



Viability Model Appraisal Assumptions

Commercial Assumptions

Development Sample Unit Size & Land Plot Ratio		Construction Costs				
		Unit Size Sqm	Plot Ratio %	Gross:Net	Cost Sqm	
Industrial	B1b B1c B2 B8	1000	200%	1.0	954	Factory Unit
Office	B1a	2000	200%	1.2	1981	Office Building
Food Retail	A1	3000	300%	1.0	1426	Supermarket
General Retail	A 1 A2 A3	300	150%	1.0	1253	Roadside Retail Unit
Residential Inst	C2	4000	150%	1.2	1726	Care Facility
Hotels	C3	3000	200%	1.2	1947	Mid Range Hotel
Community	D1	200	150%	1.0	3362	Community Centre
Leisure	D2	2500	300%	1.0	1264	Bowling Alley
Agricultural		500	200%	1.0	946	Farm Store
Sui Generis	Car Sales	1000	200%	1.0	1988	Car Showroom
Sui Generis	Vehicle Repairs	300	200%	1.0	1762	Repair Garage
Sui Generis						

Sales Values Sqm		Charging Zones
		Area Wide
Industrial		850
Office		1350
Food Retail		2750
Other Retail		1700
Residential Inst		1266
Hotels		3000
Community		1077
Leisure		1350
Agricultural		350
Sui Generis	Car Sales	1700
Sui Generis	Vehicle Repairs	850
Sui Generis		

Commercial Development Cost Assumptions			
Abnormal Costs			£ per sqm of Build Cost
Professional Fees @	8.0%		Build Cost
Legal Fees	0.5%		GDV
Statutory Fees	0.6%		Build Cost
Sales/Marketing Costs	1.0%		Market Units Value
Contingencies	5.0%		Build Cost
Planning Obligations			£ per Sqm
Interest @	6.0%	12	Month Construction
Arrangement Fee	1.0%	Cost	
Development Profit		17.5%	of GDV
			3 Mth Sales Void

Charging Zones
Area Wide

Commercial Land Values	Area Wide
Industrial Land Values per Ha	
Comparable Land Value per Ha	£495,000
Residual Land Value per Ha	£495,000
Office Land Values per Ha	
Comparable Land Value per Ha	£495,000
Residual Land Value per Ha	£495,000
Food Retail Land Values per Ha	
Comparable Land Value per Ha	£495,000
Residual Land Value per Ha	£1,754,765
General Retail Land Values per Ha	
Comparable Land Value per Ha	£495,000
Residual Land Value per Ha	-£781,164
Residential Institution Land Values per Ha	
Comparable Land Value per Ha	£495,000
Residual Land Value per Ha	£495,000
Hotel Land Values per Ha	
Comparable Land Value per Ha	£900,000
Residual Land Value per Ha	£900,000
Community Use Land Values per Ha	
Comparable Land Value per Ha	£495,000
Residual Land Value per Ha	£495,000
Leisure Land Values per Ha	
Comparable Land Value per Ha	£650,000
Residual Land Value per Ha	£650,000
Agricultural Land Values per Ha	
Comparable Land Value per Ha	£20,000
Sui Generis Land Values per Ha	
Car Sales	£950,000
Sui Generis Land Values per Ha	
Vehicle Repairs	£50,000

Land Benchmark Uplift Split	50%
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Maximum Commercial CIL Rates

Sub Market Area/Charging Zone	General Zone	
	Greenfield	Brownfield
Industrial B1b B1c B2 B8	-£449	-£558
Office B1a	-£1,497	-£1,541
Food Retail A1	£225	£145
General Retail A1 A2 A3 A4 A5	-£54	-£94
Residential Institution C2	-£1,238	-£1,272
Hotel C1	-£383	-£427
Community D1	-£3,165	-£3,204
Leisure D2	-£526	-£606
Agricultural	-£845	
Sui Generis - Car Sales	-£1,082	-£1,134
Sui Generis - Vehicle Repairs	-£1,410	-£1,462



Industrial Viability Appraisal

DEVELOPMENT TYPE	Factory Unit
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	1,000 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	1000	sqm	850	£ per sqm	£850,000
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value	£850,000
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Development Costs

Land	Plot Ratio					
Industrial	200%	2000	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction	Stamp Duty	1.0%	£0
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	Gross/Net					
Industrial	1.0	1000	sqm	954	£ per sqm	£954,000
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs		0	£ sqm Build Cost	£0		
Professional Fees @		8.0%	Build Cost	£76,320		
Legal Fees		0.5%	GDV	£4,250		
Statutory Fees		0.6%	Build Cost	£5,724		
Sales/Marketing Costs		1.0%	GDV	£8,500		
Contingencies		5.0%	Build Cost	£47,700		
Planning Obligations		0	per Sqm	£0		
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£42,589
Arrangement Fee	1.0%		Cost		£10,965	
Development Profit		17.5%	of GDV		£148,750	
Total Cost				£1,298,798		

POTENTIAL MARGIN FOR CIL	-£448,798
POTENTIAL CIL RATE PER SQ METRE	-£449



Industrial Viability Appraisal

DEVELOPMENT TYPE	Factory Unit
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	1,000 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	1000	sqm	850	£ per sqm	£850,000
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£850,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	2000	sqm	50	£ per sqm	£99,000
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction **Stamp Duty** 1.0% **£990**

