

Affordable Housing Master Class Session 2

An Introduction to Development Viability

Tuesday 9th January 2007.
Devon and Cornwall Housing Association, Paris Street. Exeter

Agenda

9.00	Refreshments
9.25	Welcome (Ron)
9.30	Introduction to Viability (AC) Basic principles and key questions to be addressed The role of public and private subsidy Basic viability calculation methods The role of financial models Common dilemmas
10.30	The Housing Corporation Briefing - Financial Workbooks and Viability (Trevor Ives) Role/nature of the HC's Financial Workbooks Why, when, and how are they used? Other considerations?
11.30	Coffee Break
11.45	Briefing (AC) Groups will be issued with a brief to assess the viability of a fictional development scenario
12.00	"Number crunching" (AC and facilitators) Approx 6 groups of 4 people will work through the brief and come up with recommendations on viability for their Planning Committee (<u>calculators</u> will be required)
13.30	Lunch
14.00	Group Feedback on Viability Exercise and General Discussion of Recommendations to Committee (Led by AC)
15.00	The Developer's View (a "lively" presentation, giving the developer's perspective on viability and how it is dealt with by local authorities)
15.45	Roundup and Preview of Viability Session 2
16.00	End (at 4.00 pm sharp!)