

Spelthorne Borough Council

Local Plan & potential CIL review -

Viability Assessment

Appendix IId: Commercial Results

**Large format retail, small retail,
Offices, industrial and hotel
typologies**

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IId - Table 4a Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
5% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)													
				Indexed CIL Rate	£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² CIL	£250/m² CIL	£275/m² CIL	£300/m² CIL
E Large Format Retail	Foodstore / Supermarket	L	0.43	£671,616	£872,332	£838,482	£804,632	£770,782	£736,932	£703,083	£669,233	£635,383	£601,533	£567,683	£533,833	£499,983	£466,133
		M	0.43	£1,088,082	£1,288,799	£1,254,949	£1,221,099	£1,187,249	£1,153,399	£1,119,549	£1,085,699	£1,051,849	£1,018,000	£984,150	£950,300	£916,450	£882,600
		H	0.43	£1,504,549	£1,705,265	£1,671,416	£1,637,566	£1,603,716	£1,569,866	£1,536,016	£1,502,166	£1,468,316	£1,434,466	£1,400,616	£1,366,766	£1,332,916	£1,299,067
E Large Format Retail	Retail Warehousing	L	0.25	£1,547,120	£1,680,931	£1,658,364	£1,635,798	£1,613,231	£1,590,665	£1,568,098	£1,545,531	£1,522,965	£1,500,398	£1,477,832	£1,455,265	£1,432,698	£1,410,132
		M	0.25	£2,136,406	£2,270,217	£2,247,650	£2,225,083	£2,202,517	£2,179,950	£2,157,384	£2,134,817	£2,112,250	£2,089,684	£2,067,117	£2,044,551	£2,021,984	£1,999,417
		H	0.25	£2,725,691	£2,859,502	£2,836,936	£2,814,369	£2,791,803	£2,769,236	£2,746,669	£2,724,103	£2,701,536	£2,678,970	£2,656,403	£2,633,836	£2,611,270	£2,588,703
F.2 Small Retail Units (<280sq. m.)	Comparison Shops	L	0.03	Negative RLV													
		M	0.03	£66,356	£94,427	£89,693	£84,959	£80,225	£75,491	£70,757	£66,023	£61,289	£56,555	£51,821	£47,087	£42,353	£37,619
		H	0.03	£190,646	£218,717	£213,983	£209,249	£204,515	£199,781	£195,047	£190,313	£185,579	£180,845	£176,111	£171,377	£166,643	£161,909
E Small Retail Units (>280sq. m.)	Local convenience stores	L	0.04	Negative RLV													
		M	0.04	Negative RLV	£14,294	£6,897	Negative RLV										
		H	0.04	£46,762	£88,868	£81,767	£74,666	£67,565	£60,464	£53,363	£46,262	£39,161	£32,060	£24,959	£17,858	£10,757	£3,656
E Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L	0.03	Negative RLV													
		M	0.03	Negative RLV													
		H	0.03	Negative RLV													
E Offices	Out of Town / Business Park	L	0.25	Negative RLV													
		M	0.25	N/A	£515,836	£493,257	£470,679	£448,100	£425,522	£402,943	£380,365	£357,786	£335,208	£312,629	£290,050	£267,472	£244,893
		H	0.25	£1,089,418	£1,066,851	£1,044,284	£1,021,718	£999,151	£976,585	£954,018	£931,451	£908,885	£886,318	£863,752	£841,185	£818,618	
B2/B8 Industrial / Warehousing	Start-up / Move-on unit including offices - Industrial Estate	L	0.13	Negative RLV													
		M	0.13	Negative RLV													
		H	0.13	Negative RLV													
B2/B8 Industrial / Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.63	Negative RLV													
		M	0.63	N/A	£549,006	£491,015	£433,024	£375,033	£317,041	£259,050	£201,059	£143,068	£85,077	£27,086	Negative RLV		
		H	0.63	£979,192	£922,776	£866,359	£809,943	£753,526	£697,110	£640,693	£584,277	£527,860	£471,444	£415,027	£358,611	£302,194	
B8 Industrial / Warehousing	Distribution	L	2.00	Negative RLV													
		M	2.00	N/A	£364,744	£168,676	Negative RLV										
		H	2.00	£2,200,206	£2,019,056	£1,837,906	£1,656,756	£1,475,606	£1,294,456	£1,113,306	£932,156	£751,006	£569,856	£388,705	£207,555	£26,405	
