

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

| | |
|------------|-----------|
| Use class: | Hotel |
| Location: | Bath City |

| | £s per sqft | Yield | Rent free |
|---------------------------|---------------|--------------|-------------------|
| Appraisal 1 | £22.00 | 6.40% | 0.50 years |
| Appraisal 2 | £22.50 | 6.40% | 0.50 years |
| Appraisal 3 | £23.00 | 6.40% | 0.50 years |
| Appraisal 4 | £23.50 | 6.60% | 0.50 years |
| Appraisal 5 (base) | £23.50 | 6.40% | 0.50 years |
| Appraisal 6 | £23.50 | 6.20% | 0.50 years |
| Appraisal 7 | £24.00 | 6.40% | 0.50 years |
| Appraisal 8 | £24.50 | 6.40% | 0.50 years |
| Appraisal 9 | £25.00 | 6.40% | 0.50 years |
| Appraisal 10 | £25.50 | 6.40% | 0.50 years |

| |
|---------------------------------|
| Existing floorspace as % of new |
| 30% |

Net off existing floorspace from CIL calculation: n

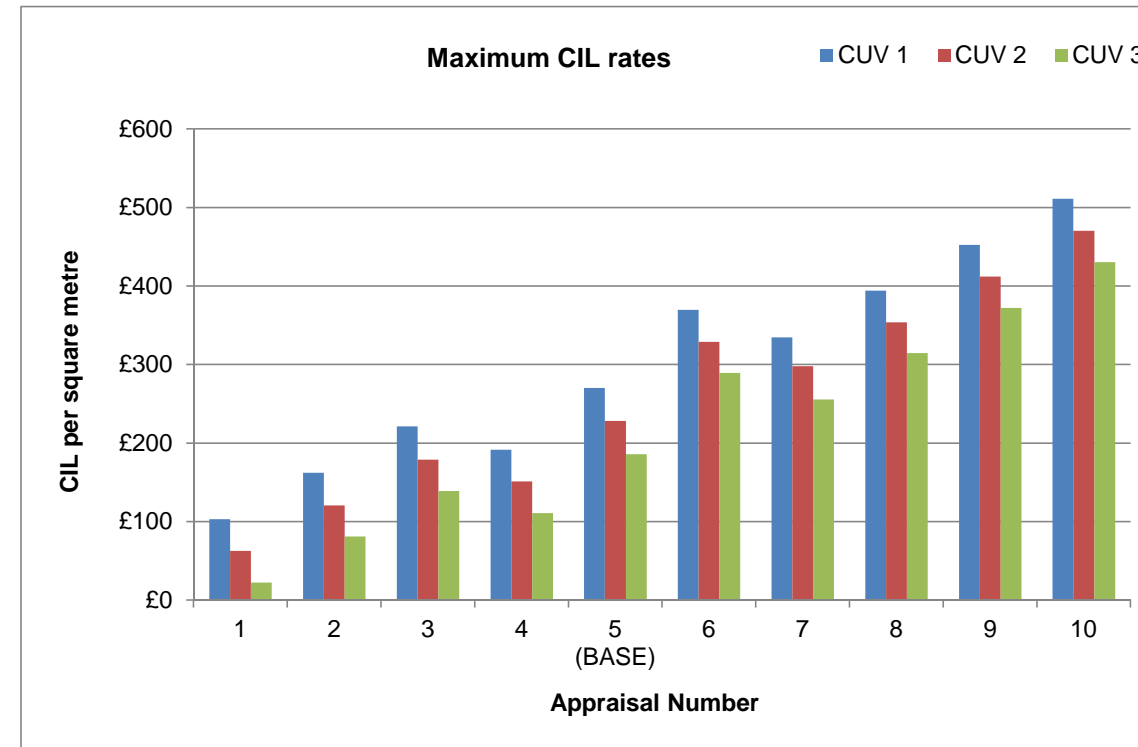
Ctrl + y to goal seek max CIL

| | |
|---|-------------|
| Capital values for hotel | £11,125,000 |
| Number of Rooms | 107 |
| Value per room | £103,972 |
| 300sq ft area assumed per room based on gross f | £346.57 |
| Goal seek Capital Value PSF | £335.33 |

| | £s per sqft | Yield | Rent free | Premium |
|---------------------|-------------|-------|------------|---------|
| Current use value 1 | £8.00 | 7.00% | 3.00 years | 20.00% |
| Current use value 2 | £9.00 | 7.00% | 3.00 years | 20.00% |
| Current use value 3 | £10.00 | 7.00% | 3.00 years | 20.00% |

Results - Maximum CIL rates per square metre

| | Change in rent from base | CUV 1 | CUV 2 | CUV 3 |
|---------------------------|--------------------------|-------------|-------------|-------------|
| Appraisal 1 | -7% | £103 | £63 | £23 |
| Appraisal 2 | -4% | £162 | £121 | £81 |
| Appraisal 3 | -2% | £221 | £179 | £139 |
| Appraisal 4 | 0% | £192 | £151 | £111 |
| Appraisal 5 (base) | - | £270 | £228 | £186 |
| Appraisal 6 | 0% | £370 | £329 | £290 |
| Appraisal 7 | 2% | £335 | £298 | £256 |
| Appraisal 8 | 4% | £394 | £354 | £315 |
| Appraisal 9 | 6% | £453 | £412 | £372 |
| Appraisal 10 | 8% | £511 | £470 | £430 |



CURRENT USE VALUE Commercial Development

| | |
|------------|-------|
| Use class: | Hotel |
|------------|-------|

| | Common assumptions | CUV 1 | | CUV 2 | | CUV 3 | |
|--|--------------------|----------|-----------------|----------|-----------------|----------|-----------------|
| Current use value | | | | | | | |
| Existing space as percentage of new | 30% | 9,000 | | | | | |
| Rent per sq ft | | £8 psf | | £9 psf | | £10 psf | |
| Rental income per annum | | £72,000 | | £81,000 | | £90,000 | |
| Rent free/voids (years) | | 3.0 | 0.8163 | 3.0 | 0.8163 | 3.0 | 0.8163 |
| Total revenue, capitalised (including all costs) | | 7.00% | | 7.00% | | 7.00% | |
| Refurbishment costs | £50 psf | £450,000 | | £450,000 | | £450,000 | |
| Fees | 7% | £31,500 | | £31,500 | | £31,500 | |
| Capitalised rent, net of refurb and fees | | | £358,121 | | £463,073 | | £568,026 |
| Purchaser's costs | 5.75% | | | | | | |
| Current use value | | | £358,121 | | £463,073 | | £568,026 |
| CUV including Landowner premium | | 20% | £429,745 | 20.00% | £555,688 | 20.00% | £681,631 |

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

| | |
|------------|-------------------|
| Use class: | Hotel |
| Location: | Outside Bath City |

| | £s per sqft | Yield | Rent free |
|---------------------------|---------------|--------------|-------------------|
| Appraisal 1 | £18.50 | 6.40% | 0.50 years |
| Appraisal 2 | £19.00 | 6.40% | 0.50 years |
| Appraisal 3 | £19.50 | 6.40% | 0.50 years |
| Appraisal 4 | £20.00 | 6.60% | 0.50 years |
| Appraisal 5 (base) | £20.00 | 6.40% | 0.50 years |
| Appraisal 6 | £20.00 | 6.20% | 0.50 years |
| Appraisal 7 | £20.50 | 6.40% | 0.50 years |
| Appraisal 8 | £21.00 | 6.40% | 0.50 years |
| Appraisal 9 | £21.50 | 6.40% | 0.50 years |
| Appraisal 10 | £22.00 | 6.40% | 0.50 years |

| |
|---------------------------------|
| Existing floorspace as % of new |
| 30% |

