

VIABILITY WITH CIL @ £120/M² (£240/M² FOR CONVENIENCE RETAIL AND £90/M² FOR COMPARISON RETAIL)

	Notes	Town Centre Office	Business Park Office	Distribution Centre	Small Industrial	Convenience Retail	Retail warehouse	Town Centre Retail	Leisure Centre	Hotel	Care Home
VALUES	1	2,570	2,350	890	1,000	3,475	3,075	5,000	2,800	1,618	1,470
COSTS	1										
EUV + Purchase Costs	2	500	100	100	100	400	100	2,000	100	100	100
Basic Build Cost		1,600	1,300	450	600	1,200	750	925	1,700	1,200	1,291
External Works	3	160	130	45	60	120	75	200	170	120	129
Fees	4	264	172	50	79	132	83	169	187	158	170
CIL @ £120/m ²		120	120	120	120	240	240	90	120	120	120
Section 106/m ²	5	0	50	50	0	100	100	30	0	0	0
Marketing & Sales		129	118	45	50	160	154	250	0	81	74
Contingencies		101	80	27	37	73	45	43	103	74	80
Interest	6	264	182	76	96	179	125	348	228	79	85
Margin	7	604	416	159	204	393	266	801	249	362	386
Total Cost Benchmark		3,742	2,668	1,121	1,346	2,997	1,938	4,855	2,856	2,295	2,434
Values - Costs		-1,172	-318	-231	-346	478	1,137	145	-56	-677	-964

Notes

- All values and costs per m² unless stated
- EUV is the value of the land for development in its existing use. It is assumed that this will be higher in urban areas.
- Works outside built structure. High for business parks where extensive site servicing and landscaping can be required. Usually negligible in town centres.
- Fees are higher for smaller and/or more complex structures.
- This covers site-specific infrastructure being mainly social infrastructure on site and access and other works outside the site boundary.
- Interest costs vary with the nature and length of a typical project.
- Profit normally allowed at 20% on all costs and effectively assumed development is speculative.
The exception is leisure centres which are usually built to order so the lower profit reflects lower development risk.

	Costs exceed values	Not viable
	Values exceed costs by less than 15%	At the margins, but viable
	Values exceed costs by more than 15%	Viable

VIABILITY WITH CIL @ £0/M²

	Notes	Town Centre Office	Business Park Office	Distribution Centre	Small Industrial	Convenience Retail	Retail warehouse	Town Centre Retail	Leisure Centre	Hotel	Care Home
VALUES	1	2,570	2,350	890	1,000	3,475	3,075	5,000	2,800	1,618	1,470
COSTS	1										
EUV + Purchase Costs	2	500	100	100	100	400	100	2,000	100	100	100
Basic Build Cost		1,600	1,300	450	600	1,200	750	925	1,700	1,200	1,291
External Works	3	160	130	45	60	120	75	200	170	120	129
Fees	4	264	172	50	79	132	83	169	187	158	170
CIL @ £0/m ²		0	0	0	0	0	0	0	0	0	0
Section 106/m ²	5	0	50	50	0	100	100	30	0	0	0
Marketing & Sales		129	118	45	50	160	154	250	0	81	74
Contingencies		101	80	27	37	73	45	43	103	74	80
Interest	6	252	170	64	84	179	125	348	216	79	85
Margin	7	601	414	156	202	393	266	801	248	362	386
Total Cost Benchmark		3,607	2,533	987	1,212	2,757	1,698	4,855	2,723	2,175	2,314
Values - Costs		-1,037	-183	-97	-212	718	1,377	145	77	-557	-844

Notes

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