

Non-Residential: CIL as a Percentage of Development Cost - £35/m² CIL Rate Uses Tested in Full Through Local Plan & CIL Viability Assessment

Use Class / Type	Example Scheme Type	DCS CIL Rate	Gross Floor Area (m²)	Total Estimated Development Cost	CIL Rate as Percentage of Cost
Business - Offices - Town Centre	Office Building	£35	500	£1,441,018	1.2%
Business - Offices - Out of town centre /Business Park	Office Building	£35	4000	£11,026,220	1.3%
Business - Industrial / Warehousing	Smaller / Move-on type industrial unit including offices - industrial estate	£35	500	£1,137,126	1.5%
Business - Industrial / Warehousing	Larger industrial / warehousing unit including offices - industrial estate	£35	2000	£3,305,253	2.1%
Hotel (budget)***	Hotel - edge of town centre / edge of town (120 Beds)	£35	3000	£9,712,445	1.1%
C2 - Residential Institution	Nursing Home	£35	1231	£3,364,867	1.3%

Other Potential Non-Residential Uses: CIL as a Percentage of Development Cost - £35/m² CIL Rate

Use Class / Type	Example Scheme Type (BCIS)	DCS CIL Rate	Total Estimated Development Cost/m²	CIL Rate as Percentage of Cost
School	Primary School	£35	£3,698	0.9%
	Secondary School	£35	£2,995	1.2%
Hospital	General Hospital	£35	£5,890	0.6%
	Vehicle showrooms (without workshops) <500m²	£35	£3,849	0.9%
Car Sales	Vehicle showrooms (without workshops) 500 - 2,000m²	£35	£2,356	1.5%
	Cafes, snack bars, coffee bars, milk bars	£35	£4,712	0.7%
Cinemas	Cinemas	£35	£3,217	1.1%
Community Centres	Generally	£35	£4,069	0.9%
Community Halls	General Purpose Halls	£35	£3,953	0.9%
Sports Centres	Sports centres / recreational centres generally	£35	£3,067	1.1%
Sports facilities	Sports pavilions, club houses and changing rooms	£35	£4,507	0.8%
Museums	Museums, planetaria generally	£35	£3,124	1.1%
Libraries	Libraries generally	£35	£4,472	0.8%
Data centres	Data centres generally	£35	£4,672	0.7%

High level cost estimate\*

BCIS	Ext & PF	Cont	BREEAM / Planning	Marketing / Letting	Finance	Site Prep / Surveys
£3,698	Used all in cost from BCIS Analyses					
£2,995	Used all in cost from BCIS Analyses					
£3,713	£4,753	£4,990	£5,250	£5,287	£5,816	£5,890
£2,426	£3,105	£3,261	£3,430	£3,455	£3,800	£3,849
£1,485	£1,901	£1,996	£2,100	£2,115	£2,326	£2,356
£2,970	£3,802	£3,992	£4,200	£4,229	£4,652	£4,712
£2,028	£2,596	£2,726	£2,868	£2,888	£3,177	£3,217
£2,565	£3,283	£3,447	£3,627	£3,653	£4,018	£4,069
£2,492	£3,190	£3,349	£3,524	£3,549	£3,903	£3,953
£1,933	£2,474	£2,598	£2,733	£2,753	£3,028	£3,067
£2,841	£3,636	£3,818	£4,017	£4,046	£4,450	£4,507
£1,969	£2,520	£2,646	£2,784	£2,804	£3,084	£3,124
£2,819	£3,608	£3,789	£3,986	£4,014	£4,416	£4,472
£2,945	£3,770	£3,958	£4,164	£4,194	£4,613	£4,672

\*Assumptions Based on DSP Chiltern District Council & South Bucks District Council Local Plan and CIL Viability Assessment (June 2019)