Net off existing floorspace from CIL calculation: n

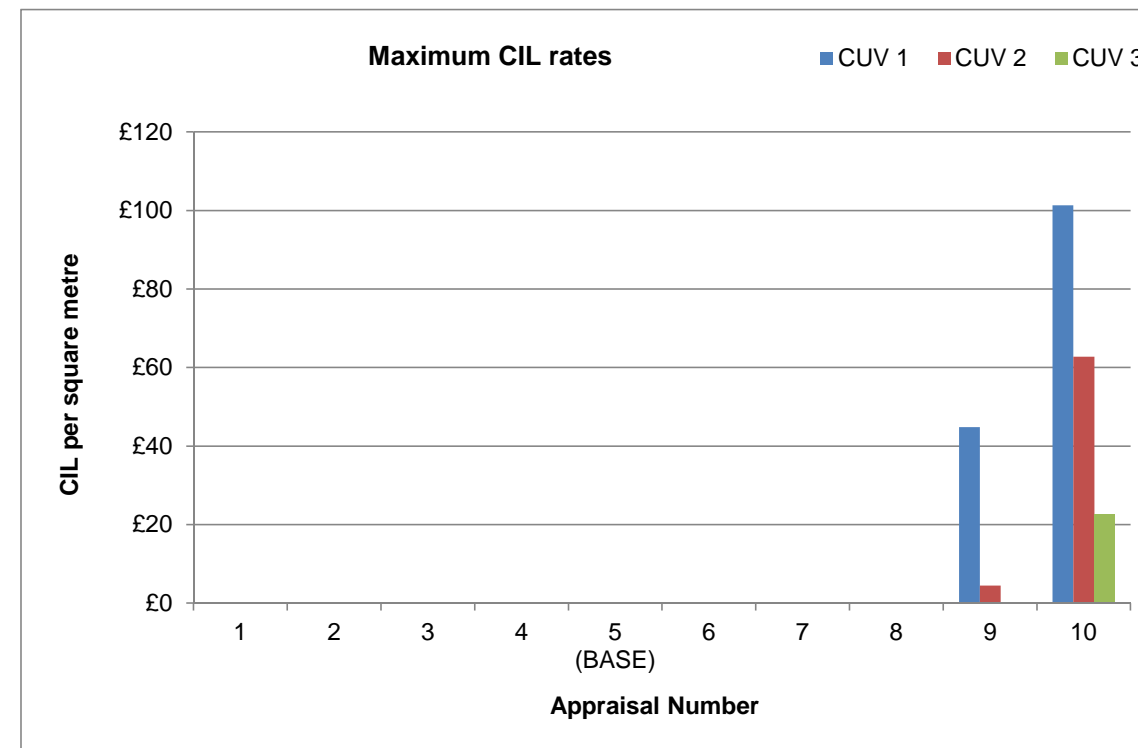
Ctrl + y to goal seek max CIL

| | |
|---|------------|
| Capital values for hotel | £9,050,000 |
| Number of Rooms | 107 |
| Value per room | £84,579 |
| 300sq ft area assumed per room based on gross f | £281.93 |
| Goal seek Capital Value PSF | £285.38 |

| | £s per sqft | Yield | Rent free | Premium |
|---------------------|-------------|-------|------------|---------|
| Current use value 1 | £8.00 | 7.00% | 3.00 years | 20.00% |
| Current use value 2 | £9.00 | 7.00% | 3.00 years | 20.00% |
| Current use value 3 | £10.00 | 7.00% | 3.00 years | 20.00% |

Results - Maximum CIL rates per square metre

| | Change in rent from base | CUV 1 | CUV 2 | CUV 3 |
|---------------------------|--------------------------|-----------|-----------|-----------|
| Appraisal 1 | -8% | £0 | £0 | £0 |
| Appraisal 2 | -5% | £0 | £0 | £0 |
| Appraisal 3 | -3% | £0 | £0 | £0 |
| Appraisal 4 | 0% | £0 | £0 | £0 |
| Appraisal 5 (base) | - | £0 | £0 | £0 |
| Appraisal 6 | 0% | £0 | £0 | £0 |
| Appraisal 7 | 2% | £0 | £0 | £0 |
| Appraisal 8 | 5% | £0 | £0 | £0 |
| Appraisal 9 | 7% | £45 | £5 | £0 |
| Appraisal 10 | 9% | £101 | £63 | £23 |



CURRENT USE VALUE
Commercial Development

| | |
|------------|-------|
| Use class: | Hotel |
|------------|-------|

| | Common assumptions | CUV 1 | | CUV 2 | | CUV 3 | |
|--|--------------------|----------|-----------------|----------|-----------------|----------|-----------------|
| Current use value | | | | | | | |
| Existing space as percentage of new | 30% | 9,000 | | | | | |
| Rent per sq ft | | £8 psf | | £9 psf | | £10 psf | |
| Rental income per annum | | £72,000 | | £81,000 | | £90,000 | |
| Rent free/voids (years) | | 3.0 | 0.8163 | 3.0 | 0.8163 | 3.0 | 0.8163 |
| Total revenue, capitalised (including all costs) | | 7.00% | | 7.00% | | 7.00% | |
| Refurbishment costs | £50 psf | £450,000 | | £450,000 | | £450,000 | |
| Fees | 7% | £31,500 | | £31,500 | | £31,500 | |
| Capitalised rent, net of refurb and fees | | | £358,121 | | £463,073 | | £568,026 |
| Purchaser's costs | 5.75% | | | | | | |
| Current use value | | | £358,121 | | £463,073 | | £568,026 |
| CUV including Landowner premium | | 20% | £429,745 | 20.00% | £555,688 | 20.00% | £681,631 |

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

| | |
|------------|----------------|
| Use class: | Industrial |
| Location: | Whole district |

| | £s per sqft | Yield | Rent free |
|---------------------------|--------------|--------------|-------------------|
| Appraisal 1 | £6.50 | 8.00% | 2.00 years |
| Appraisal 2 | £7.00 | 8.00% | 2.00 years |
| Appraisal 3 | £7.50 | 8.00% | 2.00 years |
| Appraisal 4 | £8.00 | 8.25% | 2.00 years |
| Appraisal 5 (base) | £8.00 | 8.00% | 2.00 years |
| Appraisal 6 | £8.00 | 7.75% | 2.00 years |
| Appraisal 7 | £8.50 | 8.00% | 2.00 years |
| Appraisal 8 | £9.00 | 8.00% | 2.00 years |
| Appraisal 9 | £9.50 | 8.00% | 2.00 years |
| Appraisal 10 | £10.00 | 8.00% | 2.00 years |

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|---------------------------------|
| Existing floorspace as % of new |
| 30% |

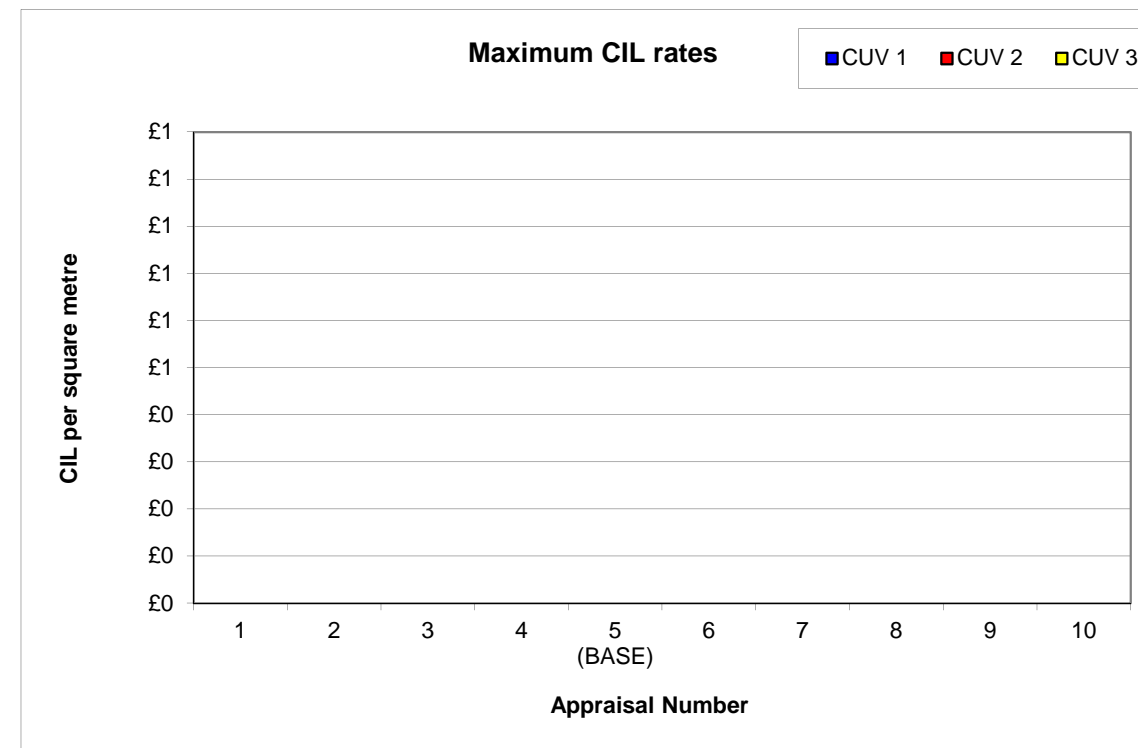
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

