

Born out of the venture builder programme Carbon 13, Viability are revolutionising the homebuilding and construction industry with their sustainable development viability tool which helps developers to automate the assessment of sites, optimise scheme designs and ensure homes are delivered sustainably.

Viability do this by producing accurate viability assessments on any site in the UK within seconds, de-risking developments using accurate data from multiple different planning policy, regulatory, market analysis and environmental sources, and decarbonising home building through the promotion of modern methods of construction.

Their aim is to help developers to build more homes in a more sustainable way. With the housing crisis and growing government targets, it is clear that the UK housing industry need to deliver more homes, but the biggest barrier to this is site Viability. Put simply a site must be financially viable to be developed and finding these viable parcels of land can require weeks if not months of analysis and even then if the correct methodologies are not adopted, these sites can be incredibly high risk deals. Viability automates the processes used by the UK's leading house builders and puts this at the fingertips of its subscription users, to reduce the time taken assessing sites down to minutes, helping developers assess more sites, find more opportunities and derisk developments.



Try for Free

Accurately assess, optimise and de-risk property development projects *in seconds*

Get all of your numbers right and eliminate doubt with quick, precise, site feasibility studies, development appraisals and viability analysis

Try for Free

No credit card needed

Cashflow

	Year 1	Year 2	Year 3
Revenue	1000	1000	1000
Costs	(500)	(500)	(500)
Profit	500	500	500

Project Summary

- Before finance costs: £654,090
- After finance costs: £517,902
- As % GDV: 14%
- Existing use value: £0

Site Summary

- Site Area (acres): None
- Flood Risk: None
- Green Belt: None
- National Park: None
- Conservation Area: None
- ACMB: None
- District Council: Winchester
- Planning Authority: Winchester
- Parish Council: Southampton
- Average Sold Price New Build (m): 417.75
- Average Sold Price New Build (k): 417,800
- Average Sold Price Existing (m): 410.26
- Average Sold Price Existing (k): 410,260
- Average House Size (m): 153.53
- New Build Premium: -2.7%

Build accurate financial models

Make critical decisions with certainty

Save time and thousands on consultancy fees and abortive costs

Sustainable Development Optimised

For more information on the Viability system please contact COO and Co-Founder Henry Mayell on henry@viability.site



VIABILITY

Ground-breaking technology

Viability is light years ahead of standard development and appraisal platforms. It harnesses an extensive range of valuable and hard to find information sources, from live market and build cost data, accurate planning policy requirements, up-to-date CIL, S106 and Nutrient Neutrality calculators, to, high-quality aerial imagery, BNG assessments, detailed below ground infrastructure surveys, expert industry analysis and much, much more.



Industry renowned methodologies

It then applies tried and tested methodologies developed by the UK's leading development experts, manufacturers of offsite and Modern Method of Construction solutions and top housebuilders who've specialised in scheme optimisation and viability assessments for more than 40+ years.



Game-changing insights

Not only does Viability identify the most suitable construction partners for specific sites, it also empowers developers with precise information to optimise scheme designs and maximise land values, better inform planners, generate full financial reports and enable confident decision-making to maximise project success.

The benefits of the Viability platform are:

- A reduction in the cost of appraising a development sites by thousands of pounds
- A reduction in appraisal time by as much as 2 days per site
- A reduction in the level of embodied carbon in new homes by as much as 45%

Viability are there to help SME developers, house builders and housing associations to identify the planning constraints for the site, quickly evaluate multiple development scenarios, and produce accurate viability appraisals in seconds.

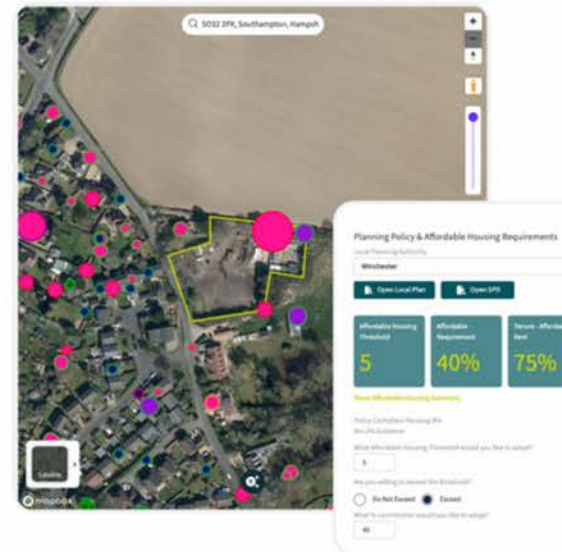
Viability promote the most efficient, sustainable and profitable scheme designs. This is done by automatically assessing numerous development layouts and build options at the touch of a button.

The system then allows developers to partner with specialist consultants, contractors, suppliers and manufacturers of off-site systems to help the developers to understand what MMC systems are best suited to their scheme, which manufacture has capacity and how quickly they could deliver that solution to the scheme.

Viability helps developers to save time and money analysing and assessing sites, and to realise the full benefits of MMC systems in terms of reducing project timelines, reducing embodied and operational carbon, and improving build quality.

Access to Viability is provided on a subscription service.

Visit www.viability.site to try the platform for yourself.



Contact us

If you have a project that provides outstanding benefits and demonstrates best practice to the standards of this case study please share your experience to the industry by contacting us at:

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 **Constructing Excellence**
South West