



MANAGEMENT

Financial Viability Appraisal

Address: Hollyrood House, Ardingly Road,
Lindfield, West Sussex, RH16 2QY

LPA: Mid Sussex

Planning ref: N/A

Client: St Marks Properties Limited

Date: 24th October 2024



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Executive Summary

This report provides a Financial Viability Appraisal (FVA) of proposed development at Hollyrood House, Ardingly Road, Lindfield, West Sussex, RH16 2QY. The process involves utilising Market Comparison and Residual Methods following RICS Guidance *Valuation of Development Property* (2019), *Assessing Viability in Planning under the NPPF Framework* (2024), and *National Planning Policy Guidance on Viability* (2024), and complies with RICS professional standards and guidance *Financial Viability in Planning: Conduct & Reporting*.

Following NPGV para 008, wherever possible this FVA utilises assumptions used in the underlying local plan evidence base. Where changes have been made, these are fully supported by market evidence demonstrating current local circumstances.

The key outputs of this FVA are summarised in the below table:

GDV	£8,315,000.00
Costs exc land and profit	£5,225,657.48
Finance	£531,313.62
Return	£1,455,125.00
BLV	£1,925,000.00
RLV	£1,102,903.91
RLV-BLV	(£822,096.09)
Target profit	17.50%
Actual profit	7.61%

Target developer return includes a risk-adjusted rate for market residential. Sensitivity analysis demonstrates this is the minimum return necessary to offset the current risk environment.

Benchmark Land Value (BLV) is assessed via the EUV+ and AUV method where relevant in line with national policy.

As such, this FVA demonstrates that, on a 100% open market basis, the benchmark land value exceeds the residual land value of the scheme. Therefore, the development cannot viably provide the targeted contributions.

Full appraisal inputs and evidence are found in the Schedules, referred to throughout.

Introduction

S106 Management is instructed by St Marks Properties Limited to produce a Financial Viability Appraisal (FVA) to determine the level of Affordable Housing contribution that can be viably delivered on proposed development at Hollyrood House, Ardingly Road, Lindfield, West Sussex, RH16 2QY.

Mid Sussex District Council seeks an Affordable Housing contribution in accordance with District Plan Policy 31 (adopted March 2018).

The existing site accommodates Hollyrood House, a former specialist care home. The GIA of the existing buildings is c. 1,784m², while the total site area is 3.44 acres

This FVA is to be viewed in conjunction with a new planning application which proposes the conversion of the existing buildings to provide 17 x C3 apartments, 2 x semi-detached units, and 1 x detached house. In total the project will provide 1,582.7m² of residential accommodation.

Site Location Plan



S106 Management

S106 Management is a viability consultancy established in 2011. Formed initially to capitalise on 35 years of specialist experience in planning law, viability assessment and development, the company has expanded over the last 10 years and now benefits from the expertise of chartered surveyors, town planners, solicitors, architects and an extensive network of planning professionals.

With over a decade of experience in creating expert financial viability appraisals, advising on complex planning obligations, and negotiating with local authorities, **S106 Management** has often been at the forefront of planning viability matters. The company is now one of the most effective and experienced specialist viability consultancies in the UK, combining expertise from all corners of the industry and benefiting from a considerable evidence base of several thousand development appraisals countrywide.

Planning Policy

By virtue of section 38 (6) of the *Planning and Compulsory Purchase Act 2004*, planning applications must be determined in accordance with the adopted plan of the Local Authority, unless material considerations indicate otherwise.

Therefore, the policy starting point is DP31 of the Mid Sussex District Plan 2014 - 2031 (adopted 2018):

DP31: Affordable Housing

Strategic Objectives: 13) To provide the amount and type of housing that meets the needs of all sectors of the community.

Evidence Base: Mid Sussex District Council Common Housing Register; Parish Housing Needs Assessments; Northern West Sussex Affordable Housing Needs Update Report (2014); Mid Sussex Housing and Economic Development Needs Assessment; Mid Sussex Whole Plan and Community Infrastructure Levy Viability Assessment (2016).

