

## Chichester City Council – Zero / Low Carbon Viability Study

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The table below outlines our cost plan, setting out activities, resourcing and subsequent costs for undertaking an assessment of viability of the proposed policy of the Neighbourhood Plan to introduce a requirement for zero carbon in new residential developments across Chichester City. The aim of the assessment will be to determine the viability of requiring new build development to be built to a net zero carbon standard alongside other planning policies contained within the neighbourhood plan, emerging wider Chichester District Council Local Plan and any national policies likely to have a cost impact on residential development – cumulative impact on development. The approach is likely to be iterative; testing combinations of potential policies in combination, particularly if it is considered likely that a full zero carbon policy alongside wider policy costs would render development unviable. This may include sensitivity testing both carbon reduction standards (i.e. Future Homes Standard Options 1 and 2 as well as full zero carbon compliance) as well as the level of affordable housing likely to be viable in tandem with those carbon standards across the City area only.

To maintain a reasonable budget for this work, it is not envisaged that wider sensitivity testing is carried out, for example on affordable housing tenure or other wider policies that may be introduced by Chichester City Council (accessibility, nationally described space standard and others). It will be assumed that those are fixed policy costs in order to keep the scope of the project within reasonable parameters.

Equally, the study will be a desktop based exercise. We will carry out a desktop, internet based review of available sources of information to support our assessment including in relation to the cost of achieving zero carbon compliance in residential dwellings. This may be from such sources as the Government technical papers supporting policy consultation, previous papers on zero carbon compliance, work undertaken by organisations such as BRE, Zero Carbon Hub and others and our own experience in providing strategic viability assessments for Local Authorities. For the avoidance of doubt, the costs set out below do not include any allowance for costing energy / building strategies to meet zero carbon requirements. This would add significantly to the cost of this project and would require specialist input from third part energy / cost consultant advisors. Equally, no physical meetings are assumed or included in the cost. We have allowed for a virtual meeting to take place at inception and at draft / final reporting stage with Chichester City Council.

Zero Carbon Viability Assessment	Who By	Days	Cost per Day	Total
1. <b>Research:</b> Inception, desktop review of available evidence (relating to cost of zero / low carbon compliance), wider Neighbourhood Plan, Chichester District Council Local Plan and national policies to determine additional cost of each policy approach over and above standard build. Carry out values and standard build cost research, develop notional site typologies for testing and agree assumptions / methodology with Chichester City Council	RD/RS	1	£600	<b>£1,875</b>
	HJ/NM	1.5	£500	
	TH/IR	1.5	£350	
2. <b>Development appraisals:</b> Run development appraisal modelling sensitivity testing on a number of agreed development typologies representative of development likely to come forward across Chichester City. To include sensitivity testing for FHS Options 1 and 2 and full zero carbon compliance alongside affordable housing proportion.	HJ/NM	1	£500	<b>£1,200</b>
	TH/IR	2	£350	
3. <b>Analysis:</b> Results analysed and compared to Benchmark Land Values and set out in tabular and graphical form.	HJ/NM	1.5	£500	<b>£1,450</b>
	TH/IR	2	£350	
4. <b>Draft report:</b> Provide draft report to Chichester City Council setting out purpose, methodology, results and conclusions. Report to highlight the viability of zero carbon requirements in the City, any potential trade-off required with other policies and potential options for policy in the Neighbourhood Plan.	RD/RS	2	£600	<b>£1,700</b>
	HJ/NM	1	£500	
5. <b>Final Report:</b> Provide final report after client liaison.	RD / RS	1	£600	<b>£1,100</b>
	HJ/NM	1	£500	
<b>Fixed Price (excluding VAT)</b>			<b>£7,325 plus disbursements</b>	
<i><b>Please note:</b> assumes a desk top exercise only and includes virtual meeting at Inception and draft report stage only. Further meetings / additional time will be charged at our standard rates.</i>				

**Notes to accompany the above tables:**

RS = Rob Searle BSc (Hons) MSc CHIM (Director)

RD = Richard Dixon BSc (Hons) MRICS CHIM (Director)

HJ = Helena Jones BSc (Hons) (Projects Director)

NM = Nick Molyneux BA (Hons) MCIH (Senior Consultant)

TH = Tallulah Hyde BA (Hons) (Research Assistant)

IR = Imogen Rawlings (Technical Assistant)

DSP confirm that we can provide support as required beyond the assessment work. Our Directors and consultants regularly provide post-study support to our clients including in relation to follow up work as necessary for strategic Local Plan viability, DCS representation responses in relation to CIL viability as well as providing technical support with representation responses / Examiner questions and attendance at Examination (where applicable). Given the unknown elements of any ongoing support we have set out our day rates for dealing with these elements but would need (and be able) to quote more closely at the appropriate time - dependent on the Council's requirements.

General Rates – additional meetings, supporting the Council with consultation responses, additional viability testing (if required) evidence updates (if required) and appearing at Examination Hearing if required.	Who By	Cost (excl. travel, any disbursements and VAT)
Additional meetings / work relating to the current project.		£500 per day
Consultant's hourly rates for additional work / viability appraisals / Member's briefings etc. relating to the current project.	RS & RD	£80 per hour / £600 per day (per involved consultant)
Rate applicable to Neighbourhood Plan examination written representations - dealing with responses / Inspectors questions relating to Neighbourhood Plan – written, emailed or discussed advice / material.	RS & RD	£100 per hour / £750 per day (per involved consultant – usually 2)
Rate applicable to <i>attendance</i> at Examination in Public (unlikely to be required in relation to Neighbourhood Plan).	RS & RD	£1,500 per day (note that this is <u>not</u> per consultant – normally includes at least one Director and one senior consultant)

*Fees for attendance at and assistance prior to Examination / Public Local Inquiry subject to review depending on work type and do not include VAT or Disbursements. Individual / variant fixed price quotes can be supplied if required.*

DSP normally requests fee payments in stages for main project work, in accordance with agreed milestones – e.g. spread from inception stage to final report completion. In our experience, a large proportion of time is spent at the front-end projects such as these and as such we would request payment tranches that spread the payments to reflect project cost.

The payment schedule can be agreed with the Council if DSP are appointed but may need to take into account the eventual project timings subject to the discussion above.

Timings: to be agreed. Likely now to be started during December 2020 but with main elements of the study undertaken within January 2021 subject to client discussion.