| | £s per sqft | Yield | Rent free | Premium |
|---------------------|-------------|--------|------------|---------|
| Current use value 1 | £3.00 | 10.00% | 3.00 years | 15.00% |
| Current use value 2 | £3.50 | 10.00% | 3.00 years | 20.00% |
| Current use value 3 | £4.00 | 10.00% | 3.00 years | 20.00% |

Results - Maximum CIL rates per square metre

| | Change in rent from base | CUV 1 | CUV 2 | CUV 3 |
|---------------------------|--------------------------|-----------|-----------|-----------|
| Appraisal 1 | -23% | £0 | £0 | £0 |
| Appraisal 2 | -14% | £0 | £0 | £0 |
| Appraisal 3 | -7% | £0 | £0 | £0 |
| Appraisal 4 | 0% | £0 | £0 | £0 |
| Appraisal 5 (base) | - | £0 | £0 | £0 |
| Appraisal 6 | 0% | £0 | £0 | £0 |
| Appraisal 7 | 6% | £0 | £0 | £0 |
| Appraisal 8 | 11% | £0 | £0 | £0 |
| Appraisal 9 | 16% | £0 | £0 | £0 |
| Appraisal 10 | 20% | £0 | £0 | £0 |



CURRENT USE VALUE Commercial Development

Use class: Industrial

| | Common assumptions | CUV 1 | | CUV 2 | | CUV 3 | |
|--|--------------------|---------|-----------------|---------|-----------------|---------|-----------------|
| Current use value | | | | | | | |
| Existing space as percentage of new | 30% | 15,000 | | | | | |
| Rent per sq ft | | £3 psf | | £4 psf | | £4 psf | |
| Rental income per annum | | £45,000 | | £52,500 | | £60,000 | |
| Rent free/voids (years) | | 3.0 | 0.7513 | 3.0 | 0.7513 | 3.0 | 0.7513 |
| Total revenue, capitalised (including all costs) | | 10.00% | | 10.00% | | 10.00% | |
| Refurbishment costs | £5 psf | £75,000 | | £75,000 | | £75,000 | |
| Fees | 7% | £5,250 | | £5,250 | | £5,250 | |
| Capitalised rent, net of refurb and fees | | | £257,842 | | £314,190 | | £370,539 |
| Purchaser's costs | 5.75% | | | | | | |
| Current use value | | | £257,842 | | £314,190 | | £370,539 |
| CUV including Landowner premium | | 15% | £296,518 | 20.00% | £377,028 | 20.00% | £444,647 |

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

| | |
|------------|----------------|
| Use class: | Offices |
| Location: | Whole district |

| | £s per sqft | Yield | Rent free |
|---------------------------|---------------|--------------|-------------------|
| Appraisal 1 | £17.00 | 6.00% | 2.00 years |
| Appraisal 2 | £18.00 | 6.00% | 2.00 years |
| Appraisal 3 | £19.00 | 6.00% | 2.00 years |
| Appraisal 4 | £20.00 | 6.25% | 2.00 years |
| Appraisal 5 (base) | £20.00 | 6.00% | 2.00 years |
| Appraisal 6 | £20.00 | 5.75% | 2.00 years |
| Appraisal 7 | £21.00 | 6.00% | 2.00 years |
| Appraisal 8 | £22.00 | 6.00% | 2.00 years |
| Appraisal 9 | £23.00 | 6.00% | 2.00 years |
| Appraisal 10 | £24.00 | 6.00% | 2.00 years |

| |
|---------------------------------|
| Existing floorspace as % of new |
| 30% |

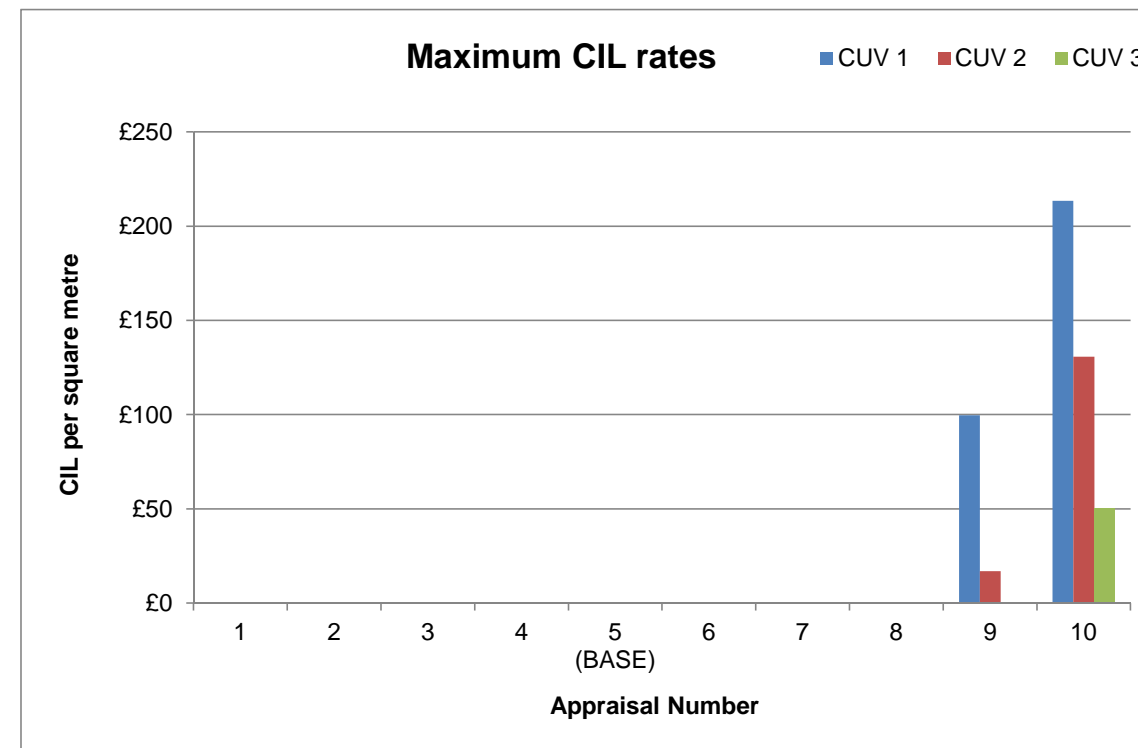
Net off existing floorspace from CIL calculation:

Ctrl + y to goal seek max CIL

| | £s per sqft | Yield | Rent free | Premium |
|---------------------|-------------|-------|------------|---------|
| Current use value 1 | £6.00 | 7.00% | 3.00 years | 15.00% |
| Current use value 2 | £8.00 | 7.00% | 3.00 years | 20.00% |
| Current use value 3 | £10.00 | 7.00% | 3.00 years | 20.00% |

