

1: Town Centre Retail - Comparison



ITEM

Net Site Area Residual value per ha

1.0 Development Value

	No. of units	Size sq.m	Rent	Yield	Value per unit	Capital Value	
1.1	1: Town Centre Retail - Comparis	1	285	155	9.00%	£490,833	<input type="text" value="£490,833.33"/>
					No. of months	Rent free period	Adjusted for rent free
						3	<input type="text" value="£480,372"/>
							4.75%

Total development value

2.0 Development Cost

2.1 Site Acquisition

2.1.1 Site value (residual land value)

2.2 Build Costs

	No. of units	Size sq.m	Cost per sq.m	Total Costs	
2.2.1	1: Town Centre Retail - Comparis	1	300	£885	<input type="text" value="£265,500"/>

2.3 Externals

2.3.1 external works as a percentage of build costs

2.4 Professional Fees

2.4.1 as percentage of build costs & externals

2.5 Total construction costs

3.0 Contingency

3.1.1 as a percentage of total construction costs

TOTAL DEVELOPMENT COSTS (including land payment)

4.0 Developers' Profit

4.1 as percentage of total development costs

TOTAL PROJECT COSTS [EXCLUDING INTEREST]

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

5.00 Finance Costs

APR

PCM

TOTAL PROJECT COSTS [INCLUDING INTEREST]

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2: Town Centre Retail - Convenience



ITEM		Residual value							
Net Site Area	0.04			£2,863,210.21	per ha				
1.0 Development Value									
1.1	2: Town Centre Retail - Convenience	No. of units	Size sq.m	Rent	Yield	Value per unit	Capital Value		
		1	380	180	7.5%	£912,000	£912,000		
					No. of months	Rent free period	Adjusted for rent free		
						3	£895,659		
							5.75%		
Total development value							£844,159		
2.0 Development Cost									
2.1 Site Acquisition									
2.1.1	Site value (residual land value)						£127,254		
							£127,254		
2.2 Build Costs									
2.2.1	2: Town Centre Retail - Convenience	No. of units	Size sq.m	Cost per sq.m			Total Costs		
		1	400	£1,100			£440,000		
							£440,000		
2.3 Externals									
2.3.1	external works as a percentage of build costs		10.0%				£44,000		
							£44,000		
2.4 Professional Fees									
2.4.1	as percentage of build costs & externals		10%				£48,400		
							£48,400		
Total construction costs							£532,400		
3.0 Contingency									
3.1.1	as a percentage of total construction costs		4%				£21,296.00		
							£21,296		
TOTAL DEVELOPMENT COSTS (including land payment)							£680,950		
4.0 Developers' Profit									
4.1	as percentage of total development costs		Rate				£136,189.96		
			20%						
							£136,190		
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£817,140		
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£27,019		
5.00 Finance Costs									
			APR			PCM			
			7.00%			0.565%	-£27,019		
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£844,159		

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3: Out of Centre Retail - Comparison



ITEM							
Net Site Area	0.25	Residual value	£3,438,461.11 per ha				
1.0 Development Value							
1.1	3: Out of Centre Retail - Comparis	No. of units	Size sq.m	Rent	Yield	Value per unit	Capital Value
		1	950	165	7.0%	£2,239,286	£2,239,286
				No. of months	Rent free period		Adjusted for rent free
					3		£2,201,727.49
							5.75%
Total development value							£2,110,526.79
2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£859,615
							£859,615.28
2.2 Build Costs							
2.2.1	3: Out of Centre Retail - Comparis	No. of units	Size sq.m	Cost per sq.m	Total Costs		
		1	1,000	£620	£620,000		
							£620,000
2.3 Externals							
2.3.1	external works as a percentage of build costs		10.0%				£62,000
							£62,000
2.4 Professional Fees							
2.4.1	as percentage of build costs & externals		10%				£68,200
							£68,200
2.5 Total construction costs							£750,200
3.0 Contingency							
3.1.1	as a percentage of total construction costs		4%				£30,008.00
							£30,008
TOTAL DEVELOPMENT COSTS (including land payment)							£1,639,823
4.0 Developers' Profit							
4.1	as percentage of total development costs		Rate				£327,965
			20%				
							£327,965
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£1,967,788
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£142,739
5.00 Finance Costs							
		APR	PCM				-£107,340
		7.00%	0.565%				
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£2,075,128

