**ITP Technical: Panel Instruction**

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| **Multidisciplinary** | ITP No:MC/NEYH/ATLAS/10 |
| HCA_Logo | Consultant Instruction No: |
| File Reference:46.2.235 | Date:12/02/2016 |
| Program: |
| Location: |
| Project / Site Title:East Wisbech Urban Extension |
| To:MouchelExport House, Cawsey House, Woking, Surrey, SW1H 9NP | Office:Bedford |
| Details of work required:The following key tasks are envisaged, split into two key areas, subject to final discussion and confirmation with the selected team:1. Initial Assessment of Deliverability & Housing Delivery  Provide a commentary on the overall deliverability of emerging development proposals for East Wisbech in the light of local and sub-regional market conditions, emerging layout/design and land use mix and based on an understanding of the local property market, likely developer interest and other commercial considerations; Following the initial high-level viability appraisal, provide a set of initial delivery options for the Councils & partners to consider; where specific viability/deliverability obstacles are identified or where conventional delivery options are not thought to be appropriate suggest alternative approaches to secure timely housing delivery - this should also include an assessment of alternative housing delivery options such as self-build/serviced land and/or other community-led housing models that may assist timely delivery; make an initial recommendation regarding the most appropriate delivery option for the partners and identify clear next steps to progress the options; advise and/or formulate an indicative and logical phasing plan based on the above assessment.  Critical friend review of early list of infrastructure requirements; provide an initial assessment of likely costs, timing and delivery options to assist in the overall viability and deliverability of the project2. High-level viability appraisal and review infrastructure list  Develop an initial high-level viability spreadsheet appraisal of emerging proposals for East Wisbech project using the HCA Development Appraisal Tool so that it is capable of being manipulated by the local planning authorities;Provide a commentary that accompanies the appraisal to cover the following items although consultants would be expected to use their own judgement as to items not covered in this list: Sales Values - advise on residential sales values taking into account the local and sub-regional market and long term market trends in values.  Commercial Values - advise on commercial values for a new local centre taking into account of the local and sub-regional market and long term market trends in values. Finance Costs  make general assumptions around the borrowing/finance rate and period of any borrowing.  Affordable Housing - confirm the assumptions on the provision of affordable housing across the site. Density  make reasonable assumptions to calculate the gross site area, net developable area and dwelling density. Build costs  make reasonable assumptions applying industry standards  Planning Obligations - Confirm that the Section 106 costs been correctly cash flowed based on indicative trigger dates provided. Provide any general comments on the Section 106 items/levels and/or suggestions for ways in which cashflow could be improved.  Land Owners Return/profit - confirm the estimated return from the project is reasonable and in line with market aspirations.  Indexation and Growth  confirm the assumptions on growth and discuss the level used is in line with market aspirations.3. Viability Training  Provide a bespoke package of viability training sessions and materials tailored to meet the current needs of Fenland District Council (predominantly local authority planners and related professionals); the training will be held at a training room (8 IT training workstations are available for use if needed) at Fenland District Council and is likely to involve 10-15 professionals. The training seminar(s) will consist of one full day training event and include: an overview of the national planning context, best practice guidance, recent appeal decisions and case studies combined with hands-on use of the HCA DAT tool evaluating the East Wisbech project as a relevant case study. The training should also cover tools and techniques for planning officers dealing with development proposals which present viability issues.  |
| Is this confirmation of verbal request? No | Original Target Date: 31/03/2016Latest Target Date: 31/03/2016 |
| Notes:  | Original Target Cost: 24780Latest Target Cost: 24780 |
| Purchase Order Number: IT70556 |
| Originator Ref/Contact: Zahur Gitay | Prepared By: Zahur Gitay |
| Previous References: |
| CDM Linked Instruction? N  |