The Council will seek:

1. the provision of a minimum of 30% on-site affordable housing for all residential developments providing 11 dwellings or more, or a maximum combined gross floorspace¹⁴ of more than 1,000m²;
2. for residential developments in the High Weald Area of Outstanding Natural Beauty providing 6 – 10 dwellings, a commuted payment towards off-site provision, equivalent to providing 30% on-site affordable housing;
3. on sites where the most recent use has been affordable housing, as a minimum, the same number of affordable homes should be re-provided, in accordance with current mix and tenure requirements;
4. a mix of tenure of affordable housing, normally approximately 75% social or affordable rented homes, with the remaining 25% for intermediate homes, unless the best available evidence supports a different mix; and
5. free serviced land for the affordable housing.

All affordable housing should be integrated with market housing and meet national technical standards for housing including “optional requirements” set out in this District Plan (Policies DP27: Dwelling Space Standards; DP28: Accessibility and DP42: Water Infrastructure and the Water Environment); or any other such standard which supersedes these.

Proposals that do not meet these requirements will be refused unless significant clear evidence demonstrates to the Council’s satisfaction that the site cannot support the required affordable housing from a viability and deliverability perspective. Viability should be set out in an independent viability assessment on terms agreed by the relevant parties, including the Council, and funded by the developer. This will involve an open book approach. The Council’s approach to financial viability, alongside details on tenure mix and the provision of affordable housing will be set out in a Supplementary Planning Document.

The policy will be monitored and kept under review having regard to the Council’s Housing Strategy and any changes to evidence of housing needs.

DP31 suggests that developments of 11+ dwellings should provide 30% on site affordable units.

The purpose of this FVA is to determine whether the development is capable of supporting the targeted contribution.

Further economic data is provided by the Mid Sussex District Council Local Plan Viability Study (LPVS) (May 2022)

PPG Viability para 008 states:

'How should a viability assessment be treated in decision making?

'Where a viability assessment is submitted to accompany a planning application this should be based upon and refer back to the viability assessment that informed the plan; and the applicant should provide evidence of what has changed since then.'

This creates a presumption that the underlying local plan evidence base is correct until otherwise proven by dissenting parties, with the burden of proof relating to what changes have occurred since adoption of the local plan applicable to all parties.

As such, where appropriate the conclusions of the underlying local plan evidence base are used to inform our report and corroborate assumptions. Where we believe changes must be made these are fully evidenced.

National Guidance is a material consideration; therefore, we also consider the 'National Planning Policy Framework' (NPPF), and the 'National Planning Guidance for Viability' (NPGV).

National Guidance

National guidance on the delivery of Affordable Housing is provided by the NPPF.

Paragraphs 57, 58 and 65 of the NPPF are of particular relevance:

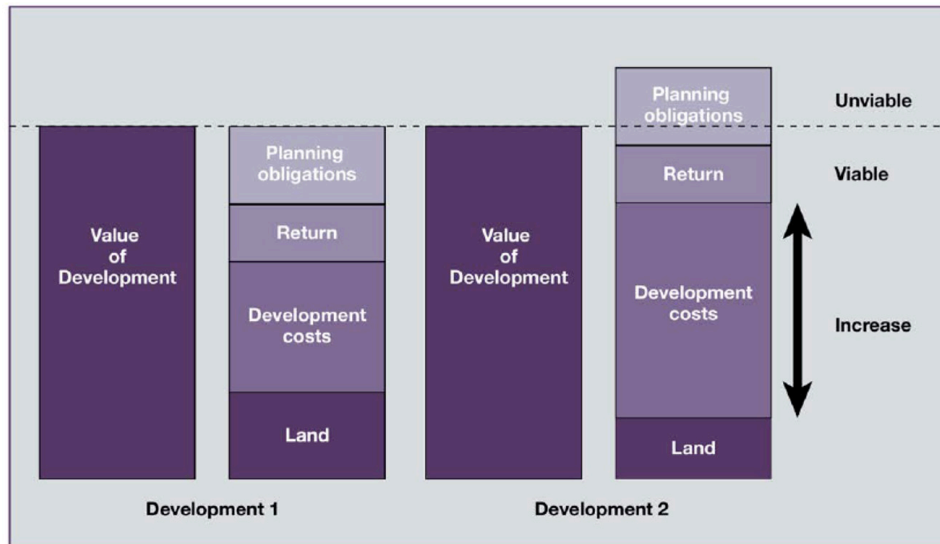
57. Planning obligations must only be sought where they meet all of the following tests²⁴:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
58. Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.
65. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount³¹.

The recommended approach referred to above is set out in the NPGV (<https://www.gov.uk/guidance/viability>).

The standard approach to viability is explained at para. 10 of the NPGV:

‘Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it.’

