

170908 SLDC CIL appraisals_Commercial_A-D_v1 - Version Notes

Date	Version	Comments
170908	v1	First run of SLDC retail appraisals



A. Small Office Cart-Ulv. BF

SCHEME DETAILS - ASSUMPTIONS					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	150	1,615	100.0%	150.0	1,615
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5	0	0	100.0%	0.0	0
area 6	0	0	100.0%	0.0	0
total floor area	150	1,615	100.0%	150	1,615

GROSS DEVELOPMENT VALUE				
	sqft	@	£ psf	£
area 1	1,615	@	9.30	15,016
area 2	0	@	9.30	-
area 3	0	@	9.30	-
area 4	0	@	9.30	-
area 5	0	@	9.30	-
area 6	0	@	9.30	-
Estimated Gross Rental Value per annum				15,016
Yield		@	8.5%	
capitalised rent				176,655
less				
Rent Free / Void allowance	12 months rent			(15,016)
Purchasers costs		@	5.76%	(8,803)
GDV				152,836

A. Small Office Cart-Ulv. BF

DEVELOPMENT COSTS			
Initial Payments -			
Planning Application Professional Fees and reports			(2,310)
Statutory Planning Fees			(770)
CIL	150 sqm @	0.00 £ psm	-
Site Specific S106/278			(1,540)
Construction Costs -			
Demolition and Site Clearance (allowance)	0.07 acres @	50,000 per acre	(3,707)
area 1	150.00 sqm @	1,951.00 psm	(292,650)
area 2	- sqm @	1,951.00 psm	-
area 3	- sqm @	1,951.00 psm	-
area 4	- sqm @	1,951.00 psm	-
area 5	- sqm @	1,951.00 psm	-
area 6	- sqm @	1,951.00 psm	-
External works	292,650 @	15%	(43,898)
Contingency	340,254 @	5%	(17,013)
Professional Fees	357,267 @	8%	(28,581)
Disposal Costs -			
Letting Agents Costs	15,016 ERV @	15.00%	(2,252)
Letting Legal Costs	15,016 ERV @	5.00%	(751)
Investment Sale Agents Costs	152,836 GDV @	1.00%	(1,528)
Investment Sale Legal Costs	152,836 GDV @	0.50%	(764)
Marketing and Promotion	152,836 GDV @	1.00%	(1,528)
Interest (on Development Costs) -	6.25% APR	0.506% pcm	(1,994)
Developers Profit	399,286 @	20.00%	(79,857)
TOTAL COSTS			(479,143)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(326,307)
SDLT (HMRC % rates)	- @		-
Acquisition Agent fees	- @	1%	-
Acquisition Legal fees	- @	0.5%	-
Interest on Land	- @	6.3%	-
Residual Land Value (net)	(10,876,902) £ per ha	(4,401,822) £ per acre	(326,307)

THRESHOLD LAND VALUE			
Site density	5,000 sqm per hectare	50%	
Site Area	0.03 ha	0.07 acres	
	5,000 sqm/ha	21,780 sqft/ac	
Threshold Land Value	593,040 £ per ha	240,000 £ per acre	17,791

BALANCE			
Surplus/(Deficit)	(11,469,942) £ per ha	(4,641,822) £ per acre	(344,098)

A. Small Office Cart-Ulv. BF

SENSITIVITY ANALYSIS								
		GDV						
Balance	(344,098)	85%	90%	95%	100%	105%	110%	115%
CIL Epsm	0	(366,335)	(358,922)	(351,510)	(344,098)	(336,686)	(329,274)	(321,862)
	10	(368,144)	(360,732)	(353,320)	(345,907)	(338,495)	(331,083)	(323,671)
	20	(369,953)	(362,541)	(355,129)	(347,717)	(340,304)	(332,892)	(325,480)
	30	(371,762)	(364,350)	(356,938)	(349,526)	(342,114)	(334,702)	(327,289)
	40	(373,571)	(366,159)	(358,747)	(351,335)	(343,923)	(336,511)	(329,099)
	50	(375,380)	(367,968)	(360,556)	(353,144)	(345,732)	(338,320)	(330,908)
	60	(377,190)	(369,777)	(362,365)	(354,953)	(347,541)	(340,129)	(332,717)
	70	(378,999)	(371,587)	(364,175)	(356,762)	(349,350)	(341,938)	(334,526)
	80	(380,808)	(373,396)	(365,984)	(358,572)	(351,159)	(343,747)	(336,335)
	90	(382,617)	(375,205)	(367,793)	(360,381)	(352,969)	(345,557)	(338,144)
	100	(384,426)	(377,014)	(369,602)	(362,190)	(354,778)	(347,366)	(339,954)
	110	(386,235)	(378,823)	(371,411)	(363,999)	(356,587)	(349,175)	(341,763)
	120	(388,045)	(380,632)	(373,220)	(365,808)	(358,396)	(350,984)	(343,572)
		Build Costs						
Balance	(344,098)	85%	90%	95%	100%	105%	110%	115%
CIL Epsm	0	(275,053)	(298,068)	(321,083)	(344,098)	(367,113)	(390,129)	(413,144)
	10	(276,862)	(299,877)	(322,892)	(345,907)	(368,923)	(391,938)	(414,953)
	20	(278,671)	(301,686)	(324,701)	(347,717)	(370,732)	(393,747)	(416,762)
	30	(280,480)	(303,495)	(326,511)	(349,526)	(372,541)	(395,556)	(418,571)
	40	(282,289)	(305,305)	(328,320)	(351,335)	(374,350)	(397,365)	(420,381)
	50	(284,098)	(307,114)	(330,129)	(353,144)	(376,159)	(399,174)	(422,190)
	60	(285,908)	(308,923)	(331,938)	(354,953)	(377,968)	(400,984)	(423,999)
	70	(287,717)	(310,732)	(333,747)	(356,762)	(379,778)	(402,793)	(425,808)
	80	(289,526)	(312,541)	(335,556)	(358,572)	(381,587)	(404,602)	(427,617)
	90	(291,335)	(314,350)	(337,366)	(360,381)	(383,396)	(406,411)	(429,426)
	100	(293,144)	(316,160)	(339,175)	(362,190)	(385,205)	(408,220)	(431,235)
	110	(294,953)	(317,969)	(340,984)	(363,999)	(387,014)	(410,029)	(433,045)
	120	(296,763)	(319,778)	(342,793)	(365,808)	(388,823)	(411,839)	(434,854)

B. Large Office Cart-Ulv. BF

SCHEME DETAILS - ASSUMPTIONS					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	500	5,382	100.0%	500.0	5,382
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5	0	0	100.0%	0.0	0
area 6	0	0	100.0%	0.0	0
total floor area	500	5,382	100.0%	500	5,382

GROSS DEVELOPMENT VALUE				
	sqft	@	£ psf	£
area 1	5,382	@	9.30	50,052
area 2	0	@	9.30	-
area 3	0	@	9.30	-
area 4	0	@	9.30	-
area 5	0	@	9.30	-
area 6	0	@	9.30	-
Estimated Gross Rental Value per annum				50,052
Yield		@	8.5%	
capitalised rent				588,849
less				
Rent Free / Void allowance	12 months rent			(50,052)
Purchasers costs		@	5.76%	(29,344)
GDV				509,453

B. Large Office Cart-Ulv. BF

DEVELOPMENT COSTS			
Initial Payments -			
Planning Application Professional Fees and reports			(8,085)
Statutory Planning Fees			(2,695)
CIL	500 sqm @	0.00 £ psm	-
Site Specific S106/278			(5,390)
Construction Costs -			
Demolition and Site Clearance (allowance)	0.25 acres @	50,000 per acre	(12,355)
area 1	500.00 sqm @	1,951.00 psm	(975,500)
area 2	- sqm @	1,951.00 psm	-
area 3	- sqm @	1,951.00 psm	-
area 4	- sqm @	1,951.00 psm	-
area 5	- sqm @	1,951.00 psm	-
area 6	- sqm @	1,951.00 psm	-
External works	975,500 @	15%	(146,325)
Contingency	1,134,180 @	5%	(56,709)
Professional Fees	1,190,889 @	8%	(95,271)
Disposal Costs -			
Letting Agents Costs	50,052 ERV @	15.00%	(7,508)
Letting Legal Costs	50,052 ERV @	5.00%	(2,503)
Investment Sale Agents Costs	509,453 GDV @	1.00%	(5,095)
Investment Sale Legal Costs	509,453 GDV @	0.50%	(2,547)
Marketing and Promotion	509,453 GDV @	1.00%	(5,095)
Interest (cashflow basis incl. land)	6.25% APR	0.506% pcm	(6,652)
Developers Profit	1,331,728 @	20.00%	(266,346)
TOTAL COSTS			(1,598,074)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(1,088,622)
SDLT (HMRC % rates)	- @		-
Acquisition Agent fees	- @	1%	-
Acquisition Legal fees	- @	0.5%	-
Interest on Land	- @	6.3%	-
Residual Land Value (net)	(10,886,215) £ per ha	(4,405,591) £ per acre	(1,088,622)

THRESHOLD LAND VALUE			
Site density	5,000 sqm per hectare	50%	
Site Area	0.10 ha	0.25 acres	
	5,000 sqm/ha	21,780 sqft/ac	
Threshold Land Value	593,040 £ per ha	240,000 £ per acre	59,304

BALANCE			
Surplus/(Deficit)	(11,479,255) £ per ha	(4,645,591) £ per acre	(1,147,926)

B. Large Office Cart-Ulv. BF

SENSITIVITY ANALYSIS								
		GDV						
Balance	(1,147,926)	85%	90%	95%	100%	105%	110%	115%
	0	(1,222,047)	(1,197,340)	(1,172,633)	(1,147,926)	(1,123,219)	(1,098,512)	(1,073,805)
	10	(1,228,077)	(1,203,370)	(1,178,663)	(1,153,956)	(1,129,249)	(1,104,542)	(1,079,835)
	20	(1,234,108)	(1,209,401)	(1,184,694)	(1,159,987)	(1,135,280)	(1,110,573)	(1,085,866)
	30	(1,240,138)	(1,215,431)	(1,190,724)	(1,166,017)	(1,141,310)	(1,116,603)	(1,091,896)
	40	(1,246,169)	(1,221,462)	(1,196,755)	(1,172,048)	(1,147,341)	(1,122,634)	(1,097,927)
CIL Epsm	50	(1,252,199)	(1,227,492)	(1,202,785)	(1,178,078)	(1,153,371)	(1,128,664)	(1,103,957)
	60	(1,258,230)	(1,233,523)	(1,208,816)	(1,184,109)	(1,159,402)	(1,134,695)	(1,109,988)
	70	(1,264,260)	(1,239,553)	(1,214,846)	(1,190,139)	(1,165,432)	(1,140,725)	(1,116,018)
	80	(1,270,291)	(1,245,584)	(1,220,877)	(1,196,170)	(1,171,463)	(1,146,756)	(1,122,049)
	90	(1,276,321)	(1,251,614)	(1,226,907)	(1,202,200)	(1,177,493)	(1,152,786)	(1,128,079)
	100	(1,282,352)	(1,257,645)	(1,232,938)	(1,208,231)	(1,183,524)	(1,158,817)	(1,134,110)
	110	(1,288,382)	(1,263,675)	(1,238,968)	(1,214,261)	(1,189,555)	(1,164,848)	(1,140,141)
	120	(1,294,413)	(1,269,706)	(1,244,999)	(1,220,292)	(1,195,585)	(1,170,878)	(1,146,171)

