,991		£782,710		£806,428		£793,542		£830,147		£869,844		£853,865		£877,584		£901,302		£925,020
			£12,440,855		£12,829,632		£13,218,408		£13,007,184		£13,607,185		£14,257,873		£13,995,962		£14,384,739		£14,773,515		£15,162,292

DEVELOPMENT COSTS

Development Costs																					
Existing floor area	30%	9,000																			
Demolition costs	£5 psf		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000
Building costs	£200 psf		£7,272,800		£7,272,800		£7,272,800		£7,272,800		£7,272,800		£7,272,800		£7,272,800		£7,272,800		£7,272,800		£7,272,800
Area	82% grs to net	36,364																			
External works	10.00%		£727,280		£727,280		£727,280		£727,280		£727,280		£727,280		£727,280		£727,280		£727,280		£727,280
Professional fees	10.00%		£804,508		£804,508		£804,508		£804,508		£804,508		£804,508		£804,508		£804,508		£804,508		£804,508
Contingency	5.00%		£442,479		£442,479		£442,479		£442,479		£442,479		£442,479		£442,479		£442,479		£442,479		£442,479
CIL	1		-		0		£0		£0		£0		£0		£0		£0		£0		£0
Disposal Costs																					
Letting Agent's fee (% of rent)	10.00%		£96,000		£99,000		£102,000		£105,000		£105,000		£105,000		£108,000		£111,000		£114,000		£117,000
Agent's fees (on capital value)	1.00%		£131,998		£136,123		£140,248		£138,007		£144,373		£151,277		£148,498		£152,623		£156,748		£160,873
Legal fees (% of capital value)	0.75%		£98,999		£102,093		£105,186		£103,505		£108,280		£113,458		£111,374		£114,467		£117,561		£120,655
Finance on construction																					
Loan arrangement fee	1.00%		£92,921		£92,921		£92,921		£92,921		£92,921		£92,921		£92,921		£92,921		£92,921		£92,921
Interest rate	7.00%																				
Interest on Construction Costs	18 months		£487,834		£487,834		£487,834		£487,834		£487,834		£487,834		£487,834		£487,834		£487,834		£487,834
Profit																					
Developer's profit on cost	20.00%		£2,039,964		£2,042,008		£2,044,051		£2,043,867		£2,046,095		£2,048,511		£2,048,139		£2,050,182		£2,052,226		£2,054,270
TOTAL DEVELOPMENT COSTS			£12,239,783		£12,252,045		£12,264,308		£12,263,201		£12,276,570		£12,291,068		£12,288,832		£12,301,095		£12,313,357		£12,325,619

LAND VALUE

Land surplus			£201,072		577,587		£954,101		£743,983		£1,330,615		£1,966,805		£1,707,130		£2,083,644		£2,460,158		£2,836,673
Stamp duty	4.00%		-£8,043		-£23,103		-£38,164		-£29,759		-£53,225		-£78,672		-£68,285		-£83,346		-£98,406		-£113,467
Agent's fees	1.25%		-£2,513		-£7,220		-£11,926		-£9,300		-£16,633		-£24,585		-£21,339		-£26,046		-£30,752		-£35,458
Legal fees	0.50%		-£1,005		-£2,888		-£4,771		-£3,720		-£6,653		-£9,834		-£8,536		-£10,418		-£12,301		-£14,183
Interest rate	6.50%		-£18,477		-£53,077		-£87,676		-£68,367		-£122,275		-£180,737		-£156,875		-£191,474		-£226,073		-£260,672
Finance period	18 months																				
RESIDUAL LAND VALUE			£171,033		£491,299		£811,564		£632,836		£1,131,830		£1,672,977		£1,452,095		£1,772,361		£2,092,626		£2,412,891
Less CUV 1			(81,454)		238,811		559,077		380,349		879,342		1,420,489		1,199,607		1,519,873		1,840,138		2,160,404
Less CUV 2			(546,956)		(226,690)		93,575		(85,152)		413,841		954,988		734,106		1,054,372		1,374,637		1,694,902
Less CUV 3			(1,332,946)		(1,012,680)		(692,415)		(871,142)		(372,149)		168,998		(51,884)		268,382		588,647		908,912
Net additional floorspace (sq ft)		21,000	21,000		21,000		21,000		21,000		21,000		21,000		21,000		21,000		21,000		21,000
Net additional floorspace (sq m)		1,951	1,951		1,951		1,951		1,951		1,951		1,951		1,951		1,951		1,951		1,951
Maximum CIL per sqm																					
Against CUV 1			-		122		287		195		451		728		615		779		943		1,107
Against CUV 2			-		-		48		-		212		489		376		540		705		869
Against CUV 3			-		-		-		-		-		87		-		138		302		466

CURRENT USE VALUE
Commercial Development

Use class:	OFFICE
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	9,000					
Rent per sq ft		£8 psf		£13 psf		£18 psf	
Rental income per annum		£72,000		£112,500		£162,000	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.8106
Total revenue, capitalised (including all costs)		8.00%		8.00%		7.25%	
Refurbishment costs	£50 psf	£450,000		£450,000		£450,000	
Fees	7%	£31,500		£31,500		£31,500	
Capitalised rent, net of refurb and fees		£232,949		£634,827		£1,329,778	
Purchaser's costs	5.75%	-£13,395		-£36,503		-£76,462	
Current use value		£219,554		£598,324		£1,253,316	
CUV including Landowner premium		15%	£252,488	20.00%	£717,989	20.00%	£1,503,979

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	OFFICE
Location:	South Docklands

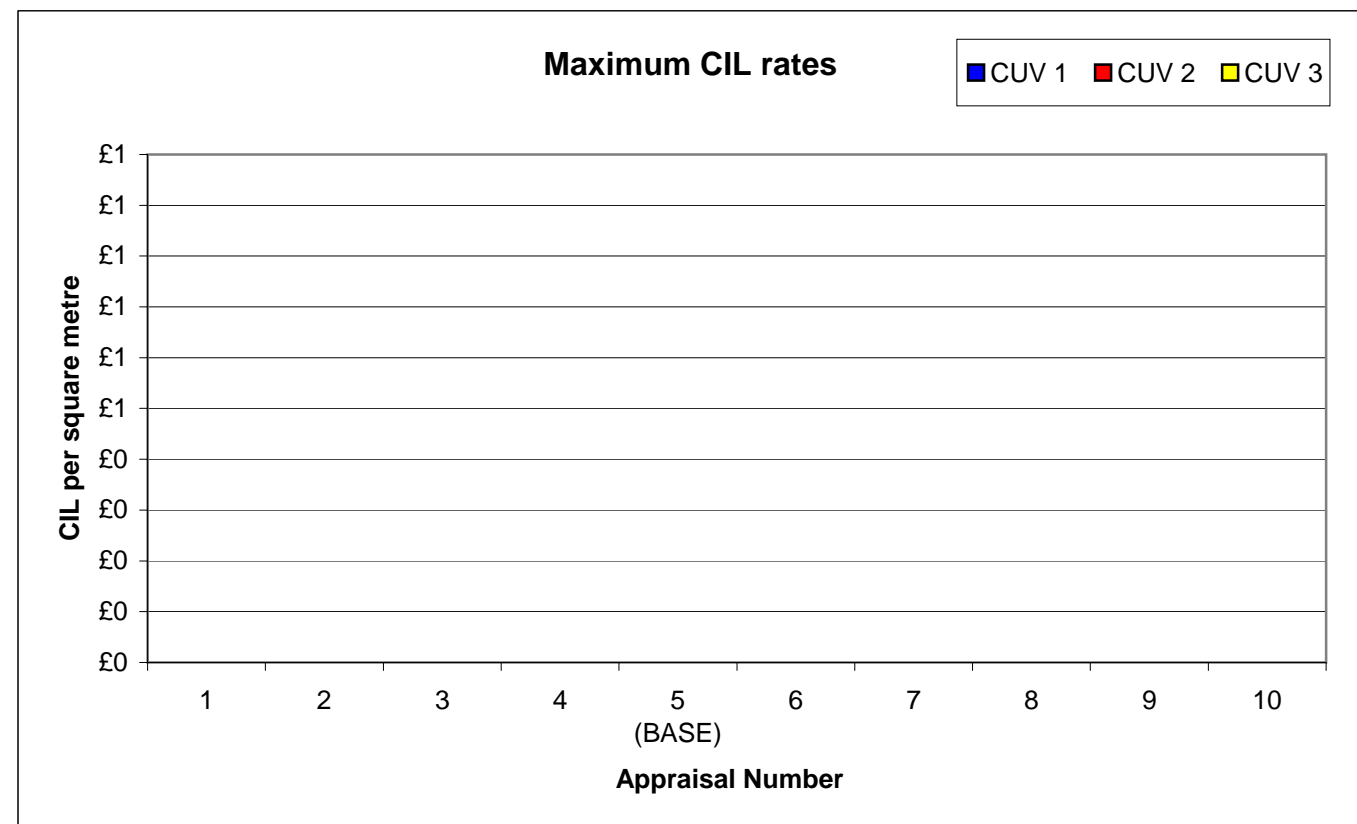
	£s per sqft	Yield	Rent free
Appraisal 1	£22.00	6.25%	2.50 years
Appraisal 2	£23.00	6.25%	2.50 years
Appraisal 3	£24.00	6.25%	2.50 years
Appraisal 4	£25.00	6.50%	2.50 years
Appraisal 5 (base)	£25.00	6.25%	2.50 years
Appraisal 6	£25.00	6.00%	2.50 years
Appraisal 7	£26.00	6.25%	2.50 years
Appraisal 8	£27.00	6.25%	2.50 years
Appraisal 9	£28.00	6.25%	2.50 years
Appraisal 10	£29.00	6.25%	2.50 years

