

## COMMUNITY INFRASTRUCTURE LEVY Commercial Development

|            |                                       |
|------------|---------------------------------------|
| Use class: | B1 Floorspace                         |
| Location:  | LB Camden - Central Zone (1,500 sq m) |

|                           | £s per sqft   | Yield        | Rent free         |
|---------------------------|---------------|--------------|-------------------|
| Appraisal 1               | £58.00        | 4.50%        | 2.00 years        |
| Appraisal 2               | £60.00        | 4.50%        | 2.00 years        |
| Appraisal 3               | £62.00        | 4.50%        | 2.00 years        |
| Appraisal 4               | £65.00        | 4.75%        | 2.00 years        |
| <b>Appraisal 5 (base)</b> | <b>£65.00</b> | <b>4.50%</b> | <b>2.00 years</b> |
| Appraisal 6               | £65.00        | 4.25%        | 2.00 years        |
| Appraisal 7               | £66.00        | 4.50%        | 2.00 years        |
| Appraisal 8               | £67.00        | 4.50%        | 2.00 years        |
| Appraisal 9               | £68.00        | 4.50%        | 2.00 years        |
| Appraisal 10              | £69.00        | 4.50%        | 2.00 years        |

|                                 |
|---------------------------------|
| Existing floorspace as % of new |
| 50%                             |

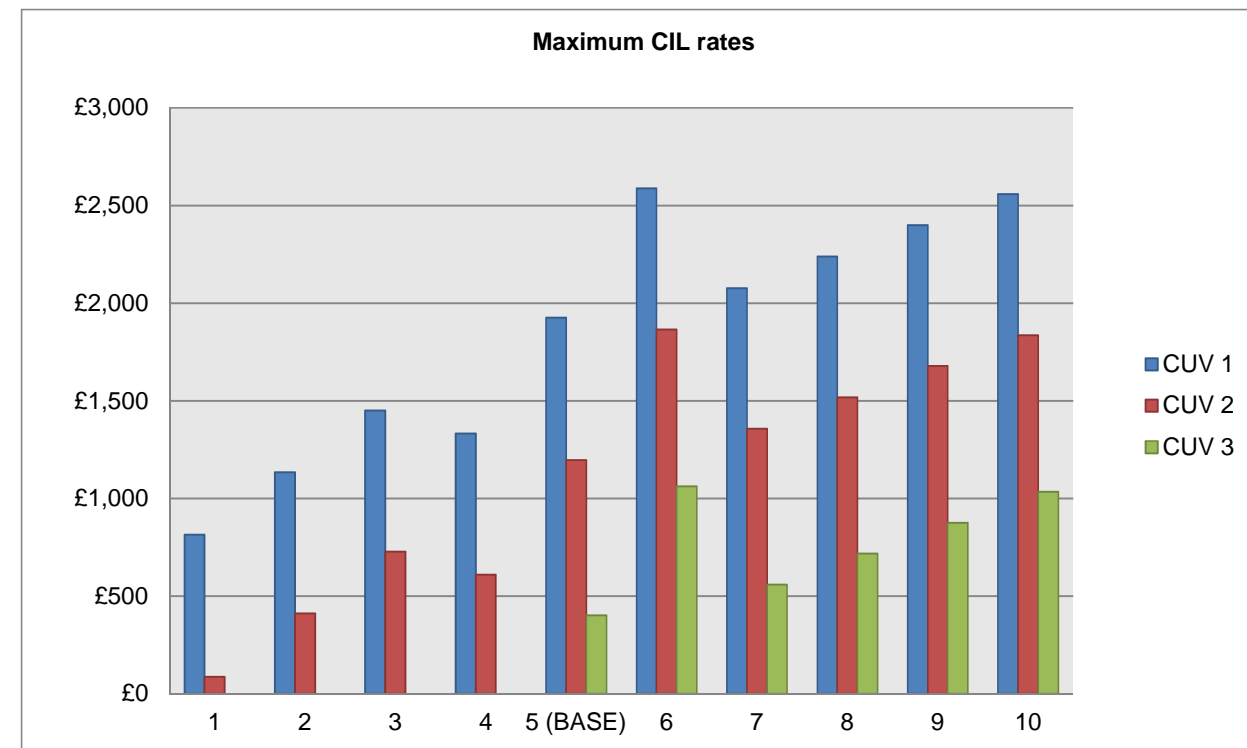
Net off existing floorspace from CIL calculation:

