



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			
Retail Warehouse		300%	1.0	682
Supermarket	For A1	150-300%	1.0	950
General Retail	A 1 A2 A3 A4 A5	150%	1.0	900
Large Supermarket		300%	1.0	989

Sales Values Sqm	
	Charging Zones
	1 Districtwide
Retail Warehouse	3000
Small/Medium Supermarket	2750
General Retail	2000
Superstore	3500

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
1 Districtwide

Commercial Land Values	1 Districtwide
Industrial Land Values per Ha	
Comparable Land Value per Ha	500000
Residual Land Value per Ha	500000
Office Land Values per Ha	
Comparable Land Value per Ha	
Residual Land Value per Ha	
Food Retail Land Values per Ha	
Comparable Land Value per Ha	7000000
Residual Land Value per Ha	7060000
General Retail Land Values per Ha	
Comparable Land Value per Ha	1000000
Residual Land Value per Ha	1020000
Residential Institution Land Values per Ha	
Comparable Land Value per Ha	
Residual Land Value per Ha	
Hotel Land Values per Ha	
Comparable Land Value per Ha	
Residual Land Value per Ha	
Community Use Land Values per Ha	
Comparable Land Value per Ha	
Residual Land Value per Ha	
Leisure Land Values per Ha	
Comparable Land Value per Ha	
Residual Land Value per Ha	
Agricultural Land Values per Ha	
Comparable Land Value per Ha	18000
Sui Generis Land Values per Ha	
0	
Sui Generis Land Values per Ha	
0	