

Affordable Housing Financial Viability Proforma

If you do not accept the proposed level of Affordable Housing Policy contributions you are required to conclusively demonstrate that they are not financially viable by completing a financial development appraisal (see Note 1) and providing the descriptions and reasoning set out below.

1. Existing Site Information				
Address (inc. postcode)				
Housing market area (Note 2)				
Describe land and existing buildings & state the number of dwellings (photos are helpful)				
Gross site area (sqm) & Gross internal area of existing buildings (Note 3)				
Date acquired & price paid				
Existing use value				
Alternative use value (if any)				
Market value				
Evidence				
2. Proposed Development				
Type of Dwelling (Note 4)	Number of bedrooms (Note 5)	Number of Units	Gross internal area of house/flat (Note 3)	Estimated market value
				£
				£
				£
				£
				£
				£
Sales evidence		Please attach details of three comparable sales for each of the dwelling units above. These should be as comparable as possible in terms of dwelling type, nos. beds, size & age. At a minimum these should include the full address, asking/sales price and date for sale/sold		
3. Proposed Affordable Development				
Nos. units proposed				
Types/tenure proposed				
Estimated rents and/or values				
Describe any discussions of value/sale/grant with Social Landlords				
4. Proposed Commercial Development				
A professional valuation should be attached describing the development and providing conclusive				

evidence of capital values/rents/yields

5. Additional Information	
Applicants assessment of values/rents plus supporting evidence for both private, affordable housing and commercial elements of the development	
Build cost details including breakdown of site abnormal costs, including combination etc and Infrastructure costs with supporting evidence on costs. Ideally a full Quantity Surveyor Cost Schedule should be provided but this may not have been carried out for small schemes	
Market value of the site including supporting evidence	
Full details of any other Section 106 and Section 278 costs etc	
Full development programme/cash flow including build period, sales programme and timing of Section 106 payments/contributions etc.	

Notes:

1. Financial development appraisals include the HCA DAT which helpfully sets out default values. Alternatively an applicant may wish to obtain a professional valuation setting out the development appraisal in another format.
2. See Sub Markets in New Forest District.
3. Gross Internal Area is the area measured from internal wall to internal wall
4. Types of dwelling must be one of the following categories, Detached, Semi-detached, Terrace/Town House, Bungalow, Flat
5. Use a separate line for each dwelling type and number of bedrooms

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