Existing floorspace as % of new	30%
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	£s per sqft	Yield	Rent free	Premium
Current use value 1	£8.00	8.00%	3.00 years	15.00%
Current use value 2	£12.50	8.00%	3.00 years	20.00%
Current use value 3	£18.00	7.25%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-14%	£0	£0	£0
Appraisal 2	-9%	£0	£0	£0
Appraisal 3	-4%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	4%	£0	£0	£0
Appraisal 8	7%	£0	£0	£0
Appraisal 9	11%	£0	£0	£0
Appraisal 10	14%	£0	£0	£0



CURRENT USE VALUE
Commercial Development

Use class:	OFFICE
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	9,000					
Rent per sq ft		£8 psf		£13 psf		£18 psf	
Rental income per annum		£72,000		£112,500		£162,000	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.8106
Total revenue, capitalised (including all costs)		8.00%		8.00%		7.25%	
Refurbishment costs	£50 psf	£450,000		£450,000		£450,000	
Fees	7%	£31,500		£31,500		£31,500	
Capitalised rent, net of refurb and fees		£232,949		£634,827		£1,329,778	
Purchaser's costs	5.75%	-£13,395		-£36,503		-£76,462	
Current use value		£219,554		£598,324		£1,253,316	
CUV including Landowner premium		15%	£252,488	20.00%	£717,989	20.00%	£1,503,979

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	OFFICE
Location:	Rest of Borough

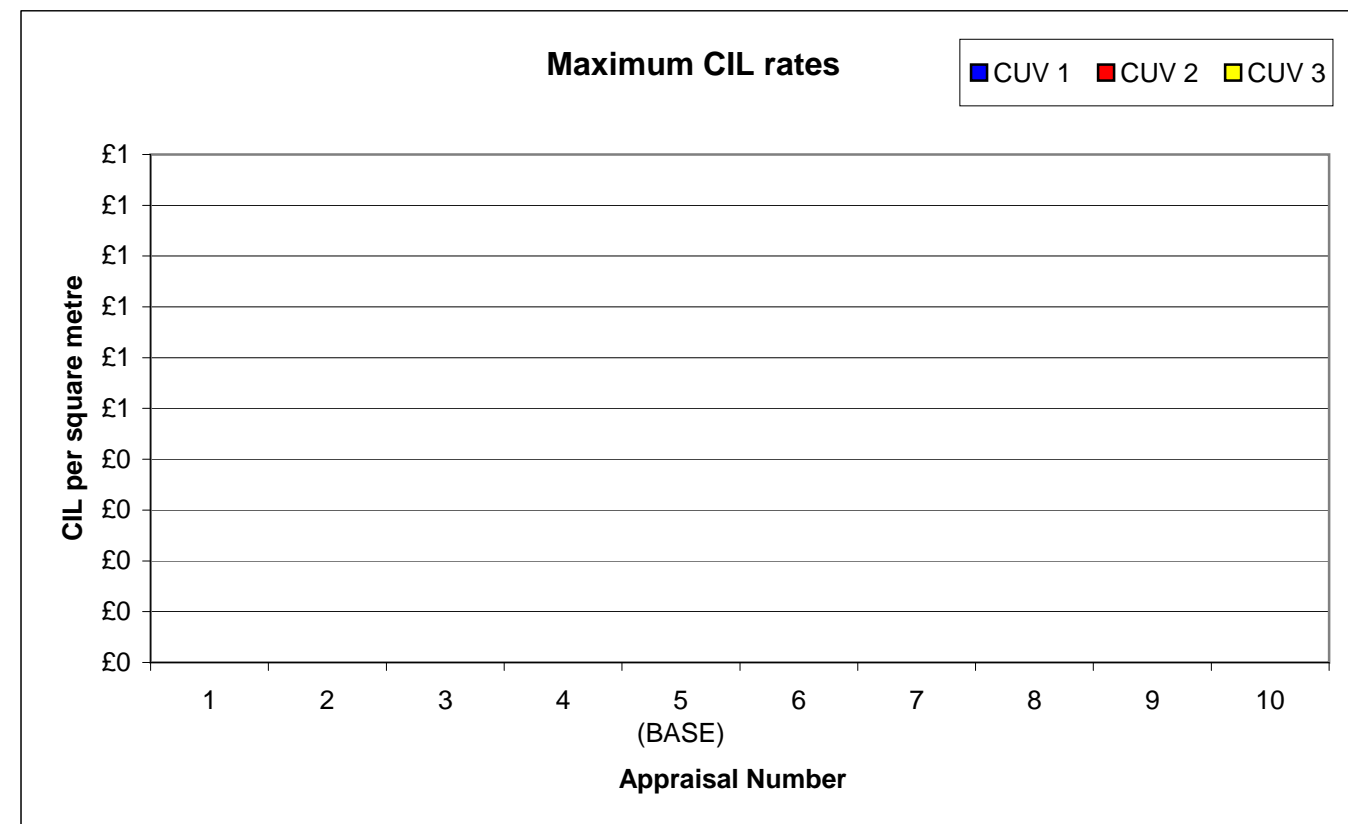
	£s per sqft	Yield	Rent free
Appraisal 1	£15.00	7.00%	2.00 years
Appraisal 2	£17.00	7.00%	2.00 years
Appraisal 3	£18.00	7.00%	2.00 years
Appraisal 4	£20.00	7.25%	2.00 years
Appraisal 5 (base)	£20.00	7.00%	2.00 years
Appraisal 6	£20.00	6.75%	2.00 years
Appraisal 7	£21.00	7.00%	2.00 years
Appraisal 8	£22.00	7.00%	2.00 years
Appraisal 9	£23.00	7.00%	2.00 years
Appraisal 10	£24.00	7.00%	2.00 years

Existing floorspace as % of new
30%

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£5.00	8.00%	3.00 years	15.00%
Current use value 2	£7.50	8.00%	3.00 years	20.00%
Current use value 3	£10.00	8.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-33%	£0	£0	£0
Appraisal 2	-18%	£0	£0	£0
Appraisal 3	-11%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	5%	£0	£0	£0
Appraisal 8	9%	£0	£0	£0
Appraisal 9	13%	£0	£0	£0
Appraisal 10	17%	£0	£0	£0



CURRENT USE VALUE Commercial Development

Use class:	OFFICE
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	9,000					
Rent per sq ft		£5 psf		£8 psf		£10 psf	
Rental income per annum		£45,000		£67,500		£90,000	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		8.00%		8.00%		8.00%	
Refurbishment costs	£30 psf	£270,000		£270,000		£270,000	
Fees	7%	£18,900		£18,900		£18,900	
Capitalised rent, net of refurb and fees		£157,631		£380,896		£604,161	
Purchaser's costs	5.75%	-£9,064		-£21,902		-£34,739	
Current use value		£148,567		£358,994		£569,422	
CUV including Landowner premium		15%	£170,852	20.00%	£430,793	20.00%	£683,306