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV													
		M	0.42	Negative RLV													
		H	0.42	Negative RLV													
Residual Land Value (£/ha)																	
E Large Format Retail	Foodstore / Supermarket	L	0.43	£1,561,897	£2,028,679	£1,949,959	£1,871,238	£1,792,517	£1,713,796	£1,635,076	£1,556,355	£1,477,634	£1,398,914	£1,320,193	£1,241,472	£1,162,751	£1,084,031
		M	0.43	£2,530,424	£2,997,206	£2,918,486	£2,839,765	£2,761,044	£2,682,324	£2,603,603	£2,524,882	£2,446,161	£2,367,441	£2,288,720	£2,209,999	£2,131,279	£2,052,558
		H	0.43	£3,498,951	£3,965,734	£3,887,013	£3,808,292	£3,729,571	£3,650,851	£3,572,130	£3,493,409	£3,414,689	£3,335,968	£3,257,247	£3,178,526	£3,099,806	£3,021,085
E Large Format Retail	Retail Warehousing	L	0.25	£6,188,480	£6,723,724	£6,633,458	£6,543,191	£6,452,925	£6,362,659	£6,272,392	£6,182,125	£6,091,859	£6,001,593	£5,911,326	£5,821,060	£5,730,793	£5,640,527
		M	0.25	£8,545,623	£9,080,867	£8,990,600	£8,900,334	£8,810,067	£8,719,801	£8,629,535	£8,539,268	£8,449,002	£8,358,735	£8,268,469	£8,178,203	£8,087,936	£7,997,670
		H	0.25	£10,902,766	£11,438,010	£11,347,743	£11,257,477	£11,167,210	£11,076,944	£10,986,677	£10,896,411	£10,806,145	£10,715,878	£10,625,612	£10,535,345	£10,445,079	£10,354,813
F.2 Small Retail Units (<280sq. m.)	Comparison Shops	L	0.03	Negative RLV													
		M	0.03	£2,211,879	£3,147,575	£2,989,774	£2,831,973	£2,674,172	£2,516,372	£2,358,571	£2,200,770	£2,042,970	£1,885,169	£1,727,368	£1,569,567	£1,411,767	£1,253,966
		H	0.03	£6,354,877	£7,290,572	£7,132,772	£6,974,971	£6,817,170	£6,659,370	£6,501,569	£6,343,768	£6,185,967	£6,028,167	£5,870,366	£5,712,565	£5,554,765	£5,396,964
E Small Retail Units (>280sq. m.)	Local convenience stores	L	0.04	Negative RLV													
		M	0.04	Negative RLV	£357,362	£172,431	Negative RLV										
		H	0.04	£1,169,054	£2,221,711	£2,044,186	£1,866,660	£1,689,134	£1,511,608	£1,334,082	£1,156,557	£979,031	£801,505	£623,979	£446,453	£268,928	£91,402
E Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L	0.03	Negative RLV													
		M	0.03	Negative RLV													
		H	0.03	Negative RLV													
E Offices	Out of Town / Business Park	L	0.25	Negative RLV													
		M	0.25	N/A	£2,063,342	£1,973,028	£1,882,714	£1,792,400	£1,702,086	£1,611,772	£1,521,458	£1,431,144	£1,340,830	£1,250,516	£1,160,202	£1,069,888	£979,574
		H	0.25	£4,357,670	£4,267,404	£4,177,137	£4,086,871	£3,996,605	£3,906,338	£3,816,072	£3,725,805	£3,635,539	£3,545,273	£3,455,006	£3,364,740	£3,274,473	
B2/B8 Industrial / Warehousing	Start-up / Move-on unit including offices - Industrial Estate	L	0.13	Negative RLV													
		M	0.13	Negative RLV													
		H	0.13	Negative RLV													
B2/B8 Industrial / Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.63	Negative RLV													
		M	0.63	N/A	£871,438	£779,388	£687,339	£595,290	£503,240	£411,191	£319,142	£227,092	£135,043	£42,994	Negative RLV		
		H	0.63	£1,554,273	£1,464,723	£1,375,173	£1,285,623	£1,196,073	£1,106,523	£1,016,973	£927,423	£837,873	£748,323	£658,773	£569,223	£479,673	
B8 Industrial / Warehousing	Distribution	L	2.00	Negative RLV													
		M	2.00	N/A	£182,372	£84,338	Negative RLV										
		H	2.00	£1,100,103	£1,009,528	£918,953	£828,378	£737,803	£647,228	£556,653	£466,078	£375,503	£284,928	£194,353	£103,778	£13,203	
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV													
		M	0.42	Negative RLV													
		H	0.42	Negative RLV													