		Build Costs						
Balance	(1,147,926)	85%	90%	95%	100%	105%	110%	115%
	0	(917,773)	(994,491)	(1,071,208)	(1,147,926)	(1,224,643)	(1,301,360)	(1,378,078)
	10	(923,804)	(1,000,521)	(1,077,239)	(1,153,956)	(1,230,673)	(1,307,391)	(1,384,108)
	20	(929,834)	(1,006,552)	(1,083,269)	(1,159,987)	(1,236,704)	(1,313,421)	(1,390,139)
	30	(935,865)	(1,012,582)	(1,089,300)	(1,166,017)	(1,242,735)	(1,319,452)	(1,396,169)
	40	(941,896)	(1,018,613)	(1,095,330)	(1,172,048)	(1,248,765)	(1,325,482)	(1,402,200)
CIL Epsm	50	(947,926)	(1,024,643)	(1,101,361)	(1,178,078)	(1,254,796)	(1,331,513)	(1,408,230)
	60	(953,957)	(1,030,674)	(1,107,391)	(1,184,109)	(1,260,826)	(1,337,544)	(1,414,261)
	70	(959,987)	(1,036,705)	(1,113,422)	(1,190,139)	(1,266,857)	(1,343,574)	(1,420,292)
	80	(966,018)	(1,042,735)	(1,119,452)	(1,196,170)	(1,272,887)	(1,349,605)	(1,426,322)
	90	(972,048)	(1,048,766)	(1,125,483)	(1,202,200)	(1,278,918)	(1,355,635)	(1,432,353)
	100	(978,079)	(1,054,796)	(1,131,514)	(1,208,231)	(1,284,948)	(1,361,666)	(1,438,383)
	110	(984,109)	(1,060,827)	(1,137,544)	(1,214,261)	(1,290,979)	(1,367,696)	(1,444,414)
	120	(990,140)	(1,066,857)	(1,143,575)	(1,220,292)	(1,297,009)	(1,373,727)	(1,450,444)

C. Small Office Cart-Ulv. GF

SCHEME DETAILS - ASSUMPTIONS					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	150	1,615	100.0%	150.0	1,615
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5	0	0	100.0%	0.0	0
area 6	0	0	100.0%	0.0	0
total floor area	150	1,615	100.0%	150	1,615

GROSS DEVELOPMENT VALUE				
	sqft	@	£ psf	£
area 1	1,615	@	9.30	15,016
area 2	0	@	9.30	-
area 3	0	@	9.30	-
area 4	0	@	9.30	-
area 5	0	@	9.30	-
area 6	0	@	9.30	-
Estimated Gross Rental Value per annum				15,016
Yield		@	8.5%	
capitalised rent				176,655
less				
Rent Free / Void allowance	12 months rent			(15,016)
Purchasers costs		@	5.76%	(8,803)
GDV				152,836

C. Small Office Cart-Ulv. GF

DEVELOPMENT COSTS			
Initial Payments -			
Planning Application Professional Fees and reports			(2,310)
Statutory Planning Fees			(770)
CIL	150 sqm @	0.00 £ psm	-
Site Specific S106/278			(1,540)
Construction Costs -			
Demolition and Site Clearance (allowance)	0.07 acres @	0 per acre	-
area 1	150.00 sqm @	1,951.00 psm	(292,650)
area 2	- sqm @	1,951.00 psm	-
area 3	- sqm @	1,951.00 psm	-
area 4	- sqm @	1,951.00 psm	-
area 5	- sqm @	1,951.00 psm	-
area 6	- sqm @	1,951.00 psm	-
External works	292,650 @	15%	(43,898)
Contingency	336,548 @	5%	(16,827)
Professional Fees	353,375 @	8%	(28,270)
Disposal Costs -			
Letting Agents Costs	15,016 ERV @	15.00%	(2,252)
Letting Legal Costs	15,016 ERV @	5.00%	(751)
Investment Sale Agents Costs	152,836 GDV @	1.00%	(1,528)
Investment Sale Legal Costs	152,836 GDV @	0.50%	(764)
Marketing and Promotion	152,836 GDV @	1.00%	(1,528)
Interest (cashflow basis incl. land)	6.25% APR	0.506% pcm	(1,972)
Developers Profit	395,061 @	20.00%	(79,012)
TOTAL COSTS			(474,074)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(321,238)
SDLT (HMRC % rates)	- @		-
Acquisition Agent fees	- @	1%	-
Acquisition Legal fees	- @	0.5%	-
Interest on Land	- @	6.3%	-
Residual Land Value (net)	(10,707,927) £ per ha	(4,333,439) £ per acre	(321,238)

THRESHOLD LAND VALUE			
Site density	5,000 sqm per hectare	50%	
Site Area	0.03 ha	0.07 acres	
	5,000 sqm/ha	21,780 sqft/ac	
Threshold Land Value	659,757 £ per ha	267,000 £ per acre	19,793

BALANCE			
Surplus/(Deficit)	(11,367,684) £ per ha	(4,600,439) £ per acre	(341,031)

C. Small Office Cart-Ulv. GF

SENSITIVITY ANALYSIS								
		GDV						
Balance	(341,031)	85%	90%	95%	100%	105%	110%	115%
CIL Epsm	0	(363,267)	(355,855)	(348,443)	(341,031)	(333,618)	(326,206)	(318,794)
	10	(365,076)	(357,664)	(350,252)	(342,840)	(335,428)	(328,015)	(320,603)
	20	(366,885)	(359,473)	(352,061)	(344,649)	(337,237)	(329,825)	(322,413)
	30	(368,694)	(361,282)	(353,870)	(346,458)	(339,046)	(331,634)	(324,222)
	40	(370,503)	(363,091)	(355,679)	(348,267)	(340,855)	(333,443)	(326,031)
CIL Epsm	50	(372,313)	(364,901)	(357,488)	(350,076)	(342,664)	(335,252)	(327,840)
	60	(374,122)	(366,710)	(359,298)	(351,885)	(344,473)	(337,061)	(329,649)
	70	(375,931)	(368,519)	(361,107)	(353,695)	(346,283)	(338,870)	(331,458)
	80	(377,740)	(370,328)	(362,916)	(355,504)	(348,092)	(340,680)	(333,267)
	90	(379,549)	(372,137)	(364,725)	(357,313)	(349,901)	(342,489)	(335,077)
	100	(381,358)	(373,946)	(366,534)	(359,122)	(351,710)	(344,298)	(336,886)
	110	(383,168)	(375,756)	(368,343)	(360,931)	(353,519)	(346,107)	(338,695)
	120	(384,977)	(377,565)	(370,153)	(362,740)	(355,328)	(347,916)	(340,504)

		Build Costs						
Balance	(341,031)	85%	90%	95%	100%	105%	110%	115%
CIL Epsm	0	(271,985)	(295,000)	(318,015)	(341,031)	(364,046)	(387,061)	(410,076)
	10	(273,794)	(296,809)	(319,824)	(342,840)	(365,855)	(388,870)	(411,885)
	20	(275,603)	(298,618)	(321,634)	(344,649)	(367,664)	(390,679)	(413,694)
	30	(277,412)	(300,428)	(323,443)	(346,458)	(369,473)	(392,488)	(415,504)
	40	(279,222)	(302,237)	(325,252)	(348,267)	(371,282)	(394,298)	(417,313)
CIL Epsm	50	(281,031)	(304,046)	(327,061)	(350,076)	(373,092)	(396,107)	(419,122)
	60	(282,840)	(305,855)	(328,870)	(351,885)	(374,901)	(397,916)	(420,931)
	70	(284,649)	(307,664)	(330,679)	(353,695)	(376,710)	(399,725)	(422,740)
	80	(286,458)	(309,473)	(332,489)	(355,504)	(378,519)	(401,534)	(424,549)
	90	(288,267)	(311,283)	(334,298)	(357,313)	(380,328)	(403,343)	(426,359)
	100	(290,077)	(313,092)	(336,107)	(359,122)	(382,137)	(405,153)	(428,168)
	110	(291,886)	(314,901)	(337,916)	(360,931)	(383,947)	(406,962)	(429,977)
	120	(293,695)	(316,710)	(339,725)	(362,740)	(385,756)	(408,771)	(431,786)

D. Large Office Cart-Ulv. GF

SCHEME DETAILS - ASSUMPTIONS					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	500	5,382	100.0%	500.0	5,382
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5	0	0	100.0%	0.0	0
area 6	0	0	100.0%	0.0	0
total floor area	500	5,382	100.0%	500	5,382

GROSS DEVELOPMENT VALUE				
	sqft	@	£ psf	£
area 1	5,382	@	9.30	50,052
area 2	0	@	9.30	-
area 3	0	@	9.30	-
area 4	0	@	9.30	-
area 5	0	@	9.30	-
area 6	0	@	9.30	-
Estimated Gross Rental Value per annum				50,052
Yield		@	8.5%	
capitalised rent				588,849
less				
Rent Free / Void allowance	12 months rent			(50,052)
Purchasers costs		@	5.76%	(29,344)
GDV				509,453