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Retail
Location:	North Docklands and City Fringe

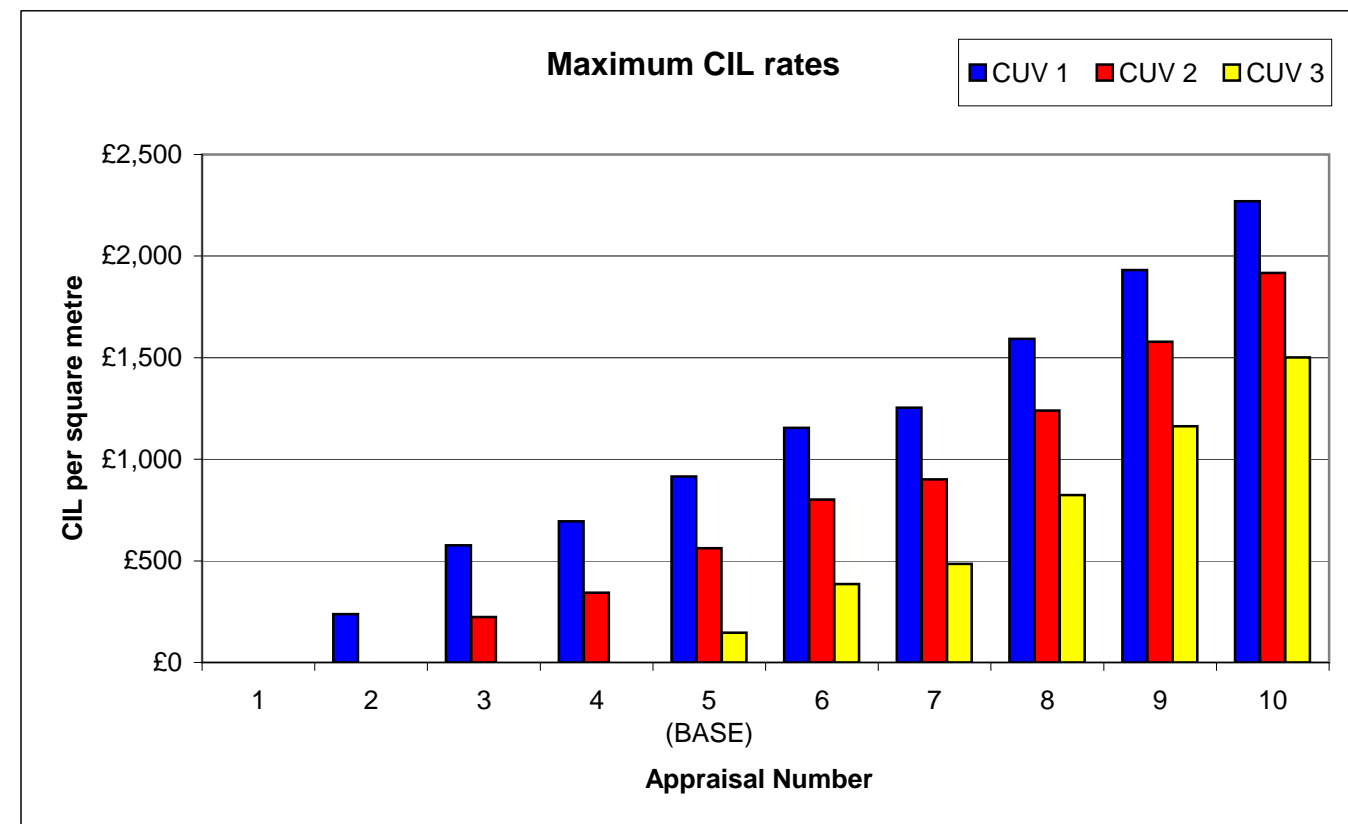
	£s per sqft	Yield	Rent free
Appraisal 1	£24.00	6.25%	2.00 years
Appraisal 2	£26.00	6.25%	2.00 years
Appraisal 3	£28.00	6.25%	2.00 years
Appraisal 4	£30.00	6.50%	2.00 years
Appraisal 5 (base)	£30.00	6.25%	2.00 years
Appraisal 6	£30.00	6.00%	2.00 years
Appraisal 7	£32.00	6.25%	2.00 years
Appraisal 8	£34.00	6.25%	2.00 years
Appraisal 9	£36.00	6.25%	2.00 years
Appraisal 10	£38.00	6.25%	2.00 years

Existing floorspace as % of new
30%

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£10.00	7.50%	3.00 years	20.00%
Current use value 2	£15.00	7.00%	3.00 years	20.00%
Current use value 3	£20.00	6.50%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-25%	£0	£0	£0
Appraisal 2	-15%	£239	£0	£0
Appraisal 3	-7%	£577	£224	£0
Appraisal 4	0%	£695	£343	£0
Appraisal 5 (base)	-	£916	£563	£147
Appraisal 6	0%	£1,154	£802	£385
Appraisal 7	6%	£1,254	£902	£485
Appraisal 8	12%	£1,593	£1,240	£824
Appraisal 9	17%	£1,931	£1,579	£1,162
Appraisal 10	21%	£2,270	£1,917	£1,501



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	Retail
Location:	North Docklands and 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	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum
<u>Rental Income</u>	Floor area																				
Rent - area 1	10,000	£24.00	£240,000	£26	£260,000	£28.00	£280,000	£30.00	£300,000	£30.00	£300,000	£30.00	£300,000	£32.00	£320,000	£34.00	£340,000	£36.00	£360,000	£38.00	£380,000
Rent - area 2	10,000	£24.00	£240,000	£26	£260,000	£28.00	£280,000	£30.00	£300,000	£30.00	£300,000	£30.00	£300,000	£32.00	£320,000	£34.00	£340,000	£36.00	£360,000	£38.00	£380,000
Rent - area 3	10,000	£24.00	£240,000	£26	£260,000	£28.00	£280,000	£30.00	£300,000	£30.00	£300,000	£30.00	£300,000	£32.00	£320,000	£34.00	£340,000	£36.00	£360,000	£38.00	£380,000
Total floor area / rent	30,000		£720,000		£780,000		£840,000		£900,000		£900,000		£900,000		£960,000		£1,020,000		£1,080,000		£1,140,000
Rent free/voids (years)		2.0	0.8858	2.0	0.8858	2.0	0.8858	2.0	0.8817	2.0	0.8858	2.0	0.8900	2.0	0.8858	2.0	0.8858	2.0	0.8858	2.0	0.8858
Yield	6.25%	6.25%		6.25%		6.25%		6.50%		6.25%		6.00%		6.25%		6.25%		6.25%		6.25%	
Capitalised rent			£10,204,567		£11,054,948		£11,905,329		£12,207,590		£12,755,709		£13,349,947		£13,606,090		£14,456,471		£15,306,851		£16,157,232
GROSS DEVELOPMENT VALUE																					
Purchaser's costs	5.75%		£586,763		£635,660		£684,556		£701,936		£733,453		£767,622		£782,350		£831,247		£880,144		£929,041
			£9,617,805		£10,419,289		£11,220,772		£11,505,654		£12,022,256		£12,582,325		£12,823,740		£13,625,224		£14,426,707		£15,228,191