Key:

	RLV beneath Viability Test 1 (RLV <£500,000/ha)
	Viability Test 2 (RLV £500,000 to £1,500,000/ha)
	Viability Test 3 (RLV £1,500,000 to £3,500,000/ha)
	Viability Test 4 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Greenfield Enhancement (Upper)
£1,500,000	Industrial / Lower Commercial
£3,500,000	Upper Commercial

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IId - Table 4c Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
6% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)														
				Indexed CIL Rate	£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² CIL	£250/m² CIL	£275/m² CIL	£300/m² CIL	
E Large Format Retail	Foodstore / Supermarket	L	0.43	Negative RLV	£212,309	£176,303	£140,298	£104,292	£68,286	£32,281	Negative RLV							
		M	0.43	£354,467	£556,611	£522,520	£488,430	£454,339	£420,248	£386,157	£352,067	£317,976	£283,885	£249,795	£215,704	£181,613	£147,522	
		H	0.43	£699,143	£899,859	£866,009	£832,159	£798,309	£764,459	£730,609	£696,759	£662,910	£629,060	£595,210	£561,360	£527,510	£493,660	
E Large Format Retail	Retail Warehousing	L	0.25	£1,049,831	£1,183,641	£1,161,075	£1,138,508	£1,115,942	£1,093,375	£1,070,808	£1,048,242	£1,025,675	£1,003,109	£980,542	£957,975	£935,409	£912,842	
		M	0.25	£1,535,514	£1,669,325	£1,646,759	£1,624,192	£1,601,625	£1,579,059	£1,556,492	£1,533,926	£1,511,359	£1,488,792	£1,466,226	£1,443,659	£1,421,093	£1,398,526	
		H	0.25	£2,021,198	£2,155,009	£2,132,442	£2,109,876	£2,087,309	£2,064,742	£2,042,176	£2,019,609	£1,997,043	£1,974,476	£1,951,909	£1,929,343	£1,906,776	£1,884,210	
F.2 Small Retail Units (<280sq. m.)	Comparison Shops	L	0.03	Negative RLV														
		M	0.03	£7,022	£2,081	Negative RLV						Negative RLV						
		H	0.03	£81,390	£109,460	£104,726	£99,992	£95,258	£90,524	£85,790	£81,056	£76,322	£71,588	£66,854	£62,120	£57,386	£52,652	
E Small Retail Units (>280sq. m.)	Local convenience stores	L	0.04	Negative RLV														
		M	0.04	Negative RLV														
		H	0.04	Negative RLV														
E Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L	0.03	Negative RLV														
		M	0.03	Negative RLV														
		H	0.03	Negative RLV														
E Offices	Out of Town / Business Park	L	0.25	N/A	Negative RLV													
		M	0.25	£3,364	Negative RLV													
		H	0.25	£484,371	£461,717	£439,063	£416,409	£393,755	£371,101	£348,447	£325,793	£303,139	£280,485	£257,831	£235,177	£212,523		
B2/B8 Industrial / Warehousing	Start-up / Move-on unit including offices - Industrial Estate	L	0.13	Negative RLV														
		M	0.13	Negative RLV														
		H	0.13	Negative RLV														
B2/B8 Industrial / Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.63	Negative RLV														
		M	0.63	£223,725	£263,761	£203,798	£143,834	£83,871	£23,907	Negative RLV								
		H	0.63	Negative RLV														
B8 Industrial / Warehousing	Distribution	L	2.00	Negative RLV														