	Gross/Net					
Industrial	1.0	1000	sqm	954	£ per sqm	£954,000
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£76,320	
Legal Fees			0.5%	GDV	£4,250	
Statutory Fees			0.6%	Build Cost	£5,724	
Sales/Marketing Costs			1.0%	GDV	£8,500	
Contingencies			5.0%	Build Cost	£47,700	
Planning Obligations			0	per Sqm	£0	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£50,357
Arrangement Fee	1.0%	Cost			£11,965	
Development Profit		17.5%	of GDV		£148,750	
Total Cost					£1,407,556	

POTENTIAL MARGIN FOR CIL **-£557,556**
POTENTIAL CIL RATE PER SQ METRE **-£558**



Industrial Viability Appraisal

DEVELOPMENT TYPE	Factory Unit
BASE LAND VALUE SCENARIO	Residual Value
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	1,000 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	1000	sqm	850	£ per sqm	£850,000
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£850,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	2000	sqm		£ per sqm	
Office	200%	0	sqm		£ per sqm	
Food Retail	300%	0	sqm		£ per sqm	
Other Retail	150%	0	sqm		£ per sqm	
Residential Inst	150%	0	sqm		£ per sqm	
Hotels	200%	0	sqm		£ per sqm	
Community	150%	0	sqm		£ per sqm	
Leisure	300%	0	sqm		£ per sqm	
Agricultural	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	0%	0	sqm		£ per sqm	

Construction Stamp Duty £0

	Gross/Net					
Industrial	1.0	1000	sqm	954	£ per sqm	£954,000
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£76,320
Legal Fees		0.5%	GDV	£4,250
Statutory Fees		0.6%	Build Cost	£5,724
Sales/Marketing Costs		1.0%	GDV	£8,500
Contingencies		5.0%	Build Cost	£47,700
Planning Obligations			per Sqm	£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%	Cost		£10,965
Development Profit		17.5%	of GDV	£148,750
Total Cost				£1,298,798

Gross Residual Land Value **-£448,798**
Gross Residual Land Value per Ha **-£2,243,991**



Office Viability Appraisal

DEVELOPMENT TYPE	Office Building
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	2,400 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a	2000	sqm	1350	£ per sqm	£2,700,000
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£2,700,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	4000	sqm	25.75	£ per sqm	£103,000
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction **Stamp Duty** 1.0% £1,030

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	2400	sqm	1981	£ per sqm	£4,754,400
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£380,352
Legal Fees		0.5%	GDV	£13,500
Statutory Fees		0.6%	Build Cost	£28,526
Sales/Marketing Costs		1.0%	GDV	£27,000
Contingencies		5.0%	Build Cost	£237,720
Planning Obligations		0	£ per Sqm	£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%	Cost		£219,437
Development Profit		17.5%	of GDV	£55,455
Total Cost				£6,292,920

POTENTIAL MARGIN FOR CIL **-£3,592,920**



Office Viability Appraisal

DEVELOPMENT TYPE	Office Building
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	2,400 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a	2000	sqm	1350	£ per sqm	£2,700,000
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£2,700,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	4000	sqm	49.5	£ per sqm	£198,000
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction **Stamp Duty** **£1,980**

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	2400	sqm	1981	£ per sqm	£4,754,400
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£380,352
Legal Fees		0.5%	GDV	£13,500
Statutory Fees		0.6%	Build Cost	£28,526
Sales/Marketing Costs		1.0%	GDV	£27,000
Contingencies		5.0%	Build Cost	£237,720
Planning Obligations		0	£ per Sqm	£0
Interest @	6.0%	12	Month Build	<input type="text" value="3"/> Mth Sale Void
Arrangement Fee	1.0%		Cost	£56,415
Development Profit		17.5%	of GDV	£472,500
Total Cost				£6,397,283

POTENTIAL MARGIN FOR CIL
POTENTIAL CIL RATE PER SQ METRE

-£3,697,283
-£1,541

Office Viability Appraisal

DEVELOPMENT TYPE	Office Building
BASE LAND VALUE SCENARIO	Residual Value
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	2,400 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a	2000	sqm	1350	£ per sqm	£2,700,000
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value

£2,700,000

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	
Office	200%	4000	sqm		£ per sqm	
Food Retail	300%	0	sqm		£ per sqm	
Other Retail	150%	0	sqm		£ per sqm	
Residential Inst	150%	0	sqm		£ per sqm	
Hotels	200%	0	sqm		£ per sqm	
Community	150%	0	sqm		£ per sqm	
Leisure	300%	0	sqm		£ per sqm	
Agricultural	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	0%	0	sqm		£ per sqm	

Construction

Stamp Duty

1.0%

£0

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	2400	sqm	1981	£ per sqm	£4,754,400
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£380,352	
Legal Fees			0.5%	GDV	£13,500	
Statutory Fees			0.6%	Build Cost	£28,526	
Sales/Marketing Costs			1.0%	GDV	£27,000	
Contingencies			5.0%	Build Cost	£237,720	
Planning Obligations				£ per Sqm	£0	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£211,355
Arrangement Fee	1.0%		Cost		£54,415	

Development Profit	17.5% of GDV	£472,500
Total Cost		£6,179,769
Gross Residual Land Value		-£3,479,769
Gross Residual Land Value per Ha		-£8,699,422