This is summarised well in the below figure from RICS guidance:



Paragraphs 11-18 lay out the required approach to calculating gross development value (GDV), development costs, benchmark land value, landowner and developer return.

The concept of viability is well expressed by the NPGV, in particular para 012 which sets out the costs that should be included in any viability statement, and paras 013-017 which seek to ensure that the landowner should receive the Existing Use Value (EUV) of the site plus a premium, thus providing an incentive to the landowner to bring the site forward for development.

Our report has been written in accordance with the principles set out in both the NPPF, and the NPGV.

Particular Circumstances

Both RICS guidance and PPG Viability note that particular circumstances must justify the need for a site-specific viability assessment. These circumstances are broad, with a non-exhaustive list provided by the PPG.

'Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force.'

PPG Viability para 007

The particular justification for this site-specific viability assessment is that significant economic changes have occurred since the plan was brought into force.

Following the RICS guidance:

3.10.3 The main differences in FVAs for decision taking, compared to for plan making, are that:

- the level of planning requirements has been determined in the plan
- the site will be identified
- the scheme will be specified in more detail
- any abnormal costs can be identified, including any remediation costs and related land remediation relief tax allowances that may be available, and any costs incurred in readying the site for development, and
- the evidence base can be more specifically related to the actual site (where the site was not assessed at the plan-making stage).

Vacant Building Credit

The NPPF establishes Vacant Building Credit (VBC) in Para.65

Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount ³⁰.

³⁰ *Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned.*

We understand that:

- a) the whole building is vacant
- b) the building has not been abandoned
- c) the building has not been made vacant specifically for the purpose of redevelopment.

The following worked example is a standard approach to calculating VBC.

Examples of Vacant Building Credit calculation		
Example 1	Housing development in AH Area 1. (Affordable Housing requirement 40%) 40 dwellings The Proposed Gross Internal Floor Area(GIFA): 4,000sqm The existing Gross Internal Floor Area(GIFA): 1,000sqm	
Step 1	Calculate the affordable housing contribution based on the total number of eligible dwellings and the affordable housing percentage (40%) required by the council's planning policy	Affordable housing contribution 40 units x 40% = 16 units
Step 2	Calculate the amount of existing floorspace, if any, as a proportion of the floorspace provided by the development: E/P x 100 (where E = existing floorspace and P = proposed floorspace)	1,000 sqm / 4,000 sqm x 100 = 25%
Step 3	Calculate the number of AH credit: Step 1 AH units x Step 2 percentage	16 units x 25% = 4 units
Step 4	Deduct the AH credit from the policy compliant affordable housing contribution, Step 1 AH number – Step 2 AH number	16 units – 4 units = 12 units (12 affordable dwellings to be delivered on-site)

The affordable housing contribution required under Policy DP31 is 30%.

The existing GIFA is 1,784m².

The proposed GIFA is 1,775m² depending on the scheme assessed.

A credit of between 100% will therefore apply.

Viability

The relevance of viability is accepted in DP31 which states:

Proposals that do not meet these requirements will be refused unless significant clear evidence demonstrates to the Council's satisfaction that the site cannot support the required affordable housing from a viability and deliverability perspective. Viability should be set out in an independent viability assessment on terms agreed by the relevant parties, including the Council, and funded by the developer. This will involve an open book approach. The Council's approach to financial viability, alongside details on tenure mix and the provision of affordable housing will be set out in a Supplementary Planning Document.

This policy statement should be seen in the context of the NPPF, and indeed subsequent Government guidance.

There are several proprietary toolkits in use to justify viability. We use the Housing Corporation Economic Appraisal Tool (HCEAT); and Argus Developer.

Our report and its conclusions are based on the application of this tool.

The next section sets out the assumptions that have been made in the preparation of the viability toolkit examining the viability of this site; the toolkit is shown in **Schedule 1** of this report. The comments below address the inputs to the toolkit sequentially and an electronic copy can be provided to the LPA on request.

