



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	860	£ per sqm	£0
Office	B1a		sqm	1750	£ per sqm	£0
Food Retail	A1		sqm	3500	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	2000	£ per sqm	£0
Residential Inst	C2	4000	sqm	800	£ per sqm	£3,200,000
Hotels	C3		sqm	1920	£ per sqm	£0
Community	D1		sqm	1000	£ per sqm	£0
Leisure	D2		sqm	1000	£ per sqm	£0
Agricultural			sqm	250	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	700	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value

£3,200,000

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	450	£ per sqm	£0
Office	1.2	0	sqm	1600	£ per sqm	£0
Food Retail	1.0	0	sqm	600	£ per sqm	£0
Other Retail	1.0	0	sqm	500	£ per sqm	£0
Residential Inst	1.2	4800	sqm	1200	£ per sqm	£5,760,000
Hotels	1.2	0	sqm	1300	£ per sqm	£0
Community	1.0	0	sqm	1000	£ per sqm	£0
Leisure	1.0	0	sqm	1500	£ per sqm	£0
Agricultural	1.0	0	sqm	450	£ 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	£460,800		
Legal Fees		0.5%	GDV	£16,000		
Statutory Fees		0.6%	Build Cost	£34,560		
Sales/Marketing Costs		1.0%	GDV	£32,000		
Contingencies		5.0%	Build Cost	£288,000		
Planning Obligations		5	£ per Sqm	£20,000		
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£268,916
Arrangement Fee	1.0%		Cost	£67,674		
Development Profit		17.5%	of GDV	£560,000		
Total Cost				£7,663,995		

POTENTIAL MARGIN FOR CIL

-£4,463,995

POTENTIAL CIL RATE PER SQ METRE

-£930



Residential Institution Viability Appraisal

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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	860	£ per sqm	£0
Office	B1a		sqm	1750	£ per sqm	£0
Food Retail	A1		sqm	3500	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	2000	£ per sqm	£0
Residential Inst	C2	4000	sqm	800	£ per sqm	£3,200,000
Hotels	C3		sqm	1920	£ per sqm	£0
Community	D1		sqm	1000	£ per sqm	£0
Leisure	D2		sqm	1000	£ per sqm	£0
Agricultural			sqm	250	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	700	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£3,200,000**

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	65	£ per sqm	£389,700
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% £11,691

	Gross/Net					
Industrial	1.0	0	sqm	450	£ per sqm	£0
Office	1.2	0	sqm	1600	£ per sqm	£0
Food Retail	1.0	0	sqm	600	£ per sqm	£0
Other Retail	1.0	0	sqm	500	£ per sqm	£0
Residential Inst	1.2	4800	sqm	1200	£ per sqm	£5,760,000
Hotels	1.2	0	sqm	1300	£ per sqm	£0
Community	1.0	0	sqm	1000	£ per sqm	£0
Leisure	1.0	0	sqm	1500	£ per sqm	£0
Agricultural	1.0	0	sqm	450	£ 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	£460,800		
Legal Fees		0.5%	GDV	£16,000		
Statutory Fees		0.6%	Build Cost	£34,560		
Sales/Marketing Costs		1.0%	GDV	£32,000		
Contingencies		5.0%	Build Cost	£288,000		
Planning Obligations		5	£ per Sqm	£20,000		
Interest @	6.0%	12	Month Build	3	Month Sale Void	£287,975
Arrangement Fee	1.0%		Cost	£70,128		
Development Profit		17.5%	of GDV	£560,000		
Total Cost				£7,930,854		

POTENTIAL MARGIN FOR CIL **-£4,730,854**
POTENTIAL CIL RATE PER SQ METRE **-£986**



Residential Institution Viability Appraisal

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

Development Value

Industrial	B1b B1c B2 B8		sqm	860	£ per sqm	£0
Office	B1a		sqm	1750	£ per sqm	£0
Food Retail	A1		sqm	3500	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	2000	£ per sqm	£0
Residential Inst	C2	4000	sqm	800	£ per sqm	£3,200,000
Hotels	C3		sqm	1920	£ per sqm	£0
Community	D1		sqm	1000	£ per sqm	£0
Leisure	D2		sqm	1000	£ per sqm	£0
Agricultural			sqm	250	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	700	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value

£3,200,000

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	£300,000
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%

£9,000

	Gross/Net					
Industrial	1.0	0	sqm	450	£ per sqm	£0
Office	1.2	0	sqm	1600	£ per sqm	£0
Food Retail	1.0	0	sqm	600	£ per sqm	£0
Other Retail	1.0	0	sqm	500	£ per sqm	£0
Residential Inst	1.2	4800	sqm	1200	£ per sqm	£5,760,000
Hotels	1.2	0	sqm	1300	£ per sqm	£0
Community	1.0	0	sqm	1000	£ per sqm	£0
Leisure	1.0	0	sqm	1500	£ per sqm	£0
Agricultural	1.0	0	sqm	450	£ 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	£460,800	
Legal Fees			0.5%	GDV	£16,000	
Statutory Fees			0.6%	Build Cost	£34,560	
Sales/Marketing Costs			1.0%	GDV	£32,000	
Contingencies			5.0%	Build Cost	£288,000	
Planning Obligations			5	£ per Sqm	£20,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£280,798
Arrangement Fee	1.0%		Cost		£69,204	
Development Profit			17.5%	of GDV	£560,000	
Total Cost					£7,830,362	

POTENTIAL MARGIN FOR CIL

-£4,630,362

POTENTIAL CIL RATE PER SQ METRE

-£965