Food Retail Viability Appraisal

DEVELOPMENT TYPE	Supermarket
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	0
DEVELOPMENT DETAILS	3,000 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1	3000	sqm	2750	£ per sqm	£8,250,000
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£8,250,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	9000	sqm	89	£ per sqm	£798,644
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction Stamp Duty 4.0% £31,946

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	3000	sqm	1426	£ per sqm	£4,278,000
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£342,240
Legal Fees		0.5%	GDV	£41,250
Statutory Fees		0.6%	Build Cost	£25,668
Sales/Marketing Costs		1.0%	GDV	£82,500
Contingencies		5.0%	Build Cost	£213,900
Planning Obligations		0	£ per Sqm	£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%	Cost		£258,091
Development Profit		17.5%	of GDV	£58,141
Total Cost				£1,443,750

POTENTIAL MARGIN FOR CIL **£675,870**



Food Retail Viability Appraisal

DEVELOPMENT TYPE	Supermarket
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	0
DEVELOPMENT DETAILS	3,000 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1	3000	sqm	2750	£ per sqm	£8,250,000
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£8,250,000**

Development Costs

Land	Plot Ratio		sqm			
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	9000	sqm	112.4882	£ per sqm	£1,012,394
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction **Stamp Duty** **£40,496**

	Gross/Net		sqm			
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	3000	sqm	1426	£ per sqm	£4,278,000
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£342,240
Legal Fees		0.5%	GDV	£41,250
Statutory Fees		0.6%	Build Cost	£25,668
Sales/Marketing Costs		1.0%	GDV	£82,500
Contingencies		5.0%	Build Cost	£213,900
Planning Obligations		0	£ per Sqm	£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%	Cost		£60,364
Development Profit		17.5%	of GDV	£1,443,750
Total Cost				£7,815,922



Food Retail Viability Appraisal

DEVELOPMENT TYPE	Supermarket
BASE LAND VALUE SCENARIO	Residual Value
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	3,000 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1	3000	sqm	2750	£ per sqm	£8,250,000
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value

£8,250,000

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	
Office	200%	0	sqm		£ per sqm	
Food Retail	300%	9000	sqm		£ per sqm	
Other Retail	150%	0	sqm		£ per sqm	
Residential Inst	150%	0	sqm		£ per sqm	
Hotels	200%	0	sqm		£ per sqm	
Community	150%	0	sqm		£ per sqm	
Leisure	300%	0	sqm		£ per sqm	
Agricultural	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	0%	0	sqm		£ per sqm	

Construction

Stamp Duty

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	3000	sqm	1426	£ per sqm	£4,278,000
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£342,240	
Legal Fees			0.5%	GDV	£41,250	
Statutory Fees			0.6%	Build Cost	£25,668	
Sales/Marketing Costs			1.0%	GDV	£82,500	
Contingencies			5.0%	Build Cost	£213,900	
Planning Obligations				£ per Sqm	£0	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£193,568
Arrangement Fee	1.0%		Cost		£49,836	

Development Profit	17.5% of GDV	£1,443,750
Total Cost		£6,670,712
Gross Residual Land Value		£1,579,288
Gross Residual Land Value per Ha		£1,754,765



General Retail Viability Appraisal

DEVELOPMENT TYPE	Roadside Retail Unit
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	300 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	300	sqm	1700	£ per sqm	£510,000
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£510,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	450	sqm	-38.05822	£ per sqm	-£17,126
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction Stamp Duty 1.0% -£171

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	300	sqm	1253	£ per sqm	£375,900
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£30,072
Legal Fees		0.5%	GDV	£2,550
Statutory Fees		0.6%	Build Cost	£2,255
Sales/Marketing Costs		1.0%	GDV	£5,100
Contingencies		5.0%	Build Cost	£18,795
Planning Obligations		0	£ per Sqm	£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%	Cost		£4,174
Development Profit		17.5%	of GDV	£89,250
Total Cost				£526,338

POTENTIAL MARGIN FOR CIL **-£16,338**



General Retail Viability Appraisal

DEVELOPMENT TYPE	Roadside Retail Unit
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	300 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	300	sqm	1700	£ per sqm	£510,000
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£510,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	450	sqm	-14.3082	£ per sqm	-£6,439
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction **Stamp Duty** **-£64**

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	300	sqm	1253	£ per sqm	£375,900
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£30,072
Legal Fees		0.5%	GDV	£2,550
Statutory Fees		0.6%	Build Cost	£2,255
Sales/Marketing Costs		1.0%	GDV	£5,100
Contingencies		5.0%	Build Cost	£18,795
Planning Obligations		0	£ per Sqm	£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	£4,282
Development Profit		17.5%	of GDV	£89,250
Total Cost				£538,079

POTENTIAL MARGIN FOR CIL
POTENTIAL CIL RATE PER SQ METRE

-£28,079
-£94



General Retail Viability Appraisal

DEVELOPMENT TYPE	Roadside Retail Unit
BASE LAND VALUE SCENARIO	Residual Value
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	300 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	300	sqm	1700	£ per sqm	£510,000
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value

