COMMUNITY INFRASTRUCTURE LEVY

Commercial Development

	£s per sqft	Yield	Rent free
Appraisal 1	£17.00	5.50%	1.50 years
Appraisal 2	£18.00	5.50%	1.50 years
Appraisal 3	£19.00	5.50%	1.50 years
Appraisal 4	£20.00	5.75%	1.50 years
Appraisal 5 (base)	£20.00	5.50%	1.50 years
Appraisal 6	£20.00	5.25%	1.50 years
Appraisal 7	£22.00	5.50%	1.50 years
Appraisal 8	£23.00	5.50%	1.50 years
Appraisal 9	£24.00	5.50%	1.50 years
Appraisal 10	£25.00	5.50%	1.50 years

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£8.50	7.00%	2.00 years	15.00%
Current use value 2	£9.50	7.00%	2.00 years	15.00%
Current use value 3	£12.00	6.00%	2.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-18%	£111	£36	£0
Appraisal 2	-11%	£243	£167	£0
Appraisal 3	-5%	£374	£297	£0
Appraisal 4	0%	£379	£304	£0
Appraisal 5 (base)	-	£504	£428	£32
Appraisal 6	0%	£639	£563	£167
Appraisal 7	9%	£764	£688	£294
Appraisal 8	13%	£895	£818	£423
Appraisal 9	17%	£1,026	£949	£553
Appraisal 10	20%	£1,154	£1,079	£684

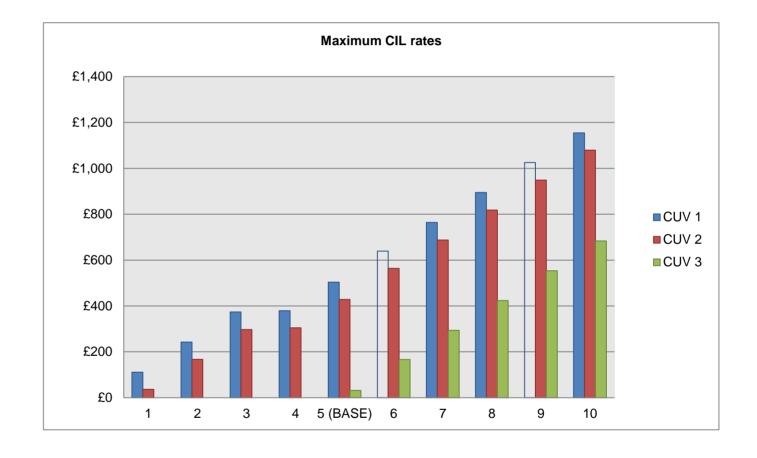
Use class:	Supermarkets and Retail Warehousing v2
Location:	Whole Borough

Existing floorspace as % of new 50%

Net off existing floorspace from CIL calculation:

