

2XU 5HI &7(MV %



+D\OH\ \$QGHUVRQ
%LUPLQJKDP &LW\ &RXQFLO
/DQFDVWHU &LUF XV
4XHHQVZD\
%LUPLQJKDP
% '-

'LUHFW /LQH
FKDUOHV WUXVWUDPHYH#JYD FR X

'H DU +D\OH\

CIL VIABILITY STUDY – RETIREMENT HOMES, FILTERED HOMES & EXTRA CARE HOMES

\$V UHTXHVWHG , ZULWH ZLWK FRPPHQWV RQ WKH &,/ UDWH WKDW
DSSOLHG WR 5HWLUHPPHQW +RPHV 6KHOWHUHG +RPHV DQG ([WUD



,W LV VXJJHVWHG E\ WKH RSHUDWRUV WKDW WKHUH DUH JRRG UH
IRUPV RI GHYHORSPHQW VKRXOG KDYH D 1LO DVVHVPHQW ZKHQ
WKDW LV SURSRVHG WR DSSO\ IRU FRQYHQWLRQDO KRXVLQJ LQ W
LQFOXGH

7KH QHW WR JURVV UDWLR LV PXFK ORZHU WKDQ IRU FRQYHQ
QHHG WR SURYLGH FRPPXQDO DUHDV GLVDEOHG DFFHVV WKU
HWF ,Q RWKHU ZRUGV LW LV iF ¶HH #QD QPFQYH WR' ER GOG

Value Area	Residual Land Value	Base Land Value	Base Land Value	Surplus	Max CIL excl buffer
		EUV + 20%	Residential		
1
2	1 LO	...
3	1 LO	...
4	1 LO	...
5	1 LO	...
6	1 LO	...
7	1 LO	...
8	1 LO	...

2XU UHFRPPHQGDWLRQ WR RWKHU &RXQFLOV LV WKDW LW LV IDLU
 WR WKRVH XQLWV WKDW DUH F&DQVULHG K&HNLWDEOJWV&JHVVW WK
 H[FHSW LQ WKH FDVH `0 H
 D &\/ €0`RfOp0p°€Pf• UH D|YLVH WK@W 1L@0`,/ TC 0gK@z
 ÆRCUV gLQkHYfOÀ

BIRMINGHAM CC CIL
 Care Homes
 2012 Values & Costs

Value Area 1

REVENUE

*URXQG 5HQWV	%HG	XQLWV DW	HD	SD
*URXQG 5HQWV	%HG	XQLWV DW	HD	SD
Inv.Value-A	1HWQQXDO	LQFRPH		
	&DSLWDOLVHG	DW	<LHOG	
	/HVV 3XUFKDVHUV	FRVWV DW		
%HG	VT P DW	SVP		
%HG	VT P DW	SVP		
&DU 6SDFHV	XQLWV DW	HD		
				REVENUE

COSTS

Site Value				1,407,000
6LWH 6WDPS 'XW\	DW			
6LWH /HJDO)HHV	DW			
6LWH \$JHQF\)HHV	DW			
				6LWH &RVWV
%HG	VT P DW	SVP		
%HG	VT P DW	SVI		
(QDEOLQJ	VT P DW	SVP		
&DU 6SDFHV	V SDFHV DW	HD		
&RQWLQJHQF\	DW			
3URIHVVLQRQDO)HHV	DW			
				%XLOG &RVWV
'LUHFW 6DOH \$DHWQWV)HH				
				'LVSRVDO)HHV
/HJDO)HHV				
(PSW\ 3URSHUW\ &RVWV				
				(QG 3D\PHQWV

INTEREST

(See CASHFLOW)

SD	RQ 'EWF KDUJBJGWHXUO\	DQG FRPSRXQG	HG	4XDUWHUO\
6LWH &RVWV	0RQWK	6HS		
%HG EOG	0RQWK	WR	6HS	1RY
%HG EOG	0RQWK	WR	6HS	1RY
(QDEOLQJ EOG	0RQWK	WR	6HS	1RY
&DU 6SDFHV EOG	0RQWK	1RWR	6HS	
/HJDO)HHV	0RQWK	WR	'HF	0D\
(PSW\ 3URSHUW\ &RVWV	0RQWK	WR	'HF	1RY
,QY 9DOXH \$	0RQWK	0D\		
%HG VDOH	0RQWK	WR	'HF	1RY
%HG VDOH	0RQWK	WR	'HF	1RY
&DU 6SDFHV VDOH	0RQWK	1RWR	'HF	

PROFIT

PROFIT/SALE

IRR

COSTS

PROFIT/COST

139 ,55)LJXUHV (;&/8'(,QWHUHVW

BIRMINGHAM CC CIL
Care Homes

BIRMINGHAM CC CIL
 Care Homes
 2012 Values & Costs

Value Area 3

REVENUE

*URXQG 5HQWV	%HG	XQLWV DW	HD	SD
*URXQG 5HQWV	%HG	XQLWV DW	HD	SD
Inv.Value-A	1H	QXDO LQFRPH		
	&DSLWDOLVHG DW	<LHOG		
	/HVV 3XUFKDVHUV	FRVWV DW		
%HG	VT P DW	SVP		
%HG	VT P DW	SVP		
&DU 6SDFHV	XQLWV DW	HD		
				REVENUE

COSTS

Site Value				1
6LWH /HJDO)HHV		DW		
6LWH \$JHQF\)HHV		DW		
				6LWH &RVWV
%HG	VT P DW	SVP		
%HG	VT P DW	SVP		
(QDEOLQJ	VT P DW	SVP		
&DU 6SDFHV	VSDFHV DW	HD		
&RQWLQJHQF\	DW			
3URIHVVLQRQDO)HHV	DW			
				%XLOG &RVWV
'LUHFW 6DOH \$JHQWV)HH				
				'LVSrvDO)HHV
/HJDO)HHV				
(PSW\ 3URSHUW\ &RVWV				
				(QG 3D\PHQWV

INTEREST

(See CASHFLOW)

SD	RQ 'E'W FKDUJ	EGW	XUO\	DQG	FRPSRXQG	HG	4XDUWHUO\
6LWH &RVWV	0RQWK	6HS					
%HG EOG	0RQWK	WR	6HS	1RY			
%HG EOG	0RQWK	WR	6HS	1RY			
(QDEOLQJ EOG	0RQWK	WR	6HS	1RY			
&DU 6SDFHV EOG	0RQWK	WR	6HS	1RY			
/HJDO)HHV	0RQWK	WR	'HF	0D\			
(PSW\ 3URSHUW\ &RVWV	0RQWK	WR	'HF	1RY			
,QY 9DOXH \$	0RQWK	0D\					
%HG VDOH	0RQWK	WR	'HF	1RY			
%HG VDOH	0RQWK	WR	'HF	1RY			
&DU 6SDFHV VDOH	0RQWK	WR	'HF	1RY			

PROFIT

COSTS

6S @ @ 0