

Module 8: Climate Change and Viability – Jargon Buster

Term	Explanation
Abnormal Costs	Extra construction costs incurred on brownfield sites, typically remediation of contamination
Arrangement Fee	The one-off charge a bank makes for lending to a developer (in addition to monthly finance charges)
Code Level 4	Code for Sustainable Homes Level 4, a required level of sustainability
Contingency	A budget for unknown costs
Inflation	A sum added to predict what future income or costs may be
Input Tax	VAT paid to the Developer
NHBC	The National Housing Building Council, the organization which provides the warranty required for a mortgage
Output Tax	VAT incurred by the Developer
Rent Free	A period when the Developer does not charge the tenant a rent
SDLT	Stamp Duty Land Tax, a tax often payable when property interests are bought and sold
Section 106	Financial requirements sought by the Local Planning Authority
SUDS	Sustainable Urban Drainage Systems
VAT	Value Added Tax, a tax payable on certain costs (e.g. professional fees)
Yield	A mechanism used to calculate the capital value (further explanation will be provided)