Results - Maximum CIL rates per square metre

| | Change in rent from base | CUV 1 | CUV 2 | CUV 3 |
|---------------------------|--------------------------|-----------|-----------|-----------|
| Appraisal 1 | -18% | £0 | £0 | £0 |
| Appraisal 2 | -11% | £0 | £0 | £0 |
| Appraisal 3 | -5% | £0 | £0 | £0 |
| Appraisal 4 | 0% | £0 | £0 | £0 |
| Appraisal 5 (base) | - | £0 | £0 | £0 |
| Appraisal 6 | 0% | £0 | £0 | £0 |
| Appraisal 7 | 5% | £0 | £0 | £0 |
| Appraisal 8 | 9% | £0 | £0 | £0 |
| Appraisal 9 | 13% | £100 | £17 | £0 |
| Appraisal 10 | 17% | £214 | £131 | £50 |



CURRENT USE VALUE
Commercial Development

| | |
|------------|---------|
| Use class: | Offices |
|------------|---------|

| | Common assumptions | CUV 1 | | CUV 2 | | CUV 3 | |
|--|--------------------|----------|-----------------|----------|-----------------|----------|-----------------|
| Current use value | | | | | | | |
| Existing space as percentage of new | 30% | 10,500 | | | | | |
| Rent per sq ft | | £6 psf | | £8 psf | | £10 psf | |
| Rental income per annum | | £63,000 | | £84,000 | | £105,000 | |
| Rent free/voids (years) | | 3.0 | 0.8163 | 3.0 | 0.8163 | 3.0 | 0.8163 |
| Total revenue, capitalised (including all costs) | | 7.00% | | 7.00% | | 7.00% | |
| Refurbishment costs | £50 psf | £525,000 | | £525,000 | | £525,000 | |
| Fees | 7% | £36,750 | | £36,750 | | £36,750 | |
| Capitalised rent, net of refurb and fees | | | £172,918 | | £417,807 | | £662,697 |
| Purchaser's costs | 5.75% | | | | | | |
| Current use value | | | £172,918 | | £417,807 | | £662,697 |
| CUV including Landowner premium | | 15% | £198,856 | 20.00% | £501,369 | 20.00% | £795,236 |

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

| | |
|------------|-----------|
| Use class: | Retail |
| Location: | Bath City |

| | £s per sqft | Yield | Rent free |
|---------------------------|---------------|--------------|-------------------|
| Appraisal 1 | £27.00 | 7.00% | 2.00 years |
| Appraisal 2 | £28.00 | 7.00% | 2.00 years |
| Appraisal 3 | £29.00 | 7.00% | 2.00 years |
| Appraisal 4 | £30.00 | 7.25% | 2.00 years |
| Appraisal 5 (base) | £30.00 | 7.00% | 2.00 years |
| Appraisal 6 | £30.00 | 6.75% | 2.00 years |
| Appraisal 7 | £31.00 | 7.00% | 2.00 years |
| Appraisal 8 | £32.00 | 7.00% | 2.00 years |
| Appraisal 9 | £33.00 | 7.00% | 2.00 years |
| Appraisal 10 | £34.00 | 7.00% | 2.00 years |

Existing floorspace as % of new
30%

cap value per room

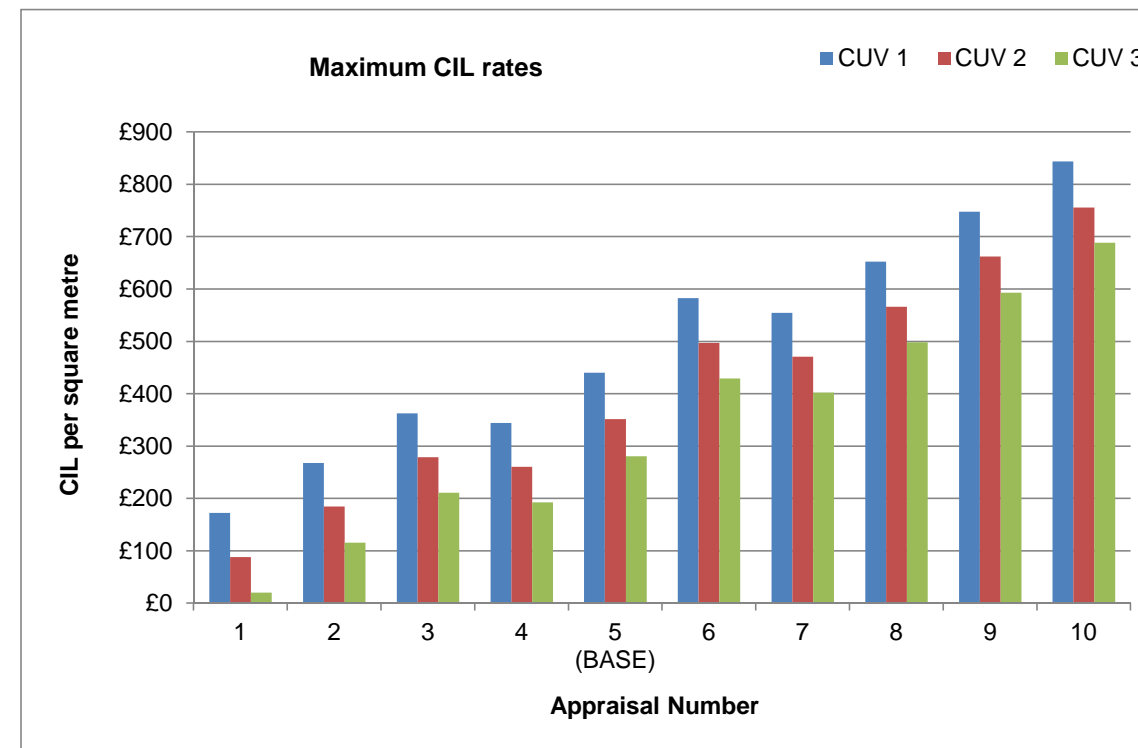
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

| | £s per sqft | Yield | Rent free | Premium |
|---------------------|-------------|-------|------------|---------|
| Current use value 1 | £16.00 | 8.00% | 3.00 years | 15.00% |
| Current use value 2 | £18.00 | 8.00% | 3.00 years | 20.00% |
| Current use value 3 | £20.00 | 8.00% | 3.00 years | 20.00% |

Results - Maximum CIL rates per square metre

| | Change in rent from base | CUV 1 | CUV 2 | CUV 3 |
|---------------------------|--------------------------|-------------|-------------|-------------|
| Appraisal 1 | -11% | £173 | £88 | £20 |
| Appraisal 2 | -7% | £268 | £185 | £116 |
| Appraisal 3 | -3% | £363 | £279 | £211 |
| Appraisal 4 | 0% | £345 | £261 | £193 |
| Appraisal 5 (base) | - | £440 | £352 | £280 |
| Appraisal 6 | 0% | £583 | £497 | £429 |
| Appraisal 7 | 3% | £555 | £471 | £403 |
| Appraisal 8 | 6% | £652 | £567 | £499 |
| Appraisal 9 | 9% | £748 | £662 | £593 |
| Appraisal 10 | 12% | £844 | £756 | £689 |



CURRENT USE VALUE
Commercial Development

| | |
|------------|--------|
| Use class: | Retail |
|------------|--------|

| | Common assumptions | CUV 1 | | CUV 2 | | CUV 3 | |
|--|--------------------|----------|-----------------|----------|-----------------|----------|-----------------|
| Current use value | | | | | | | |
| Existing space as percentage of new | 30% | 3,000 | | | | | |
| Rent per sq ft | | £16 psf | | £18 psf | | £20 psf | |
| Rental income per annum | | £48,000 | | £54,000 | | £60,000 | |
| Rent free/voids (years) | | 3.0 | 0.7938 | 3.0 | 0.7938 | 3.0 | 0.7938 |
| Total revenue, capitalised (including all costs) | | 8.00% | | 8.00% | | 8.00% | |
| Refurbishment costs | £50 psf | £150,000 | | £150,000 | | £150,000 | |
| Fees | 7% | £10,500 | | £10,500 | | £10,500 | |
| Capitalised rent, net of refurb and fees | | | £315,799 | | £375,337 | | £434,874 |
| Purchaser's costs | 5.75% | | | | | | |
| Current use value | | | £315,799 | | £375,337 | | £434,874 |
| CUV including Landowner premium | | 15% | £363,169 | 20.00% | £450,404 | 20.00% | £521,849 |