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4: Out of Centre Retail - Large Convenience



ITEM							
Net Site Area	0.63	Residual value		£3,333,503.58 per ha			
1.0 Development Value							
1.1	4: Out of Centre Retail - Large Co	No. of units 1	Size sq.m 2375	Rent £190	Yield 5.5%	Value per unit £8,204,545	Capital Value £8,204,545
					No. of months	Rent free period 3	Adjusted for rent free 8,095,458
							5.75%
Total development value							£7,629,969
2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£2,083,440
							£2,083,440
2.2 Build Costs							
2.2.1	4: Out of Centre Retail - Large Co	No. of units 1	Size sq.m 2,500	Cost per sq.m £1,265			Total Costs £3,162,500
							£3,162,500
2.3 Externals							
2.3.1	external works as a percentage of build costs		10.0%				£316,250
							£316,250
2.4 Professional Fees							
2.4.1	as percentage of build costs & externals		10%				£347,875
							£347,875
2.5 Total construction costs							£3,826,625
3.0 Contingency							
3.1.1	as a percentage of total construction costs		4%				£153,065.00
							£153,065
TOTAL DEVELOPMENT COSTS (including land payment)							£6,063,130
4.0 Developers' Profit							
4.1	as percentage of total development costs		Rate 20%				£1,212,626
							£1,212,626
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£7,275,756
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£354,213
5.00 Finance Costs							
			APR 7.00%			PCM 0.565%	-£354,213
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£7,629,969

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5: Out of Centre Retail - Local Convenience



ITEM							
Net Site Area	0.03	Residual value		£2,863,210.21 per ha			
1.0 Development Value							
1.1	5: Out of Centre Retail - Local Cor	No. of units 1	Size sq.m 238	Rent 180	Yield 7.5%	Value per unit £570,000	Capital Value £570,000
				No. of months	Rent free period 3		Adjusted for rent free 559,787
							5.75%
Total development value							£527,599
2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£79,534
							£79,534
2.2 Build Costs							
2.2.1	5: Out of Centre Retail - Local Cor	No. of units 1	Size sq.m 250	Cost per sq.m £1,100			Total Costs £275,000
							£275,000
2.3 Externals							
2.3.1	external works as a percentage of build costs		10.0%				£27,500
							£27,500
2.4 Professional Fees							
2.4.1	as percentage of build costs & externals		10%				£30,250
							£30,250
2.5 Total construction costs							£332,750
3.0 Contingency							
3.1.1	as a percentage of total construction costs		4%				£13,310.00
							£13,310
TOTAL DEVELOPMENT COSTS (including land payment)							£425,594
4.0 Developers' Profit							
4.1	as percentage of total development costs		Rate 20%				£85,119
							£85,119
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£510,712
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£16,887
5.00 Finance Costs							
		APR 7.00%		PCM 0.565%			-£16,887
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£527,599

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6: Office 2/3 storey - District Wide



ITEM							
Net Site Area	0.07	Residual value		-£9,745,525.65 per ha			
1.0 Development Value							
1.1	6: Office 2/3 storey - District Wide	No. of units 1	Size sq.m 950	Rent 100	Yield 7.5%	Value per unit £1,266,667	Capital Value £1,266,667
				No. of months	Rent free period 3	Adjusted for rent free 1,243,971	5.75%
Total development value							£1,172,443
2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						-£649,702
							-£649,701.71
2.2 Build Costs							
2.2.1	6: Office 2/3 storey - District Wide	No. of units 1	Size sq.m 1,000	Cost per sq.m £1,275	Total Costs £1,275,000		
							£1,275,000
2.3 Externals							
2.3.1	external works as a percentage of build costs		10.0%				£127,500
							£127,500
2.4 Professional Fees							
2.4.1	as percentage of build costs & externals		10%				£140,250
							£140,250
2.5 Total construction costs							£1,542,750
3.0 Contingency							
3.1.1	as a percentage of total construction costs		4%				£61,710.00
							£61,710
TOTAL DEVELOPMENT COSTS (including land payment)							£954,758
4.0 Developers' Profit							
4.1	as percentage of total development costs		Rate 20%				£190,952
							£190,952
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£1,145,710
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£26,733
5.00 Finance Costs							
		APR 7.00%		PCM 0.565%	-£26,733		
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£1,172,443