DEVELOPMENT COSTS

<u>Development Costs</u>																					
Existing floor area	30%	9,000																			
Demolition costs	£5 psf		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000
Building costs	£150 psf		£5,454,600		£5,454,600		£5,454,600		£5,454,600		£5,454,600		£5,454,600		£5,454,600		£5,454,600		£5,454,600		£5,454,600
Area	82% grs to net	36,364																			
External works	10.00%		£545,460		£545,460		£545,460		£545,460		£545,460		£545,460		£545,460		£545,460		£545,460		£545,460
Professional fees	10.00%		£604,506		£604,506		£604,506		£604,506		£604,506		£604,506		£604,506		£604,506		£604,506		£604,506
Contingency	5.00%		£332,478		£332,478		£332,478		£332,478		£332,478		£332,478		£332,478		£332,478		£332,478		£332,478
CIL	1		-		0		£0		£0		£0		£0		£0		£0		£0		£0
<u>Disposal Costs</u>																					
Letting Agent's fee (% of rent)	10.00%		£72,000		£78,000		£84,000		£90,000		£90,000		£90,000		£96,000		£102,000		£108,000		£114,000
Agent's fees (on capital value)	1.00%		£102,046		£110,549		£119,053		£122,076		£127,557		£133,499		£136,061		£144,565		£153,069		£161,572
Legal fees (% of capital value)	0.75%		£76,534		£82,912		£89,290		£91,557		£95,668		£100,125		£102,046		£108,424		£114,801		£121,179
<u>Finance on construction</u>																					
Loan arrangement fee	1.00%		£69,820		£69,820		£69,820		£69,820		£69,820		£69,820		£69,820		£69,820		£69,820		£69,820
Interest rate	7.00%																				
Interest on Construction Costs	18 months		£366,557		£366,557		£366,557		£366,557		£366,557		£366,557		£366,557		£366,557		£366,557		£366,557
<u>Profit</u>																					
Developer's profit on cost	20.00%		£1,533,800		£1,537,977		£1,542,153		£1,544,411		£1,546,329		£1,548,409		£1,550,506		£1,554,682		£1,558,858		£1,563,035
TOTAL DEVELOPMENT COSTS			£9,202,802		£9,227,860		£9,252,918		£9,266,466		£9,277,976		£9,290,455		£9,303,034		£9,328,092		£9,353,150		£9,378,208

LAND VALUE

Land surplus			£415,002		1,191,428		£1,967,854		£2,239,188		£2,744,280		£3,291,869		£3,520,705		£4,297,131		£5,073,557		£5,849,983
Stamp duty	4.00%		-£16,600		-£47,657		-£78,714		-£89,568		-£109,771		-£131,675		-£140,828		-£171,885		-£202,942		-£233,999
Agent's fees	1.25%		-£5,188		-£14,893		-£24,598		-£27,990		-£34,303		-£41,148		-£44,009		-£53,714		-£63,419		-£73,125
Legal fees	0.50%		-£2,075		-£5,957		-£9,839		-£11,196		-£13,721		-£16,459		-£17,604		-£21,486		-£25,368		-£29,250
Interest rate	6.50%		-£38,136		-£109,485		-£180,833		-£205,767		-£252,182		-£302,502		-£323,531		-£394,879		-£466,228		-£537,577
Finance period	18 months																				
RESIDUAL LAND VALUE			£353,004		£1,013,436		£1,673,869		£1,904,667		£2,334,301		£2,800,085		£2,994,734		£3,655,167		£4,315,599		£4,976,032

Less CUV 1			(194,912)		465,520		1,125,953		1,356,751		1,786,385		2,252,169		2,446,818		3,107,251		3,767,683		4,428,116
Less CUV 2			(882,940)		(222,508)		437,925		668,723		1,098,357		1,564,141		1,758,790		2,419,223		3,079,655		3,740,088
Less CUV 3			(1,695,243)		(1,034,811)		(374,378)		(143,580)		286,055		751,838		946,487		1,606,920		2,267,352		2,927,785
Net additional floorspace (sq ft)	21,000		21,000		21,000		21,000		21,000		21,000		21,000		21,000		21,000		21,000		21,000
Net additional floorspace (sq m)	1,951		1,951		1,951		1,951		1,951		1,951		1,951		1,951		1,951		1,951		1,951
Maximum CIL per sqm																					
Against CUV 1			-		239		577		695		916		1,154		1,254		1,593		1,931		2,270
Against CUV 2			-		-		224		343		563		802		902		1,240		1,579		1,917
Against CUV 3			-		-		-		-		147		385		485		824		1,162		1,501

CURRENT USE VALUE Commercial Development

Use class:	Retail
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	9,000					
Rent per sq ft		£10 psf		£15 psf		£20 psf	
Rental income per annum		£90,000		£135,000		£180,000	
Rent free/voids (years)		3.0	0.8050	3.0	0.8163	3.0	0.8278
Total revenue, capitalised (including all costs)		7.50%		7.00%		6.50%	
Refurbishment costs	£50 psf	£450,000		£450,000		£450,000	
Fees	7%	£31,500		£31,500		£31,500	
Capitalised rent, net of refurb and fees		£484,453		£1,092,789		£1,811,005	
Purchaser's costs	5.75%	-£27,856		-£62,835		-£104,133	
Current use value		£456,597		£1,029,953		£1,706,872	
CUV including Landowner premium		20%	£547,916	20.00%	£1,235,944	20.00%	£2,048,247

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Retail
Location:	Rest of Borough

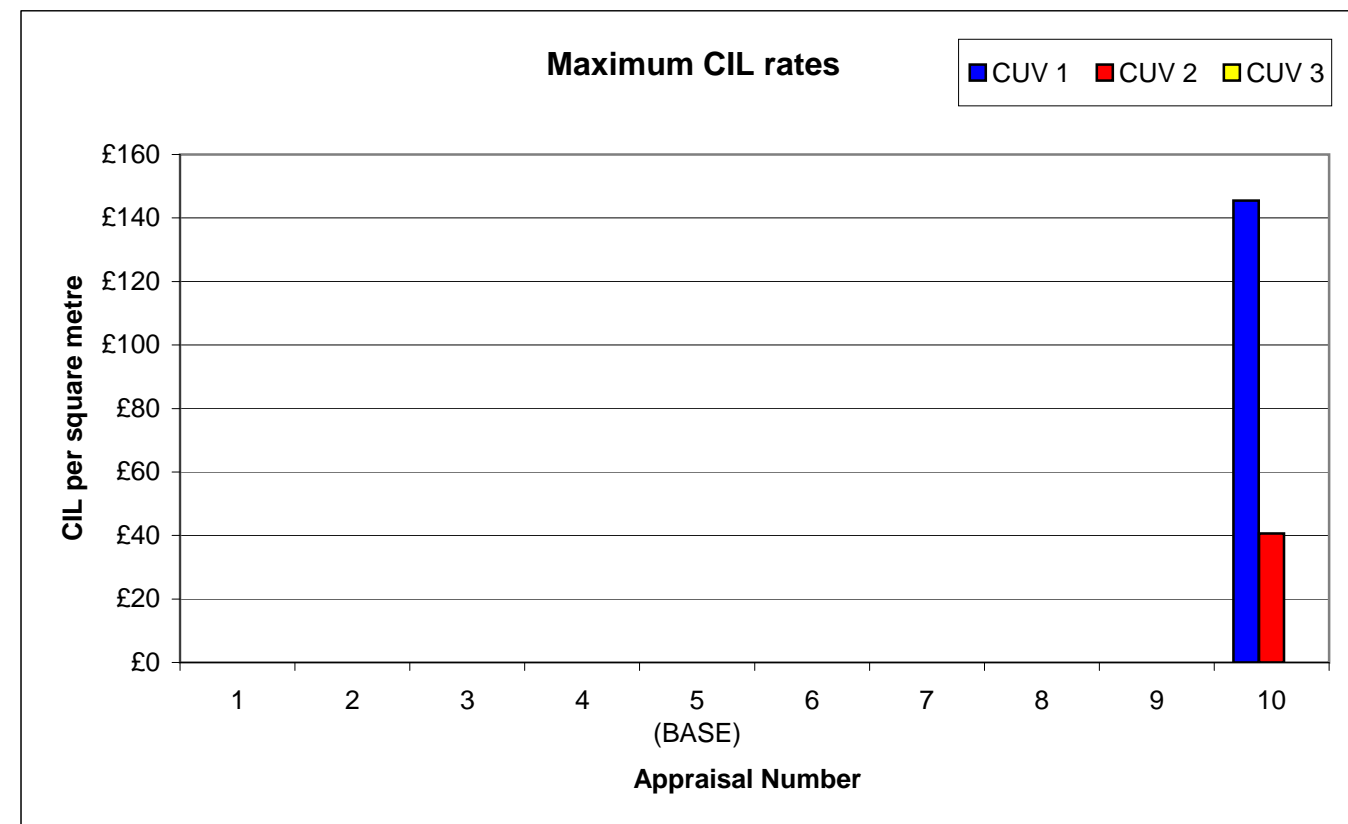
	£s per sqft	Yield	Rent free
Appraisal 1	£10.00	6.75%	2.00 years
Appraisal 2	£15.00	6.75%	2.00 years
Appraisal 3	£18.00	6.75%	2.00 years
Appraisal 4	£20.00	7.00%	2.00 years
Appraisal 5 (base)	£20.00	6.75%	2.00 years
Appraisal 6	£20.00	6.50%	2.00 years
Appraisal 7	£21.00	6.75%	2.00 years
Appraisal 8	£22.00	6.75%	2.00 years
Appraisal 9	£23.00	6.75%	2.00 years
Appraisal 10	£24.00	6.75%	2.00 years