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

| | |
|------------|-------------------|
| Use class: | Retail |
| Location: | Outside Bath City |

| | £s per sqft | Yield | Rent free |
|---------------------------|---------------|--------------|-------------------|
| Appraisal 1 | £17.00 | 7.00% | 2.00 years |
| Appraisal 2 | £18.00 | 7.00% | 2.00 years |
| Appraisal 3 | £19.00 | 7.00% | 2.00 years |
| Appraisal 4 | £20.00 | 7.25% | 2.00 years |
| Appraisal 5 (base) | £20.00 | 7.00% | 2.00 years |
| Appraisal 6 | £20.00 | 6.75% | 2.00 years |
| Appraisal 7 | £21.00 | 7.00% | 2.00 years |
| Appraisal 8 | £22.00 | 7.00% | 2.00 years |
| Appraisal 9 | £23.00 | 7.00% | 2.00 years |
| Appraisal 10 | £24.00 | 7.00% | 2.00 years |

Existing floorspace as % of new
30%

cap value per room

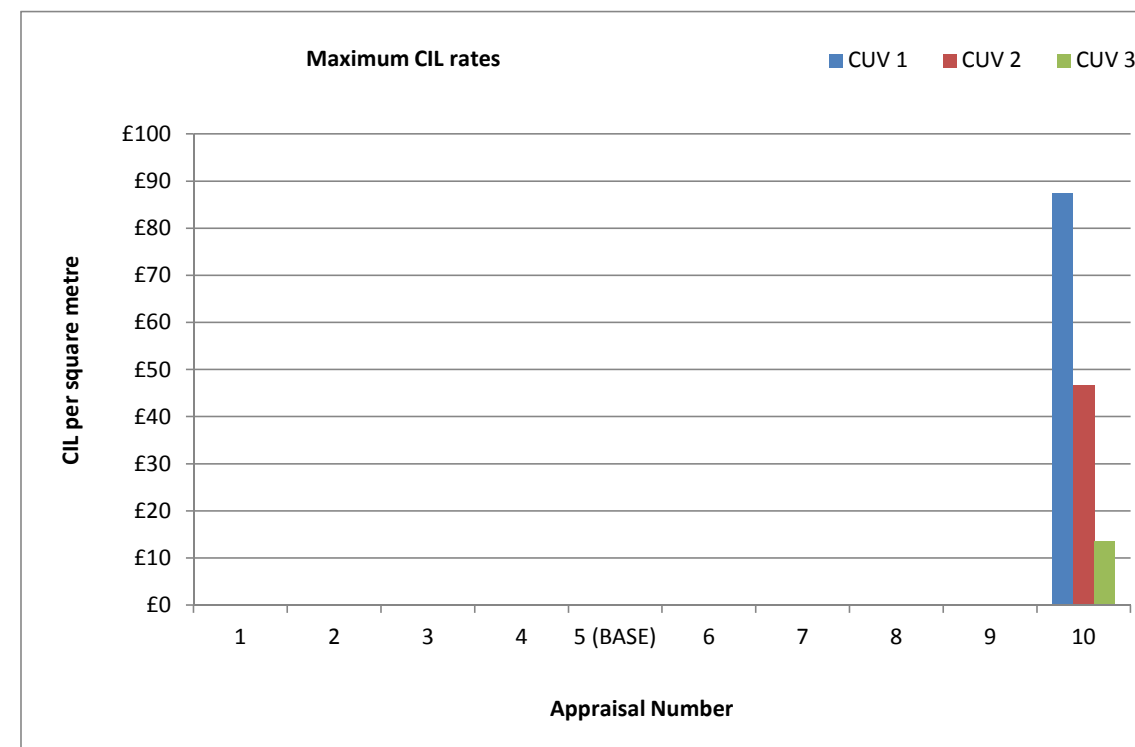
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

| | £s per sqft | Yield | Rent free | Premium |
|---------------------|-------------|-------|------------|---------|
| Current use value 1 | £10.00 | 8.00% | 3.00 years | 15.00% |
| Current use value 2 | £11.00 | 8.00% | 3.00 years | 20.00% |
| Current use value 3 | £12.00 | 8.00% | 3.00 years | 20.00% |

Results - Maximum CIL rates per square metre

| | Change in rent from base | CUV 1 | CUV 2 | CUV 3 |
|---------------------------|--------------------------|-----------|-----------|-----------|
| Appraisal 1 | -18% | £0 | £0 | £0 |
| Appraisal 2 | -11% | £0 | £0 | £0 |
| Appraisal 3 | -5% | £0 | £0 | £0 |
| Appraisal 4 | 0% | £0 | £0 | £0 |
| Appraisal 5 (base) | - | £0 | £0 | £0 |
| Appraisal 6 | 0% | £0 | £0 | £0 |
| Appraisal 7 | 5% | £0 | £0 | £0 |
| Appraisal 8 | 9% | £0 | £0 | £0 |
| Appraisal 9 | 13% | £0 | £0 | £0 |
| Appraisal 10 | 17% | £87 | £47 | £14 |



CURRENT USE VALUE
Commercial Development

| | |
|------------|--------|
| Use class: | Retail |
|------------|--------|

| | Common assumptions | CUV 1 | | CUV 2 | | CUV 3 | |
|--|--------------------|----------|-----------------|----------|-----------------|----------|-----------------|
| Current use value | | | | | | | |
| Existing space as percentage of new | 30% | 3,000 | | | | | |
| Rent per sq ft | | £10 psf | | £11 psf | | £12 psf | |
| Rental income per annum | | £30,000 | | £33,000 | | £36,000 | |
| Rent free/voids (years) | | 3.0 | 0.7938 | 3.0 | 0.7938 | 3.0 | 0.7938 |
| Total revenue, capitalised (including all costs) | | 8.00% | | 8.00% | | 8.00% | |
| Refurbishment costs | £50 psf | £150,000 | | £150,000 | | £150,000 | |
| Fees | 7% | £10,500 | | £10,500 | | £10,500 | |
| Capitalised rent, net of refurb and fees | | | £137,187 | | £166,956 | | £196,725 |
| Purchaser's costs | 5.75% | | | | | | |
| Current use value | | | £137,187 | | £166,956 | | £196,725 |
| CUV including Landowner premium | | 15% | £157,765 | 20.00% | £200,347 | 20.00% | £236,069 |

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

| | |
|------------|--------------------------------------|
| Use class: | Supermarkets 279 sqm- lower covenant |
| Location: | Whole district |

| | £s per sqft | Yield | Rent free |
|---------------------------|---------------|--------------|-------------------|
| Appraisal 1 | £16.50 | 7.00% | 0.50 years |
| Appraisal 2 | £17.00 | 7.00% | 0.50 years |
| Appraisal 3 | £17.50 | 7.00% | 0.50 years |
| Appraisal 4 | £18.00 | 7.25% | 0.50 years |
| Appraisal 5 (base) | £18.00 | 7.00% | 0.50 years |
| Appraisal 6 | £18.00 | 6.75% | 0.50 years |
| Appraisal 7 | £18.50 | 7.00% | 0.50 years |
| Appraisal 8 | £19.00 | 7.00% | 0.50 years |
| Appraisal 9 | £19.50 | 7.00% | 0.50 years |
| Appraisal 10 | £20.00 | 7.00% | 0.50 years |