		M	2.00	Negative RLV														
		H	2.00	£264,057	£67,108	Negative RLV												
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV														
		M	0.42	Negative RLV														
		H	0.42	Negative RLV														
				Residual Land Value (£/ha)														
E Large Format Retail	Foodstore / Supermarket	L	0.43	Negative RLV	£493,741	£410,007	£326,273	£242,540	£158,806	£75,072	Negative RLV							
		M	0.43	£824,341	£1,294,444	£1,215,163	£1,135,883	£1,056,602	£977,321	£898,041	£818,760	£739,479	£660,198	£580,918	£501,637	£422,356	£343,075	
		H	0.43	£1,625,313	£2,092,695	£2,013,974	£1,935,254	£1,856,533	£1,777,812	£1,699,092	£1,620,371	£1,541,650	£1,462,929	£1,384,209	£1,305,488	£1,226,767	£1,148,047	
E Large Format Retail	Retail Warehousing	L	0.25	£4,199,322	£4,794,566	£4,644,299	£4,554,033	£4,463,767	£4,373,500	£4,283,234	£4,192,967	£4,102,701	£4,012,434	£3,922,168	£3,831,902	£3,741,635	£3,651,369	
		M	0.25	£6,142,057	£6,677,301	£6,587,034	£6,496,768	£6,406,501	£6,316,235	£6,225,969	£6,135,702	£6,045,436	£5,955,169	£5,864,903	£5,774,636	£5,684,370	£5,594,104	
		H	0.25	£8,084,792	£8,620,036	£8,529,769	£8,439,503	£8,349,236	£8,258,970	£8,168,703	£8,078,437	£7,988,171	£7,897,904	£7,807,638	£7,717,371	£7,627,105	£7,536,838	
F.2 Small Retail Units (<280sq. m.)	Comparison Shops	L	0.03	Negative RLV														
		M	0.03	Negative RLV	£234,062	£69,362	Negative RLV						Negative RLV					
		H	0.03	£2,712,367	£3,846,682	£3,490,881	£3,333,080	£3,175,280	£3,017,479	£2,859,678	£2,701,878	£2,544,077	£2,386,276	£2,228,475	£2,070,675	£1,912,874	£1,755,073	
E Small Retail Units (>280sq. m.)	Local convenience stores	L	0.04	Negative RLV														
		M	0.04	Negative RLV														
		H	0.04	Negative RLV														
E Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L	0.03	Negative RLV														
		M	0.03	Negative RLV														
		H	0.03	Negative RLV														
E Offices	Out of Town / Business Park	L	0.25	Negative RLV														
		M	0.25	£13,455	Negative RLV													
		H	0.25	£1,937,483	£1,846,967	£1,756,452	£1,665,936	£1,575,420	£1,484,904	£1,393,788	£1,303,172	£1,212,556	£1,121,941	£1,031,325	£940,709	£850,093		
B2/B8 Industrial / Warehousing	Start-up / Move-on unit including offices - Industrial Estate	L	0.13	Negative RLV														
		M	0.13	Negative RLV														
		H	0.13	Negative RLV														
B2/B8 Industrial / Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.63	Negative RLV														
		M	0.63	£513,849	£418,669	£323,489	£228,308	£133,128	£37,948	Negative RLV								
		H	0.63	Negative RLV														
B8 Industrial / Warehousing	Distribution	L	2.00	Negative RLV														
		M	2.00	Negative RLV														
		H	2.00	£132,029	£33,554	Negative RLV												
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV														
		M	0.42	Negative RLV														
		H	0.42	Negative RLV														

Key:

	RLV beneath Viability Test 1 (RLV <£500,000/ha)
	Viability Test 2 (RLV £500,000 to £1,500,000/ha)
	Viability Test 3 (RLV £1,500,000 to £3,500,000/ha)
	Viability Test 4 (RLV >£3,500,000/ha)

RLV Notes:

EUV+ £/ha	Notes
£500,000	Greenfield Enhancement (Upper)
£1,500,000	Industrial / Lower Commercial
£3,500,000	Upper Commercial

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IId - Table 4d Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
6.5% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)													
				Indexed CIL Rate	£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² CIL	£250/m² CIL	£275/m² CIL	£300/m² CIL
E Large Format Retail	Foodstore / Supermarket	L	0.43	Negative RLV													
		M	0.43	Negative RLV													
		H	0.43	£64,406	£275,215	£239,663	£204,111	£168,559	£133,007	£97,455	£61,903	£26,351	Negative RLV				
E Large Format Retail	Retail Warehousing	L	0.25	£388,670	£590,323	£556,315	£522,307	£488,299	£454,291	£420,284	£386,276	£352,268	£318,260	£284,252	£250,244	£216,236	£182,228
		M	0.25	£858,711	£992,522	£969,955	£947,389	£924,822	£902,255	£879,689	£857,122	£834,556	£811,989	£789,422	£766,856	£744,289	£721,723
		H	0.25	£1,304,578	£1,438,389	£1,415,822	£1,393,256	£1,370,689	£1,348,123	£1,325,556	£1,302,989	£1,280,423	£1,257,856	£1,235,290	£1,212,723	£1,190,156	£1,167,590
F.2 Small Retail Units (<280sq. m.)	Comparison Shops	L	0.03	Negative RLV													
		M	0.03	Negative RLV													
		H	0.03	£39,400	£67,471	£62,737	£58,003	£53,269	£48,535	£43,801	£39,067	£34,332	£29,598	£24,864	£20,130	£15,396	£10,662
E Small Retail Units (>280sq. m.)	Local convenience stores	L	0.04	Negative RLV													
		M	0.04	Negative RLV													
		H	0.04	Negative RLV													
E Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L	0.03	Negative RLV													
		M	0.03	Negative RLV													
		H	0.03	Negative RLV													
E Offices	Out of Town / Business Park	L	0.25	Negative RLV													
		M	0.25	Negative RLV													
		H	0.25	£251,838	£228,406	£204,975	£181,544	£158,113	£134,682	£111,251	£87,819	£64,388	£40,957	£17,526	Negative RLV		
B2/B8 Industrial / Warehousing	Start-up / Move-on unit including offices - Industrial Estate	L	0.13	Negative RLV													
		M	0.13	Negative RLV													
		H	0.13	Negative RLV													
B2/B8 Industrial / Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.63	Negative RLV													
		M	0.63	Negative RLV													
		H	0.63	£65,879	£4,205	Negative RLV											
B8 Industrial / Warehousing	Distribution	L	2.00	Negative RLV													
		M	2.00	Negative RLV													
		H	2.00	Negative RLV													
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV													
		M	0.42	Negative RLV													
		H	0.42	Negative RLV													
				Residual Land Value (£/ha)													
E Large Format Retail	Foodstore / Supermarket	L	0.43	Negative RLV													
		M	0.43	£149,782	£640,094	£557,355	£474,677	£391,998	£309,319	£226,640	£143,961	£61,282	Negative RLV				
		H	0.43	£909,883	£1,372,844	£1,293,756	£1,214,668	£1,135,580	£1,056,492	£977,404	£898,316	£819,228	£740,139	£661,051	£581,963	£502,875	£423,787
E Large Format Retail	Retail Warehousing	L	0.25	£3,454,844	£3,978,087	£3,879,821	£3,789,555	£3,699,289	£3,609,022	£3,518,756	£3,428,489	£3,338,223	£3,247,956	£3,157,690	£3,067,423	£2,977,157	£2,886,890
		M	0.25	£5,218,312	£5,753,556	£5,663,290	£5,573,023	£5,482,757	£5,392,490	£5,302,224	£5,211,957	£5,121,691	£5,031,425	£4,941,158	£4,850,892	£4,760,625	£4,670,359
		H	0.25	£7,001,781	£7,537,024	£7,446,758	£7,356,492	£7,266,225	£7,175,959	£7,085,692	£6,995,426	£6,905,160	£6,814,893	£6,724,627	£6,634,360	£6,544,094	£6,453,827
F.2 Small Retail Units (<280sq. m.)	Comparison Shops	L	0.03	Negative RLV													
		M	0.03	Negative RLV													
		H	0.03	£1,313,326	£2,249,021	£2,091,220	£1,933,420	£1,775,619	£1,617,818	£1,460,018	£1,302,217	£1,144,416	£986,615	£828,815	£671,014	£513,213	£355,413
E Small Retail Units (>280sq. m.)	Local convenience stores	L	0.04	Negative RLV													
		M	0.04	Negative RLV													
		H	0.04	Negative RLV													
E Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L	0.03	Negative RLV													
		M	0.03	Negative RLV													
		H	0.03	Negative RLV													
E Offices	Out of Town / Business Park	L	0.25	Negative RLV													
		M	0.25	Negative RLV													
		H	0.25	£1,007,350	£913,626	£819,901	£726,176	£632,452	£538,727	£445,003	£351,278	£257,553	£163,829	£70,104	Negative RLV		
B2/B8 Industrial / Warehousing	Start-up / Move-on unit including offices - Industrial Estate	L	0.13	Negative RLV													
		M	0.13	Negative RLV													
		H	0.13	Negative RLV													
B2/B8 Industrial / Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.63	Negative RLV													
		M	0.63	Negative RLV													
		H	0.63	£104,571	£6,674	Negative RLV											
B8 Industrial / Warehousing	Distribution	L	2.00	Negative RLV													
		M	2.00	Negative RLV													
		H	2.00	Negative RLV													
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV													
		M	0.42	Negative RLV													
		H	0.42	Negative RLV													