Ctrl + y to goal seek max CIL

|                     | £s per sqft | Yield | Rent free  | Premium |
|---------------------|-------------|-------|------------|---------|
| Current use value 1 | £40.00      | 5.50% | 2.00 years | 20.00%  |
| Current use value 2 | £45.00      | 5.25% | 2.00 years | 20.00%  |
| Current use value 3 | £50.00      | 5.00% | 2.00 years | 20.00%  |

### Results - Maximum CIL rates per square metre

|                           | Change in rent from base | CUV 1         | CUV 2         | CUV 3       |
|---------------------------|--------------------------|---------------|---------------|-------------|
| Appraisal 1               | -12%                     | £814          | £86           | £0          |
| Appraisal 2               | -8%                      | £1,134        | £411          | £0          |
| Appraisal 3               | -5%                      | £1,450        | £727          | £0          |
| Appraisal 4               | 0%                       | £1,332        | £610          | £0          |
| <b>Appraisal 5 (base)</b> | <b>-</b>                 | <b>£1,925</b> | <b>£1,195</b> | <b>£401</b> |
| Appraisal 6               | 0%                       | £2,587        | £1,865        | £1,062      |
| Appraisal 7               | 2%                       | £2,077        | £1,357        | £559        |
| Appraisal 8               | 3%                       | £2,239        | £1,517        | £717        |
| Appraisal 9               | 4%                       | £2,399        | £1,678        | £875        |
| Appraisal 10              | 6%                       | £2,558        | £1,836        | £1,033      |





## CURRENT USE VALUE Commercial Development

Use class: **B1 Floorspace**

|  | Common assumptions | CUV 1             |            | CUV 2             |            | CUV 3             |            |
|--|--------------------|-------------------|------------|-------------------|------------|-------------------|------------|
| <b>Current use value</b>                         |                    |                   |            |                   |            |                   |            |
| Existing space as percentage of new              | 50%                | 8,073             |            |                   |            |                   |            |
| Rent per sq ft                                   |                    | £40 psf           |            | £45 psf           |            | £50 psf           |            |
| Rental income per annum                          |                    | £322,920          |            | £363,285          |            | £403,650          |            |
| Rent free/voids (years)                          |                    | 2.0               | 0.8985     | 2.0               | 0.9027     | 2.0               | 0.9070     |
| Total revenue, capitalised (including all costs) |                    | 5.50%             |            | 5.25%             |            | 5.00%             |            |
| Refurbishment costs                              | £50 psf            | £403,650          |            | £403,650          |            | £403,650          |            |
| Fees   | 7%                 | £28,256           |            | £28,256           |            | £28,256           |            |
| Capitalised rent, net of refurb and fees         |                    | £4,843,154        |            | £5,814,698        |            | £6,890,543        |            |
| Purchaser's costs                                | 6.80%              |                   |            |                   |            |                   |            |
| <b>Current use value</b>                         |                    | <b>£4,843,154</b> |            | <b>£5,814,698</b> |            | <b>£6,890,543</b> |            |
| <b>CUV including Landowner premium</b>           |                    | 20%               | £5,811,784 | 20.00%            | £6,977,638 | 20.00%            | £8,268,652 |

## COMMUNITY INFRASTRUCTURE LEVY Commercial Development

|            |  |
|------------|--|
| Use class: | B1 Floorspace                          |
| Location:  | LB Camden - Central Zone (10,000 sq m) |

|                           | £s per sqft   | Yield        | Rent free         |
|---------------------------|---------------|--------------|-------------------|
| Appraisal 1               | £58.00        | 4.50%        | 2.00 years        |
| Appraisal 2               | £60.00        | 4.50%        | 2.00 years        |
| Appraisal 3               | £62.00        | 4.50%        | 2.00 years        |
| Appraisal 4               | £65.00        | 4.75%        | 2.00 years        |
| <b>Appraisal 5 (base)</b> | <b>£65.00</b> | <b>4.50%</b> | <b>2.00 years</b> |
| Appraisal 6               | £65.00        | 4.25%        | 2.00 years        |
| Appraisal 7               | £66.00        | 4.50%        | 2.00 years        |
| Appraisal 8               | £67.00        | 4.50%        | 2.00 years        |
| Appraisal 9               | £68.00        | 4.50%        | 2.00 years        |
| Appraisal 10              | £69.00        | 4.50%        | 2.00 years        |

|                                 |
|---------------------------------|
| Existing floorspace as % of new |
| 50%                             |

