

Appendix B: Schedule of Inputs Required for Viability Appraisal

Costs

1. Base build costs

- Description: Building costs for each specific type of building exclusive of abnormal costs. Contingency information if applicable.
- Preferred source: Quantity Surveyors Cost Plan for proposals.

2. Abnormal costs

- Description: Costs over and above the normal associated base build costs.
- Preferred source: Quantity Surveyors Cost Plan for proposals and relevant specialists report.

3. Infrastructure costs

- Description: Costs of associated infrastructure/service to be provided to enable the development.
- Preferred source: Quantity Surveyors Cost Plan for proposals and relevant specialists report.

4. Professional fees

- Description: Planning, Engineers, Design, other consultant fees.
- Preferred source: Industry norms or otherwise as set out within developer budget.

5. Finance

- Description: Interest rates, arrangement fees, land holding costs.
- Preferred source: Evidence from funder or otherwise industry norm.

6. Planning Obligations

- Description: Expected cost of contributions to Council or other bodies etc.
- Preferred source: Confirmed with Greater Cambridge Shared Planning Service.

7. Acquisition costs

- Description: Legal fees, stamp duty, agent's fees etc.
- Preferred source: Contract information or HMRC.

8. Marketing costs

- Description: Costs associated with marketing and sales of private sale units.
- Preferred source: Developer budget or industry norms.

9. Developer return

- Description: Developer profit assumed on residential and commercial aspects of proposals.
- Preferred source: Developer budget or industry norms.

Values

10. Residential values

- Description: Sales value of each different unit type on a unit and £m2 basis.
- Preferred source: RICS local valuer.

11. Commercial values

- Description: Capital value of any commercial provision with yield and rental information.
- Preferred source: RICS local valuer.

12. Affordable housing values

- Description: Details of assumptions in relation to rents and shared ownership housing. Offers from preferred local Registered Providers should be sought prior to submission. Assumptions in relation to any grant bid should also be set out.
- Preferred source: Registered Providers and Council's Housing Strategy Team.

13. Ground rents

- Description: Capital value of ground rent investment on leasehold properties proposed.
- Preferred source: RICS local valuer, industry norms.

Benchmark land value

14. Existing or alternative use land value

- Description: Value of land in its existing use or permitted alternative use (without hope value).
- Preferred source: RICS valuer.

15. Acquisition price

- Description: Price paid for the land, if already purchased or local comparable examples.
- Preferred source: Land Registry.