Key:

	RLV beneath Viability Test 1 (RLV <£500,000/ha)
	Viability Test 2 (RLV £500,000 to £1,500,000/ha)
	Viability Test 3 (RLV £1,500,000 to £3,500,000/ha)
	Viability Test 4 (RLV >£3,500,000/ha)

BLV Notes:

BLV: £/ha	Notes
£500,000	Greenfield Enhancement (Upper)
£1,500,000	Industrial / Lower Commercial
£3,500,000	Upper Commercial

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IId - Table 4e Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
7% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)													
				Indexed CIL Rate	£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² CIL	£250/m² CIL	£275/m² CIL	£300/m² CIL
E Large Format Retail	Foodstore / Supermarket	L	0.43	Negative RLV													
		M	0.43	Negative RLV													
		H	0.43	Negative RLV													
E Large Format Retail	Retail Warehousing	L	0.25	£694,983	£828,794	£806,227	£783,660	£761,094	£738,527	£715,961	£693,394	£670,827	£648,261	£625,694	£603,127	£580,561	£557,994
		M	0.25	£1,106,740	£1,240,551	£1,217,984	£1,195,417	£1,172,851	£1,150,284	£1,127,718	£1,105,151	£1,082,584	£1,060,018	£1,037,451	£1,014,885	£992,318	£969,751
		H	0.25	£1,518,497	£1,652,308	£1,629,741	£1,607,174	£1,584,608	£1,562,041	£1,539,475	£1,516,908	£1,494,341	£1,471,775	£1,449,208	£1,426,642	£1,404,075	£1,381,508
F.2 Small Retail Units (<280sq. m.)	Comparison Shops	L	0.03	Negative RLV													
		M	0.03	Negative RLV													
		H	0.03	£2,848	£31,499	£26,667	£21,835	£17,003	£12,172	£7,340	Negative RLV						
E Small Retail Units (>280sq. m.)	Local convenience stores	L	0.04	Negative RLV													
		M	0.04	Negative RLV													
		H	0.04	Negative RLV													
E Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L	0.03	N/A													
		M	0.03	N/A													
		H	0.03	N/A													
E Offices	Out of Town / Business Park	L	0.25	N/A													
		M	0.25	N/A													
		H	0.25	£45,953	£21,387	Negative RLV											
B2/B8 Industrial / Warehousing	Start-up / Move-on unit including offices - Industrial Estate	L	0.13	N/A													
		M	0.13	N/A													
		H	0.13	N/A													
B2/B8 Industrial / Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.63	N/A													
		M	0.63	N/A													
		H	0.63	N/A													
B8 Industrial / Warehousing	Distribution	L	2.00	N/A													
		M	2.00	N/A													
		H	2.00	N/A													
C1 Hotel	Budget (60-Beds)	L	0.42	N/A													
		M	0.42	N/A													
		H	0.42	N/A													
				Residual Land Value (£/ha)													
E Large Format Retail	Foodstore / Supermarket	L	0.43	Negative RLV													