Existing floorspace as % of new
30%

cap value per room

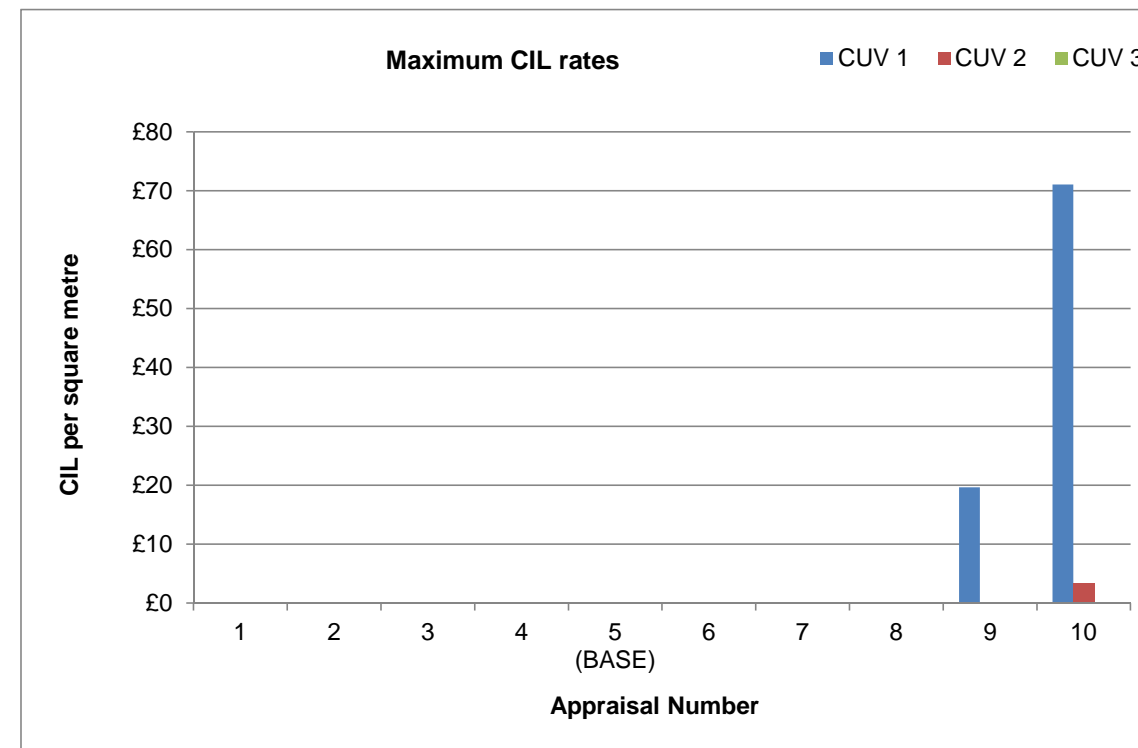
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

| | £s per sqft | Yield | Rent free | Premium |
|---------------------|-------------|-------|------------|---------|
| Current use value 1 | £6.00 | 8.00% | 3.00 years | 15.00% |
| Current use value 2 | £8.00 | 8.00% | 3.00 years | 20.00% |
| Current use value 3 | £10.00 | 8.00% | 3.00 years | 20.00% |

Results - Maximum CIL rates per square metre

| | Change in rent from base | CUV 1 | CUV 2 | CUV 3 |
|---------------------------|--------------------------|-----------|-----------|-----------|
| Appraisal 1 | -9% | £0 | £0 | £0 |
| Appraisal 2 | -6% | £0 | £0 | £0 |
| Appraisal 3 | -3% | £0 | £0 | £0 |
| Appraisal 4 | 0% | £0 | £0 | £0 |
| Appraisal 5 (base) | - | £0 | £0 | £0 |
| Appraisal 6 | 0% | £0 | £0 | £0 |
| Appraisal 7 | 3% | £0 | £0 | £0 |
| Appraisal 8 | 5% | £0 | £0 | £0 |
| Appraisal 9 | 8% | £20 | £0 | £0 |
| Appraisal 10 | 10% | £71 | £3 | £0 |



CURRENT USE VALUE
Commercial Development

Use class: Supermarkets 279 sqm- lower covenant

| | Common assumptions | CUV 1 | | CUV 2 | | CUV 3 | |
|--|--------------------|---------|---------------|---------|----------------|---------|----------------|
| Current use value | | | | | | | |
| Existing space as percentage of new | 30% | 901 | | | | | |
| Rent per sq ft | | £6 psf | | £8 psf | | £10 psf | |
| Rental income per annum | | £5,405 | | £7,207 | | £9,009 | |
| Rent free/voids (years) | | 3.0 | 0.7938 | 3.0 | 0.7938 | 3.0 | 0.7938 |
| Total revenue, capitalised (including all costs) | | 8.00% | | 8.00% | | 8.00% | |
| Refurbishment costs | £50 psf | £45,045 | | £45,045 | | £45,045 | |
| Fees | 7% | £3,153 | | £3,153 | | £3,153 | |
| Capitalised rent, net of refurb and fees | | | £5,439 | | £23,318 | | £41,197 |
| Purchaser's costs | 5.75% | | | | | | |
| Current use value | | | £5,439 | | £23,318 | | £41,197 |
| CUV including Landowner premium | | 15% | £6,255 | 20.00% | £27,982 | 20.00% | £49,437 |

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

| | |
|------------|---------------------------------------|
| Use class: | Supermarkets 279 sqm- higher covenant |
| Location: | Whole district |

| | £s per sqft | Yield | Rent free |
|---------------------------|---------------|--------------|-------------------|
| Appraisal 1 | £16.50 | 5.00% | 0.50 years |
| Appraisal 2 | £17.00 | 5.00% | 0.50 years |
| Appraisal 3 | £17.50 | 5.00% | 0.50 years |
| Appraisal 4 | £18.00 | 5.25% | 0.50 years |
| Appraisal 5 (base) | £18.00 | 5.00% | 0.50 years |
| Appraisal 6 | £18.00 | 4.75% | 0.50 years |
| Appraisal 7 | £18.50 | 5.00% | 0.50 years |
| Appraisal 8 | £19.00 | 5.00% | 0.50 years |
| Appraisal 9 | £19.50 | 5.00% | 0.50 years |
| Appraisal 10 | £20.00 | 5.00% | 0.50 years |

Existing floorspace as % of new
30%

cap value per room

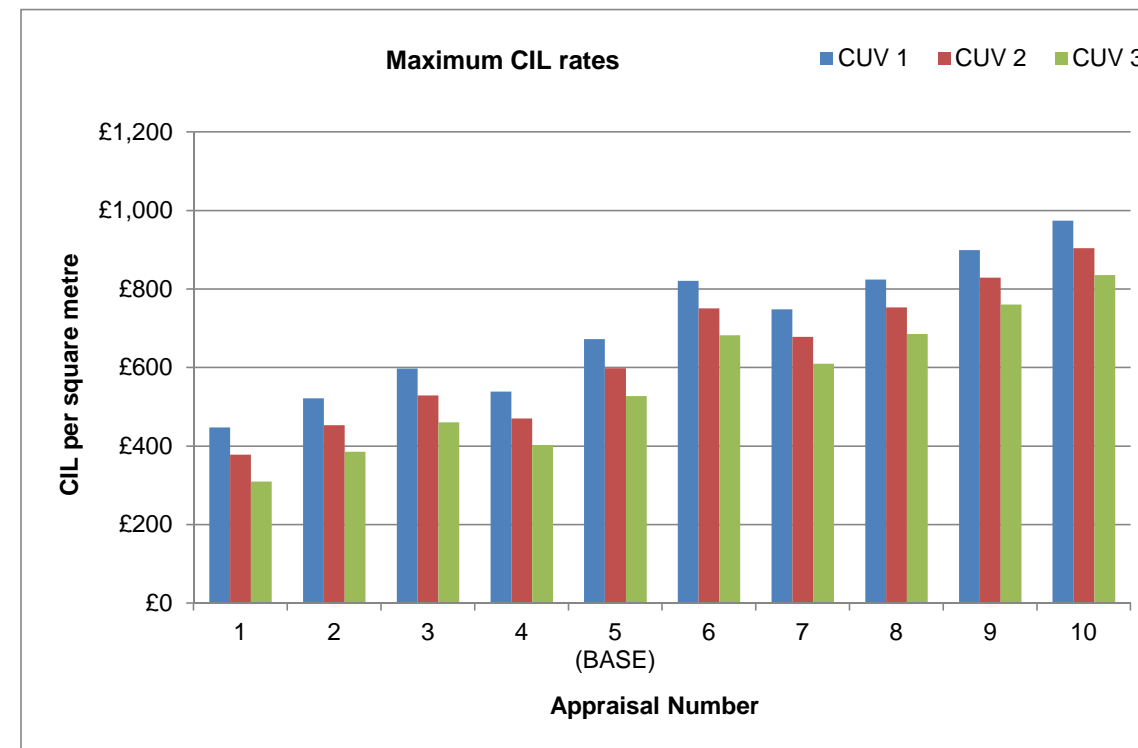
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

| | £s per sqft | Yield | Rent free | Premium |
|---------------------|-------------|-------|------------|---------|
| Current use value 1 | £6.00 | 8.00% | 3.00 years | 15.00% |
| Current use value 2 | £8.00 | 8.00% | 3.00 years | 20.00% |
| Current use value 3 | £10.00 | 8.00% | 3.00 years | 20.00% |

