

Revised Table 6.2 - JLL Revised Development Viability – Approach 1 Objective Assessment

| Site | Residual Land Value (£) | Site Value Benchmark (£) | Surplus/Deficit |
|----------------------------------|--|---|---|
| Covent Garden | - £3.73 million (updated as now reflects CIL payment of £189,150) | £1.45 million (Although trading information for the existing car park should ideally be provided in order to generate a more accurate assessment, the value now proposed by the Applicant equates to typical land values in Leamington Spa which provides a useful 'sense check' on the Site Value benchmark proposed. We have therefore adopted the £1.45 million figure on this basis, in the absence of further information from the Applicant) | -£5.18 million (deficit) This is the amount of 'gap' that would be required to generate a viable scheme (assuming that the £1.45 million needs to be paid to the owner as a Site Value benchmark). |
| Riverside House | £5.87 million (updated as now reflects CIL payment of £1,308,326) | £3.44 million (no change from previous analysis as findings of Colliers CRE valuation accepted by JLL) | £2.43 million (surplus) This is the amount of land value over and above the Site Value benchmark which would be used to meet the gap at Covent Garden (assuming that no affordable housing is provided at Riverside House). |
| Overall Surplus / Deficit | | | -£2.75 million (This is the amount of shortfall if both projects are combined). |

Source: JLL Analysis (January 2018)

Revised Table 6.3: JLL Findings for Approach 2 – Assessment of the Actual Transaction

| | Riverside House | Covent Garden | |
|---------------------------|--|--|---|
| Residual Land Value (RLV) | £5.87 million (updated to reflect CIL payment of £1,308,326) | -£6.95 million (Updated to reflect capital payment of £8,463,400 from WDC to Applicant for Car Park and CIL payment of £189,150). | -£1.08 million (The project gap if the total receipt from Riverside House with no affordable housing is utilised to 'cross fund' the gap at Riverside House). |
| Site Value Benchmark | £3.44 million (no change as Colliers CRE Valuation accepted by JLL) | £1.45 million (Revised Value proposed by BNP following JLL comments). | £4.89 million (The total level of Site Value benchmark WDC/The Applicant would receive if Approach 1 was taken). |

Source: JLL Analysis (January 2018)