Applicant Viability Da

1) Initial Details

- A) Planning Application Reference Number (As listed on Council's public reco
- 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 developed
- E) Please provide a site plan which highlights the boundaries to the subjec
- 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
- I) Please advise of the TOTAL Gross Internal Area (Calculated in accordance be built/converted/refurbished (in square metres & square feet)
- J) Please include a hardcopy and an electronic copy (in Microsoft Excel with Assessment (FVA) including Developer Obligations and Affordable Housing
- 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 delivenessing 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)				

H) Other (please specify)		
3) Gross development value	e (GDV)	
A) Brief description of item being built (e.g. name of house type)	Type of item being built (e.g. private dwelling, affordable dwelling, office suite, etc)	Number of bedrooms
TOTAL		
B) Brief description of	Area of item (sqm)	Value (£s)
additions to GDV		
Ground Rents	NA	
Service charges	NA	
Other (please specify)		
TOTAL		
TOTAL GDV		
4) Development Costs Note: Please indicate if costs and whether VAT can be clain		sive of VAT, the rate at
A) Development costs	Total and (Ca)	December of costs
Rate (if applicable):	Total cost (£s):	Description of cost:
TOTAL		
B) Exceptional (Abnormal) De	velonment costs (Whe	re applicable)
Rate (if applicable):	Total Cost (£s):	Description of cost:
itate (ii applicable).	10tai 003t (£3).	Description of Cost.

TOTAL		
C) Developer Obligations and	Affordable Housing Co	ontribution
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 be claimed back.

Desired busin				
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 CDV TOTAL COSTS	
(TOTAL GDV- TOTAL COSTS)	

ta (AVD) Form
ords- e.g. Council website): -
opment site
t development site
and net area basis)
with the RICS code of measuring practice) to the new buildings to
th working formulas) of a policy compliant Financial Viability g Contributions
ery of the Council's Developer Obligations and/or Affordable
ery of the council's beveloper obligations and/or Anordable
Distribution pattern (e.g. straight-line,
S-Curve, Weighted etc)

Gross Internal Area (GIA) of item (sqm)	Number of each item	Value (£s) per item	Total value (£s) of item

which VAT is charged
_
VAT
VAT

which VAT is charged and whether VAT can

Total cost:	VAT