Toolkit Inputs

Proposed Development

The development is summarised by the table below (plans are shown at **Schedule 2** to this report):

Unit	Area m2	Type
1	126	Cottage
2	128	Oak 1
3	91	Oak 2
4	70.8	G1 2-bed
5	78.7	G2 2-bed
6	62.6	G3 1-bed
7	76.2	G4 2-bed
8	89.8	G5 2-bed
9	78.8	G6 2-bed
10	81.3	G7 2-bed
11	75.4	G8 2-bed
12	79.40	G9 2-bed
13	76.4	F1 2-bed
14	48.8	F2 1-bed
15	54.9	F3 1-bed
16	76.4	F4 2-bed
17	63.7	F5 2-bed
18	72.3	F6 2-bed
19	84.2	F7 2-bed
20	68	S-1 2-bed
Total	1582.70	

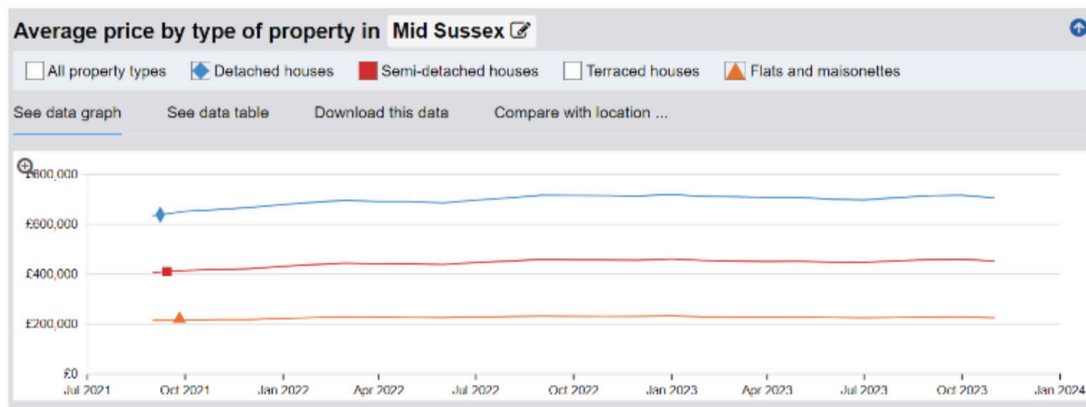
The unit mix comprises 17 x C3 apartments, 2 x semi-detached houses, and 1 x detached unit. All properties will benefit from allocated parking and either private or shared garden amenity space.

Affordable Housing Values

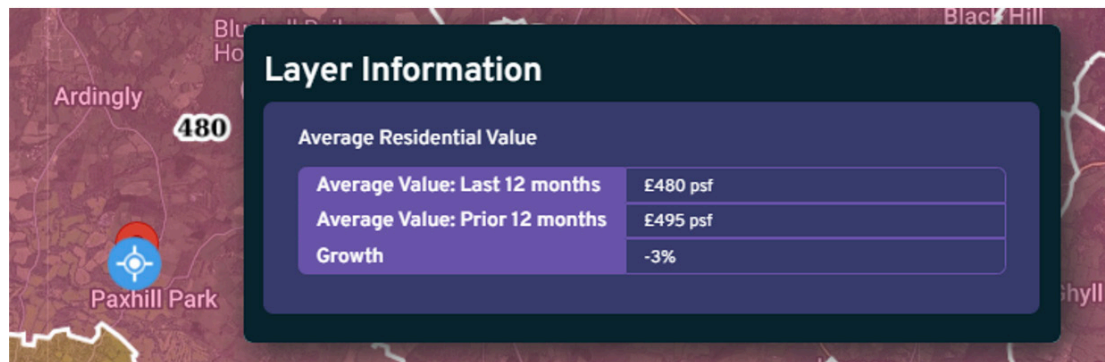
We approach this issue by firstly modelling a scheme with no Affordable Housing; if the Residual Value of this model exceeds the Benchmark Value of the site (as described below) producing a surplus profit, then we produce a second model to illustrate the maximum level of Affordable Housing that can viably be delivered by the development.

Open Market Housing Values

Land Registry data for Mid Sussex suggests the following average values for detached, semi-detached and flats:



Nimbus suggests the following data:



This suggests an average open market value for properties in the immediate area of £5,164/m², down 3% year on year.

We have further consulted the local plan viability study which notes the following assumptions for value:

Table 4.10 2021 Residential Price Assumptions – £/m²				
	North	AONB	South	Burgess Hill
Greenfield	4,300	4,400	4,600	4,100
Previously Developed Land	4,300	4,400	3,900	4,100
Flatted Development	4,100	4,000	4,600	3,700

Source: HDH (December 2021)

The LPVS accepts however that there will be significant variance on site specific basis and we therefore conduct more detailed research regarding the local market below.