£510,000

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	
Office	200%	0	sqm		£ per sqm	
Food Retail	300%	0	sqm		£ per sqm	
Other Retail	150%	450	sqm		£ per sqm	
Residential Inst	150%	0	sqm		£ per sqm	
Hotels	200%	0	sqm		£ per sqm	
Community	150%	0	sqm		£ per sqm	
Leisure	300%	0	sqm		£ per sqm	
Agricultural	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	0%	0	sqm		£ per sqm	

Construction

Stamp Duty

£0

	Gross/Net					
Industrial	1.0	0	sqm		£ per sqm	
Office	1.2	0	sqm		£ per sqm	
Food Retail	1.0	0	sqm		£ per sqm	
Other Retail	1.0	300	sqm	1253	£ per sqm	£375,900
Residential Inst	1.2	0	sqm		£ per sqm	
Hotels	1.2	0	sqm		£ per sqm	
Community	1.0	0	sqm		£ per sqm	
Leisure	1.0	0	sqm		£ per sqm	
Agricultural	1.0	0	sqm		£ per sqm	
Blank	1.0	0	sqm		£ per sqm	
Blank	1.0	0	sqm		£ per sqm	
Blank	0.0	0	sqm		£ per sqm	

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£30,072	
Legal Fees			0.5%	GDV	£2,550	
Statutory Fees			0.6%	Build Cost	£2,255	
Sales/Marketing Costs			1.0%	GDV	£5,100	
Contingencies			5.0%	Build Cost	£18,795	
Planning Obligations				£ per Sqm	£0	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£16,883
Arrangement Fee	1.0%		Cost		£4,347	

Development Profit	17.5% of GDV	£89,250
Total Cost		£545,152
Gross Residual Land Value		-£35,152
Gross Residual Land Value per Ha		-£781,164



Residential Institution Viability Appraisal

DEVELOPMENT TYPE	Care Facility
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	4,800 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2	4000	sqm	1266	£ per sqm	£5,064,000
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£5,064,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	6000	sqm	25.75	£ per sqm	£154,500
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction **Stamp Duty** **1.0%** **£1,545**

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	4800	sqm	1726	£ per sqm	£8,284,800
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£662,784	
Legal Fees			0.5%	GDV	£25,320	
Statutory Fees			0.6%	Build Cost	£49,709	
Sales/Marketing Costs			1.0%	GDV	£50,640	
Contingencies			5.0%	Build Cost	£414,240	
Planning Obligations			0	£ per Sqm	£0	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£380,629
Arrangement Fee	1.0%		Cost		£96,435	
Development Profit			17.5%	of GDV	£886,200	
Total Cost					£11,006,802	

POTENTIAL MARGIN FOR CIL

-£5,942,802



Residential Institution Viability Appraisal

DEVELOPMENT TYPE	Care Facility
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	4,800 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2	4000	sqm	1266	£ per sqm	£5,064,000
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value £5,064,000

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	6000	sqm	50	£ per sqm	£297,000
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction Stamp Duty 3.0% £8,910

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	4800	sqm	1726	£ per sqm	£8,284,800
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£662,784	
Legal Fees			0.5%	GDV	£25,320	
Statutory Fees			0.6%	Build Cost	£49,709	
Sales/Marketing Costs			1.0%	GDV	£50,640	
Contingencies			5.0%	Build Cost	£414,240	
Planning Obligations			0	£ per Sqm	£0	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£392,271
Arrangement Fee	1.0%		Cost		£97,934	
Development Profit		17.5%	of GDV		£886,200	
Total Cost					£11,169,808	

POTENTIAL MARGIN FOR CIL
POTENTIAL CIL RATE PER SQ METRE

-£6,105,808
-£1,272



Residential Institution Viability Appraisal

DEVELOPMENT TYPE	Care Facility
BASE LAND VALUE SCENARIO	Gross Residual
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	4,800 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2	4000	sqm	1266	£ per sqm	£5,064,000
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value

£5,064,000

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	
Office	200%	0	sqm		£ per sqm	
Food Retail	300%	0	sqm		£ per sqm	
Other Retail	150%	0	sqm		£ per sqm	
Residential Inst	150%	6000	sqm		£ per sqm	
Hotels	200%	0	sqm		£ per sqm	
Community	150%	0	sqm		£ per sqm	
Leisure	300%	0	sqm		£ per sqm	
Agricultural	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	0%	0	sqm		£ per sqm	

Construction

Stamp Duty

£0

	Gross/Net					
Industrial	1.0	0	sqm		£ per sqm	
Office	1.2	0	sqm		£ per sqm	
Food Retail	1.0	0	sqm		£ per sqm	
Other Retail	1.0	0	sqm		£ per sqm	
Residential Inst	1.2	4800	sqm		£ per sqm	
Hotels	1.2	0	sqm		£ per sqm	
Community	1.0	0	sqm		£ per sqm	
Leisure	1.0	0	sqm		£ per sqm	
Agricultural	1.0	0	sqm		£ per sqm	
Blank	1.0	0	sqm		£ per sqm	
Blank	1.0	0	sqm		£ per sqm	
Blank	0.0	0	sqm		£ per sqm	

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£0
Legal Fees		0.5%	GDV	£25,320
Statutory Fees		0.6%	Build Cost	£0
Sales/Marketing Costs		1.0%	GDV	£50,640
Contingencies		5.0%	Build Cost	£0
Planning Obligations			£ per Sqm	£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	Month Sale Void
				£2,950
				£760

Development Profit	17.5%	of GDV	£886,200
Total Cost			£965,870

Gross Residual Land Value	£4,098,130
Gross Residual Land Value per Ha	#DIV/0!



