

Information to be included within a Viability Appraisal

Proposed scheme details	<ul style="list-style-type: none"> • Floor areas: - Residential: Gross Internal Area (GIA) and Net Saleable Area (NSA); Commercial/other: Gross Internal Area (GIA) • Proposed specification for each component of development • Residential – unit numbers, sizes, habitable rooms including the split between private and affordable tenures • Site area and densities
Development programme	<ul style="list-style-type: none"> • Project plan, including land acquisition, pre-build, construction and marketing periods and phasing (where appropriate) • Viability cashflow
Gross development value	<ul style="list-style-type: none"> • Anticipated residential sales values, ground rents, sales rates per month, assumptions regarding forward sales and supporting comparable evidence from nearby schemes. • Anticipated rental values, yields and again comparable evidence • Details of likely incentives, rent free periods, voids for any commercial element • Anticipated value of affordable units based on evidence including details of discussions from registered providers
Costs	<ul style="list-style-type: none"> • Build costs based on either Building Cost Information Service (BCIS) with costs reflecting the specific proposal and justified to show that an appropriate and reasoned approach has been taken • Build costs can also be provided by accredited/approved cost consultants • Where schemes have abnormal development costs these must be well substantiated and evidenced including a fully detailed cost plan and evidence of contractor costs • Details of other costs including demolition should be substantiated • Sales/letting and professional fee allowances
Profit	<ul style="list-style-type: none"> • Profit on cost and value • Supporting evidence to justify proposed target levels of profit taking account of the individual characteristics of the scheme
Benchmark land value	<ul style="list-style-type: none"> • Existing Use Value (EUV) based on evidence including existing income, comparable data and details of condition of the existing site. Justification for any premium applied over EUV, taking account of existing planning policy and viability guidance • Freehold/leasehold titles

	<ul style="list-style-type: none"> • Tenancy schedule • Evidence of how benchmark land value reflects planning policy • Site option/promotion agreement details • Purchase Price/date
Planning contributions	<ul style="list-style-type: none"> • S106 costs • Affordable housing
Development finance	<ul style="list-style-type: none"> • Finance costs appropriate to the type of development, reflecting that finance costs vary throughout development period, with majority of interest incurred during construction
Other	<ul style="list-style-type: none"> • Statutory declaration to verify accuracy of information submitted • Other information requested by HBBC having regard to the specific application
Contact details	<ul style="list-style-type: none"> • Details for the Developer and Planning Consultant