

**LONDON BOROUGH OF RICHMOND UPON THAMES**  
**VIABILITY APPRAISAL OR COMMUTED SUM CALCULATION**  
**ANNEX B SCHEDULE OF INPUTS AND SOURCES OF INFORMATION**

Ref.	Item	Description	Information Source
1	Residential Values	Sale Value of each residential unit type or Capital Value of units for open market rental. All to be net of incentives	RICS local valuer Internet Research Local Estate Agents Other comparable developments
2	Commercial Values	Sale Value of each commercial unit type or Capital Value of commercial units for rent based on market rents and yields All to be net of incentives	RICS local valuer Internet Research Local Commercial Agents Other comparable developments
3	Base Build Costs	Building Costs for each type of building exclusive of abnormal costs	BCIS Spons Quantity Surveyor's Cost Plan
4	Abnormal Costs	Those costs over and above the normal costs allowed in the assessment of the base build as noted in 3 above. eg: Decontamination, Demolition, Site Preparation, Archeological Surveys Foundations in excess of 1m deep Basement or Undercroft Parking	Quantity Surveyor's Cost Plan supported by evidence from appropriate surveys and engineer's reports
5	Infrastructure	Cost of roads, sewers, utilities and engineering works to service the land	Quantity Surveyor's Cost Plan supported by evidence from appropriate surveys and engineer's reports
6	Affordable Housing Income	Details of Affordable Rents First Tranche Sales and Equity Rent for Shared Ownership, yields to be applied to rents and management costs to be deducted Or an offer from an agreed Registered Provider for the purchase of the Affordable Homes	Registered Provider RICS valuer familiar with Affordable Housing. Council Housing Dept - strategies and guidance including current Tenancy Strategy and Intermediate Housing Policy Statement
7	Social Housing Grant	Amount of Grant to be offered to the Registered Provider to assist in purchasing the affordable housing	Registered Provider GLA Investment Team Council Housing Dept including Housing Capital Programme
8	Other forms of Funding	GLA grants for Infrastructure EU Grants Cross Subsidy from the Registered Provider for the purchase of the Affordable Homes Other sources of Funding	Appropriate funding body
9	Planning Obligations / Community Infrastructure Levy	Capital Sums included in the S.106 Agreement Timing to be set by the Council	Council / S.106 Agreement
10	Finance	Arrangement Fees Interest rates Bank Monitoring Charges Exit Fees	Evidence from the Funder and/or industry norms identified in viability appraisal manuals
11	Marketing Costs	Sales Agent's Fees Marketing Suites Promotional Costs (not incentives) Advertising	Developer's budget and/or industry norms identified in viability appraisal manuals
12	Legal Fees for Sales	Legal Fees for Sales	Developer's budget and/or industry norms identified in viability appraisal manuals
13	Acquisition Costs	Legal Fees Stamp Duty Third Party payments Agent's Fees	Solicitor's Quotation HMRC Contract information Agent's Quotation
14	Profit	On Gross Development Value of Residential Units On Affordable Housing On Commercial Buildings	Developer's budget and/or industry norms identified in viability appraisal manuals and/or funder's requirements
15	Professional Fees	Architects, Engineers, Design Consultants etc Cost of Bonds	Developer's budget and/or industry norms identified in viability appraisal manuals
16	Build Contingencies	An appropriate allowance dealing with the status of design information at the time of the appraisal	BCIS QS Cost Plan
17	Residential Unit Mix	Building Type, Unit Type and Number of Each Size (Net Internal Area and Gross Internal Area) Tenure of each dwelling type	Architect's or Developer's accommodation schedule
18	Ground Rents	Annual ground rents and appropriate yield to capitalise the value of the freehold	RICS local valuer Internet Research Local Estate Agents Other comparable developments
19	Cashflow	Anticipated Dates when the sales revenues and costs noted above are anticipated to be received and expended	QS Cost Plan Sales Agent's advice Developer's budget and/or industry norms