Hotel Viability Appraisal

DEVELOPMENT TYPE	Mid Range Hotel
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	3,600 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3	3000	sqm	3000	£ per sqm	£9,000,000
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£9,000,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	6000	sqm	46	£ per sqm	£276,000
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction Stamp Duty 3.0% £8,280

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	3600	sqm	1947	£ per sqm	£7,009,200
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£560,736
Legal Fees		0.5%	GDV	£45,000
Statutory Fees		0.6%	Build Cost	£42,055
Sales/Marketing Costs		1.0%	GDV	£90,000
Contingencies		5.0%	Build Cost	£350,460
Planning Obligations		0	£ per Sqm	£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	£83,817
Development Profit		17.5%	of GDV	£1,575,000
Total Cost				£10,377,148

POTENTIAL MARGIN FOR CIL **-£1,377,148**



Hotel Viability Appraisal

DEVELOPMENT TYPE	Mid Range Hotel
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	3,600 Sqm Total Floorspace

Development Value						
Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3	3000	sqm	3000	£ per sqm	£9,000,000
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£9,000,000**

Development Costs					
Land	Plot Ratio				
Industrial	200%	0	sqm		£0
Office	200%	0	sqm		£0
Food Retail	300%	0	sqm		£0
Other Retail	150%	0	sqm		£0
Residential Inst	150%	0	sqm		£0
Hotels	200%	6000	sqm	69.75	£418,500
Community	150%	0	sqm		£0
Leisure	300%	0	sqm		£0
Agricultural	200%	0	sqm		£0
Blank	200%	0	sqm		£0
Blank	200%	0	sqm		£0
Blank	0%	0	sqm		£0

Construction **Stamp Duty** **£12,555**

	Gross/Net				
Industrial	1.0	0	sqm	954	£0
Office	1.2	0	sqm	1981	£0
Food Retail	1.0	0	sqm	1426	£0
Other Retail	1.0	0	sqm	1253	£0
Residential Inst	1.2	0	sqm	1726	£0
Hotels	1.2	3600	sqm	1947	£7,009,200
Community	1.0	0	sqm	3362	£0
Leisure	1.0	0	sqm	1264	£0
Agricultural	1.0	0	sqm	946	£0
Blank	1.0	0	sqm		£0
Blank	1.0	0	sqm		£0
Blank	0.0	0	sqm		£0

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£560,736
Legal Fees		0.5%	GDV	£45,000
Statutory Fees		0.6%	Build Cost	£42,055
Sales/Marketing Costs		1.0%	GDV	£90,000
Contingencies		5.0%	Build Cost	£350,460
Planning Obligations		0	£ per Sqm	£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	£85,285
Development Profit		17.5%	of GDV	£1,575,000
Total Cost				£10,536,793



Hotel Viability Appraisal

DEVELOPMENT TYPE	Mid Range Hotel
BASE LAND VALUE SCENARIO	Residual Value
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	3,600 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3	3000	sqm	3000	£ per sqm	£9,000,000
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value

£9,000,000

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	
Office	200%	0	sqm		£ per sqm	
Food Retail	300%	0	sqm		£ per sqm	
Other Retail	150%	0	sqm		£ per sqm	
Residential Inst	150%	0	sqm		£ per sqm	
Hotels	200%	6000	sqm		£ per sqm	
Community	150%	0	sqm		£ per sqm	
Leisure	300%	0	sqm		£ per sqm	
Agricultural	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	0%	0	sqm		£ per sqm	

Construction

Stamp Duty

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	3600	sqm	1947	£ per sqm	£7,009,200
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£560,736	
Legal Fees			0.5%	GDV	£45,000	
Statutory Fees			0.6%	Build Cost	£42,055	
Sales/Marketing Costs			1.0%	GDV	£90,000	
Contingencies			5.0%	Build Cost	£350,460	
Planning Obligations				£ per Sqm	£0	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£314,516
Arrangement Fee	1.0%		Cost		£80,975	

Development Profit	17.5% of GDV	£1,575,000
Total Cost		£10,067,942
Gross Residual Land Value		-£1,067,942
Gross Residual Land Value per Ha		-£1,779,903



Community Use Viability Appraisal

DEVELOPMENT TYPE	Community Centre
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	200 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1	200	sqm	1077	£ per sqm	£215,400
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£215,400**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	300	sqm	25.75	£ per sqm	£7,725
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction **Stamp Duty** **1.0%** **£77**

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	200	sqm	3362	£ per sqm	£672,400
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£53,792	
Legal Fees			0.5%	GDV	£1,077	
Statutory Fees			0.6%	Build Cost	£4,034	
Sales/Marketing Costs			1.0%	GDV	£0	
Contingencies			5.0%	Build Cost	£33,620	
Planning Obligations			0	£ per Sqm	£0	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£30,317
Arrangement Fee	1.0%		Cost		£7,727	
Development Profit			17.5%	of GDV	£37,695	
Total Cost					£848,465	

