**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:  Mouchel  Export 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 project  2. 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: 31/03/2016  Latest Target Date: 31/03/2016 | |
| Notes: | Original Target Cost: 24780  Latest Target Cost: 24780 | |
| Purchase Order Number: IT70556 | |
| Originator Ref/Contact: Zahur Gitay | Prepared By: Zahur Gitay | |
| Previous References: | | |
| CDM Linked Instruction? N | | |