D. Large Office Cart-Ulv. GF

DEVELOPMENT COSTS			
Initial Payments -			
Planning Application Professional Fees and reports			(8,085)
Statutory Planning Fees			(2,695)
CIL	500 sqm @	0.00 £ psm	-
Site Specific S106/278			(5,390)
Construction Costs -			
Demolition and Site Clearance (allowance)	0.25 acres @	0 per acre	-
area 1	500.00 sqm @	1,951.00 psm	(975,500)
area 2	- sqm @	1,951.00 psm	-
area 3	- sqm @	1,951.00 psm	-
area 4	- sqm @	1,951.00 psm	-
area 5	- sqm @	1,951.00 psm	-
area 6	- sqm @	1,951.00 psm	-
External works	975,500 @	15%	(146,325)
Contingency	1,121,825 @	5%	(56,091)
Professional Fees	1,177,916 @	8%	(94,233)
Disposal Costs -			
Letting Agents Costs	50,052 ERV @	15.00%	(7,508)
Letting Legal Costs	50,052 ERV @	5.00%	(2,503)
Investment Sale Agents Costs	509,453 GDV @	1.00%	(5,095)
Investment Sale Legal Costs	509,453 GDV @	0.50%	(2,547)
Marketing and Promotion	509,453 GDV @	1.00%	(5,095)
Interest (cashflow basis incl. land)	6.25% APR	0.506% pcm	(6,580)
Developers Profit	1,317,646 @	20.00%	(263,529)
TOTAL COSTS			(1,581,176)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(1,071,723)
SDLT (HMRC % rates)	- @		-
Acquisition Agent fees	- @	1%	-
Acquisition Legal fees	- @	0.5%	-
Interest on Land	- @	6.3%	-
Residual Land Value (net)	(10,717,232) £ per ha	(4,337,205) £ per acre	(1,071,723)

THRESHOLD LAND VALUE			
Site density	5,000 sqm per hectare	50%	
Site Area	0.10 ha	0.25 acres	
	5,000 sqm/ha	21,780 sqft/ac	
Threshold Land Value	659,757 £ per ha	267,000 £ per acre	65,976

BALANCE			
Surplus/(Deficit)	(11,376,989) £ per ha	(4,604,205) £ per acre	(1,137,699)

D. Large Office Cart-Ulv. GF

SENSITIVITY ANALYSIS								
		GDV						
Balance	(1,137,699)	85%	90%	95%	100%	105%	110%	115%
CIL Epsm	0	(1,211,820)	(1,187,113)	(1,162,406)	(1,137,699)	(1,112,992)	(1,088,285)	(1,063,578)
	10	(1,217,850)	(1,193,143)	(1,168,436)	(1,143,729)	(1,119,022)	(1,094,315)	(1,069,609)
	20	(1,223,881)	(1,199,174)	(1,174,467)	(1,149,760)	(1,125,053)	(1,100,346)	(1,075,639)
	30	(1,229,912)	(1,205,205)	(1,180,498)	(1,155,791)	(1,131,084)	(1,106,377)	(1,081,670)
	40	(1,235,942)	(1,211,235)	(1,186,528)	(1,161,821)	(1,137,114)	(1,112,407)	(1,087,700)
CIL Epsm	50	(1,241,973)	(1,217,266)	(1,192,559)	(1,167,852)	(1,143,145)	(1,118,438)	(1,093,731)
	60	(1,248,003)	(1,223,296)	(1,198,589)	(1,173,882)	(1,149,175)	(1,124,468)	(1,099,761)
	70	(1,254,034)	(1,229,327)	(1,204,620)	(1,179,913)	(1,155,206)	(1,130,499)	(1,105,792)
	80	(1,260,064)	(1,235,357)	(1,210,650)	(1,185,943)	(1,161,236)	(1,136,529)	(1,111,822)
	90	(1,266,095)	(1,241,388)	(1,216,681)	(1,191,974)	(1,167,267)	(1,142,560)	(1,117,853)
	100	(1,272,125)	(1,247,418)	(1,222,711)	(1,198,004)	(1,173,297)	(1,148,590)	(1,123,883)
	110	(1,278,156)	(1,253,449)	(1,228,742)	(1,204,035)	(1,179,328)	(1,154,621)	(1,129,914)
	120	(1,284,186)	(1,259,479)	(1,234,772)	(1,210,065)	(1,185,358)	(1,160,651)	(1,135,944)

		Build Costs						
Balance	(1,137,699)	85%	90%	95%	100%	105%	110%	115%
CIL Epsm	0	(907,547)	(984,264)	(1,060,982)	(1,137,699)	(1,214,416)	(1,291,134)	(1,367,851)
	10	(913,577)	(990,295)	(1,067,012)	(1,143,729)	(1,220,447)	(1,297,164)	(1,373,882)
	20	(919,608)	(996,325)	(1,073,043)	(1,149,760)	(1,226,477)	(1,303,195)	(1,379,912)
	30	(925,638)	(1,002,356)	(1,079,073)	(1,155,791)	(1,232,508)	(1,309,225)	(1,385,943)
	40	(931,669)	(1,008,386)	(1,085,104)	(1,161,821)	(1,238,539)	(1,315,256)	(1,391,973)
CIL Epsm	50	(937,699)	(1,014,417)	(1,091,134)	(1,167,852)	(1,244,569)	(1,321,286)	(1,398,004)
	60	(943,730)	(1,020,447)	(1,097,165)	(1,173,882)	(1,250,600)	(1,327,317)	(1,404,034)
	70	(949,761)	(1,026,478)	(1,103,195)	(1,179,913)	(1,256,630)	(1,333,348)	(1,410,065)
	80	(955,791)	(1,032,509)	(1,109,226)	(1,185,943)	(1,262,661)	(1,339,378)	(1,416,095)
	90	(961,822)	(1,038,539)	(1,115,256)	(1,191,974)	(1,268,691)	(1,345,409)	(1,422,126)
	100	(967,852)	(1,044,570)	(1,121,287)	(1,198,004)	(1,274,722)	(1,351,439)	(1,428,157)
	110	(973,883)	(1,050,600)	(1,127,318)	(1,204,035)	(1,280,752)	(1,357,470)	(1,434,187)
	120	(979,913)	(1,056,631)	(1,133,348)	(1,210,065)	(1,286,783)	(1,363,500)	(1,440,218)

170908 SLDC CIL appraisals_Commercial_A-D_v1 - Summary Table

	A. Small Office Cart-Ulv. BF	B. Large Office Cart-Ulv. BF	C. Small Office Cart-Ulv. GF	D. Large Office Cart-Ulv. GF
Parameters:				
Site Area (ha)	0.03	0.10	0.03	0.10
Development density (sqm per ha)	5,000.0	5,000.0	5,000.0	5,000.0
CIL (£ psm)	£0.00	£0.00	£0.00	£0.00
Appraisal:				
Total GDV	152,836	509,453	152,836	509,453
CIL (£)	-	-	-	-
Site Specific S106/S278	1,540	5,390	1,540	5,390
Developers Profit	79,857	266,346	79,012	263,529
Developers Profit (%)	20.00%	20.00%	20.00%	20.00%
RLV (net)	(326,307)	(1,088,622)	(321,238)	(1,071,723)
RLV (£/acre)	(4,401,822)	(4,405,591)	(4,333,439)	(4,337,205)
RLV (£/ha)	(10,876,902)	(10,886,215)	(10,707,927)	(10,717,232)
RLV comments	Not Viable	Not Viable	Not Viable	Not Viable
Balance for Plan VA:				
TLV (£/acre)	240,000	240,000	267,000	267,000
TLV (£/ha)	593,040	593,040	659,757	659,757
Surplus/Deficit (£/ha)	(4,641,822)	(4,645,591)	(4,600,439)	(4,604,205)
Surplus/Deficit (£/acre)	(11,469,942)	(11,479,255)	(11,367,684)	(11,376,989)
TLV comments	Not Viable	Not Viable	Not Viable	Not Viable

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170908 SLDC CIL appraisals_Commercial_E-H_v1 - Version Notes

Date	Version	Comments
170908	v1	First run of SLDC retail appraisals

E. Small Office Kend. BF

SCHEME DETAILS - ASSUMPTIONS					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	150	1,615	100.0%	150.0	1,615
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5	0	0	100.0%	0.0	0
area 6	0	0	100.0%	0.0	0
total floor area	150	1,615	100.0%	150	1,615

GROSS DEVELOPMENT VALUE				
	sqft	@	£ psf	£
area 1	1,615	@	11.63	18,778
area 2	0	@	11.63	-
area 3	0	@	11.63	-
area 4	0	@	11.63	-
area 5	0	@	11.63	-
area 6	0	@	11.63	-
Estimated Gross Rental Value per annum				18,778
Yield		@	8.0%	
capitalised rent				234,721
less				
Rent Free / Void allowance	12 months rent			(18,778)
Purchasers costs		@	5.76%	(11,761)
GDV				204,182

E. Small Office Kend. BF

DEVELOPMENT COSTS			
Initial Payments -			
Planning Application Professional Fees and reports			(2,310)
Statutory Planning Fees			(770)
CIL	150 sqm @	0.00 £ psm	-
Site Specific S106/278			(1,540)
Construction Costs -			
Demolition and Site Clearance (allowance)	0.07 acres @	50,000 per acre	(3,707)
area 1	150.00 sqm @	1,951.00 psm	(292,650)
area 2	- sqm @	1,951.00 psm	-
area 3	- sqm @	1,951.00 psm	-
area 4	- sqm @	1,951.00 psm	-
area 5	- sqm @	1,951.00 psm	-
area 6	- sqm @	1,951.00 psm	-
External works	292,650 @	15%	(43,898)
Contingency	340,254 @	5%	(17,013)
Professional Fees	357,267 @	8%	(28,581)
Disposal Costs -			
Letting Agents Costs	18,778 ERV @	15.00%	(2,817)
Letting Legal Costs	18,778 ERV @	5.00%	(939)
Investment Sale Agents Costs	204,182 GDV @	1.00%	(2,042)
Investment Sale Legal Costs	204,182 GDV @	0.50%	(1,021)
Marketing and Promotion	204,182 GDV @	1.00%	(2,042)
Interest (on Development Costs) -	6.25% APR	0.506% pcm	(1,996)
Developers Profit	401,324 @	20.00%	(80,265)
TOTAL COSTS			(481,589)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(277,407)
SDLT (HMRC % rates)	- @		-
Acquisition Agent fees	- @	1%	-
Acquisition Legal fees	- @	0.5%	-
Interest on Land	- @	6.3%	-
Residual Land Value (net)	(9,246,898) £ per ha	(3,742,168) £ per acre	(277,407)

THRESHOLD LAND VALUE			
Site density	5,000 sqm per hectare	50%	
Site Area	0.03 ha	0.07 acres	
	5,000 sqm/ha	21,780 sqft/ac	
Threshold Land Value	593,040 £ per ha	240,000 £ per acre	17,791

BALANCE			
Surplus/(Deficit)	(9,839,938) £ per ha	(3,982,168) £ per acre	(295,198)