Existing floorspace as % of new
30%

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£6.00	8.00%	3.00 years	15.00%
Current use value 2	£8.00	8.00%	3.00 years	20.00%
Current use value 3	£10.00	8.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-100%	£0	£0	£0
Appraisal 2	-33%	£0	£0	£0
Appraisal 3	-11%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	5%	£0	£0	£0
Appraisal 8	9%	£0	£0	£0
Appraisal 9	13%	£0	£0	£0
Appraisal 10	17%	£145	£41	£0



CURRENT USE VALUE Commercial Development

Use class:	Retail
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	9,000					
Rent per sq ft		£6 psf		£8 psf		£10 psf	
Rental income per annum		£54,000		£72,000		£90,000	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		8.00%		8.00%		8.00%	
Refurbishment costs	£50 psf	£450,000		£450,000		£450,000	
Fees	7%	£31,500		£31,500		£31,500	
Capitalised rent, net of refurb and fees			£54,337		£232,949		£411,561
Purchaser's costs	5.75%		-£3,124		-£13,395		-£23,665
Current use value			£51,212		£219,554		£387,896
CUV including Landowner premium		15%	£58,894	20.00%	£263,465	20.00%	£465,476

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Large retail
Location:	Rest of Borough

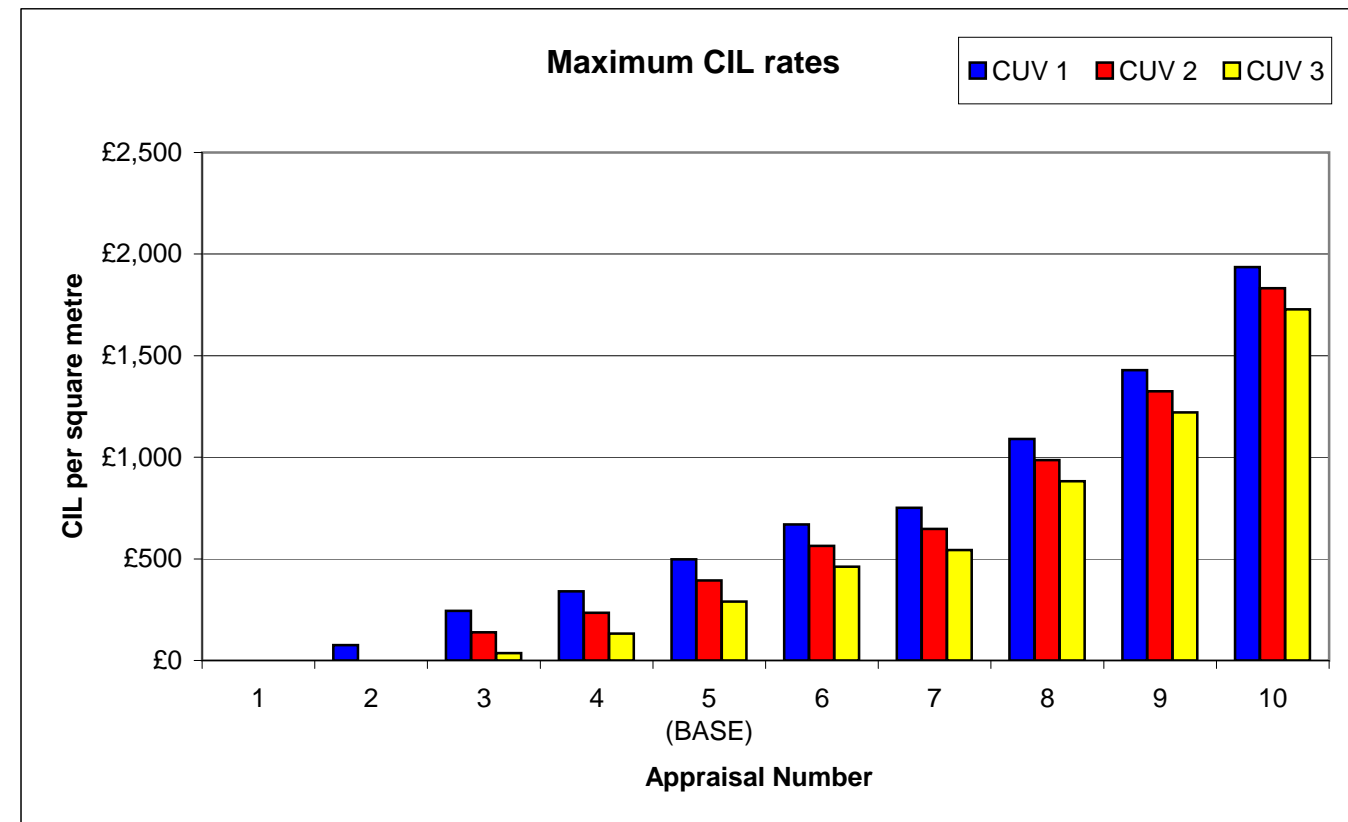
	£s per sqft	Yield	Rent free
Appraisal 1	£18.00	6.25%	2.00 years
Appraisal 2	£19.00	6.25%	2.00 years
Appraisal 3	£20.00	6.25%	2.00 years
Appraisal 4	£21.50	6.50%	2.00 years
Appraisal 5 (base)	£21.50	6.25%	2.00 years
Appraisal 6	£21.50	6.00%	2.00 years
Appraisal 7	£23.00	6.25%	2.00 years
Appraisal 8	£25.00	6.25%	2.00 years
Appraisal 9	£27.00	6.25%	2.00 years
Appraisal 10	£30.00	6.25%	2.00 years

Existing floorspace as % of new
30%

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£6.00	8.00%	3.00 years	15.00%
Current use value 2	£8.00	8.00%	3.00 years	20.00%
Current use value 3	£10.00	8.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-19%	£0	£0	£0
Appraisal 2	-13%	£75	£0	£0
Appraisal 3	-8%	£244	£139	£36
Appraisal 4	0%	£340	£235	£132
Appraisal 5 (base)	-	£498	£393	£290
Appraisal 6	0%	£669	£564	£461
Appraisal 7	7%	£752	£647	£544
Appraisal 8	14%	£1,090	£986	£882
Appraisal 9	20%	£1,429	£1,324	£1,221
Appraisal 10	28%	£1,937	£1,832	£1,728



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	Large retail
Location:	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	
		£ 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
Rental Income																					
Rent - area 1	10,000	£18.00	£180,000	£19	£190,000	£20.00	£200,000	£21.50	£215,000	£21.50	£215,000	£21.50	£215,000	£23.00	£230,000	£25.00	£250,000	£27.00	£270,000	£30.00	£300,000
Rent - area 2	10,000	£18.00	£180,000	£19	£190,000	£20.00	£200,000	£21.50	£215,000	£21.50	£215,000	£21.50	£215,000	£23.00	£230,000	£25.00	£250,000	£27.00	£270,000	£30.00	£300,000
Rent - area 3	10,000	£18.00	£180,000	£19	£190,000	£20.00	£200,000	£21.50	£215,000	£21.50	£215,000	£21.50	£215,000	£23.00	£230,000	£25.00	£250,000	£27.00	£270,000	£30.00	£300,000
Total floor area / rent	30,000		£540,000		£570,000		£600,000		£645,000		£645,000		£645,000		£690,000		£750,000		£810,000		£900,000
Rent free/voids (years)		2.0	0.8858	2.0	0.8858	2.0	0.8858	2.0	0.8817	2.0	0.8858	2.0	0.8900	2.0	0.8858	2.0	0.8858	2.0	0.8858	2.0	0.8858
Yield	6.25%	6.25%		6.25%		6.25%		6.50%		6.25%		6.00%		6.25%		6.25%		6.25%		6.25%	
Capitalised rent			£7,653,426		£8,078,616		£8,503,806		£8,748,773		£9,141,592		£9,567,462		£9,779,377		£10,629,758		£11,480,138		£12,755,709
GROSS DEVELOPMENT VALUE																					
Purchaser's costs	5.75%		£440,072		£464,520		£488,969		£503,054		£525,642		£550,129		£562,314		£611,211		£660,108		£733,453
			£7,213,354		£7,614,096		£8,014,837		£8,245,718		£8,615,950		£9,017,333		£9,217,063		£10,018,547		£10,820,030		£12,022,256

