



# 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	450	Factory Unit
Office	B1a	2000	200%	1.2	1600	Office Building
Food Retail	A1	3000	300%	1.0	600	Supermarket
General Retail	A 1 A2 A3	300	150%	1.0	500	Roadside Retail Unit
Residential Inst	C2	4000	150%	1.2	1200	Care Facility
Hotels	C3	3000	200%	1.2	1300	Mid Range Hotel
Community	D1	200	150%	1.0	1000	Community Centre
Leisure	D2	2500	300%	1.0	1500	Bowling Alley
Agricultural		500	200%	1.0	450	Farm Store
Sui Generis	Car Sales	1000	200%	1.0	1000	Car Showroom
Sui Generis	Vehicle Repairs	300	200%	1.0	450	Repair Garage
Sui Generis						

Sales Values Sqm		Charging Zones
		Area Wide
Industrial		860
Office		1750
Food Retail		3500
Other Retail		2000
Residential Inst		800
Hotels		1920
Community		1000
Leisure		1000
Agricultural		250
Sui Generis	Car Sales	1700
Sui Generis	Vehicle Repairs	700
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		5	£ 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

<b>Commercial Land Values</b>	Area Wide
<b>Industrial Land Values per Ha</b>	
Comparable Land Value per Ha	500000
Residual Land Value per Ha	799000
<b>Office Land Values per Ha</b>	
Comparable Land Value per Ha	500000
Residual Land Value per Ha	799000
<b>Food Retail Land Values per Ha</b>	
Comparable Land Value per Ha	7000000
Residual Land Value per Ha	7057000
<b>General Retail Land Values per Ha</b>	
Comparable Land Value per Ha	1000000
Residual Land Value per Ha	1022000
<b>Residential Institution Land Values per Ha</b>	
Comparable Land Value per Ha	500000
Residual Land Value per Ha	500000
<b>Hotel Land Values per Ha</b>	
Comparable Land Value per Ha	800000
Residual Land Value per Ha	800000
<b>Community Use Land Values per Ha</b>	
Comparable Land Value per Ha	200000
Residual Land Value per Ha	200000
<b>Leisure Land Values per Ha</b>	
Comparable Land Value per Ha	500000
Residual Land Value per Ha	500000
<b>Agricultural Land Values per Ha</b>	
Comparable Land Value per Ha	15000
<b>Sui Generis Land Values per Ha</b>	
Car Sales	1000000
<b>Sui Generis Land Values per Ha</b>	
Vehicle Repairs	500000