Transactional Data

We have compared this data to relevant recent 'sold' transactions for detached units extrapolated from Rightmove (see **Schedule 3**). Values are extremely sensitive to small changes in search area; therefore, we have limited our transactional search to within 2 years and 1 mile of the scheme:

<i>Sold Flats within 1 mile last 2 years</i>					
Address	Type	Sale Date	Area m2	£/m2	Price
194, The Welkin, Lindfield, Haywards Heath, West Sussex RH16 2PW	2-bedroom ground-floor purpose built flat, communal lawns	09.01.2024	40.43	£5,317.83	£215,000
4, Green Meadows, Lindfield, Haywards Heath, West Sussex RH16 2PE	2-bedroom maisonette in purpose built development, communal gardens	24.10.2023	77.5	£4,000.00	£310,000
181, The Welkin, Lindfield, Haywards Heath, West Sussex RH16 2PW	1-bedroom ground-floor flat	26.07.2023	45	£4,666.67	£210,000
47b, Compton Road, Lindfield, Haywards Heath, West Sussex RH16 2JY	2-bedroom maisonette in Edwardian conversion, finished to a high standard throughout, private garden	08.03.2023	92.4	£5,735.93	£530,000
15, Green Meadows, Lindfield, Haywards Heath, West Sussex RH16 2PE	Purpose built 2-bedroom ground-floor apartment, communal gardens	17.02.2023	74.31	£4,575.43	£340,000
			Avg. £/m2 value	£4,868.95	

<i>Sold semi-detached houses within 1 mile last 2 years</i>					
Address	Type	Sale Date	Area m2	£/m2	Price
62, Finches Gardens, Lindfield, Haywards Heath, West Sussex RH16 2PB	5-bedroom semi-detached house, front & rear gardens	14.06.2024	165.2	£3,432.20	£567,000
67, Finches Gardens, Lindfield, Haywards Heath, West Sussex RH16 2PB	3-bedroom semi-detached house, enclosed rear garden, garage enbloc, cul-de-sac location	09.02.2024	123.5	£4,170.04	£515,000
49, Compton Road, Lindfield, Haywards Heath, West Sussex RH16 2JY	4-bedroom semi-detached Period property, garden, single garage & off-street parking	23.01.2024	164	£6,067.07	£995,000
35, Compton Road, Lindfield, Haywards Heath, West Sussex RH16 2JY	4-bedroom semi-detached Period home, garden & off-street parking	07.09.2023	201.9	£5,237.74	£1,057,500
Park Cottage, Ardingly Road, Lindfield, Haywards Heath, West Sussex RH16 2QY	Modernised 4-bedroom semi-detached cottage, spacious garden & parking	10.08.2023	193.2	£4,658.39	£900,000
215, The Welkin, Lindfield, Haywards Heath, West Sussex RH16 2PN	Modern 4-bedroom semi-detached property, garden & parking	17.07.2023	128.3	£4,676.54	£600,000
Old Place, Mulberry Cottage, High Street, Lindfield, Haywards Heath, West Sussex RH16 2HU	2-bedroom character property in need of modernisation, garden & ample parking	03.07.2023	125.4	£4,505.58	£565,000
			Avg. £/m2 value	£4,720.38	

<i>Sold detached houses + 1 mile last 2 years</i>					
Address	Type	Sale Date	Area m2	£/m2	Price
Finches Corner, Hickman's Lane, Lindfield, Haywards Heath, West Sussex RH16 2NZ	3-bedroom detached Victorian property, large gardens with outbuildings & swimming pool, Garage & driveway parking	26.04.2024	148.1	£8,372.72	£1,240,000
Stone Cross Cottage, Ardingly Road, Lindfield, Haywards Heath, West Sussex RH16 2QX	Detached House	29.08.2023	139	£4,316.55	£600,000
4, Savill Road, Lindfield, Haywards Heath, West Sussex RH16 2NX	Detached House	05.05.2023	161	£4,670.81	£752,000
155, High Street, Lindfield, Haywards Heath, West Sussex RH16 2HT	3-bedroom detached Character cottage, mature walled garden	31.03.2023	186.7	£6,695.23	£1,250,000
26, Savill Road, Lindfield, Haywards Heath, West Sussex RH16 2NX	4-bedroom detached house, garden, single garage & off street parking	02.02.2023	132.2	£5,408.47	£715,000
5, Hickmans Close, Lindfield, Haywards Heath, West Sussex RH16 2PS	3-bedroom detached character property in need of modernisation, spacious garden, garage & driveway parking	02.12.2022	185.7	£4,954.23	£920,000
12, Savill Road, Lindfield, Haywards Heath, West Sussex RH16 2NX	4-bedroom detached house, large garden, garage & driveway	25.11.2022	157.2	£7,633.59	£1,200,000
			Avg. £/m2 value	£6,015.86	

The average achieved prices for detached units are higher than the average data noted above, while the average numbers for flats and semi-detached units is slightly lower. More granular data presents a more accurate picture.