DEVELOPMENT COSTS

Development Costs																					
Existing floor area	30%	9,000																			
Demolition costs	£5 psf		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000
Building costs	£120 psf		£4,363,680		£4,363,680		£4,363,680		£4,363,680		£4,363,680		£4,363,680		£4,363,680		£4,363,680		£4,363,680		£4,363,680
Area	82% grs to net	36,364																			
External works	10.00%		£436,368		£436,368		£436,368		£436,368		£436,368		£436,368		£436,368		£436,368		£436,368		£436,368
Professional fees	10.00%		£484,505		£484,505		£484,505		£484,505		£484,505		£484,505		£484,505		£484,505		£484,505		£484,505
Contingency	5.00%		£266,478		£266,478		£266,478		£266,478		£266,478		£266,478		£266,478		£266,478		£266,478		£266,478
CIL	1		-		0		£0		£0		£0		£0		£0		£0		£0		£0
Disposal Costs																					
Letting Agent's fee (% of rent)	10.00%		£54,000		£57,000		£60,000		£64,500		£64,500		£64,500		£69,000		£75,000		£81,000		£90,000
Agent's fees (on capital value)	1.00%		£76,534		£80,786		£85,038		£87,488		£91,416		£95,675		£97,794		£106,298		£114,801		£127,557
Legal fees (% of capital value)	0.75%		£57,401		£60,590		£63,779		£65,616		£68,562		£71,756		£73,345		£79,723		£86,101		£95,668
Finance on construction																					
Loan arrangement fee	1.00%		£55,960		£55,960		£55,960		£55,960		£55,960		£55,960		£55,960		£55,960		£55,960		£55,960
Interest rate	7.00%																				
Interest on Construction Costs	18 months		£293,792		£293,792		£293,792		£293,792		£293,792		£293,792		£293,792		£293,792		£293,792		£293,792
Profit																					
Developer's profit on cost	20.00%		£1,226,743		£1,228,832		£1,230,920		£1,232,677		£1,234,052		£1,235,543		£1,237,184		£1,241,361		£1,245,537		£1,251,801
TOTAL DEVELOPMENT COSTS			£7,360,461		£7,372,990		£7,385,519		£7,396,063		£7,404,312		£7,413,256		£7,423,106		£7,448,164		£7,473,222		£7,510,809

LAND VALUE

Land surplus			-£147,107		241,106		£629,319		£849,655		£1,211,638		£1,604,077		£1,793,957		£2,570,383		£3,346,809		£4,511,447
Stamp duty	4.00%		£0		-£9,644		-£25,173		-£33,986		-£48,466		-£64,163		-£71,758		-£102,815		-£133,872		-£180,458
Agent's fees	1.25%		£0		-£3,014		-£7,866		-£10,621		-£15,145		-£20,051		-£22,424		-£32,130		-£41,835		-£56,393
Legal fees	0.50%		£0		-£1,206		-£3,147		-£4,248		-£6,058		-£8,020		-£8,970		-£12,852		-£16,734		-£22,557
Interest rate	6.50%		£0		-£22,156		-£57,830		-£78,078		-£111,342		-£147,405		-£164,853		-£236,202		-£307,551		-£414,574
Finance period	18 months																				
RESIDUAL LAND VALUE			-£147,107		£205,086		£535,302		£722,722		£1,030,627		£1,364,438		£1,525,951		£2,186,384		£2,846,816		£3,837,465

Less CUV 1			(206,001)		146,192		476,408		663,828		971,733		1,305,544		1,467,057		2,127,490		2,787,922		3,778,571
Less CUV 2			(410,572)		(58,379)		271,837		459,257		767,161		1,100,973		1,262,486		1,922,918		2,583,351		3,574,000
Less CUV 3			(612,583)		(260,390)		69,827		257,246		565,151		898,962		1,060,475		1,720,908		2,381,341		3,371,990
Net additional floorspace (sq ft)	21,000		21,000		21,000		21,000		21,000		21,000		21,000		21,000		21,000		21,000		21,000
Net additional floorspace (sq m)	1,951		1,951		1,951		1,951		1,951		1,951		1,951		1,951		1,951		1,951		1,951
Maximum CIL per sqm																					
Against CUV 1			-		75		244		340		498		669		752		1,090		1,429		1,937
Against CUV 2			-		-		139		235		393		564		647		986		1,324		1,832
Against CUV 3			-		-		36		132		290		461		544		882		1,221		1,728

CURRENT USE VALUE Commercial Development

Use class:	Large retail
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	9,000					
Rent per sq ft		£6 psf		£8 psf		£10 psf	
Rental income per annum		£54,000		£72,000		£90,000	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		8.00%		8.00%		8.00%	
Refurbishment costs	£50 psf	£450,000		£450,000		£450,000	
Fees	7%	£31,500		£31,500		£31,500	
Capitalised rent, net of refurb and fees			£54,337		£232,949		£411,561
Purchaser's costs	5.75%		-£3,124		-£13,395		-£23,665
Current use value			£51,212		£219,554		£387,896
CUV including Landowner premium		15%	£58,894	20.00%	£263,465	20.00%	£465,476

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	INDUSTRIAL
Location:	Whole Borough

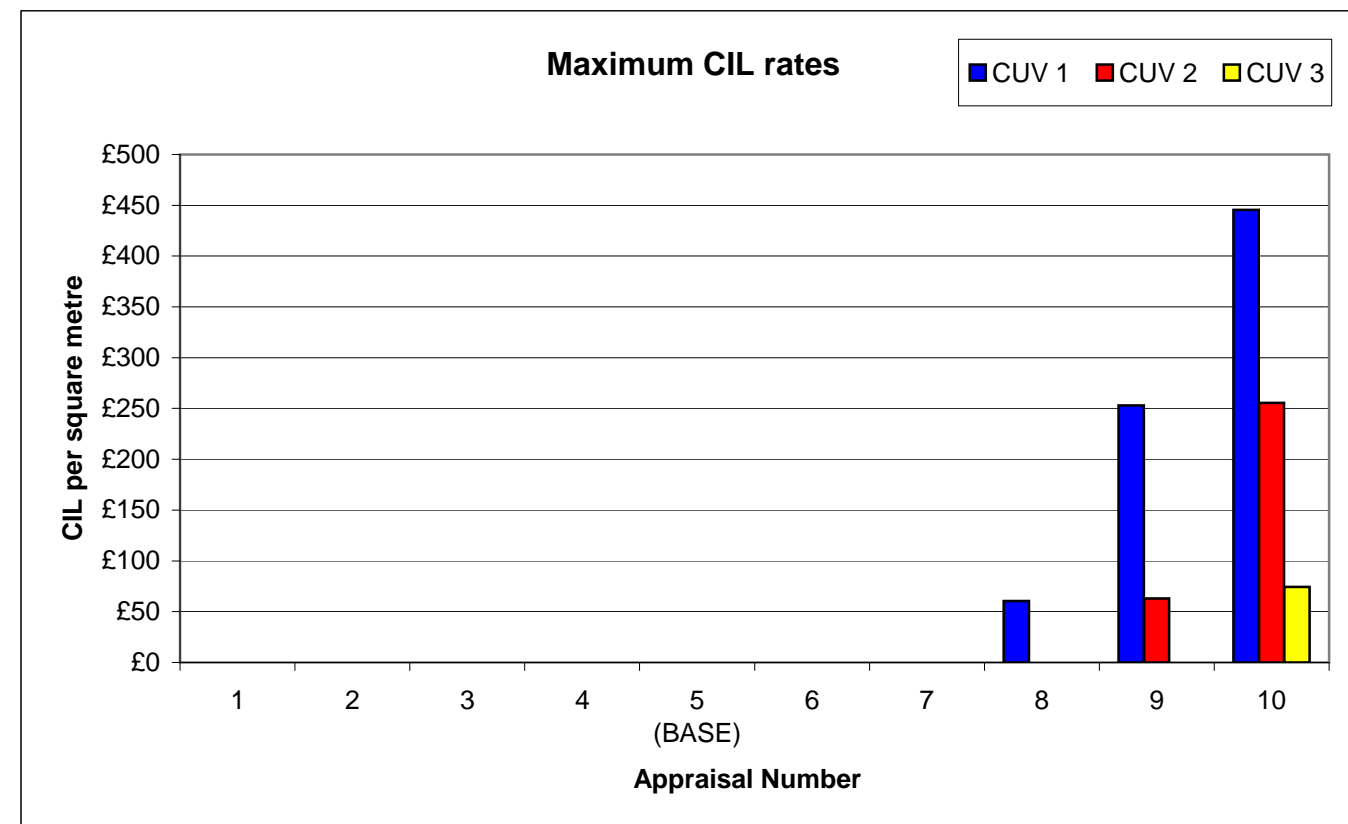
	£s per sqft	Yield	Rent free
Appraisal 1	£7.00	7.50%	2.00 years
Appraisal 2	£8.00	7.50%	2.00 years
Appraisal 3	£9.00	7.50%	2.00 years
Appraisal 4	£10.00	7.75%	2.00 years
Appraisal 5 (base)	£10.00	7.50%	2.00 years
Appraisal 6	£10.00	7.25%	2.00 years
Appraisal 7	£11.00	7.50%	2.00 years
Appraisal 8	£12.00	7.50%	2.00 years
Appraisal 9	£13.00	7.50%	2.00 years
Appraisal 10	£14.00	7.50%	2.00 years