170908 SLDC CIL appraisals_Commercial_E-H_v1
E. Small Office Kend. BF

SENSITIVITY ANALYSIS								
		GDV						
Balance	(295,198)	85%	90%	95%	100%	105%	110%	115%
	0	(324,905)	(315,003)	(305,100)	(295,198)	(285,296)	(275,394)	(265,491)
	10	(326,714)	(316,812)	(306,910)	(297,007)	(287,105)	(277,203)	(267,300)
	20	(328,523)	(318,621)	(308,719)	(298,816)	(288,914)	(279,012)	(269,110)
	30	(330,332)	(320,430)	(310,528)	(300,626)	(290,723)	(280,821)	(270,919)
	40	(332,142)	(322,239)	(312,337)	(302,435)	(292,533)	(282,630)	(272,728)
CIL Epsm	50	(333,951)	(324,048)	(314,146)	(304,244)	(294,342)	(284,439)	(274,537)
	60	(335,760)	(325,858)	(315,955)	(306,053)	(296,151)	(286,249)	(276,346)
	70	(337,569)	(327,667)	(317,765)	(307,862)	(297,960)	(288,058)	(278,155)
	80	(339,378)	(329,476)	(319,574)	(309,671)	(299,769)	(289,867)	(279,965)
	90	(341,187)	(331,285)	(321,383)	(311,481)	(301,578)	(291,676)	(281,774)
	100	(342,997)	(333,094)	(323,192)	(313,290)	(303,387)	(293,485)	(283,583)
	110	(344,806)	(334,903)	(325,001)	(315,099)	(305,197)	(295,294)	(285,392)
	120	(346,615)	(336,713)	(326,810)	(316,908)	(307,006)	(297,104)	(287,201)

		Build Costs						
Balance	(295,198)	85%	90%	95%	100%	105%	110%	115%
	0	(226,153)	(249,168)	(272,183)	(295,198)	(318,213)	(341,229)	(364,244)
	10	(227,962)	(250,977)	(273,992)	(297,007)	(320,022)	(343,038)	(366,053)
	20	(229,771)	(252,786)	(275,801)	(298,816)	(321,832)	(344,847)	(367,862)
	30	(231,580)	(254,595)	(277,610)	(300,626)	(323,641)	(346,656)	(369,671)
	40	(233,389)	(256,404)	(279,420)	(302,435)	(325,450)	(348,465)	(371,480)
CIL Epsm	50	(235,198)	(258,214)	(281,229)	(304,244)	(327,259)	(350,274)	(373,290)
	60	(237,008)	(260,023)	(283,038)	(306,053)	(329,068)	(352,083)	(375,099)
	70	(238,817)	(261,832)	(284,847)	(307,862)	(330,877)	(353,893)	(376,908)
	80	(240,626)	(263,641)	(286,656)	(309,671)	(332,687)	(355,702)	(378,717)
	90	(242,435)	(265,450)	(288,465)	(311,481)	(334,496)	(357,511)	(380,526)
	100	(244,244)	(267,259)	(290,275)	(313,290)	(336,305)	(359,320)	(382,335)
	110	(246,053)	(269,069)	(292,084)	(315,099)	(338,114)	(361,129)	(384,145)
	120	(247,862)	(270,878)	(293,893)	(316,908)	(339,923)	(362,938)	(385,954)

F. Large Office Kend. BF

SCHEME DETAILS - ASSUMPTIONS					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	500	5,382	100.0%	500.0	5,382
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5	0	0	100.0%	0.0	0
area 6	0	0	100.0%	0.0	0
total floor area	500	5,382	100.0%	500	5,382

GROSS DEVELOPMENT VALUE				
	sqft	@	£ psf	£
area 1	5,382	@	11.63	62,592
area 2	0	@	11.63	-
area 3	0	@	11.63	-
area 4	0	@	11.63	-
area 5	0	@	11.63	-
area 6	0	@	11.63	-
Estimated Gross Rental Value per annum				62,592
Yield		@	8.0%	
capitalised rent				782,402
less				
Rent Free / Void allowance	12 months rent			(62,592)
Purchasers costs		@	5.76%	(39,203)
GDV				680,607

F. Large Office Kend. BF

DEVELOPMENT COSTS			
Initial Payments -			
Planning Application Professional Fees and reports			(8,085)
Statutory Planning Fees			(2,695)
CIL	500 sqm @	0.00 £ psm	-
Site Specific S106/278			(5,390)
Construction Costs -			
Demolition and Site Clearance (allowance)	0.25 acres @	50,000 per acre	(12,355)
area 1	500.00 sqm @	1,951.00 psm	(975,500)
area 2	- sqm @	1,951.00 psm	-
area 3	- sqm @	1,951.00 psm	-
area 4	- sqm @	1,951.00 psm	-
area 5	- sqm @	1,951.00 psm	-
area 6	- sqm @	1,951.00 psm	-
External works	975,500 @	15%	(146,325)
Contingency	1,134,180 @	5%	(56,709)
Professional Fees	1,190,889 @	8%	(95,271)
Disposal Costs -			
Letting Agents Costs	62,592 ERV @	15.00%	(9,389)
Letting Legal Costs	62,592 ERV @	5.00%	(3,130)
Investment Sale Agents Costs	680,607 GDV @	1.00%	(6,806)
Investment Sale Legal Costs	680,607 GDV @	0.50%	(3,403)
Marketing and Promotion	680,607 GDV @	1.00%	(6,806)
Interest (cashflow basis incl. land)	6.25% APR	0.506% pcm	(6,660)
Developers Profit	1,338,523 @	20.00%	(267,705)
TOTAL COSTS			(1,606,228)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(925,621)
SDLT (HMRC % rates)	- @		-
Acquisition Agent fees	- @	1%	-
Acquisition Legal fees	- @	0.5%	-
Interest on Land	- @	6.3%	-
Residual Land Value (net)	(9,256,214) £ per ha	(3,745,938) £ per acre	(925,621)

THRESHOLD LAND VALUE			
Site density	5,000 sqm per hectare	50%	
Site Area	0.10 ha	0.25 acres	
	5,000 sqm/ha	21,780 sqft/ac	
Threshold Land Value	593,040 £ per ha	240,000 £ per acre	59,304

BALANCE			
Surplus/(Deficit)	(9,849,254) £ per ha	(3,985,938) £ per acre	(984,925)

F. Large Office Kend. BF

SENSITIVITY ANALYSIS								
		GDV						
Balance	(984,925)	85%	90%	95%	100%	105%	110%	115%
	0	(1,083,948)	(1,050,940)	(1,017,933)	(984,925)	(951,918)	(918,910)	(885,903)
	10	(1,089,978)	(1,056,971)	(1,023,963)	(990,956)	(957,948)	(924,941)	(891,933)
	20	(1,096,009)	(1,063,001)	(1,029,994)	(996,986)	(963,979)	(930,972)	(897,964)
	30	(1,102,039)	(1,069,032)	(1,036,025)	(1,003,017)	(970,010)	(937,002)	(903,995)
	40	(1,108,070)	(1,075,063)	(1,042,055)	(1,009,048)	(976,040)	(943,033)	(910,025)
CIL Epsm	50	(1,114,101)	(1,081,093)	(1,048,086)	(1,015,078)	(982,071)	(949,063)	(916,056)
	60	(1,120,131)	(1,087,124)	(1,054,116)	(1,021,109)	(988,101)	(955,094)	(922,086)
	70	(1,126,162)	(1,093,154)	(1,060,147)	(1,027,139)	(994,132)	(961,124)	(928,117)
	80	(1,132,192)	(1,099,185)	(1,066,177)	(1,033,170)	(1,000,162)	(967,155)	(934,147)
	90	(1,138,223)	(1,105,215)	(1,072,208)	(1,039,200)	(1,006,193)	(973,185)	(940,178)
	100	(1,144,253)	(1,111,246)	(1,078,238)	(1,045,231)	(1,012,223)	(979,216)	(946,208)
	110	(1,150,284)	(1,117,276)	(1,084,269)	(1,051,261)	(1,018,254)	(985,246)	(952,239)
	120	(1,156,314)	(1,123,307)	(1,090,299)	(1,057,292)	(1,024,284)	(991,277)	(958,269)

		Build Costs						
Balance	(984,925)	85%	90%	95%	100%	105%	110%	115%
	0	(754,773)	(831,491)	(908,208)	(984,925)	(1,061,643)	(1,138,360)	(1,215,078)
	10	(760,804)	(837,521)	(914,239)	(990,956)	(1,067,673)	(1,144,391)	(1,221,108)
	20	(766,834)	(843,552)	(920,269)	(996,986)	(1,073,704)	(1,150,421)	(1,227,139)
	30	(772,865)	(849,582)	(926,300)	(1,003,017)	(1,079,734)	(1,156,452)	(1,233,169)
	40	(778,895)	(855,613)	(932,330)	(1,009,048)	(1,085,765)	(1,162,482)	(1,239,200)
CIL Epsm	50	(784,926)	(861,643)	(938,361)	(1,015,078)	(1,091,796)	(1,168,513)	(1,245,230)
	60	(790,956)	(867,674)	(944,391)	(1,021,109)	(1,097,826)	(1,174,543)	(1,251,261)
	70	(796,987)	(873,704)	(950,422)	(1,027,139)	(1,103,857)	(1,180,574)	(1,257,291)
	80	(803,018)	(879,735)	(956,452)	(1,033,170)	(1,109,887)	(1,186,605)	(1,263,322)
	90	(809,048)	(885,766)	(962,483)	(1,039,200)	(1,115,918)	(1,192,635)	(1,269,352)
	100	(815,079)	(891,796)	(968,513)	(1,045,231)	(1,121,948)	(1,198,666)	(1,275,383)
	110	(821,109)	(897,827)	(974,544)	(1,051,261)	(1,127,979)	(1,204,696)	(1,281,414)
	120	(827,140)	(903,857)	(980,575)	(1,057,292)	(1,134,009)	(1,210,727)	(1,287,444)

G. Small Office Kend. GF

SCHEME DETAILS - ASSUMPTIONS					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	150	1,615	100.0%	150.0	1,615
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5	0	0	100.0%	0.0	0
area 6	0	0	100.0%	0.0	0
total floor area	150	1,615	100.0%	150	1,615

GROSS DEVELOPMENT VALUE				
	sqft	@	£ psf	£
area 1	1,615	@	11.63	18,778
area 2	0	@	11.63	-
area 3	0	@	11.63	-
area 4	0	@	11.63	-
area 5	0	@	11.63	-
area 6	0	@	11.63	-
Estimated Gross Rental Value per annum				18,778
Yield		@	8.0%	
capitalised rent				234,721
less				
Rent Free / Void allowance	12 months rent			(18,778)
Purchasers costs		@	5.76%	(11,761)
GDV				204,182