We have also studied properties which are currently on the market:

<i>Flats for sale + 1 mile</i>					
Address	Type	SSTC/For Sale?	Area m2	£/m2	Price
The Welkin, Lindfield, RH16	2-bedroom ground-floor purpose built flat in need of part modernising, communal gardens	Guide Price	75.16	£4,457.16	£335,000
The Welkin, Lindfield, RH16	Purpose built 1-bedroom first-floor maisonette, communal gardens	Guide Price	46.83	£4,484.30	£210,000
The Welkin, Lindfield, RH16	2-bedroom first-floor maisonette in need of part modernisation, communal garden	Guide Price	71.62	£3,839.71	£275,000
The Welkin, Lindfield, RH16	2-bedroom purpose built flat, communal gardens, residents parking	Guide Price	75.16	£4,457.16	£335,000
The Welkin, Lindfield, RH16	1-bedroom modern flat	For Sale	45	£4,777.78	£215,000
The Courtyard, Ardingly Road, Lindfield, Haywards Heath, RH16	Newly converted 2-bedroom apartment finished to a high specification throughout, private garden & parking	Guide Price	68	£7,352.21	£499,950
Buxshalls Mews, Ardingly Road, Lindfield, Haywards Heath, RH16	2-bedroom mews apartment in recently converted Period building, finished to a high level specification throughout, garden & parking	Guide Price	70	£6,785.71	£475,000
			Avg. £/m2 value	£5,190.58	

<i>Semi-detached houses for sale + 3 miles</i>					
Address	Type	SSTC/For Sale?	Area m2	£/m2	Price
Beech Hill, Haywards Heath, RH16	4-bedroom semi-detached house, garden, single garage & off-street parking. Cul-de-sac location	Guide Price	105	£4,523.81	£475,000
Sussex Road, Haywards Heath	Victorian 3-bedroom semi-detached property in need of part modernisation, garden & off-street parking	Offers in Excess of	127	£3,937.01	£500,000
Westlands Road, Lindfield, West Sussex, RH16	Modernised 3-bedroom semi-detached house, landscaped garden & parking for several vehicles	Guide Price	87.9	£5,403.87	£475,000
Haywards Road, Haywards Heath, RH16	4-bedroom semi-detached Victorian character property in need of part modernisation, spacious garden, off-street parking	Guide Price	139.8	£5,364.81	£750,000
Renfields, Haywards Heath	Modern 3-bedroom semi-detached house, small enclosed garden, parking	For Sale	138.7	£4,686.37	£650,000
Gravellye Lane, Lindfield	Extended & remodelled semi-detached 1930's property, landscaped garden, parking	Guide Price	142	£4,929.58	£700,000
London Lane, Cuckfield, RH17	4-bedroom semi-detached Edwardian house, garden single garage & off-road parking	Guide Price	181	£4,143.65	£750,000
			Avg. £/m2 value	£4,666.81	

<i>Detached houses for sale + 1 mile</i>					
Address	Type	SSTC/For Sale?	Area m2	£/m2	Price
151 High Street, Lindfield, RH16	Grade II Listed 4-bedroom detached Period property historically used as a school, large garden, driveway parking	Guide Price	220	£5,681.82	£1,250,000
Stonecross Lane, Lindfield, Haywards Heath, West Sussex, RH16	7-bedroom detached house, large garden, garages & gated driveway	Under Offer	258	£6,395.35	£1,650,000
Dukes Road, Lindfield, Haywards Heath, West Sussex, RH16	Modern 3-bedroom detached house, garden, garage & off-street parking	Sold STC	191	£4,450.26	£850,000
Lindfield High Street	Newly built 3-bedroom contemporary detached house, garden & parking	Guide Price	135	£5,370.37	£725,000
High Street, Lindfield, RH16	Substantial Grade II Listed Mid-17th century property with secondary accommodation, large grounds, driveway	Guide Price	751	£4,793.61	£3,600,000
Shenstone, Lindfield, RH16	Modernised 4-bedroom detached house, garden & parking, cul-de-sac location	Under Offer	116.67	£7,071.23	£825,000
High Street, Lindfield, West Sussex, RH16	Grade II Listed 5-bedroom character property in need of part modernisation, spacious garden & parking	Sold STC	274	£4,562.04	£1,250,000
			Avg. £/m2 value	£5,216.71	

