

Applicant Viability Data

1) Initial Details

A) Planning Application Reference Number (As listed on Council's public record)

B) Brief description of the proposed Development/Redevelopment: -

C) Full postal address of the subject development site: -

D) Please provide a plan which highlights the location of the subject development

E) Please provide a site plan which highlights the boundaries to the subject development

F) Please advise what the GROSS site area is (in hectares & acres)

G) Please advise what the NET development area is (in hectares & acres)

H) Please detail site density (number of houses per hectare & acre on a gross basis)

I) Please advise of the TOTAL Gross Internal Area (Calculated in accordance with the Building Regulations) **to be built/converted/refurbished** (in square metres & square feet)

J) Please include a hardcopy and an electronic copy (in Microsoft Excel with the following columns: Description, Assumed start date, Total length of period (months), and Total cost of development) **Assessment (FVA) including Developer Obligations and Affordable Housing Contributions**

K) Please confirm the land sales price expected to be paid or price paid

L) Please provide an overview of the factors which are restricting full delivery of the development and the amount of Affordable Housing Contributions

2) Development periods (for finance calculations)

Description of item:	Assumed start date	Total length of period (months)
A) Total development period		
B) Construction period (Private Housing)		
C) Construction period (Affordable Housing)		
D) Construction period (Commercial Development)		
E) Sales period (Private Housing)		
F) Sales period (Affordable Housing)		
G) Sales period (Commercial Development)		

TOTAL		
C) Developer Obligations and Affordable Housing Contribution		
Rate (if applicable):	Total cost (£s):	Description of cost:
TOTAL		
TOTAL Development Costs		

5) Development fees & charges:

Note: Please indicate if costs are inclusive or exclusive of VAT, the rate at which VAT can be claimed back.

Description of item:	% Rate:	% of:
A) Professional fees		Base Build Cost
B) Agency & Marketing (Private Housing)		GDV
C) Agency & Marketing (Affordable Housing)		GDV
D) Agency & Marketing (Commercial Development)		GDV
E) Legal costs associated with disposals		% of GDV or £s per unit
F) Finance- Debit interest		Borrowing
G) Finance- Credit interest		Any development surplus
H) Developer's return (profit) for Private Housing		GDV or cost
I) Developer's return (profit) for Affordable Housing		GDV or cost
J) Developer's return (profit) for Commercial Development		GDV or cost
K) Site Acquisition costs		
L) Other (please specify)		
TOTAL Development fees & charges		
TOTAL COSTS		

Residual land value (TOTAL GDV- TOTAL COSTS)	
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