

DEVELOPMENT APPRAISAL

The information to be supplied should include the value of the completed development proposed by the development, and all costs incurred or expected to be incurred in order to achieve this value. The information should include the following as a minimum guide but may also cover other items specific to the proposed development.

VALUE

- Gross internal area of houses excluding garages, conservatories. Habitable roof-space should be listed separately. For industrial buildings, supply gross internal area; for any shops or offices, net internal area.
- The value used per unit of area. Alternatively, valuations of the completed buildings.
- The cost of sales or lettings, broken down into marketing/estate agents' fees and legal fees.
- Affordable housing should be shown at the value to be paid by a Housing Association as published on the Harrogate Borough Council website.
- Current Use Value of the property – this means the value reflecting the existing physical state and use, which are authorised and require no consent to continue.
- Purchase price (and date), where this is considered to be relevant.

It may be useful to show more than one scenario.

COSTS

- Build costs. Give the gross internal area x the unit cost per square metre or square foot. State whether this is a tendered sum or an estimate.
- Preliminaries allowed for if costed separately. State what is included.
- External works where applicable. Broken down, e.g. X m road @ £Y/m. Include boundary treatment, landscaping, demolition & site preparation costs as appropriate.
- Standard Planning Costs – Planning & Building Regulation fees, commuted sums.
- Professional fees - Architect, QS, CDM supervisor etc.
- Contingency allowance.
- Cost of finance. Indicate the period and interest rate.
- Community Benefits. If the scheme includes any exceptional benefits such as the restoration of a listed building or the provision of public open space above what is required, please state the cost of providing this.
- Abnormal costs if any. What are these (e.g. contaminated land remediation) and what costs are anticipated?
- Developers Profit – the amount or percentage included.

Any other relevant items should be clearly defined and costed.

The information will only be made available to the Planning Officer and advisors such as the Council's Valuation Surveyor, Housing Development Officer and Quantity Surveyor. It will not be placed on the public file nor made available to any third party.