Existing floorspace as % of new	50%
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	£s per sqft	Yield	Rent free	Premium
Current use value 1	£5.00	8.00%	3.00 years	15.00%
Current use value 2	£6.50	8.00%	3.00 years	20.00%
Current use value 3	£8.00	8.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-43%	£0	£0	£0
Appraisal 2	-25%	£0	£0	£0
Appraisal 3	-11%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	9%	£0	£0	£0
Appraisal 8	17%	£61	£0	£0
Appraisal 9	23%	£253	£63	£0
Appraisal 10	29%	£446	£256	£74



CURRENT USE VALUE
Commercial Development

Use class: **INDUSTRIAL**

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	15,000					
Rent per sq ft		£5 psf		£7 psf		£8 psf	
Rental income per annum		£75,000		£97,500		£120,000	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		8.00%		8.00%		8.00%	
Refurbishment costs	£30 psf	£450,000		£450,000		£450,000	
Fees	7%	£31,500		£31,500		£31,500	
Capitalised rent, net of refurb and fees		£262,718		£485,983		£709,248	
Purchaser's costs	5.75%	-£15,106		-£27,944		-£40,782	
Current use value		£247,611		£458,039		£668,467	
CUV including Landowner premium		15%	£284,753	20.00%	£549,647	20.00%	£802,160

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	HOTEL - Budget
Location:	Tower Hamlets

	£s per sqft	Yield	Rent free
Appraisal 1	£22.00	5.75%	
Appraisal 2	£24.00	5.75%	
Appraisal 3	£26.00	5.75%	
Appraisal 4	£28.60	6.00%	
Appraisal 5 (base)	£28.60	5.75%	
Appraisal 6	£28.60	5.50%	
Appraisal 7	£30.00	5.75%	
Appraisal 8	£32.00	5.75%	
Appraisal 9	£34.00	5.75%	
Appraisal 10	£36.00	5.75%	

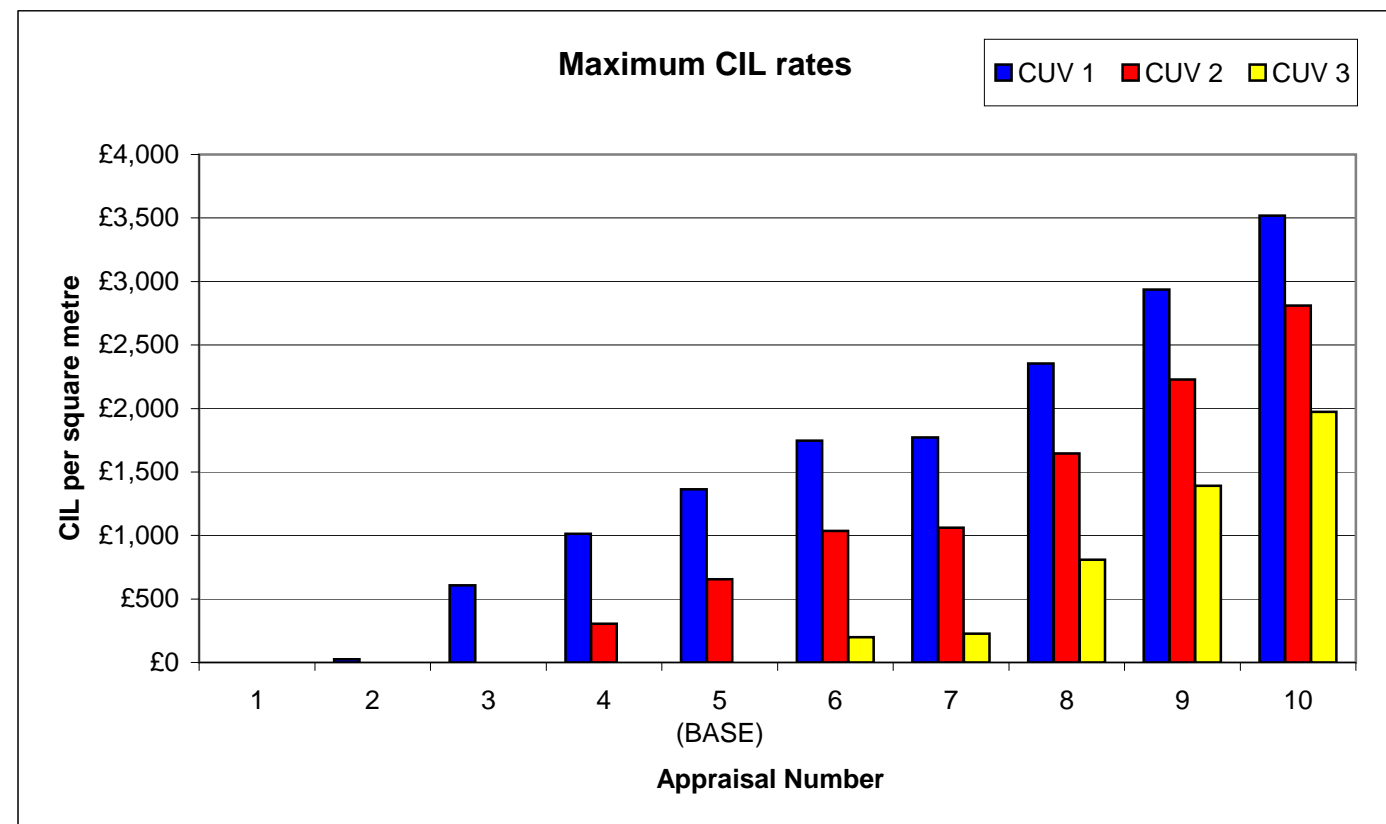
Existing floorspace as % of new
50%

Capital values for hotel rooms	£11,000,000 New Providence Wharf (Hotel And Ontario Tr
Number of Rooms	131
Value per room	£83,969
Assume 200 sq ft net area per room	£419.85
Goal seek Capital Value PSF	£469

	£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	-30%	£0	£0	£0
Appraisal 2	-19%	£24	£0	£0
Appraisal 3	-10%	£607	£0	£0
Appraisal 4	0%	£1,014	£305	£0
Appraisal 5 (base)	-	£1,364	£654	£0
Appraisal 6	0%	£1,746	£1,036	£200
Appraisal 7	5%	£1,772	£1,062	£226
Appraisal 8	11%	£2,354	£1,645	£809
Appraisal 9	16%	£2,937	£2,227	£1,391
Appraisal 10	21%	£3,520	£2,810	£1,974



