



## Community Use Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Community Centre
<b>BASE LAND VALUE SCENARIO</b>	Greenfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	200 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		sqm	800	£ per sqm	£0
Hotels	C3		sqm	1920	£ per sqm	£0
Community	D1	200	sqm	1000	£ per sqm	£200,000
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

**£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%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	300	sqm	10.75	£ per sqm	£3,225
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%

£32

	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	0	sqm	1200	£ per sqm	£0
Hotels	1.2	0	sqm	1300	£ per sqm	£0
Community	1.0	200	sqm	1000	£ per sqm	£200,000
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	£16,000	
Legal Fees			0.5%	GDV	£1,000	
Statutory Fees			0.6%	Build Cost	£1,200	
Sales/Marketing Costs			1.0%	GDV	£0	
Contingencies			5.0%	Build Cost	£10,000	
Planning Obligations			5	£ per Sqm	£1,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£9,155
Arrangement Fee	1.0%		Cost		£2,325	
Development Profit			17.5%	of GDV	£35,000	
<b>Total Cost</b>					<b>£278,937</b>	

### POTENTIAL MARGIN FOR CIL

**-£78,937**

### POTENTIAL CIL RATE PER SQ METRE

**-£395**



## Community Use Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Community Centre
<b>BASE LAND VALUE SCENARIO</b>	Brownfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	200 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		sqm	800	£ per sqm	£0
Hotels	C3		sqm	1920	£ per sqm	£0
Community	D1	200	sqm	1000	£ per sqm	£200,000
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

**£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%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	300	sqm	50	£ per sqm	£14,985
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%

£150

	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	0	sqm	1200	£ per sqm	£0
Hotels	1.2	0	sqm	1300	£ per sqm	£0
Community	1.0	200	sqm	1000	£ per sqm	£200,000
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	£16,000	
Legal Fees			0.5%	GDV	£1,000	
Statutory Fees			0.6%	Build Cost	£1,200	
Sales/Marketing Costs			1.0%	GDV	£0	
Contingencies			5.0%	Build Cost	£10,000	
Planning Obligations			5	£ per Sqm	£1,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£10,078
Arrangement Fee	1.0%		Cost		£2,443	
Development Profit			17.5%	of GDV	£35,000	
<b>Total Cost</b>					<b>£291,856</b>	

### POTENTIAL MARGIN FOR CIL

-£91,856

### POTENTIAL CIL RATE PER SQ METRE

-£459



# Community Use Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Community Centre
<b>BASE LAND VALUE SCENARIO</b>	Market Comparable
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	200 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		sqm	800	£ per sqm	£0
Hotels	C3		sqm	1920	£ per sqm	£0
Community	D1	200	sqm	1000	£ per sqm	£200,000
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** **£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%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	300	sqm	20	£ per sqm	£6,000
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%** **£60**

	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	0	sqm	1200	£ per sqm	£0
Hotels	1.2	0	sqm	1300	£ per sqm	£0
Community	1.0	200	sqm	1000	£ per sqm	£200,000
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	£16,000	
Legal Fees			0.5%	GDV	£1,000	
Statutory Fees			0.6%	Build Cost	£1,200	
Sales/Marketing Costs			1.0%	GDV	£0	
Contingencies			5.0%	Build Cost	£10,000	
Planning Obligations			5	£ per Sqm	£1,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£9,373
Arrangement Fee	1.0%		Cost		£2,353	
Development Profit			17.5%	of GDV	£35,000	
<b>Total Cost</b>					<b>£281,986</b>	

**POTENTIAL MARGIN FOR CIL** **-£81,986**  
**POTENTIAL CIL RATE PER SQ METRE** **-£410**