Results - Maximum CIL rates per square metre

| | Change in rent from base | CUV 1 | CUV 2 | CUV 3 |
|---------------------------|--------------------------|-------------|-------------|-------------|
| Appraisal 1 | -9% | £448 | £378 | £310 |
| Appraisal 2 | -6% | £522 | £454 | £385 |
| Appraisal 3 | -3% | £598 | £529 | £461 |
| Appraisal 4 | 0% | £539 | £471 | £403 |
| Appraisal 5 (base) | - | £672 | £598 | £528 |
| Appraisal 6 | 0% | £821 | £751 | £683 |
| Appraisal 7 | 3% | £749 | £678 | £610 |
| Appraisal 8 | 5% | £824 | £754 | £686 |
| Appraisal 9 | 8% | £899 | £829 | £761 |
| Appraisal 10 | 10% | £975 | £904 | £836 |



CURRENT USE VALUE
Commercial Development

Use class: Supermarkets 279 sqm- higher covenant

| | Common assumptions | CUV 1 | | CUV 2 | | CUV 3 | |
|--|--------------------|---------|---------------|---------|----------------|---------|----------------|
| Current use value | | | | | | | |
| Existing space as percentage of new | 30% | 901 | | | | | |
| Rent per sq ft | | £6 psf | | £8 psf | | £10 psf | |
| Rental income per annum | | £5,405 | | £7,207 | | £9,009 | |
| Rent free/voids (years) | | 3.0 | 0.7938 | 3.0 | 0.7938 | 3.0 | 0.7938 |
| Total revenue, capitalised (including all costs) | | 8.00% | | 8.00% | | 8.00% | |
| Refurbishment costs | £50 psf | £45,045 | | £45,045 | | £45,045 | |
| Fees | 7% | £3,153 | | £3,153 | | £3,153 | |
| Capitalised rent, net of refurb and fees | | | £5,439 | | £23,318 | | £41,197 |
| Purchaser's costs | 5.75% | | | | | | |
| Current use value | | | £5,439 | | £23,318 | | £41,197 |
| CUV including Landowner premium | | 15% | £6,255 | 20.00% | £27,982 | 20.00% | £49,437 |

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

| | |
|------------|--|
| Use class: | Supermarkets/Superstores (1,000 sqm +) |
| Location: | Whole district |

| | £s per sqft | Yield | Rent free |
|---------------------------|---------------|--------------|-------------------|
| Appraisal 1 | £16.50 | 5.00% | 0.50 years |
| Appraisal 2 | £17.00 | 5.00% | 0.50 years |
| Appraisal 3 | £17.50 | 5.00% | 0.50 years |
| Appraisal 4 | £18.00 | 5.25% | 0.50 years |
| Appraisal 5 (base) | £18.00 | 5.00% | 0.50 years |
| Appraisal 6 | £18.00 | 4.75% | 0.50 years |
| Appraisal 7 | £18.50 | 5.00% | 0.50 years |
| Appraisal 8 | £19.00 | 5.00% | 0.50 years |
| Appraisal 9 | £19.50 | 5.00% | 0.50 years |
| Appraisal 10 | £20.00 | 5.00% | 0.50 years |

Existing floorspace as % of new
30%

cap value per room

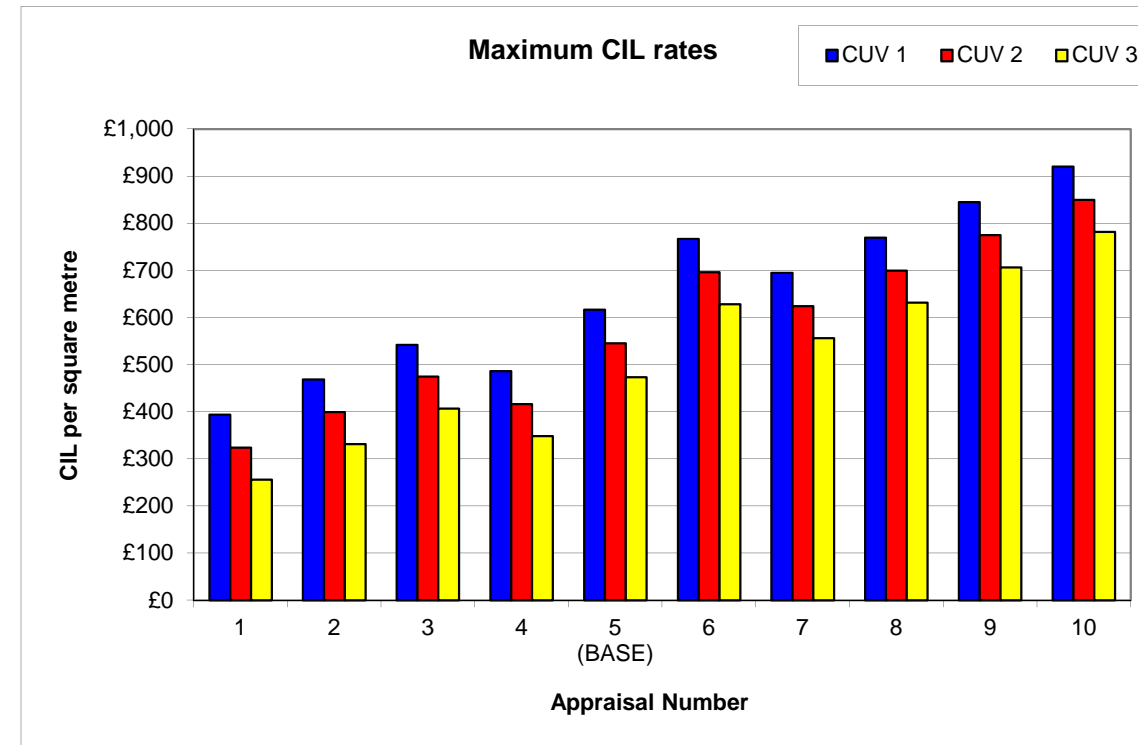
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

| | £s per sqft | Yield | Rent free | Premium |
|---------------------|-------------|-------|------------|---------|
| Current use value 1 | £6.00 | 8.00% | 3.00 years | 15.00% |
| Current use value 2 | £8.00 | 8.00% | 3.00 years | 20.00% |
| Current use value 3 | £10.00 | 8.00% | 3.00 years | 20.00% |

Results - Maximum CIL rates per square metre

| | Change in rent from base | CUV 1 | CUV 2 | CUV 3 |
|---------------------------|--------------------------|-------------|-------------|-------------|
| Appraisal 1 | -9% | £394 | £324 | £256 |
| Appraisal 2 | -6% | £469 | £399 | £331 |
| Appraisal 3 | -3% | £542 | £475 | £407 |
| Appraisal 4 | 0% | £486 | £417 | £348 |
| Appraisal 5 (base) | - | £617 | £546 | £474 |
| Appraisal 6 | 0% | £767 | £696 | £628 |
| Appraisal 7 | 3% | £695 | £624 | £556 |
| Appraisal 8 | 5% | £770 | £699 | £631 |
| Appraisal 9 | 8% | £845 | £775 | £707 |
| Appraisal 10 | 10% | £920 | £850 | £782 |



