

APPRAISE: Development Viability

There is generally a local authority expectation that sites will support the provision of affordable housing. Pioneer is at the forefront of the viability debate through which this assumption can be tested.

The National Planning Policy Framework requires that: the cost of meeting affordable housing obligations together with other planning contributions should not prevent landowners and developers from making competitive returns, taking into account the normal cost of development with an emphasis on deliverability.

In this context the assessment of development viability, during both the plan making process and in the determination of planning applications, is essential to ensure the delivery of new housing.

Within the unpredictable planning environment Pioneer can assist land owners, house builders and developers by introducing a stable platform from which affordable housing provision can be negotiated with local authorities:

- *At the plan making stage to ensure viability issues are taken into account.*
- *On new and stalled developments to make sure that the level of provision is appropriate to the site circumstances.*

Our professional consultants are experts in determining the deliverable percentage, mix, and tenure of affordable housing by undertaking comprehensive viability appraisals using:

- *The GLA (Three Dragons) Toolkit*
- *The HCA Development Appraisal Tool*
- *Bespoke and scheme specific viability appraisals*

Pioneer will integrate with project teams providing professional advice to progress the development proposals through the planning system, leading viability negotiations with the local authority, advising on planning obligations and defending our approach at appeal when required.

Our aim is to negotiate an appropriate and viable level of affordable housing provision to enable our clients to deliver the new housing that is required.