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7: B2/B8 Industry/Warehousing



ITEM							
Net Site Area	0.88	Residual value		-£579,657.94 per ha			
1.0 Development Value							
1.1	7: B2/B8 Industry/Warehousing	No. of units 1	Size sq.m 3325	Rent £80	Yield 8.8%	Value per unit £3,040,000	Capital Value £3,040,000
					No. of months	Rent free period 3	Adjusted for rent free £2,976,914
							5.75%
Total development value							£2,805,741
2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						-£507,201
							-£507,201
2.2 Build Costs							
2.2.1	7: B2/B8 Industry/Warehousing	No. of units 1	Size sq.m 3,500	Cost per sq.m £630			Total Costs £2,205,000
							£2,205,000
2.3 Externals							
2.3.1	external works as a percentage of build costs		10.0%				£220,500
							£220,500
2.4 Professional Fees							
2.4.1	as percentage of build costs & externals		10%				£242,550
							£242,550
2.5 Total construction costs							£2,668,050
3.0 Contingency							
3.1.1	as a percentage of total construction costs		4%				£106,722.00
							£106,722
TOTAL DEVELOPMENT COSTS (including land payment)							£2,267,571
4.0 Developers' Profit							
4.1	as percentage of total development costs		Rate 20%				£453,514
							£453,514
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£2,721,086
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£84,656
5.00 Finance Costs							
		APR 7.00%		PCM 0.565%			-£84,656
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£2,805,741

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8: Hotels - (District Wide)



ITEM							
Net Site Area	0.12	Residual value		-£750,131.44 per ha			
1.0 Development Value							
1.1	8: Hotels - (District Wide)	No. of units 1	Size sq.m 903	Rent £145	Yield 6.0%	Value per unit £2,181,042	Capital Value £2,181,042
					No. of months	Rent free period 3	Adjusted for rent free £2,149,500.23
							5.75%
Total development value							£2,025,904
2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						-£89,078
							-£89,078
2.2 Build Costs							
2.2.1	8: Hotels - (District Wide)		Size sq.m 950	Cost per sq.m £1,449			Total Costs £1,376,550
							£1,376,550
2.3 Externals							
2.3.1	external works as a percentage of build costs	10.0%					£137,655
							£137,655
2.4 Professional Fees							
2.4.1	as percentage of build costs & externals	10%					£151,421
							£151,421
2.5 Total construction costs							£1,665,626
3.0 Contingency							
3.1.1	as a percentage of total construction costs	4%					£66,625.02
							£66,625
TOTAL DEVELOPMENT COSTS (including land payment)							£1,643,172
4.0 Developers' Profit							
4.1	as percentage of total development costs	Rate 20%					£328,634
							£328,634
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£1,971,807
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£54,097
5.00 Finance Costs							
		APR 7.00%			PCM 0.565%		-£54,097
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£2,025,904