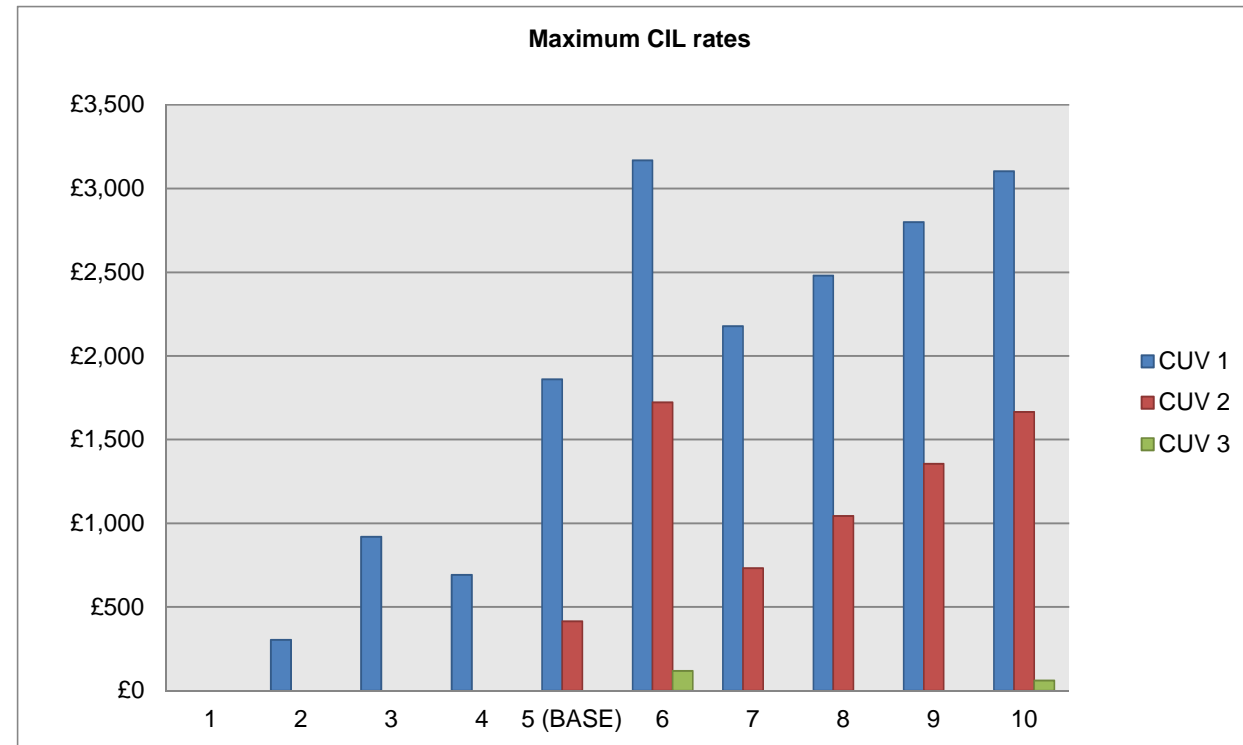
Net off existing floorspace from CIL calculation:  Y

Ctrl + y to goal seek max CIL

|                     | £s per sqft | Yield | Rent free  | Premium |
|---------------------|-------------|-------|------------|---------|
| Current use value 1 | £40.00      | 5.50% | 2.00 years | 20.00%  |
| Current use value 2 | £45.00      | 5.25% | 2.00 years | 20.00%  |
| Current use value 3 | £50.00      | 5.00% | 2.00 years | 20.00%  |