		M	0.43	Negative RLV													
		H	0.43	£62,219	£756,162	£674,500	£592,838	£511,176	£429,514	£347,852	£266,190	£184,528	£102,866	£21,204	Negative RLV		
E Large Format Retail	Retail Warehousing	L	0.25	£2,779,930	£3,315,174	£3,224,908	£3,134,641	£3,044,375	£2,954,108	£2,863,842	£2,773,576	£2,683,309	£2,593,043	£2,502,776	£2,412,510	£2,322,244	£2,231,977
		M	0.25	£4,426,959	£4,962,202	£4,871,936	£4,781,670	£4,691,404	£4,601,137	£4,510,870	£4,420,604	£4,330,337	£4,240,071	£4,149,805	£4,059,538	£3,969,272	£3,879,005
		H	0.25	£6,073,987	£6,609,231	£6,518,964	£6,428,698	£6,338,431	£6,248,165	£6,157,899	£6,067,632	£5,977,366	£5,887,099	£5,796,833	£5,706,566	£5,616,300	£5,526,034
F.2 Small Retail Units (<280sq. m.)	Comparison Shops	L	0.03	Negative RLV													
		M	0.03	Negative RLV													
		H	0.03	£94,943	£1,049,960	£888,900	£727,841	£586,782	£405,723	£244,663	£83,604	Negative RLV					
E Small Retail Units (>280sq. m.)	Local convenience stores	L	0.04	Negative RLV													
		M	0.04	Negative RLV													
		H	0.04	Negative RLV													
E Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L	0.03	N/A													
		M	0.03	N/A													
		H	0.03	N/A													
E Offices	Out of Town / Business Park	L	0.25	N/A													
		M	0.25	N/A													
		H	0.25	£183,814	£85,548	Negative RLV											
B2/B8 Industrial / Warehousing	Start-up / Move-on unit including offices - Industrial Estate	L	0.13	N/A													
		M	0.13	N/A													
		H	0.13	N/A													
B2/B8 Industrial / Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.63	N/A													
		M	0.63	N/A													
		H	0.63	N/A													
B8 Industrial / Warehousing	Distribution	L	2.00	N/A													
		M	2.00	N/A													
		H	2.00	N/A													
C1 Hotel	Budget (60-Beds)	L	0.42	N/A													
		M	0.42	N/A													
		H	0.42	N/A													

Key:

	RLV beneath Viability Test 1 (RLV <£500,000/ha)
	Viability Test 2 (RLV £500,000 to £1,500,000/ha)
	Viability Test 3 (RLV £1,500,000 to £3,500,000/ha)
	Viability Test 4 (RLV >£3,500,000/ha)

RLV Notes:

EUV+ £/ha	Notes
£500,000	Greenfield Enhancement (Upper)
£1,500,000	Industrial / Lower Commercial
£3,500,000	Upper Commercial

Spelthorne Borough Council

Local Plan & potential CIL review -

Viability Assessment

Appendix IId: Commercial Results

**Appraisal Summaries
- Large format retail only**

Large Retail - Foodstore/Supermarket
MV £250/sq. M. / Indexed CIL @ 5% Yield

Spelthorne Borough Council

Draft Only

Large Retail - Foodstore/Supermarket
MV £250/sq. m.