POTENTIAL MARGIN FOR CIL

-£633,065



Community Use Viability Appraisal

DEVELOPMENT TYPE	Community Centre
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	200 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1	200	sqm	1077	£ per sqm	£215,400
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£215,400**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	300	sqm	50	£ per sqm	£14,850
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction Stamp Duty **1.0%** **£149**

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	200	sqm	3362	£ per sqm	£672,400
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£53,792	
Legal Fees			0.5%	GDV	£1,077	
Statutory Fees			0.6%	Build Cost	£4,034	
Sales/Marketing Costs			1.0%	GDV	£0	
Contingencies			5.0%	Build Cost	£33,620	
Planning Obligations			0	£ per Sqm	£0	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£30,876
Arrangement Fee	1.0%		Cost		£7,799	
Development Profit		17.5%	of GDV		£37,695	
Total Cost					£856,292	

POTENTIAL MARGIN FOR CIL
POTENTIAL CIL RATE PER SQ METRE

-£640,892
-£3,204



Community Use Viability Appraisal

DEVELOPMENT TYPE	Community Centre
BASE LAND VALUE SCENARIO	Residual Value
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	200 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1	200	sqm	1077	£ per sqm	£215,400
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value

£215,400

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	
Office	200%	0	sqm		£ per sqm	
Food Retail	300%	0	sqm		£ per sqm	
Other Retail	150%	0	sqm		£ per sqm	
Residential Inst	150%	0	sqm		£ per sqm	
Hotels	200%	0	sqm		£ per sqm	
Community	150%	300	sqm		£ per sqm	
Leisure	300%	0	sqm		£ per sqm	
Agricultural	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	0%	0	sqm		£ per sqm	

Construction

Stamp Duty

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	200	sqm	3362	£ per sqm	£672,400
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£53,792	
Legal Fees			0.5%	GDV	£1,077	
Statutory Fees			0.6%	Build Cost	£4,034	
Sales/Marketing Costs			1.0%	GDV	£0	
Contingencies			5.0%	Build Cost	£33,620	
Planning Obligations				£ per Sqm	£0	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£29,711
Arrangement Fee	1.0%		Cost		£7,649	

Development Profit	17.5% of GDV	£37,695
Total Cost		£839,978
Gross Residual Land Value		-£624,578
Gross Residual Land Value per Ha		-£20,819,277



Leisure Viability Appraisal

DEVELOPMENT TYPE	Bowling Alley
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	2,500 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2	2500	sqm	1350	£ per sqm	£3,375,000
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£3,375,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	7500	sqm	33.5	£ per sqm	£251,250
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction **Stamp Duty** **3.0%** **£7,538**

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	2500	sqm	1264	£ per sqm	£3,160,000
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£252,800	
Legal Fees			0.5%	GDV	£16,875	
Statutory Fees			0.6%	Build Cost	£18,960	
Sales/Marketing Costs			1.0%	GDV	£33,750	
Contingencies			5.0%	Build Cost	£158,000	
Planning Obligations			0	£ per Sqm	£0	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£161,501
Arrangement Fee	1.0%		Cost		£38,992	
Development Profit			17.5%	of GDV	£590,625	
Total Cost					£4,690,290	

POTENTIAL MARGIN FOR CIL **-£1,315,290**



Leisure Viability Appraisal

DEVELOPMENT TYPE	Bowling Alley
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	2,500 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2	2500	sqm	1350	£ per sqm	£3,375,000
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£3,375,000**

Development Costs

Land	Plot Ratio		sqm		£ per sqm	
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	7500	sqm	57.25	£ per sqm	£429,375
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction **Stamp Duty** **£12,881**

	Gross/Net		sqm		£ per sqm	
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	2500	sqm	1264	£ per sqm	£3,160,000
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£252,800
Legal Fees		0.5%	GDV	£16,875
Statutory Fees		0.6%	Build Cost	£18,960
Sales/Marketing Costs		1.0%	GDV	£33,750
Contingencies		5.0%	Build Cost	£158,000
Planning Obligations		0	£ per Sqm	£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	£40,826
Development Profit		17.5%	of GDV	£590,625
Total Cost				£4,889,846

POTENTIAL MARGIN FOR CIL
POTENTIAL CIL RATE PER SQ METRE

-£1,514,846
-£606



Leisure Viability Appraisal

DEVELOPMENT TYPE	Bowling Alley
BASE LAND VALUE SCENARIO	Residual Value
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	2,500 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2	2500	sqm	1350	£ per sqm	£3,375,000
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value

£3,375,000

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	
Office	200%	0	sqm		£ per sqm	
Food Retail	300%	0	sqm		£ per sqm	
Other Retail	150%	0	sqm		£ per sqm	
Residential Inst	150%	0	sqm		£ per sqm	
Hotels	200%	0	sqm		£ per sqm	
Community	150%	0	sqm		£ per sqm	
Leisure	300%	7500	sqm		£ per sqm	
Agricultural	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	0%	0	sqm		£ per sqm	

Construction

Stamp Duty

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	2500	sqm	1264	£ per sqm	£3,160,000
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£252,800	
Legal Fees			0.5%	GDV	£16,875	
Statutory Fees			0.6%	Build Cost	£18,960	
Sales/Marketing Costs			1.0%	GDV	£33,750	
Contingencies			5.0%	Build Cost	£158,000	
Planning Obligations				£ per Sqm	£0	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£141,398
Arrangement Fee	1.0%		Cost		£36,404	