### Results - Maximum CIL rates per square metre

|                           | Change in rent from base | CUV 1         | CUV 2       | CUV 3     |
|---------------------------|--------------------------|---------------|-------------|-----------|
| Appraisal 1               | -12%                     | £0            | £0          | £0        |
| Appraisal 2               | -8%                      | £304          | £0          | £0        |
| Appraisal 3               | -5%                      | £920          | £0          | £0        |
| Appraisal 4               | 0%                       | £692          | £0          | £0        |
| <b>Appraisal 5 (base)</b> | <b>-</b>                 | <b>£1,859</b> | <b>£414</b> | <b>£0</b> |
| Appraisal 6               | 0%                       | £3,169        | £1,722      | £118      |
| Appraisal 7               | 2%                       | £2,178        | £732        | £0        |
| Appraisal 8               | 3%                       | £2,480        | £1,043      | £0        |
| Appraisal 9               | 4%                       | £2,800        | £1,354      | £0        |
| Appraisal 10              | 6%                       | £3,104        | £1,666      | £61       |





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

Use class: **B1 Floorspace**

|  | Common assumptions | CUV 1              |        | CUV 2              |        | CUV 3              |        |
|--|--------------------|--------------------|--------|--------------------|--------|--------------------|--------|
| <b>Current use value</b>                         |                    |                    |        |                    |        |                    |        |
| Existing space as percentage of new              | 50%                | 53,820             |        |                    |        |                    |        |
| Rent per sq ft                                   |                    | £40 psf            |        | £45 psf            |        | £50 psf            |        |
| Rental income per annum                          |                    | £2,152,800         |        | £2,421,900         |        | £2,691,000         |        |
| Rent free/voids (years)                          |                    | 2.0                | 0.8985 | 2.0                | 0.9027 | 2.0                | 0.9070 |
| Total revenue, capitalised (including all costs) |                    | 5.50%              |        | 5.25%              |        | 5.00%              |        |
| Refurbishment costs                              | £50 psf            | £2,691,000         |        | £2,691,000         |        | £2,691,000         |        |
| Fees   | 7%                 | £188,370           |        | £188,370           |        | £188,370           |        |
| Capitalised rent, net of refurb and fees         |                    | £32,287,691        |        | £38,764,655        |        | £45,936,957        |        |
| Purchaser's costs                                | 6.80%              |                    |        |                    |        |                    |        |
| <b>Current use value</b>                         |                    | <b>£32,287,691</b> |        | <b>£38,764,655</b> |        | <b>£45,936,957</b> |        |
| <b>CUV including Landowner premium</b>           |                    | 20% £38,745,229    |        | 20.00% £46,517,586 |        | 20.00% £55,124,348 |        |

## COMMUNITY INFRASTRUCTURE LEVY Commercial Development

|            |                                      |
|------------|--------------------------------------|
| Use class: | B1 Floorspace                        |
| Location:  | LB Camden - Kings Cross (1,500 sq m) |

|                           | £s per sqft   | Yield        | Rent free         |
|---------------------------|---------------|--------------|-------------------|
| Appraisal 1               | £68.00        | 4.50%        | 2.00 years        |
| Appraisal 2               | £70.00        | 4.50%        | 2.00 years        |
| Appraisal 3               | £72.00        | 4.50%        | 2.00 years        |
| Appraisal 4               | £75.00        | 4.75%        | 2.00 years        |
| <b>Appraisal 5 (base)</b> | <b>£75.00</b> | <b>4.50%</b> | <b>2.00 years</b> |
| Appraisal 6               | £75.00        | 4.25%        | 2.00 years        |
| Appraisal 7               | £76.00        | 4.50%        | 2.00 years        |
| Appraisal 8               | £78.00        | 4.50%        | 2.00 years        |
| Appraisal 9               | £80.00        | 4.50%        | 2.00 years        |
| Appraisal 10              | £82.00        | 4.50%        | 2.00 years        |

|                                 |
|---------------------------------|
| Existing floorspace as % of new |
| 50%                             |