G. Small Office Kend. GF

DEVELOPMENT COSTS			
Initial Payments -			
Planning Application Professional Fees and reports			(2,310)
Statutory Planning Fees			(770)
CIL	150 sqm @	0.00 £ psm	-
Site Specific S106/278			(1,540)
Construction Costs -			
Demolition and Site Clearance (allowance)	0.07 acres @	0 per acre	-
area 1	150.00 sqm @	1,951.00 psm	(292,650)
area 2	- sqm @	1,951.00 psm	-
area 3	- sqm @	1,951.00 psm	-
area 4	- sqm @	1,951.00 psm	-
area 5	- sqm @	1,951.00 psm	-
area 6	- sqm @	1,951.00 psm	-
External works	292,650 @	15%	(43,898)
Contingency	336,548 @	5%	(16,827)
Professional Fees	353,375 @	8%	(28,270)
Disposal Costs -			
Letting Agents Costs	18,778 ERV @	15.00%	(2,817)
Letting Legal Costs	18,778 ERV @	5.00%	(939)
Investment Sale Agents Costs	204,182 GDV @	1.00%	(2,042)
Investment Sale Legal Costs	204,182 GDV @	0.50%	(1,021)
Marketing and Promotion	204,182 GDV @	1.00%	(2,042)
Interest (cashflow basis incl. land)	6.25% APR	0.506% pcm	(1,975)
Developers Profit	397,100 @	20.00%	(79,420)
TOTAL COSTS			(476,520)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(272,338)
SDLT (HMRC % rates)	- @		-
Acquisition Agent fees	- @	1%	-
Acquisition Legal fees	- @	0.5%	-
Interest on Land	- @	6.3%	-
Residual Land Value (net)	(9,077,923) £ per ha	(3,673,785) £ per acre	(272,338)

THRESHOLD LAND VALUE			
Site density	5,000 sqm per hectare	50%	
Site Area	0.03 ha	0.07 acres	
	5,000 sqm/ha	21,780 sqft/ac	
Threshold Land Value	659,757 £ per ha	267,000 £ per acre	19,793

BALANCE			
Surplus/(Deficit)	(9,737,680) £ per ha	(3,940,785) £ per acre	(292,130)

G. Small Office Kend. GF

SENSITIVITY ANALYSIS								
		GDV						
Balance	(292,130)	85%	90%	95%	100%	105%	110%	115%
	0	(321,837)	(311,935)	(302,033)	(292,130)	(282,228)	(272,326)	(262,424)
	10	(323,646)	(313,744)	(303,842)	(293,940)	(284,037)	(274,135)	(264,233)
	20	(325,456)	(315,553)	(305,651)	(295,749)	(285,846)	(275,944)	(266,042)
	30	(327,265)	(317,362)	(307,460)	(297,558)	(287,656)	(277,753)	(267,851)
	40	(329,074)	(319,172)	(309,269)	(299,367)	(289,465)	(279,563)	(269,660)
CIL Epsm	50	(330,883)	(320,981)	(311,078)	(301,176)	(291,274)	(281,372)	(271,469)
	60	(332,692)	(322,790)	(312,888)	(302,985)	(293,083)	(283,181)	(273,279)
	70	(334,501)	(324,599)	(314,697)	(304,795)	(294,892)	(284,990)	(275,088)
	80	(336,310)	(326,408)	(316,506)	(306,604)	(296,701)	(286,799)	(276,897)
	90	(338,120)	(328,217)	(318,315)	(308,413)	(298,511)	(288,608)	(278,706)
	100	(339,929)	(330,027)	(320,124)	(310,222)	(300,320)	(290,418)	(280,515)
	110	(341,738)	(331,836)	(321,933)	(312,031)	(302,129)	(292,227)	(282,324)
	120	(343,547)	(333,645)	(323,743)	(313,840)	(303,938)	(294,036)	(284,134)

		Build Costs						
Balance	(292,130)	85%	90%	95%	100%	105%	110%	115%
	0	(223,085)	(246,100)	(269,115)	(292,130)	(315,146)	(338,161)	(361,176)
	10	(224,894)	(247,909)	(270,924)	(293,940)	(316,955)	(339,970)	(362,985)
	20	(226,703)	(249,718)	(272,734)	(295,749)	(318,764)	(341,779)	(364,794)
	30	(228,512)	(251,527)	(274,543)	(297,558)	(320,573)	(343,588)	(366,603)
	40	(230,321)	(253,337)	(276,352)	(299,367)	(322,382)	(345,397)	(368,413)
CIL Epsm	50	(232,131)	(255,146)	(278,161)	(301,176)	(324,191)	(347,207)	(370,222)
	60	(233,940)	(256,955)	(279,970)	(302,985)	(326,001)	(349,016)	(372,031)
	70	(235,749)	(258,764)	(281,779)	(304,795)	(327,810)	(350,825)	(373,840)
	80	(237,558)	(260,573)	(283,589)	(306,604)	(329,619)	(352,634)	(375,649)
	90	(239,367)	(262,382)	(285,398)	(308,413)	(331,428)	(354,443)	(377,458)
	100	(241,176)	(264,192)	(287,207)	(310,222)	(333,237)	(356,252)	(379,268)
	110	(242,986)	(266,001)	(289,016)	(312,031)	(335,046)	(358,062)	(381,077)
	120	(244,795)	(267,810)	(290,825)	(313,840)	(336,856)	(359,871)	(382,886)

H. Large Office Kend. GF

SCHEME DETAILS - ASSUMPTIONS					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	500	5,382	100.0%	500.0	5,382
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5	0	0	100.0%	0.0	0
area 6	0	0	100.0%	0.0	0
total floor area	500	5,382	100.0%	500	5,382

GROSS DEVELOPMENT VALUE				
	sqft	@	£ psf	£
area 1	5,382	@	11.63	62,592
area 2	0	@	11.63	-
area 3	0	@	11.63	-
area 4	0	@	11.63	-
area 5	0	@	11.63	-
area 6	0	@	11.63	-
Estimated Gross Rental Value per annum				62,592
Yield		@	8.0%	
capitalised rent				782,402
less				
Rent Free / Void allowance	12 months rent			(62,592)
Purchasers costs		@	5.76%	(39,203)
GDV				680,607

H. Large Office Kend. GF

DEVELOPMENT COSTS			
Initial Payments -			
Planning Application Professional Fees and reports			(8,085)
Statutory Planning Fees			(2,695)
CIL	500 sqm @	0.00 £ psm	-
Site Specific S106/278			(5,390)
Construction Costs -			
Demolition and Site Clearance (allowance)	0.25 acres @	0 per acre	-
area 1	500.00 sqm @	1,951.00 psm	(975,500)
area 2	- sqm @	1,951.00 psm	-
area 3	- sqm @	1,951.00 psm	-
area 4	- sqm @	1,951.00 psm	-
area 5	- sqm @	1,951.00 psm	-
area 6	- sqm @	1,951.00 psm	-
External works	975,500 @	15%	(146,325)
Contingency	1,121,825 @	5%	(56,091)
Professional Fees	1,177,916 @	8%	(94,233)
Disposal Costs -			
Letting Agents Costs	62,592 ERV @	15.00%	(9,389)
Letting Legal Costs	62,592 ERV @	5.00%	(3,130)
Investment Sale Agents Costs	680,607 GDV @	1.00%	(6,806)
Investment Sale Legal Costs	680,607 GDV @	0.50%	(3,403)
Marketing and Promotion	680,607 GDV @	1.00%	(6,806)
Interest (cashflow basis incl. land)	6.25% APR	0.506% pcm	(6,588)
Developers Profit	1,324,441 @	20.00%	(264,888)
TOTAL COSTS			(1,589,330)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(908,723)
SDLT (HMRC % rates)	- @		-
Acquisition Agent fees	- @	1%	-
Acquisition Legal fees	- @	0.5%	-
Interest on Land	- @	6.3%	-
Residual Land Value (net)	(9,087,231) £ per ha	(3,677,552) £ per acre	(908,723)

THRESHOLD LAND VALUE			
Site density	5,000 sqm per hectare	50%	
Site Area	0.10 ha	0.25 acres	
	5,000 sqm/ha	21,780 sqft/ac	
Threshold Land Value	659,757 £ per ha	267,000 £ per acre	65,976

BALANCE			
Surplus/(Deficit)	(9,746,988) £ per ha	(3,944,552) £ per acre	(974,699)

H. Large Office Kend. GF

SENSITIVITY ANALYSIS								
		GDV						
Balance	(974,699)	85%	90%	95%	100%	105%	110%	115%
CIL Epsm	0	(1,073,721)	(1,040,714)	(1,007,706)	(974,699)	(941,691)	(908,684)	(875,676)
	10	(1,079,752)	(1,046,744)	(1,013,737)	(980,729)	(947,722)	(914,714)	(881,707)
	20	(1,085,782)	(1,052,775)	(1,019,767)	(986,760)	(953,752)	(920,745)	(887,737)
	30	(1,091,813)	(1,058,805)	(1,025,798)	(992,790)	(959,783)	(926,775)	(893,768)
	40	(1,097,843)	(1,064,836)	(1,031,828)	(998,821)	(965,814)	(932,806)	(899,799)
	50	(1,103,874)	(1,070,867)	(1,037,859)	(1,004,852)	(971,844)	(938,837)	(905,829)
	60	(1,109,905)	(1,076,897)	(1,043,890)	(1,010,882)	(977,875)	(944,867)	(911,860)
	70	(1,115,935)	(1,082,928)	(1,049,920)	(1,016,913)	(983,905)	(950,898)	(917,890)
	80	(1,121,966)	(1,088,958)	(1,055,951)	(1,022,943)	(989,936)	(956,928)	(923,921)
	90	(1,127,996)	(1,094,989)	(1,061,981)	(1,028,974)	(995,966)	(962,959)	(929,951)
	100	(1,134,027)	(1,101,019)	(1,068,012)	(1,035,004)	(1,001,997)	(968,989)	(935,982)
	110	(1,140,057)	(1,107,050)	(1,074,042)	(1,041,035)	(1,008,027)	(975,020)	(942,012)
	120	(1,146,088)	(1,113,080)	(1,080,073)	(1,047,065)	(1,014,058)	(981,050)	(948,043)