Development Profit	17.5% of GDV	£590,625
Total Cost		£4,408,811
Gross Residual Land Value		-£1,033,811
Gross Residual Land Value per Ha		-£1,378,415



Agricultural Viability Appraisal

DEVELOPMENT TYPE	Farm Store
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	500 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural		500	sqm	350	£ per sqm	£175,000
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£175,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	1000	sqm	2	£ per sqm	£2,000
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction **Stamp Duty** 1.0% £20

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	500	sqm	946	£ per sqm	£473,000
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£37,840
Legal Fees		0.5%	GDV	£875
Statutory Fees		0.6%	Build Cost	£2,838
Sales/Marketing Costs		1.0%	GDV	£0
Contingencies		5.0%	Build Cost	£23,650
Planning Obligations		0	£ per Sqm	£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	£5,402
Development Profit		17.5%	of GDV	£30,625
Total Cost				£597,312

POTENTIAL MARGIN FOR CIL

-£422,312



Sui Generis Viability Appraisal

DEVELOPMENT TYPE	Car Showroom
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	1,000 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Car Sales	1000	sqm	1700	£ per sqm	£1,700,000
Sui Generis	Vehicle Repairs		sqm	850	£ per sqm	£0
Sui Generis		0	sqm	0	£ per sqm	£0

Development Value

£1,700,000

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Car Sales	200%	2000	sqm	48.5	£ per sqm	£97,000
Vehicle Repairs	200%	0	sqm		£ per sqm	£0
0	0%	0	sqm		£ per sqm	£0

Construction

Stamp Duty

1.0%

£970

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Car Sales	1.0	1000	sqm	1988	£ per sqm	£1,988,000
Vehicle Repairs	1.0	0	sqm	1762	£ per sqm	£0
0	0.0	0	sqm	0	£ per sqm	£0

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£159,040
Legal Fees		0.5%	GDV	£8,500
Statutory Fees		0.6%	Build Cost	£11,928
Sales/Marketing Costs		1.0%	GDV	£0
Contingencies		5.0%	Build Cost	£99,400
Planning Obligations		0	£	£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%	Cost		£23,648
Development Profit		17.5%	of GDV	£297,500
Total Cost				£2,781,645

POTENTIAL MARGIN FOR CIL

-£1,081,645



Sui Generis Viability Appraisal

DEVELOPMENT TYPE	Car Showroom
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	1,000 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Car Sales	1000	sqm	1700	£ per sqm	£1,700,000
Sui Generis	Vehicle Repairs		sqm	850	£ per sqm	£0
Sui Generis		0	sqm	0	£ per sqm	£0

Development Value **£1,700,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Car Sales	200%	2000	sqm	72.25	£ per sqm	£144,500
Vehicle Repairs	200%	0	sqm		£ per sqm	£0
0	0%	0	sqm		£ per sqm	£0

Construction Stamp Duty **1.0%** **£1,445**

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Car Sales	1.0	1000	sqm	1988	£ per sqm	£1,988,000
Vehicle Repairs	1.0	0	sqm	1762	£ per sqm	£0
0	0.0	0	sqm	0	£ per sqm	£0

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£159,040
Legal Fees		0.5%	GDV	£8,500
Statutory Fees		0.6%	Build Cost	£11,928
Sales/Marketing Costs		1.0%	GDV	£0
Contingencies		5.0%	Build Cost	£99,400
Planning Obligations		0	£ per Sqm	£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	£24,128
Development Profit		17.5%	of GDV	£297,500
Total Cost				£2,833,827



Sui Generis Viability Appraisal

DEVELOPMENT TYPE	Car Showroom
BASE LAND VALUE SCENARIO	Gross Residual
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Car Sales		sqm	1700	£ per sqm	£0
Sui Generis	Vehicle Repairs		sqm	850	£ per sqm	£0
Sui Generis	0	0	sqm	0	£ per sqm	£0

Development Value

£0

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	
Office	200%	0	sqm		£ per sqm	
Food Retail	300%	0	sqm		£ per sqm	
Other Retail	150%	0	sqm		£ per sqm	
Residential Inst	150%	0	sqm		£ per sqm	
Hotels	200%	0	sqm		£ per sqm	
Community	150%	0	sqm		£ per sqm	
Leisure	300%	0	sqm		£ per sqm	
Agricultural	200%	0	sqm		£ per sqm	
Car Sales	200%	0	sqm		£ per sqm	
Vehicle Repairs	200%	0	sqm		£ per sqm	
0	0%	0	sqm		£ per sqm	

Construction

Stamp Duty

£0

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Car Sales	1.0	0	sqm	1988	£ per sqm	£0
Vehicle Repairs	1.0	0	sqm	1762	£ per sqm	£0
0	0.0	0	sqm	0	£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0
Professional Fees @			8.0%	Build Cost	£0
Legal Fees			0.5%	GDV	£0
Statutory Fees			0.6%	Build Cost	£0
Sales/Marketing Costs			1.0%	GDV	£0
Contingencies			5.0%	Build Cost	£0
Planning Obligations				£ per Sqm	£0
Interest @	6.0%	12	Month Build	3	Mth Sale Void
Arrangement Fee	1.0%		Cost		£0

Development Profit	17.5%	of GDV	£0
Total Cost			£0

POTENTIAL MARGIN FOR CIL	£0
POTENTIAL CIL RATE PER SQ METRE	#DIV/0!