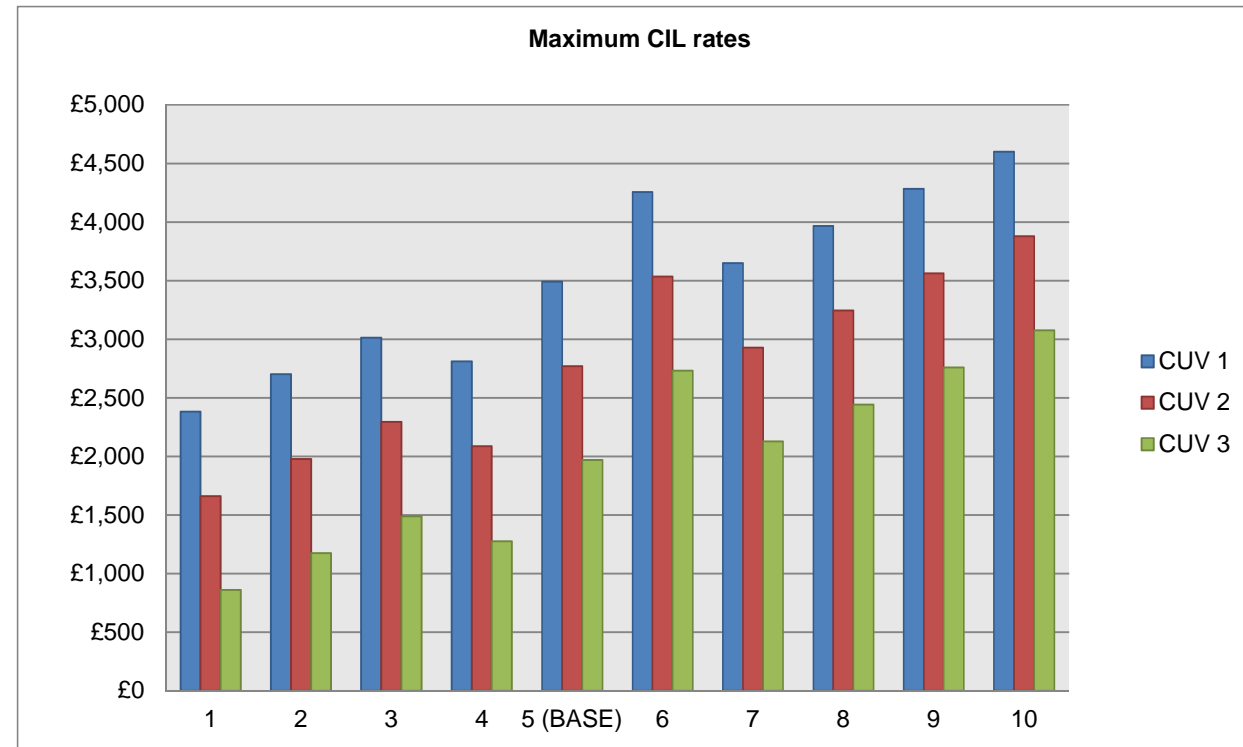
Net off existing floorspace from CIL calculation: N

Ctrl + y to goal seek max CIL

|                     | £s per sqft | Yield | Rent free  | Premium |
|---------------------|-------------|-------|------------|---------|
| Current use value 1 | £40.00      | 5.50% | 2.00 years | 20.00%  |
| Current use value 2 | £45.00      | 5.25% | 2.00 years | 20.00%  |
| Current use value 3 | £50.00      | 5.00% | 2.00 years | 20.00%  |

### Results - Maximum CIL rates per square metre

|                           | Change in rent from base | CUV 1         | CUV 2         | CUV 3         |
|---------------------------|--------------------------|---------------|---------------|---------------|
| Appraisal 1               | -10%                     | £2,383        | £1,661        | £859          |
| Appraisal 2               | -7%                      | £2,701        | £1,978        | £1,175        |
| Appraisal 3               | -4%                      | £3,013        | £2,295        | £1,487        |
| Appraisal 4               | 0%                       | £2,810        | £2,086        | £1,276        |
| <b>Appraisal 5 (base)</b> | <b>-</b>                 | <b>£3,491</b> | <b>£2,769</b> | <b>£1,968</b> |
| Appraisal 6               | 0%                       | £4,257        | £3,533        | £2,732        |
| Appraisal 7               | 1%                       | £3,649        | £2,928        | £2,126        |
| Appraisal 8               | 4%                       | £3,967        | £3,244        | £2,443        |
| Appraisal 9               | 6%                       | £4,284        | £3,561        | £2,759        |
| Appraisal 10              | 9%                       | £4,602        | £3,878        | £3,076        |