Appraisal Summary for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ² Rent	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Large Retail - Foodstore/Supermarket	1	1,350.00	250.00	337,500	337,500	337,500

Investment Valuation

Large Retail - Foodstore/Supermarket	337,500	YP @	5.0000%	20.0000
Market Rent (1yr Rent Free)		PV 1yr @	5.0000%	0.9524 6,428,571

GROSS DEVELOPMENT VALUE 6,428,571

Purchaser's Costs	5.75%	369,643
Effective Purchaser's Costs Rate	5.75%	
		369,643

NET DEVELOPMENT VALUE 6,058,929

NET REALISATION 6,058,929

OUTLAY

ACQUISITION COSTS

Residualised Price (0.43 Ha @ 2,530,424.09 /Hect)		1,088,082
		1,088,082
Stamp Duty		45,404
Effective Stamp Duty Rate	4.17%	
Agent Fee	1.50%	16,321
Legal Fee	0.75%	8,161
Site Prep & s106 Costs	0.43 ha 200,000.00 /ha	86,000
		155,886

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Large Retail - Foodstore/Supermarket	1,500.00	1,551.00	2,326,500
Contingency		5.00%	141,916
CIL		1.00%	222,360
			2,690,776

Other Construction

Site Works	15.00%	348,975
Planning/Building Regs/Insurances	2.00%	46,530
Sustainability/BREEAM	5.00%	116,325
		511,830

PROFESSIONAL FEES

Professional Fees	10.00%	279,180
		279,180

MARKETING & LETTING

Letting Agent Fee	10.00%	33,750
Letting Legal Fee	1.00%	3,375
		37,125

FINANCE

Debit Rate 6.500%, Credit Rate 0.500% (Nominal)		
Total Finance Cost		331,763

TOTAL COSTS 5,094,643

PROFIT

964,286

Performance Measures

Profit on GDV%	15.00%
----------------	--------

Large Retail - Retail Warehousing
MV £290/sq. M. / Indexed CIL @ 5% Yield

Spelthorne Borough Council

Draft Only

Large Retail - Retail Warehousing
MV £290/sq. m.

Appraisal Summary for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ² Rent	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Large Retail - Retail Warehouse	1	900.00	290.00	261,000	261,000	261,000

Investment Valuation

Large Retail - Retail Warehouse						
Market Rent	261,000	YP @	5.0000%	20.0000		
(1yr Rent Free)		PV 1yr @	5.0000%	0.9524	4,971,429	

GROSS DEVELOPMENT VALUE 4,971,429

Purchaser's Costs	5.75%	285,857	
Effective Purchaser's Costs Rate	5.75%		285,857

NET DEVELOPMENT VALUE 4,685,571

NET REALISATION 4,685,571

OUTLAY

ACQUISITION COSTS

Residualised Price (0.25 Ha @ 8,545,622.99 /Hect)		2,136,406	
Stamp Duty		97,820	2,136,406
Effective Stamp Duty Rate	4.58%		
Agent Fee	1.50%	32,046	
Legal Fee	0.75%	16,023	
Site Prep & s106 Costs	0.25 ha 200,000.00 /ha	50,000	
			195,889

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Large Retail - Retail Warehouse	1,000.00	893.00	893,000
Contingency		5.00%	54,473
CIL		1.00%	148,240
			1,095,713

Other Construction

Site Works	15.00%	133,950	
Planning/Building Regs/Insurances	2.00%	17,860	
Sustainability/BREEAM	5.00%	44,650	
			196,460

PROFESSIONAL FEES

Professional Fees	10.00%	107,160	107,160
-------------------	--------	---------	---------

MARKETING & LETTING

Letting Agent Fee	10.00%	26,100	
Letting Legal Fee	1.00%	2,610	
			28,710

FINANCE

Debit Rate 6.500%, Credit Rate 0.500% (Nominal)			
Total Finance Cost			179,519

TOTAL COSTS 3,939,857

PROFIT

745,714

Performance Measures

Profit on GDV%	15.00%
----------------	--------