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	HOTEL - Budget
Location:	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										
Rooms										
Rent - area 1	30,000	£22.00 £660,000	£24 £720,000	£26.00 £780,000	£28.60 £858,000	£28.60 £858,000	£28.60 £858,000	£30.00 £900,000	£32.00 £960,000	£34.00 £1,020,000
Rent - area 2		£22.00 £0	£24 £0	£26.00 £0	£28.60 £0	£28.60 £0	£28.60 £0	£30.00 £0	£32.00 £0	£34.00 £0
Rent - area 3		£22.00 £0	£24 £0	£26.00 £0	£28.60 £0	£28.60 £0	£28.60 £0	£30.00 £0	£32.00 £0	£34.00 £0
Total floor area / rent	30,000	£660,000	£720,000	£780,000	£858,000	£858,000	£858,000	£900,000	£960,000	£1,020,000
Rent free/voids (years)		- 1.0000	- 1.0000	- 1.0000	- 1.0000	- 1.0000	- 1.0000	- 1.0000	- 1.0000	- 1.0000
Yield	5.75%	5.75%	5.75%	5.75%	6.00%	5.75%	5.50%	5.75%	5.75%	5.75%
Capitalised rent		£11,478,261	£12,521,739	£13,565,217	£14,300,000	£14,921,739	£15,600,000	£15,652,174	£16,695,652	£17,739,130
GROSS DEVELOPMENT VALUE										
Purchaser's costs	5.75%	£660,000	£720,000	£780,000	£822,250	£858,000	£897,000	£900,000	£960,000	£1,020,000
		£10,818,261	£11,801,739	£12,785,217	£13,477,750	£14,063,739	£14,703,000	£14,752,174	£15,735,652	£16,719,130

DEVELOPMENT COSTS

Development Costs										
Existing floor area	50% 15,000									
Demolition costs	£5 psf	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Building costs	£155 psf	£6,200,000	£6,200,000	£6,200,000	£6,200,000	£6,200,000	£6,200,000	£6,200,000	£6,200,000	£6,200,000
Area	75% grs to net 40,000									
External works	10.00%	£620,000	£620,000	£620,000	£620,000	£620,000	£620,000	£620,000	£620,000	£620,000
Professional fees	10.00%	£689,500	£689,500	£689,500	£689,500	£689,500	£689,500	£689,500	£689,500	£689,500
Contingency	5.00%	£379,225	£379,225	£379,225	£379,225	£379,225	£379,225	£379,225	£379,225	£379,225
CIL	1	-	0	£0	£0	£0	£0	£0	£0	£0
Disposal Costs										
Letting Agent's fee (% of rent)	10.00%	£66,000	£72,000	£78,000	£85,800	£85,800	£85,800	£90,000	£96,000	£102,000
Agent's fees (on capital value)	1.00%	£114,783	£125,217	£135,652	£143,000	£149,217	£156,000	£156,522	£166,957	£177,391
Legal fees (% of capital value)	0.75%	£86,087	£93,913	£101,739	£107,250	£111,913	£117,000	£117,391	£125,217	£133,043
Finance on construction										
Loan arrangement fee	1.00%	£79,637	£79,637	£79,637	£79,637	£79,637	£79,637	£79,637	£79,637	£79,637
Interest rate	7.00%									
Interest on Construction Costs	18 months	£418,096	£418,096	£418,096	£418,096	£418,096	£418,096	£418,096	£418,096	£418,096
Profit										
Developer's profit on cost	20.00%	£1,745,665	£1,750,518	£1,755,370	£1,759,502	£1,761,678	£1,764,052	£1,765,074	£1,769,926	£1,774,779
TOTAL DEVELOPMENT COSTS		£10,473,993	£10,503,106	£10,532,219	£10,557,009	£10,570,066	£10,584,309	£10,590,445	£10,619,558	£10,648,671

LAND VALUE

Land surplus		£344,268	1,298,633	£2,252,998	£2,920,741	£3,493,673	£4,118,691	£4,161,729	£5,116,094	£6,070,459
Stamp duty	4.00%	-£13,771	-£51,945	-£90,120	-£116,830	-£139,747	-£164,748	-£166,469	-£204,644	-£242,818
Agent's fees	1.25%	-£4,303	-£16,233	-£28,162	-£36,509	-£43,671	-£51,484	-£52,022	-£63,951	-£75,881
Legal fees	0.50%	-£1,721	-£6,493	-£11,265	-£14,604	-£17,468	-£20,593	-£20,809	-£25,580	-£30,352
Interest rate	6.50%	-£31,636	-£119,336	-£207,036	-£268,398	-£321,047	-£378,482	-£382,437	-£470,137	-£557,837
Finance period	18 months									
RESIDUAL LAND VALUE		£292,837	£1,104,626	£1,916,415	£2,484,400	£2,971,740	£3,503,384	£3,539,993	£4,351,782	£5,163,571

Less CUV

Less CUV 1		(777,892)	33,897	845,686	1,413,672	1,901,012	2,432,655	2,469,264	3,281,053	4,092,842
Less CUV 2		(1,767,070)	(955,281)	(143,492)	424,493	911,833	1,443,477	1,480,086	2,291,875	3,103,664
Less CUV 3		(2,931,689)	(2,119,900)	(1,308,111)	(740,126)	(252,786)	278,858	315,467	1,127,256	1,939,045
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
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
Maximum CIL per sqm										
Against CUV 1		-	24	607	1,014	1,364	1,746	1,772	2,354	2,937
Against CUV 2		-	-	-	305	654	1,036	1,062	1,645	2,227
Against CUV 3		-	-	-	-	-	200	226	809	1,391

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%	15,000					
Rent per sq ft		£10 psf		£15 psf		£20 psf	
Rental income per annum		£150,000		£225,000		£300,000	
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	£750,000		£750,000		£750,000	
Fees	7%	£52,500		£52,500		£52,500	
Capitalised rent, net of refurb and fees		£946,710		£1,821,315		£2,851,040	
Purchaser's costs	5.75%	-£54,436		-£104,726		-£163,935	
Current use value		£892,274		£1,716,589		£2,687,105	
CUV including Landowner premium		20% £1,070,729		20.00% £2,059,907		20.00% £3,224,526	

DEVELOPMENT APPRAISAL

Commercial Development

Use class: **STUDENT HSG**

DEVELOPMENT VALUE		Term rent	£200 per week	
		Vacation rent	£225 per week	
Rental Income				
Annual rent per unit - term time (95% occupancy)	42 weeks	98% occupancy	98,000	4,116,000
Annual rent per unit - summer (50% occupancy)	10 weeks	50% occupancy	56,250	562,500
Operating costs	500 units		£2100 per unit	(1,050,000)
Net annual rents				3,628,500
Total revenue, capitalised (including all costs)			6.25%	58,056,000
GROSS DEVELOPMENT VALUE				58,056,000

DEVELOPMENT COSTS				
Development Costs				
Demolition costs	£5 psf	49,875 sqt		249,375
Building costs	£180.00 psf			25,650,000
Area per unit (incl common areas)	285 sqft pu	142,500		
External works			10.00%	2,565,000
Professional fees			10.00%	2,846,438
				-
Disposal Costs				
Letting Agent's fee (% of rent)			0.00%	-
Agent's fees (on capital value)			1.00%	580,560
Legal fees (% of capital value)			0.75%	435,420
Interest on Finance				
Total development duration	24 months			
Loan arrangement fee			1.00%	313,108
Interest on Construction Costs	24 months		6.50%	2,035,203
Profit				
Developer's profit on total revenue			20.00%	11,611,200
TOTAL DEVELOPMENT COSTS				46,286,303

LAND VALUE				
Land surplus				11,769,697
Stamp duty			4.00%	(470,788)
Agent's fees			1.25%	(147,121)
Legal fees			0.50%	(58,848)
Interest on land finance	24 months		6.50%	(1,442,082)
RESIDUAL LAND VALUE				9,650,857

Existing use value				
Existing space as % of new	35%	49,875		
Rent per sq ft		£12.00 psf		
Rental income per annum		598,500		
Rent free/voids (years)		3.0	0.7938	
Total revenue, capitalised (including all costs)			8.00%	5,938,857
Refurbishment costs		£50 psf	2,493,750	
Fees		7%	174,563	
Purchaser's costs		5.75%		188,056
Existing use value				3,082,489
EUV including Landowner premium	20%			3,698,986
Residual Land Value less EUV plus premium				5,951,871
Per sqm (net additional floorspace)				692