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

Use class: **B1 Floorspace**

|  | Common assumptions | CUV 1             |            | CUV 2             |            | CUV 3             |            |
|--|--------------------|-------------------|------------|-------------------|------------|-------------------|------------|
| <b>Current use value</b>                         |                    |                   |            |                   |            |                   |            |
| Existing space as percentage of new              | 50%                | 8,073             |            |                   |            |                   |            |
| Rent per sq ft                                   |                    | £40 psf           |            | £45 psf           |            | £50 psf           |            |
| Rental income per annum                          |                    | £322,920          |            | £363,285          |            | £403,650          |            |
| Rent free/voids (years)                          |                    | 2.0               | 0.8985     | 2.0               | 0.9027     | 2.0               | 0.9070     |
| Total revenue, capitalised (including all costs) |                    | 5.50%             |            | 5.25%             |            | 5.00%             |            |
| Refurbishment costs                              | £50 psf            | £403,650          |            | £403,650          |            | £403,650          |            |
| Fees   | 7%                 | £28,256           |            | £28,256           |            | £28,256           |            |
| Capitalised rent, net of refurb and fees         |                    | £4,843,154        |            | £5,814,698        |            | £6,890,543        |            |
| Purchaser's costs                                | 6.80%              | 5.00%             |            |                   |            |                   |            |
| <b>Current use value</b>                         |                    | <b>£4,843,154</b> |            | <b>£5,814,698</b> |            | <b>£6,890,543</b> |            |
| <b>CUV including Landowner premium</b>           |                    | 20%               | £5,811,784 | 20.00%            | £6,977,638 | 20.00%            | £8,268,652 |

**COMMUNITY INFRASTRUCTURE LEVY**  
**Commercial Development**

|            |                                       |
|------------|---------------------------------------|
| Use class: | B1 Floorspace                         |
| Location:  | LB Camden - Kings Cross (10,000 sq m) |

|                           | £s per sqft   | Yield        | Rent free         |
|---------------------------|---------------|--------------|-------------------|
| Appraisal 1               | £68.00        | 4.50%        | 2.00 years        |
| Appraisal 2               | £70.00        | 4.50%        | 2.00 years        |
| Appraisal 3               | £72.00        | 4.50%        | 2.00 years        |
| Appraisal 4               | £75.00        | 4.75%        | 2.00 years        |
| <b>Appraisal 5 (base)</b> | <b>£75.00</b> | <b>4.50%</b> | <b>2.00 years</b> |
| Appraisal 6               | £75.00        | 4.25%        | 2.00 years        |
| Appraisal 7               | £76.00        | 4.50%        | 2.00 years        |
| Appraisal 8               | £78.00        | 4.50%        | 2.00 years        |
| Appraisal 9               | £80.00        | 4.50%        | 2.00 years        |
| Appraisal 10              | £82.00        | 4.50%        | 2.00 years        |

|                                 |
|---------------------------------|
| Existing floorspace as % of new |
| 50%                             |

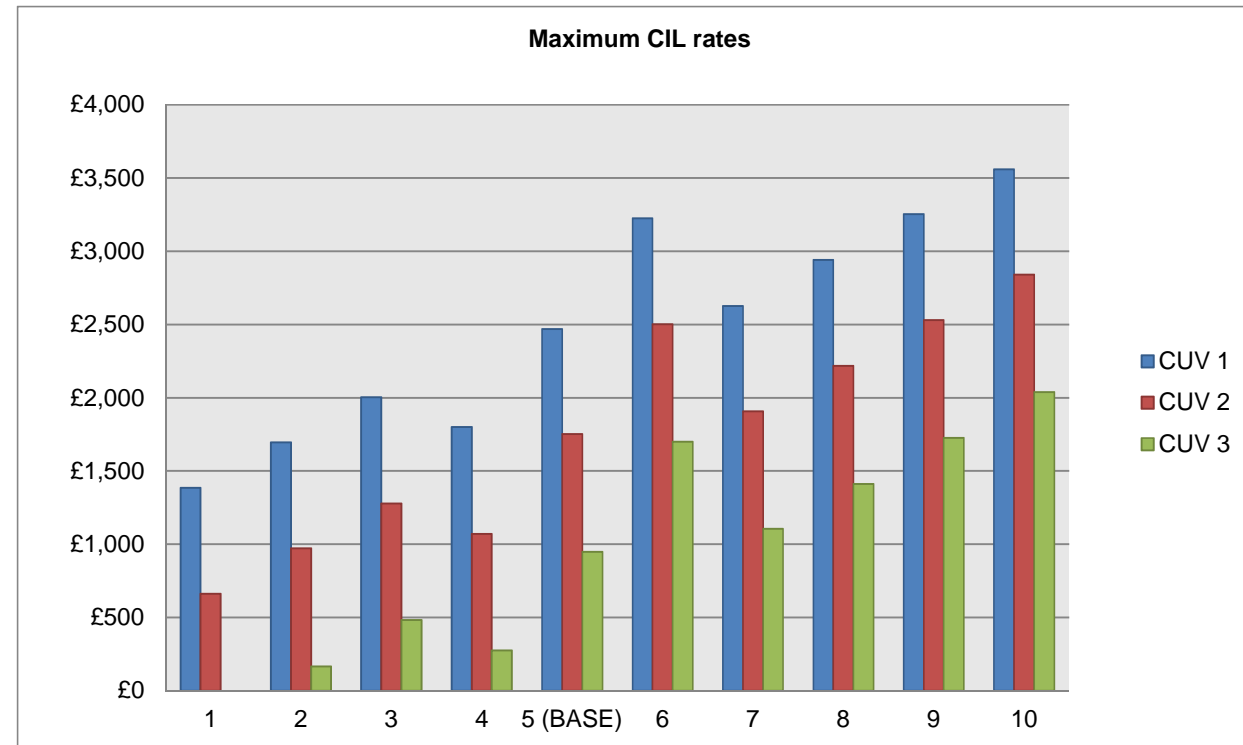
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| Current use value 1 | £40.00      | 5.50% | 2.00 years | 20.00%  |
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| Current use value 3 | £50.00      | 5.00% | 2.00 years | 20.00%  |