N

Ctrl + y to goal seek max CIL



DEVELOPMENT APPRAISAL

Commercial Development

Use class: permarkets and Retail Warehousing
Location: Whole Borough

DEVELOPMENT VALUE	Common ass	sumptions	Apprais	sal 1	Appra	aisal 2	Apprais	sal 3	Appr	aisal 4	Appra	aisal 5	Appra	isal 6	Appra	isal 7	Appra	isal 8	Apprais	sal 9	Appra	isal 10
					. ,							•	,			•					,	
Rental Income	Floor area			per annum £	•	£ per annum	•	per annum £	•	£ per annum £	•	£ per annum	_	£ per annum £ p		£ per annum	_	£ per annum £	•	per annum £	•	£ per annum
Rent - area 1	15,250		£17.00	£259,250	£18	£274,500	£19.00	£289,750	£20.00	,	£20.00		£20.00	£305,000	£22.00	£335,500	£23.00	£350,750	£24.00	£366,000	£25.00	
Rent - area 2	15,250		£17.00	£259,250	£18	£274,500	£19.00	£289,750	£20.00	,	£20.00	,	£20.00	£305,000	£22.00	£335,500	£23.00	£350,750	£24.00	£366,000	£25.00	,
Rent - area 3	15,250	45.750	£17.00	£259,250	£18	£274,500	£19.00	£289,750	£20.00	,	£20.00	,	£20.00	£305,000	£22.00	£335,500	£23.00	£350,750	£24.00	£366,000	£25.00	,
Total floor area / rent		45,750		£777,750		£823,500		£869,250		£915,000		£915,000		£915,000		£1,006,500		£1,052,250		£1,098,000		£1,143,750
Rent free/voids (years)			1.5	0.9228	1.5	0.9228	1.5	0.9228	1.5	0.9196	1.5	0.9228	1.5	0.9261	1.5	0.9228	1.5	0.9228	1.5	0.9228	1.5	0.9228
Yield			5.50%		5.50%		5.50%		5.75%		5.50%		5.25%		5.50%		5.50%		5.50%		5.50%	
Capitalised rent			1	£13,049,643		£13,817,269	1	£14,584,895		£14,632,977		£15,352,522		£16,140,933		£16,887,774		£17,655,400	£	18,423,026		£19,190,652
GROSS DEVELOPMENT VALUE				i				i														
Purchaser's costs	6.80%			£887,376		£939,574		£991,773		£995,042		£1,043,971		£1,097,583		£1,148,369		£1,200,567		£1,252,766		£1,304,964
			4	£12,162,268		£12,877,695	1	£13,593,123		£13,637,934		£14,308,550		£15,043,350		£15,739,405		£16,454,833	£	17,170,260		£17,885,688
DEVELOPMENT COSTS																						
Land costs				£3,858,078		£3,858,078		£3,858,078		£3,858,078		£3,858,078		£3,858,078		£3,858,078		£3,858,078		£3,858,078		£3,858,078
Stamp duty and acquisition costs				-£262,349		-£262.349		-£262,349		-£262 349		-£262,349		-£262.349		-£262,349		-£262.349		-£262,349		-£262.349
Cramp dary and adquiomen cools				2202,010		2202,010		2202,010		2202,010		2202,010		2202,010		2202,010		2202,010		2202,010		2202,010
Development Costs																						
Existing floor area	50%	22,875																				
Demolition costs	£8 psf			£183,000		£183,000		£183,000		£183,000		£183,000		£183,000		£183,000		£183,000		£183,000		£183,000
Building costs	£93 psf			£5,020,207		£5,020,207		£5,020,207		£5,020,207		£5,020,207		£5,020,207		£5,020,207		£5,020,207		£5,020,207		£5,020,207
Area	85% grs to net	53,824																				
External works & BREAM	15.00%			£753,031		£753,031		£753,031		£753,031		£753,031		£753,031		£753,031		£753,031		£753,031		£753,031
Professional fees	10.00%			£595,624		£595,624		£595,624		£595,624		£595,624		£595,624		£595,624		£595,624		£595,624		£595,624
Contingency	5.00%			£327,593		£327,593		£327,593		£327,593		£327.593		£327,593		£327,593		£327,593		£327,593		£327,593
Mayoral CIL &Residual S106	£4 psf			£197,757		£197,757		£197,757		£197,757		£197,757		£197,757		£197,757		£197,757		£197,757		£197,757
CIL	£s psf	45,750	-£33	-£1,522,268	-£21	-£970,329	-£9	-£413,474	-£8	-£383,511	£2.955	£135,177	£15	£708,771	£27	£1,247,470	£39	£1,799,201	£51	£2,351,866	£64	£2,905,217
Disposal Costs	40.0001			077 775		000.050		000 005		004 500		004.500		004 500		0400 050		0405.005		0400 000		0444.075
Letting Agent's fee (% of rent)	10.00%			£77,775		£82,350		£86,925		£91,500		£91,500		£91,500		£100,650		£105,225		£109,800		£114,375
Agent's fees (on capital value)	1.00%			£130,496		£138,173		£145,849		£146,330		£153,525		£161,409		£168,878		£176,554		£184,230		£191,907
Legal fees (% of capital value)	0.75%			£97,872		£97,872		£97,872		£97,872		£97,872		£97,872		£97,872		£97,872		£97,872		£97,872
<u>Finance</u>				i				i														
Loan arrangement fee				£0		£0		£0		£0		£0		£0		£0		£0		£0		£0
Interest rate	7.00%																					
Interest	18 months			£685,259		£714,879		£744,757		£746,595		£774,204		£804,732		£833,886		£863,495		£893,153		£922,847
Profit on cost				00.000.400		00 444 040		02.250.054		00.000.000		00 000 000		CO FOC 400		00 647 740		00 700 545		02.000.200		00.000.500
				£2,020,193		£2,141,810		£2,258,254		£2,266,208		£2,383,332		£2,506,126		£2,617,710		£2,739,545		£2,860,398		£2,980,530
Profit on cost (%)				19.92%		19.95%		19.92%		19.93%		19.99%		19.99%		19.95%		19.97%		19.99%		20.00%
Net additional floorspace (sq ft)		22,875		22,875		22,875		22,875		22,875		22,875		22,875		22,875		22,875		22,875		22,875
Net additional floorspace (sq m)		2,125		2,125		2,125		2,125		2,125		2,125		2,125		2,125		2,125		2,125		2,125

CURRENT USE VALUE

Commercial Development

Use class: Supermarkets and Retail Warehousing v2

CUV 3

0.8900

£3,215,065

£3,215,065

20.00% £3,858,078

£12 psf £274,500

2.0

6.00%

£800,625 £56,044

	Common ass	sumptions	CU	V 1	CU	V 2
Current use value						
Existing space as percentage of new	50%	22,875				
Rent per sq ft			£9 psf		£10 psf	
Rental income per annum			£194,438		£217,313	
Rent free/voids (years)			2.0	0.8734	2.0	0.8734
Total revenue, capitalised (including all costs)			7.00%		7.00%	
Refurbishment costs	£35 psf		£800,625		£800,625	
Fees	7%		£56,044		£56,044	
capitalised rent, net of refurb and fees				£1,569,463		£1,854,891
	6.80%					
Current use value				£1,569,463		£1,854,891
CUV including Landowner premium			15%	£1,804,883	15.00%	£2,133,124