CURRENT USE VALUE
Commercial Development

Use class: Supermarkets/Superstores (1,000 sqm +)

| | Common assumptions | CUV 1 | | CUV 2 | | CUV 3 | |
|--|--------------------|----------|----------------|----------|----------------|----------|-----------------|
| Current use value | | | | | | | |
| Existing space as percentage of new | 30% | 2,700 | | | | | |
| Rent per sq ft | | £6 psf | | £8 psf | | £10 psf | |
| Rental income per annum | | £16,200 | | £21,600 | | £27,000 | |
| Rent free/voids (years) | | 3.0 | 0.7938 | 3.0 | 0.7938 | 3.0 | 0.7938 |
| Total revenue, capitalised (including all costs) | | 8.00% | | 8.00% | | 8.00% | |
| Refurbishment costs | £50 psf | £135,000 | | £135,000 | | £135,000 | |
| Fees | 7% | £9,450 | | £9,450 | | £9,450 | |
| Capitalised rent, net of refurb and fees | | | £16,301 | | £69,885 | | £123,468 |
| Purchaser's costs | 5.75% | | | | | | |
| Current use value | | | £16,301 | | £69,885 | | £123,468 |
| CUV including Landowner premium | | 15% | £18,746 | 20.00% | £83,862 | 20.00% | £148,162 |

DEVELOPMENT APPRAISAL

Commercial Development

Use class: **STUDENT HSG**

Private schemes

| DEVELOPMENT VALUE | Term rent | £183 per week | 43,463 | 2,086,200 |
|--|---------------|-----------------|-------------|-------------------|
| | Vacation rent | £ per week | | |
| Rental Income | | | | |
| Annual rent per unit - term time (95% occupancy) | 48 weeks | 95% occupancy | - | - |
| Annual rent per unit - summer (50% occupancy) | 250 weeks | 50% occupancy | - | - |
| Operating costs | 250 units | £1,900 per unit | (475,000) | |
| Net annual rents | | | 1,611,200 | |
| Total revenue, capitalised (including all costs) | | 6.25% | 25,779,200 | |
| Purchasers costs | | 5.8% | (1,495,194) | |
| GROSS DEVELOPMENT VALUE | | | | 24,284,006 |

| DEVELOPMENT COSTS | | | | |
|-----------------------------------|-------------|-------------|-----------|-------------------|
| Development Costs | | | | |
| Demolition costs | | | | 112,025 |
| Building costs | £5 psf | 22,405 sqft | | 9,893,950 |
| Area per unit (incl common areas) | £132.48 psf | 74,683 sqft | | |
| External works | 299 sqft pu | | 10,000% | 989,395 |
| Contingency | | | 5.00% | 549,769 |
| Professional fees | | | 10,000% | 1,154,514 |
| Residual S106 | | | £5.00 psf | 373,417 |
| Mayoral CIL | | | | - |
| Disposal Costs | | | | |
| Letting Agent's fee (% of rent) | | | 0.00% | - |
| Agent's fees (on capital value) | | | 1.00% | 242,840 |
| Legal fees (% of capital value) | | | 0.75% | 182,130 |
| Interest on Finance | | | | |
| Total development duration | 24 months | | | |
| Loan arrangement fee | | | 1.00% | 130,731 |
| Interest on Construction Costs | 24 months | | 6.50% | 849,750 |
| Profit | | | | |
| Developer's profit on total cost | | | 20.00% | 2,895,704 |
| TOTAL DEVELOPMENT COSTS | | | | 17,374,224 |

| LAND VALUE | | | | |
|----------------------------|-----------|--|-------|------------------|
| Land surplus | | | | 6,909,782 |
| Stamp duty | | | 4.00% | (276,391) |
| Agent's fees | | | 1.00% | (69,098) |
| Legal fees | | | 0.80% | (55,278) |
| Interest on land finance | 24 months | | 6.50% | (846,172) |
| RESIDUAL LAND VALUE | | | | 5,662,843 |

| Existing use value | | | | |
|--|-------|-------------|--|-----------|
| Existing space as % of new | 30% | 22,405 sqft | | |
| Rent per sq ft | | £15.00 psf | | |
| Rental Income per annum | | £336,075 | | |
| Rent freevoids (years) | 3.0 | 0.77994 | | |
| Total revenue, capitalised (including all costs) | | 7.75% | | 3,466,433 |
| Refurbishment costs | | £50 psf | | 1,120,251 |
| Fees | | 7% | | 78,418 |
| Purchaser's costs | 5.80% | | | 131,530 |

| Existing use value | | | | |
|--|-----|--|--|-------------|
| EUV including Landowner premium | 20% | | | 2,563,482 |
| Residual Land Value less EUV plus premium | | | | 3,099,361 |
| <i>Borough CIL Per sqm (net additional floorspace)</i> | | | | £447 |

DEVELOPMENT APPRAISAL

Commercial Development

Use class: **STUDENT HSG**

Notation schemes

| DEVELOPMENT VALUE | Term rent | £1,140 per week | |
|--|---------------|-----------------|-----------------|
| | Vacation rent | £180 per week | |
| Rental Income | | | |
| Annual rent per unit - term time (95% occupancy) | 42 weeks | 95% occupancy | 33,250 |
| Annual rent per unit - summer (50% occupancy) | 8 weeks | 50% occupancy | 22,500 |
| Operating costs | 250 units | | £1,900 per unit |
| Net annual rents | | | (475,000) |
| Total revenue, capitalised (including all costs) | | | 1,101,500 |
| Purchasers costs | | | 17,624,000 |
| | | | (1,022,192) |
| | | | 5.8% |

GROSS DEVELOPMENT VALUE **16,601,808**

DEVELOPMENT COSTS

| | | | | | | |
|-----------------------------------|--|-------------|-------------|-----------|--|-------------------|
| Development Costs | | | | | | |
| Demolition costs | | | | | | 112,025 |
| Building costs | | £5 psf | 22,405 sqft | | | 9,893,950 |
| Area per unit (incl common areas) | | £132.48 psf | | | | |
| External works | | 299 sqft pu | 74,683 sqft | | | |
| Contingency | | | | 10.00% | | 989,395 |
| Professional fees | | | | 5.00% | | 549,769 |
| Residual S106 | | | | 10.00% | | 1,154,514 |
| Mayoral CIL | | | | £5.00 psf | | 373,417 |
| | | | | | | - |
| Disposal Costs | | | | | | |
| Letting Agent's fee (% of rent) | | | | 0.00% | | - |
| Agent's fees (on capital value) | | | | 1.00% | | 166,018 |
| Legal fees (% of capital value) | | | | 0.75% | | 124,514 |
| Interest on Finance | | | | | | |
| Total development duration | | | 24 months | | | |
| Loan arrangement fee | | | | 1.00% | | 130,731 |
| Interest on Construction Costs | | | 24 months | 6.50% | | 849,750 |
| Profit | | | | | | |
| Developer's profit on total costs | | | | 20.00% | | 2,868,816 |
| | | | | | | |
| TOTAL DEVELOPMENT COSTS | | | | | | 17,212,898 |

LAND VALUE

| | | | | | | |
|----------------------------|--|-----------|--|-------|--|------------------|
| Land surplus | | | | | | (611,090) |
| Stamp duty | | | | 4.00% | | 24,444 |
| Agent's fees | | | | 1.00% | | 6,111 |
| Legal fees | | | | 0.80% | | 4,889 |
| Interest on land finance | | 24 months | | 6.50% | | 74,834 |
| | | | | | | |
| RESIDUAL LAND VALUE | | | | | | (500,873) |

Existing use value

| | | | | | | |
|--|-----|-------------|-----------|--|--|------------------|
| Existing space as % of new | 30% | 22,405 sqft | | | | |
| Rent per sq ft | | £15.00 psf | | | | |
| Rental Income per annum | | £336,075 | | | | |
| Rent freevoids (years) | | 3.0 | 0.7994 | | | |
| Total revenue, capitalised (including all costs) | | | 7.75% | | | 3,466,433 |
| Refurbishment costs | | £50 psf | 1,120,251 | | | |
| Fees | | 7% | 78,418 | | | |
| Purchaser's costs | | 5.80% | | | | 131,530 |
| | | | | | | |
| Existing use value | | | | | | 2,136,235 |

EUV including Landowner premium 20% 2,563,482

Residual Land Value less EUV plus premium (3,064,295)

Borough CIL Per sqm (net additional floorspace) -£442