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

|                           | Change in rent from base | CUV 1         | CUV 2         | CUV 3       |
|---------------------------|--------------------------|---------------|---------------|-------------|
| Appraisal 1               | -10%                     | £1,385        | £661          | £0          |
| Appraisal 2               | -7%                      | £1,696        | £972          | £165        |
| Appraisal 3               | -4%                      | £2,004        | £1,279        | £482        |
| Appraisal 4               | 0%                       | £1,801        | £1,071        | £275        |
| <b>Appraisal 5 (base)</b> | <b>-</b>                 | <b>£2,470</b> | <b>£1,751</b> | <b>£949</b> |
| Appraisal 6               | 0%                       | £3,226        | £2,503        | £1,699      |
| Appraisal 7               | 1%                       | £2,627        | £1,907        | £1,104      |
| Appraisal 8               | 4%                       | £2,941        | £2,218        | £1,410      |
| Appraisal 9               | 6%                       | £3,253        | £2,530        | £1,726      |
| Appraisal 10              | 9%                       | £3,560        | £2,841        | £2,040      |





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

Use class: **B1 Floorspace**

|  | Common assumptions | CUV 1              |        | CUV 2              |        | CUV 3              |        |
|--|--------------------|--------------------|--------|--------------------|--------|--------------------|--------|
| <b>Current use value</b>                         |                    |                    |        |                    |        |                    |        |
| Existing space as percentage of new              | 50%                | 53,820             |        |                    |        |                    |        |
| Rent per sq ft                                   |                    | £40 psf            |        | £45 psf            |        | £50 psf            |        |
| Rental income per annum                          |                    | £2,152,800         |        | £2,421,900         |        | £2,691,000         |        |
| Rent free/voids (years)                          |                    | 2.0                | 0.8985 | 2.0                | 0.9027 | 2.0                | 0.9070 |
| Total revenue, capitalised (including all costs) |                    | 5.50%              |        | 5.25%              |        | 5.00%              |        |
| Refurbishment costs                              | £50 psf            | £2,691,000         |        | £2,691,000         |        | £2,691,000         |        |
| Fees   | 7%                 | £188,370           |        | £188,370           |        | £188,370           |        |
| Capitalised rent, net of refurb and fees         |                    | £32,287,691        |        | £38,764,655        |        | £45,936,957        |        |
| Purchaser's costs                                | 6.80%              |                    |        |                    |        |                    |        |
| <b>Current use value</b>                         |                    | <b>£32,287,691</b> |        | <b>£38,764,655</b> |        | <b>£45,936,957</b> |        |
| <b>CUV including Landowner premium</b>           |                    | 20% £38,745,229    |        | 20.00% £46,517,586 |        | 20.00% £55,124,348 |        |