		Build Costs						
Balance	(974,699)	85%	90%	95%	100%	105%	110%	115%
CIL Epsm	0	(744,547)	(821,264)	(897,981)	(974,699)	(1,051,416)	(1,128,134)	(1,204,851)
	10	(750,577)	(827,295)	(904,012)	(980,729)	(1,057,447)	(1,134,164)	(1,210,882)
	20	(756,608)	(833,325)	(910,043)	(986,760)	(1,063,477)	(1,140,195)	(1,216,912)
	30	(762,638)	(839,356)	(916,073)	(992,790)	(1,069,508)	(1,146,225)	(1,222,943)
	40	(768,669)	(845,386)	(922,104)	(998,821)	(1,075,538)	(1,152,256)	(1,228,973)
	50	(774,699)	(851,417)	(928,134)	(1,004,852)	(1,081,569)	(1,158,286)	(1,235,004)
	60	(780,730)	(857,447)	(934,165)	(1,010,882)	(1,087,599)	(1,164,317)	(1,241,034)
	70	(786,760)	(863,478)	(940,195)	(1,016,913)	(1,093,630)	(1,170,347)	(1,247,065)
	80	(792,791)	(869,508)	(946,226)	(1,022,943)	(1,099,661)	(1,176,378)	(1,253,095)
	90	(798,822)	(875,539)	(952,256)	(1,028,974)	(1,105,691)	(1,182,409)	(1,259,126)
	100	(804,852)	(881,569)	(958,287)	(1,035,004)	(1,111,722)	(1,188,439)	(1,265,156)
	110	(810,883)	(887,600)	(964,317)	(1,041,035)	(1,117,752)	(1,194,470)	(1,271,187)
	120	(816,913)	(893,631)	(970,348)	(1,047,065)	(1,123,783)	(1,200,500)	(1,277,218)

170908 SLDC CIL appraisals_Commercial_E-H_v1 - Summary Table

	E. Small Office Kend. BF	F. Large Office Kend. BF	G. Small Office Kend. GF	H. Large Office Kend. GF
Parameters:				
Site Area (ha)	0.03	0.10	0.03	0.10
Development density (sqm per ha)	5,000.0	5,000.0	5,000.0	5,000.0
CIL (£ psm)	£0.00	£0.00	£0.00	£0.00
Appraisal:				
Total GDV	204,182	680,607	204,182	680,607
CIL (£)	-	-	-	-
Site Specific S106/S278	1,540	5,390	1,540	5,390
Developers Profit	80,265	267,705	79,420	264,888
Developers Profit (%)	20.00%	20.00%	20.00%	20.00%
RLV (net)	(277,407)	(925,621)	(272,338)	(908,723)
RLV (£/acre)	(3,742,168)	(3,745,938)	(3,673,785)	(3,677,552)
RLV (£/ha)	(9,246,898)	(9,256,214)	(9,077,923)	(9,087,231)
RLV comments	Not Viable	Not Viable	Not Viable	Not Viable
Balance for Plan VA:				
TLV (£/acre)	240,000	240,000	267,000	267,000
TLV (£/ha)	593,040	593,040	659,757	659,757
Surplus/Deficit (£/ha)	(3,982,168)	(3,985,938)	(3,940,785)	(3,944,552)
Surplus/Deficit (£/acre)	(9,839,938)	(9,849,254)	(9,737,680)	(9,746,988)
TLV comments	Not Viable	Not Viable	Not Viable	Not Viable

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170908 SLDC CIL appraisals_Commercial_I-L_v1 - Version Notes

Date	Version	Comments
170908	v1	First run of SLDC retail appraisals

I. Small Ind DW. BF

SCHEME DETAILS - ASSUMPTIONS					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	200	2,153	100.0%	200.0	2,153
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5	0	0	100.0%	0.0	0
area 6	0	0	100.0%	0.0	0
total floor area	200	2,153	100.0%	200	2,153

GROSS DEVELOPMENT VALUE				
	sqft	@	£ psf	£
area 1	2,153	@	5.12	11,022
area 2	0	@	5.12	-
area 3	0	@	5.12	-
area 4	0	@	5.12	-
area 5	0	@	5.12	-
area 6	0	@	5.12	-
Estimated Gross Rental Value per annum				11,022
Yield		@	8.5%	
capitalised rent				129,673
less				
Rent Free / Void allowance	12 months rent			(11,022)
Purchasers costs		@	5.76%	(6,462)
GDV				112,189

I. Small Ind DW. BF

DEVELOPMENT COSTS			
Initial Payments -			
Planning Application Professional Fees and reports			(3,465)
Statutory Planning Fees			(1,155)
CIL	200 sqm @	0.00 £ psm	-
Site Specific S106/278			(2,310)
Construction Costs -			
Demolition and Site Clearance (allowance)	0.08 acres @	50,000 per acre	(4,118)
area 1	200.00 sqm @	837.00 psm	(167,400)
area 2	- sqm @	837.00 psm	-
area 3	- sqm @	837.00 psm	-
area 4	- sqm @	837.00 psm	-
area 5	- sqm @	837.00 psm	-
area 6	- sqm @	837.00 psm	-
External works	167,400 @	15%	(25,110)
Contingency	196,628 @	5%	(9,831)
Professional Fees	206,460 @	8%	(16,517)
Disposal Costs -			
Letting Agents Costs	11,022 ERV @	15.00%	(1,653)
Letting Legal Costs	11,022 ERV @	5.00%	(551)
Investment Sale Agents Costs	112,189 GDV @	1.00%	(1,122)
Investment Sale Legal Costs	112,189 GDV @	0.50%	(561)
Marketing and Promotion	112,189 GDV @	1.00%	(1,122)
Interest (on Development Costs) -	6.25% APR	0.506% pcm	(1,175)
Developers Profit	236,091 @	20.00%	(47,218)
TOTAL COSTS			(283,309)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(171,120)
SDLT (HMRC % rates)	- @		-
Acquisition Agent fees	- @	1%	-
Acquisition Legal fees	- @	0.5%	-
Interest on Land	- @	6.3%	-
Residual Land Value (net)	(5,133,587) £ per ha	(2,077,534) £ per acre	(171,120)

THRESHOLD LAND VALUE			
Site density	6,000 sqm per hectare	60%	
Site Area	0.03 ha	0.08 acres	
	6,000 sqm/ha	26,137 sqft/ac	
Threshold Land Value	593,040 £ per ha	240,000 £ per acre	19,768

BALANCE			
Surplus/(Deficit)	(5,726,627) £ per ha	(2,317,534) £ per acre	(190,888)

I. Small Ind DW. BF

SENSITIVITY ANALYSIS								
		GDV						
Balance	(190,888)	85%	90%	95%	100%	105%	110%	115%
CIL Epsm	0	(207,210)	(201,769)	(196,328)	(190,888)	(185,447)	(180,006)	(174,565)
	10	(209,622)	(204,182)	(198,741)	(193,300)	(187,859)	(182,418)	(176,977)
	20	(212,035)	(206,594)	(201,153)	(195,712)	(190,271)	(184,830)	(179,389)
	30	(214,447)	(209,006)	(203,565)	(198,124)	(192,683)	(187,243)	(181,802)
	40	(216,859)	(211,418)	(205,977)	(200,536)	(195,096)	(189,655)	(184,214)
	50	(219,271)	(213,830)	(208,390)	(202,949)	(197,508)	(192,067)	(186,626)
	60	(221,683)	(216,243)	(210,802)	(205,361)	(199,920)	(194,479)	(189,038)
	70	(224,096)	(218,655)	(213,214)	(207,773)	(202,332)	(196,891)	(191,451)
	80	(226,508)	(221,067)	(215,626)	(210,185)	(204,744)	(199,304)	(193,863)
	90	(228,920)	(223,479)	(218,038)	(212,598)	(207,157)	(201,716)	(196,275)
	100	(231,332)	(225,891)	(220,451)	(215,010)	(209,569)	(204,128)	(198,687)
	110	(233,745)	(228,304)	(222,863)	(217,422)	(211,981)	(206,540)	(201,099)
	120	(236,157)	(230,716)	(225,275)	(219,834)	(214,393)	(208,952)	(203,512)

		Build Costs						
Balance	(190,888)	85%	90%	95%	100%	105%	110%	115%
CIL Epsm	0	(151,393)	(164,558)	(177,723)	(190,888)	(204,053)	(217,218)	(230,383)
	10	(153,805)	(166,970)	(180,135)	(193,300)	(206,465)	(219,630)	(232,795)
	20	(156,217)	(169,382)	(182,547)	(195,712)	(208,877)	(222,042)	(235,207)
	30	(158,629)	(171,794)	(184,959)	(198,124)	(211,289)	(224,454)	(237,619)
	40	(161,041)	(174,206)	(187,371)	(200,536)	(213,701)	(226,866)	(240,032)
	50	(163,454)	(176,619)	(189,784)	(202,949)	(216,114)	(229,279)	(242,444)
	60	(165,866)	(179,031)	(192,196)	(205,361)	(218,526)	(231,691)	(244,856)
	70	(168,278)	(181,443)	(194,608)	(207,773)	(220,938)	(234,103)	(247,268)
	80	(170,690)	(183,855)	(197,020)	(210,185)	(223,350)	(236,515)	(249,680)
	90	(173,102)	(186,267)	(199,433)	(212,598)	(225,763)	(238,928)	(252,093)
	100	(175,515)	(188,680)	(201,845)	(215,010)	(228,175)	(241,340)	(254,505)
	110	(177,927)	(191,092)	(204,257)	(217,422)	(230,587)	(243,752)	(256,917)
	120	(180,339)	(193,504)	(206,669)	(219,834)	(232,999)	(246,164)	(259,329)

J. Large Ind DW. GF

SCHEME DETAILS - ASSUMPTIONS					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	1,500	16,146	100.0%	1,500.0	16,146
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5	0	0	100.0%	0.0	0
area 6	0	0	100.0%	0.0	0
total floor area	1,500	16,146	100.0%	1,500	16,146

GROSS DEVELOPMENT VALUE				
	sqft	@	£ psf	£
area 1	16,146	@	5.12	82,667
area 2	0	@	5.12	-
area 3	0	@	5.12	-
area 4	0	@	5.12	-
area 5	0	@	5.12	-
area 6	0	@	5.12	-
Estimated Gross Rental Value per annum				82,667
Yield		@	8.5%	
capitalised rent				972,551
less				
Rent Free / Void allowance	12 months rent			(82,667)
Purchasers costs		@	5.76%	(48,466)
GDV				841,418