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9: Care home



ITEM		Residual value	
Net Site Area	0.44	-£1,678,099.41	per ha
1.0 Development Value			
1.1	9: Care home	No. of units 1	No of Bed's 60
		Size sq.m 3563	Rent 130
		Yield 7.0%	Value per unit £6,616,071
		Capital Value £6,616,071	
		No. of months	Rent free period 3
			Adjusted for rent free £6,505,103.95
			5.75%
Total development value			£6,131,060
2.0 Development Cost			
2.1 Site Acquisition			
2.1.1	Site value (residual land value)		-£740,338
			-£740,338
2.2 Build Costs			
2.2.1	9: Care home	No. of units 1	Size sq.m 3,750
		Cost per sq.m £1,205	Total Costs £4,518,750
			£4,518,750
2.3 Externals			
2.3.1	external works as a percentage of build costs		10.0%
			£451,875
			£451,875
2.4 Professional Fees			
2.4.1	as percentage of build costs & externals		10%
			£497,063
			£497,063
2.5 Total construction costs			£5,467,688
3.0 Contingency			
3.1.1	as a percentage of total construction costs		4%
			£218,707.50
			£218,708
TOTAL DEVELOPMENT COSTS (including land payment)			£4,946,057
4.0 Developers' Profit			
4.1	as percentage of total development costs		Rate 20%
			£989,211
			£989,211
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£5,935,268
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£195,792
5.00 Finance Costs			
		APR 7.00%	PCM 0.565%
			-£195,792
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£6,131,060

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10: Assisted care living



ITEM		Residual value	
Net Site Area	0.56	£5,386,411.40	per ha
1.0 Development Value			
1.1	10: Assisted c	No. of units 1	No of Bed's 60
		Size sq.m 4275	Rent 250
		Yield 7.0%	Value per unit £15,267,857
			Capital Value £15,267,857.14
		No. of months	Rent free period 3
			Adjusted for rent free £15,011,778.35
			5.75%
Total development value			£14,148,601
2.0 Development Cost			
2.1 Site Acquisition			
2.1.1	Site value (residual land value)		£3,029,856
			£3,029,856
2.2 Build Costs			
2.2.1	10: Assisted care living	No. of units 1	Size sq.m 4,500
		Cost per sq.m £1,455	Total Costs £6,547,500
			£6,547,500
2.3 Externals			
2.3.1	external works as a percentage of build costs		10.0%
			£654,750
			£654,750
2.4 Professional Fees			
2.4.1	as percentage of build costs & externals		10%
			£720,225
			£720,225
2.5 Total construction costs			£7,922,475
3.0 Contingency			
3.1.1	as a percentage of total construction costs		4%
			£316,899.00
			£316,899
TOTAL DEVELOPMENT COSTS (including land payment)			£11,269,230
4.0 Developers' Profit			
4.1	as percentage of total development costs		Rate 20%
			£2,253,846
			£2,253,846
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£13,523,076
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£625,525
5.00	Finance Costs		APR 7.00%
			PCM 0.565%
			-£625,525
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£14,148,601

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11: Out of Centre Retail - 5,000 sq.m Convenience



ITEM							
Net Site Area	1.25	Residual value		£3,333,503.58 per ha			
1.0 Development Value							
1.1	11: Out of Centre	No. of units 1	Size sq.m 4750	Rent 190	Yield 5.5%	Value per unit £16,409,091	Capital Value £16,409,090.91
					No. of months	Rent free period 3	Adjusted for rent free £16,190,915.50
							5.75%
Total development value							£15,259,938
2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£4,166,879
							£4,166,879
2.2 Build Costs							
2.2.1	11: Out of Centre Retail - 5,000 sq.m (No. of units 1	Size sq.m 5,000	Cost per sq.m £1,265			Total Costs £6,325,000
							£6,325,000
2.3 Externals							
2.3.1	external works as a percentage of build costs		10.0%				£632,500
							£632,500
2.4 Professional Fees							
2.4.1	as percentage of build costs & externals		10%				£695,750
							£695,750
2.5 Total construction costs							£7,653,250
3.0 Contingency							
3.1.1	as a percentage of total construction costs		4%				£306,130.00
							£306,130
TOTAL DEVELOPMENT COSTS (including land payment)							£12,126,259
4.0 Developers' Profit							
4.1	as percentage of total development costs		Rate 20%				£2,425,251.90
							£2,425,252
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£14,551,511
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£708,426
5.00	Finance Costs		APR 7.00%	PCM 0.565%		-£708,426	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£15,259,938

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