Sui Generis Viability Appraisal

DEVELOPMENT TYPE	Vehicle Repair Garage
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	300 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Car Sales		sqm	1700	£ per sqm	£0
Sui Generis	Vehicle Repairs	300	sqm	850	£ per sqm	£255,000
Sui Generis		0	sqm	0	£ per sqm	£0

Development Value **£255,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Car Sales	200%	0	sqm		£ per sqm	£0
Vehicle Repairs	200%	600	sqm	3.5	£ per sqm	£2,100
0	0%	0	sqm		£ per sqm	£0

Construction **Stamp Duty** **1.0%** **£21**

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Car Sales	1.0	0	sqm	1988	£ per sqm	£0
Vehicle Repairs	1.0	300	sqm	1762	£ per sqm	£528,600
0	0.0	0	sqm	0	£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£42,288	
Legal Fees			0.5%	GDV	£1,275	
Statutory Fees			0.6%	Build Cost	£3,172	
Sales/Marketing Costs			1.0%	GDV	£0	
Contingencies			5.0%	Build Cost	£26,430	
Planning Obligations			0	£	£0	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£23,538
Arrangement Fee	1.0%		Cost		£6,039	
Development Profit			17.5%	of GDV	£44,625	
Total Cost					£678,088	

POTENTIAL MARGIN FOR CIL

-£423,088



Sui Generis Viability Appraisal

DEVELOPMENT TYPE	Vehicle Repair Garage
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	300 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Car Sales		sqm	1700	£ per sqm	£0
Sui Generis	Vehicle Repairs	300	sqm	850	£ per sqm	£255,000
Sui Generis		0	sqm	0	£ per sqm	£0

Development Value **£255,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Car Sales	200%	0	sqm		£ per sqm	£0
Vehicle Repairs	200%	600	sqm	27.25	£ per sqm	£16,350
0	0%	0	sqm		£ per sqm	£0

Construction **Stamp Duty** **£164**

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Car Sales	1.0	0	sqm	1988	£ per sqm	£0
Vehicle Repairs	1.0	300	sqm	1762	£ per sqm	£528,600
0	0.0	0	sqm	0	£ per sqm	£0

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£42,288
Legal Fees		0.5%	GDV	£1,275
Statutory Fees		0.6%	Build Cost	£3,172
Sales/Marketing Costs		1.0%	GDV	£0
Contingencies		5.0%	Build Cost	£26,430
Planning Obligations		0	£ per Sqm	£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	£6,183
Development Profit		17.5%	of GDV	£44,625
Total Cost				£693,742



Sui Generis Viability Appraisal

DEVELOPMENT TYPE	Vehicle Repair Garage
BASE LAND VALUE SCENARIO	Gross Residual
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1350	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1266	£ per sqm	£0
Hotels	C3		sqm	3000	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	350	£ per sqm	£0
Sui Generis	Car Sales		sqm	1700	£ per sqm	£0
Sui Generis	Vehicle Repairs		sqm	850	£ per sqm	£0
Sui Generis		0	sqm	0	£ per sqm	£0

Development Value

£0

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	
Office	200%	0	sqm		£ per sqm	
Food Retail	300%	0	sqm		£ per sqm	
Other Retail	150%	0	sqm		£ per sqm	
Residential Inst	150%	0	sqm		£ per sqm	
Hotels	200%	0	sqm		£ per sqm	
Community	150%	0	sqm		£ per sqm	
Leisure	300%	0	sqm		£ per sqm	
Agricultural	200%	0	sqm		£ per sqm	
Car Sales	200%	0	sqm		£ per sqm	
Vehicle Repairs	200%	0	sqm		£ per sqm	
0	0%	0	sqm		£ per sqm	

Construction

Stamp Duty

£0

	Gross/Net					
Industrial	1.0	0	sqm	954	£ per sqm	£0
Office	1.2	0	sqm	1981	£ per sqm	£0
Food Retail	1.0	0	sqm	1426	£ per sqm	£0
Other Retail	1.0	0	sqm	1253	£ per sqm	£0
Residential Inst	1.2	0	sqm	1726	£ per sqm	£0
Hotels	1.2	0	sqm	1947	£ per sqm	£0
Community	1.0	0	sqm	3362	£ per sqm	£0
Leisure	1.0	0	sqm	1264	£ per sqm	£0
Agricultural	1.0	0	sqm	946	£ per sqm	£0
Car Sales	1.0	0	sqm	1988	£ per sqm	£0
Vehicle Repairs	1.0	0	sqm	1762	£ per sqm	£0
0	0.0	0	sqm	0	£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0
Professional Fees @			8.0%	Build Cost	£0
Legal Fees			0.5%	GDV	£0
Statutory Fees			0.6%	Build Cost	£0
Sales/Marketing Costs			1.0%	GDV	£0
Contingencies			5.0%	Build Cost	£0
Planning Obligations				£ per Sqm	£0
Interest @	6.0%	12	Month Build	3	Mth Sale Void
Arrangement Fee	1.0%		Cost		£0

Development Profit	17.5%	of GDV	£0
Total Cost			£0

POTENTIAL MARGIN FOR CIL	£0
POTENTIAL CIL RATE PER SQ METRE	#DIV/0!