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J. Large Ind DW. GF

DEVELOPMENT COSTS			
Initial Payments -			
Planning Application Professional Fees and reports			(23,100)
Statutory Planning Fees			(7,700)
CIL	1,500 sqm @	0.00 £ psm	-
Site Specific S106/278			(15,400)
Construction Costs -			
Demolition and Site Clearance (allowance)	0.57 acres @	0 per acre	-
area 1	1,500.00 sqm @	1,005.00 psm	(1,507,500)
area 2	- sqm @	1,005.00 psm	-
area 3	- sqm @	1,005.00 psm	-
area 4	- sqm @	1,005.00 psm	-
area 5	- sqm @	1,005.00 psm	-
area 6	- sqm @	1,005.00 psm	-
External works	1,507,500 @	15%	(226,125)
Contingency	1,733,625 @	5%	(86,681)
Professional Fees	1,820,306 @	8%	(145,625)
Disposal Costs -			
Letting Agents Costs	82,667 ERV @	15.00%	(12,400)
Letting Legal Costs	82,667 ERV @	5.00%	(4,133)
Investment Sale Agents Costs	841,418 GDV @	1.00%	(8,414)
Investment Sale Legal Costs	841,418 GDV @	0.50%	(4,207)
Marketing and Promotion	841,418 GDV @	1.00%	(8,414)
Interest (cashflow basis incl. land)	6.25% APR	0.506% pcm	(10,279)
Developers Profit	2,059,979 @	20.00%	(411,996)
TOTAL COSTS			(2,471,975)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(1,630,556)
SDLT (HMRC % rates)	- @		-
Acquisition Agent fees	- @	1%	-
Acquisition Legal fees	- @	0.5%	-
Interest on Land	- @	6.3%	-
Residual Land Value (net)	(7,065,744) £ per ha	(2,859,467) £ per acre	(1,630,556)

THRESHOLD LAND VALUE			
Site density	6,500 sqm per hectare	65%	
Site Area	0.23 ha	0.57 acres	
	6,500 sqm/ha	28,315 sqft/ac	
Threshold Land Value	659,757 £ per ha	267,000 £ per acre	152,252

BALANCE			
Surplus/(Deficit)	(7,725,501) £ per ha	(3,126,467) £ per acre	(1,782,808)

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J. Large Ind DW. GF

SENSITIVITY ANALYSIS								
		GDV						
Balance	(1,782,808)	85%	90%	95%	100%	105%	110%	115%
CIL Epsm	0	(1,905,227)	(1,864,421)	(1,823,614)	(1,782,808)	(1,742,001)	(1,701,195)	(1,660,389)
	10	(1,923,319)	(1,882,512)	(1,841,706)	(1,800,900)	(1,760,093)	(1,719,287)	(1,678,480)
	20	(1,941,410)	(1,900,604)	(1,859,798)	(1,818,991)	(1,778,185)	(1,737,378)	(1,696,572)
	30	(1,959,502)	(1,918,696)	(1,877,889)	(1,837,083)	(1,796,276)	(1,755,470)	(1,714,664)
	40	(1,977,594)	(1,936,787)	(1,895,981)	(1,855,174)	(1,814,368)	(1,773,562)	(1,732,755)
	50	(1,995,685)	(1,954,879)	(1,914,072)	(1,873,266)	(1,832,460)	(1,791,653)	(1,750,847)
	60	(2,013,777)	(1,972,970)	(1,932,164)	(1,891,358)	(1,850,551)	(1,809,745)	(1,768,938)
	70	(2,031,868)	(1,991,062)	(1,950,256)	(1,909,449)	(1,868,643)	(1,827,837)	(1,787,030)
	80	(2,049,960)	(2,009,154)	(1,968,347)	(1,927,541)	(1,886,735)	(1,845,928)	(1,805,122)
	90	(2,068,052)	(2,027,245)	(1,986,439)	(1,945,633)	(1,904,826)	(1,864,020)	(1,823,213)
	100	(2,086,143)	(2,045,337)	(2,004,531)	(1,963,724)	(1,922,918)	(1,882,111)	(1,841,305)
	110	(2,104,235)	(2,063,429)	(2,022,622)	(1,981,816)	(1,941,009)	(1,900,203)	(1,859,397)
	120	(2,122,327)	(2,081,520)	(2,040,714)	(1,999,907)	(1,959,101)	(1,918,295)	(1,877,488)

		Build Costs						
Balance	(1,782,808)	85%	90%	95%	100%	105%	110%	115%
CIL Epsm	0	(1,427,140)	(1,545,696)	(1,664,252)	(1,782,808)	(1,901,364)	(2,019,920)	(2,138,476)
	10	(1,445,231)	(1,563,787)	(1,682,343)	(1,800,900)	(1,919,456)	(2,038,012)	(2,156,568)
	20	(1,463,323)	(1,581,879)	(1,700,435)	(1,818,991)	(1,937,547)	(2,056,103)	(2,174,659)
	30	(1,481,414)	(1,599,971)	(1,718,527)	(1,837,083)	(1,955,639)	(2,074,195)	(2,192,751)
	40	(1,499,506)	(1,618,062)	(1,736,618)	(1,855,174)	(1,973,731)	(2,092,287)	(2,210,843)
	50	(1,517,598)	(1,636,154)	(1,754,710)	(1,873,266)	(1,991,822)	(2,110,378)	(2,228,934)
	60	(1,535,689)	(1,654,245)	(1,772,802)	(1,891,358)	(2,009,914)	(2,128,470)	(2,247,026)
	70	(1,553,781)	(1,672,337)	(1,790,893)	(1,909,449)	(2,028,005)	(2,146,562)	(2,265,118)
	80	(1,571,873)	(1,690,429)	(1,808,985)	(1,927,541)	(2,046,097)	(2,164,653)	(2,283,209)
	90	(1,589,964)	(1,708,520)	(1,827,076)	(1,945,633)	(2,064,189)	(2,182,745)	(2,301,301)
	100	(1,608,056)	(1,726,612)	(1,845,168)	(1,963,724)	(2,082,280)	(2,200,836)	(2,319,392)
	110	(1,626,148)	(1,744,704)	(1,863,260)	(1,981,816)	(2,100,372)	(2,218,928)	(2,337,484)
	120	(1,644,239)	(1,762,795)	(1,881,351)	(1,999,907)	(2,118,464)	(2,237,020)	(2,355,576)

K. Small Ind M6 BF

SCHEME DETAILS - ASSUMPTIONS					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	200	2,153	100.0%	200.0	2,153
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5	0	0	100.0%	0.0	0
area 6	0	0	100.0%	0.0	0
total floor area	200	2,153	100.0%	200	2,153

GROSS DEVELOPMENT VALUE				
	sqft	@	£ psf	£
area 1	2,153	@	6.98	15,026
area 2	0	@	6.98	-
area 3	0	@	6.98	-
area 4	0	@	6.98	-
area 5	0	@	6.98	-
area 6	0	@	6.98	-
Estimated Gross Rental Value per annum				15,026
Yield		@	8.0%	
capitalised rent				187,830
less				
Rent Free / Void allowance	12 months rent			(15,026)
Purchasers costs		@	5.76%	(9,411)
GDV				163,392

K. Small Ind M6 BF

DEVELOPMENT COSTS			
Initial Payments -			
Planning Application Professional Fees and reports			(3,465)
Statutory Planning Fees			(1,155)
CIL	200 sqm @	0.00 £ psm	-
Site Specific S106/278			(2,310)
Construction Costs -			
Demolition and Site Clearance (allowance)	0.08 acres @	50,000 per acre	(4,118)
area 1	200.00 sqm @	837.00 psm	(167,400)
area 2	- sqm @	837.00 psm	-
area 3	- sqm @	837.00 psm	-
area 4	- sqm @	837.00 psm	-
area 5	- sqm @	837.00 psm	-
area 6	- sqm @	837.00 psm	-
External works	167,400 @	15%	(25,110)
Contingency	196,628 @	5%	(9,831)
Professional Fees	206,460 @	8%	(16,517)
Disposal Costs -			
Letting Agents Costs	15,026 ERV @	15.00%	(2,254)
Letting Legal Costs	15,026 ERV @	5.00%	(751)
Investment Sale Agents Costs	163,392 GDV @	1.00%	(1,634)
Investment Sale Legal Costs	163,392 GDV @	0.50%	(817)
Marketing and Promotion	163,392 GDV @	1.00%	(1,634)
Interest (cashflow basis incl. land)	6.25% APR	0.506% pcm	(1,177)
Developers Profit	238,174 @	20.00%	(47,635)
TOTAL COSTS			(285,809)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(122,416)
SDLT (HMRC % rates)	- @		-
Acquisition Agent fees	- @	1%	-
Acquisition Legal fees	- @	0.5%	-
Interest on Land	- @	6.3%	-
Residual Land Value (net)	(3,672,491) £ per ha	(1,486,237) £ per acre	(122,416)

THRESHOLD LAND VALUE			
Site density	6,000 sqm per hectare	60%	
Site Area	0.03 ha	0.08 acres	
	6,000 sqm/ha	26,137 sqft/ac	
Threshold Land Value	593,040 £ per ha	240,000 £ per acre	19,768

BALANCE			
Surplus/(Deficit)	(4,265,531) £ per ha	(1,726,237) £ per acre	(142,184)

