



6. CIL/S106 calculations for each option

Option	Site	Floorspace (sqm GIA)			Camden CIL Liability			Mayoral CIL Liability			Total with Indexation	Combined Site Total with Indexation	
		Demolished Floorspace	Total Floorspace	Affordable Housing	Total	With Affordable Housing Relief	With Indexation	Total	With Affordable Housing Relief	With Indexation			
Option 4 Infill	A	Both	-	1,304	652	£326,000	£163,000	£190,062	£65,200	£32,600	£42,254	£232,316	£232,316
	B	Both	-	1,868	934	£467,000	£233,500	£272,266	£93,400	£46,700	£60,530	£332,796	£332,796
Option 5 Partial	A	Both	6,020	26,600	14,285	£5,145,000	£2,381,980	£2,777,444	£1,029,000	£476,396	£617,475	£3,394,918	£3,394,918
	B	Both	2,081	10,884	4,879	£2,200,750	£1,214,214	£1,415,802	£440,150	£242,843	£314,758	£2,640,900	£1,730,559
	C	Both	2,784	13,466	7,465	£2,670,500	£1,190,084	£1,387,666	£534,100	£238,017	£308,503	£3,204,600	£1,696,168
	D	Both	2,080	4,469	3,622	£597,250	£113,196	£131,989	£119,450	£22,639	£29,343	£716,700	£161,332
Option 6 Full Redevelopment	SC1	Juniper	6,831	42,844	19,560	£9,003,250	£4,892,906	£5,705,242	£1,800,650	£978,581	£1,268,375	£6,973,617	£8,504,374
		Gilbeys	4,780	16,825	10,824	£3,011,250	£1,074,027	£1,252,340	£602,250	£214,805	£278,417	£1,530,757	
	SC2	Juniper	6,831	42,795	19,511	£8,991,000	£4,891,844	£5,704,003	£1,798,200	£978,369	£1,268,100	£6,972,104	£8,478,450
		Gilbeys	4,780	16,175	10,174	£2,848,750	£1,056,899	£1,232,369	£569,750	£211,380	£273,977	£1,506,346	
	SC3	Juniper	6,831	42,686	19,402	£8,963,750	£4,889,471	£5,701,236	£1,792,750	£977,894	£1,267,485	£6,968,721	£8,514,859
		Gilbeys	4,780	17,262	11,261	£3,120,500	£1,084,818	£1,264,923	£624,100	£216,964	£281,215	£1,546,138	

* All total figures are subject to indexation. CIL indexation is fixed for a development at the date of grant of planning permission for all phases of development. If planning permission is granted prior to the 31st December 2018, the forecast indexed CIL for Mayoral is 1.296137119, and CCIL is 1.166023166.

** Demolished floorspace for option 5 means the total affordable housing reversion floorspace for each option

*** Demolished floorspace for option 6 means the affordable housing reversion floorspace for Juniper scenario 3 and Gilbeys scenario 2 (being the highest figures)