K. Small Ind M6 BF

SENSITIVITY ANALYSIS								
		GDV						
Balance	(142,184)	85%	90%	95%	100%	105%	110%	115%
CIL Epsm	0	(165,957)	(158,033)	(150,108)	(142,184)	(134,260)	(126,336)	(118,412)
	10	(168,369)	(160,445)	(152,521)	(144,597)	(136,673)	(128,748)	(120,824)
	20	(170,781)	(162,857)	(154,933)	(147,009)	(139,085)	(131,161)	(123,237)
	30	(173,193)	(165,269)	(157,345)	(149,421)	(141,497)	(133,573)	(125,649)
	40	(175,605)	(167,681)	(159,757)	(151,833)	(143,909)	(135,985)	(128,061)
	50	(178,018)	(170,094)	(162,170)	(154,245)	(146,321)	(138,397)	(130,473)
	60	(180,430)	(172,506)	(164,582)	(156,658)	(148,734)	(140,810)	(132,885)
	70	(182,842)	(174,918)	(166,994)	(159,070)	(151,146)	(143,222)	(135,298)
	80	(185,254)	(177,330)	(169,406)	(161,482)	(153,558)	(145,634)	(137,710)
	90	(187,667)	(179,742)	(171,818)	(163,894)	(155,970)	(148,046)	(140,122)
	100	(190,079)	(182,155)	(174,231)	(166,307)	(158,382)	(150,458)	(142,534)
	110	(192,491)	(184,567)	(176,643)	(168,719)	(160,795)	(152,871)	(144,947)
	120	(194,903)	(186,979)	(179,055)	(171,131)	(163,207)	(155,283)	(147,359)
		Build Costs						
Balance	(142,184)	85%	90%	95%	100%	105%	110%	115%
CIL Epsm	0	(102,689)	(115,854)	(129,019)	(142,184)	(155,349)	(168,514)	(181,679)
	10	(105,102)	(118,267)	(131,432)	(144,597)	(157,762)	(170,927)	(184,092)
	20	(107,514)	(120,679)	(133,844)	(147,009)	(160,174)	(173,339)	(186,504)
	30	(109,926)	(123,091)	(136,256)	(149,421)	(162,586)	(175,751)	(188,916)
	40	(112,338)	(125,503)	(138,668)	(151,833)	(164,998)	(178,163)	(191,328)
	50	(114,750)	(127,915)	(141,080)	(154,245)	(167,410)	(180,576)	(193,741)
	60	(117,163)	(130,328)	(143,493)	(156,658)	(169,823)	(182,988)	(196,153)
	70	(119,575)	(132,740)	(145,905)	(159,070)	(172,235)	(185,400)	(198,565)
	80	(121,987)	(135,152)	(148,317)	(161,482)	(174,647)	(187,812)	(200,977)
	90	(124,399)	(137,564)	(150,729)	(163,894)	(177,059)	(190,224)	(203,389)
	100	(126,811)	(139,976)	(153,142)	(166,307)	(179,472)	(192,637)	(205,802)
	110	(129,224)	(142,389)	(155,554)	(168,719)	(181,884)	(195,049)	(208,214)
	120	(131,636)	(144,801)	(157,966)	(171,131)	(184,296)	(197,461)	(210,626)

L. Small Ind M6 GF

SCHEME DETAILS - ASSUMPTIONS					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	1,500	16,146	100.0%	1,500.0	16,146
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5	0	0	100.0%	0.0	0
area 6	0	0	100.0%	0.0	0
total floor area	1,500	16,146	100.0%	1,500	16,146

GROSS DEVELOPMENT VALUE				
	sqft	@	£ psf	£
area 1	16,146	@	6.98	112,698
area 2	0	@	6.98	-
area 3	0	@	6.98	-
area 4	0	@	6.98	-
area 5	0	@	6.98	-
area 6	0	@	6.98	-
Estimated Gross Rental Value per annum				112,698
Yield		@	8.0%	
capitalised rent				1,408,727
less				
Rent Free / Void allowance	12 months rent			(112,698)
Purchasers costs		@	5.76%	(70,586)
GDV				1,225,443

L. Small Ind M6 GF

DEVELOPMENT COSTS			
Initial Payments -			
Planning Application Professional Fees and reports			(23,100)
Statutory Planning Fees			(7,700)
CIL	1,500 sqm @	0.00 £ psm	-
Site Specific S106/278			(15,400)
Construction Costs -			
Demolition and Site Clearance (allowance)	0.57 acres @	0 per acre	-
area 1	1,500.00 sqm @	1,005.00 psm	(1,507,500)
area 2	- sqm @	1,005.00 psm	-
area 3	- sqm @	1,005.00 psm	-
area 4	- sqm @	1,005.00 psm	-
area 5	- sqm @	1,005.00 psm	-
area 6	- sqm @	1,005.00 psm	-
External works	1,507,500 @	15%	(226,125)
Contingency	1,733,625 @	5%	(86,681)
Professional Fees	1,820,306 @	8%	(145,625)
Disposal Costs -			
Letting Agents Costs	112,698 ERV @	15.00%	(16,905)
Letting Legal Costs	112,698 ERV @	5.00%	(5,635)
Investment Sale Agents Costs	1,225,443 GDV @	1.00%	(12,254)
Investment Sale Legal Costs	1,225,443 GDV @	0.50%	(6,127)
Marketing and Promotion	1,225,443 GDV @	1.00%	(12,254)
Interest (cashflow basis incl. land)	6.25% APR	0.506% pcm	(10,298)
Developers Profit	2,075,604 @	20.00%	(415,121)
TOTAL COSTS			(2,490,725)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(1,265,282)
SDLT (HMRC % rates)	- @		-
Acquisition Agent fees	- @	1%	-
Acquisition Legal fees	- @	0.5%	-
Interest on Land	- @	6.3%	-
Residual Land Value (net)	(5,482,888) £ per ha	(2,218,894) £ per acre	(1,265,282)

THRESHOLD LAND VALUE			
Site density	6,500 sqm per hectare	65%	
Site Area	0.23 ha	0.57 acres	
	6,500 sqm/ha	28,315 sqft/ac	
Threshold Land Value	659,757 £ per ha	267,000 £ per acre	152,252

BALANCE			
Surplus/(Deficit)	(6,142,645) £ per ha	(2,485,894) £ per acre	(1,417,533)

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SENSITIVITY ANALYSIS								
		GDV						
Balance	(1,417,533)	85%	90%	95%	100%	105%	110%	115%
CIL Epsm	0	(1,595,825)	(1,536,394)	(1,476,964)	(1,417,533)	(1,358,103)	(1,298,672)	(1,239,242)
	10	(1,613,916)	(1,554,486)	(1,495,055)	(1,435,625)	(1,376,195)	(1,316,764)	(1,257,334)
	20	(1,632,008)	(1,572,578)	(1,513,147)	(1,453,717)	(1,394,286)	(1,334,856)	(1,275,425)
	30	(1,650,100)	(1,590,669)	(1,531,239)	(1,471,808)	(1,412,378)	(1,352,947)	(1,293,517)
	40	(1,668,191)	(1,608,761)	(1,549,330)	(1,489,900)	(1,430,469)	(1,371,039)	(1,311,608)
	50	(1,686,283)	(1,626,853)	(1,567,422)	(1,507,992)	(1,448,561)	(1,389,131)	(1,329,700)
	60	(1,704,375)	(1,644,944)	(1,585,514)	(1,526,083)	(1,466,653)	(1,407,222)	(1,347,792)
	70	(1,722,466)	(1,663,036)	(1,603,605)	(1,544,175)	(1,484,744)	(1,425,314)	(1,365,883)
	80	(1,740,558)	(1,681,127)	(1,621,697)	(1,562,266)	(1,502,836)	(1,443,405)	(1,383,975)
	90	(1,758,650)	(1,699,219)	(1,639,789)	(1,580,358)	(1,520,928)	(1,461,497)	(1,402,067)
	100	(1,776,741)	(1,717,311)	(1,657,880)	(1,598,450)	(1,539,019)	(1,479,589)	(1,420,158)
	110	(1,794,833)	(1,735,402)	(1,675,972)	(1,616,541)	(1,557,111)	(1,497,680)	(1,438,250)
	120	(1,812,924)	(1,753,494)	(1,694,063)	(1,634,633)	(1,575,202)	(1,515,772)	(1,456,341)

		Build Costs						
Balance	(1,417,533)	85%	90%	95%	100%	105%	110%	115%
CIL Epsm	0	(1,061,865)	(1,180,421)	(1,298,977)	(1,417,533)	(1,536,089)	(1,654,646)	(1,773,202)
	10	(1,079,957)	(1,198,513)	(1,317,069)	(1,435,625)	(1,554,181)	(1,672,737)	(1,791,293)
	20	(1,098,048)	(1,216,604)	(1,335,161)	(1,453,717)	(1,572,273)	(1,690,829)	(1,809,385)
	30	(1,116,140)	(1,234,696)	(1,353,252)	(1,471,808)	(1,590,364)	(1,708,920)	(1,827,477)
	40	(1,134,232)	(1,252,788)	(1,371,344)	(1,489,900)	(1,608,456)	(1,727,012)	(1,845,568)
	50	(1,152,323)	(1,270,879)	(1,389,435)	(1,507,992)	(1,626,548)	(1,745,104)	(1,863,660)
	60	(1,170,415)	(1,288,971)	(1,407,527)	(1,526,083)	(1,644,639)	(1,763,195)	(1,881,751)
	70	(1,188,506)	(1,307,063)	(1,425,619)	(1,544,175)	(1,662,731)	(1,781,287)	(1,899,843)
	80	(1,206,598)	(1,325,154)	(1,443,710)	(1,562,266)	(1,680,823)	(1,799,379)	(1,917,935)
	90	(1,224,690)	(1,343,246)	(1,461,802)	(1,580,358)	(1,698,914)	(1,817,470)	(1,936,026)
	100	(1,242,781)	(1,361,337)	(1,479,894)	(1,598,450)	(1,717,006)	(1,835,562)	(1,954,118)
	110	(1,260,873)	(1,379,429)	(1,497,985)	(1,616,541)	(1,735,097)	(1,853,654)	(1,972,210)
	120	(1,278,965)	(1,397,521)	(1,516,077)	(1,634,633)	(1,753,189)	(1,871,745)	(1,990,301)

170908 SLDC CIL appraisals_Commercial_I-L_v1 - Summary Table

	I. Small Ind DW. BF	J. Large Ind DW. GF	K. Small Ind M6 BF	L. Small Ind M6 GF
Parameters:				
Site Area (ha)	0.03	0.23	0.03	0.23
Development density (sqm per ha)	6,000.0	6,500.0	6,000.0	6,500.0
CIL (£ psm)	£0.00	£0.00	£0.00	£0.00
Appraisal:				
Total GDV	112,189	841,418	163,392	1,225,443
CIL (£)	-	-	-	-
Site Specific S106/S278	2,310	15,400	2,310	15,400
Developers Profit	47,218	411,996	47,635	415,121
Developers Profit (%)	20.00%	20.00%	20.00%	20.00%
RLV (net)	(171,120)	(1,630,556)	(122,416)	(1,265,282)
RLV (£/acre)	(2,077,534)	(2,859,467)	(1,486,237)	(2,218,894)
RLV (£/ha)	(5,133,587)	(7,065,744)	(3,672,491)	(5,482,888)
RLV comments	Not Viable	Not Viable	Not Viable	Not Viable
Balance for Plan VA:				
TLV (£/acre)	240,000	267,000	240,000	267,000
TLV (£/ha)	593,040	659,757	593,040	659,757
Surplus/Deficit (£/ha)	(2,317,534)	(3,126,467)	(1,726,237)	(2,485,894)
Surplus/Deficit (£/acre)	(5,726,627)	(7,725,501)	(4,265,531)	(6,142,645)
TLV comments	Not Viable	Not Viable	Not Viable	Not Viable