While the subject units will be converted (not new build), we still feel it is useful to review new build data to get a full picture of the current local market:

<i>New build flats for sale + 3 miles</i>					
Address	Type	SSTC/For Sale?	Area m2	£/m2	Price
Church Corner House, Church Road, RH16	2-bedroom apartment in brand new development, allocated parking, Town centre location	For Sale	75	£5,066.00	£379,950
Church Corner House, Church Road, RH16	2-bedroom apartment in brand new development, allocated parking, Town centre location	For Sale	75.09	£5,059.93	£379,950
Church Corner House, Church Road, RH16	1-bedroom flat in brand new apartment block, town centre location - Approx area	For Sale	45	£4,888.89	£220,000
The Courtyard, Ardingly Road, Lindfield, Haywards Heath, RH16	Newly converted 2-bedroom apartment finished to a high specification throughout, private garden & parking	Guide Price	68	£7,352.21	£499,950
Buxshalls Mews, Ardingly Road, Lindfield, Haywards Heath, RH16	2-bedroom mews apartment in recently converted Period building, finished to a high level specification throughout, garden & parking	Guide Price	70	£6,785.71	£475,000
			Avg. £/m2 value	£5,868.83	

<i>New build semi-detached houses for sale + 3 miles</i>					
Address	Type	SSTC/For Sale?	Area m2	£/m2	Price
Spring Bank, Haywards Heath	3-bedroom semi-detached house in brand new development, small enclosed rear garden, car port & single off-road parking space	For Sale	120	£5,583.33	£670,000
Spring Bank, Haywards Heath	3-bedroom semi-detached house in brand new development, small enclosed rear garden, car port & single off-road parking space	For Sale	109	£5,458.72	£595,000
			Avg. £/m2 value	£5,524.02	

<i>New build detached houses for sale + 3 miles</i>					
Address	Type	SSTC/For Sale?	Area m2	£/m2	Price
2 Hilltop View, Haywards Heath, RH16	Brand new detached 2-bedroom house, garden & parking	Guide Price	122.98	£4,472.27	£550,000
Hanlye View, Cuckfield	Contemporary 3-bedroom detached new home, landscaped garden, off street parking for 1 car	For Sale	118	£5,889.83	£695,000
Hanlye View, Cuckfield	Contemporary 3-bedroom detached new home, landscaped garden, off street parking for 1 car	For Sale	105.78	£6,428.44	£680,000
Hanlye View, Cuckfield	Brand new 4-bedroom contemporary home, landscaped garden, off street parking	For Sale	163	£5,889.57	£960,000
			Avg. £/m2 value	£5,659.53	

There is an obvious new build premium evident in the data above. We also note the oft seen inverse correlation between unit area and £/m2 values.

The average £/m2 values and GIAs from the data sets above are summarised below:

	Nimbus	Sold	For Sale	New Build For Sale
Avg. £/m2 values - flats	5,164	4,868	5,190	5,868
Avg. £/m2 values - semis	5,164	4,720	4,666	5,524
Avg. £/m2 values - detached	5,164	6,015	5,216	5,659
	Sold	For Sale	New Build For Sale	Subject Units
Avg. GIA m2 - flats	65.92	64.5	66.6	72.8
Avg. GIA m2 - semis	157.3	131.6	114.5	109.5
Avg. GIA m2 - detached	158.5	277.9	127.4	126

Average asking prices are generally inflated when compared to wider achieved values and the dataset supplied by Nimbus, suggesting asking prices are unlikely to be achieved. Consultation with local agents suggests prices are often being discounted 5-10% in the current market.

Of use to this discussion is the detached house for sale at **151 High Street**. This property, which was formerly used as part of a school, is 220m2 and advertised for £1.25m which equates to £5,681/m2. We have had particular regard to this transactions when valuing the proposed units.

We have valued the scheme as per the below:

Unit	Area m2	Type	£/m2	Price
1	126	Cottage	£5,476	£690,000
2	128	Oak 1	£5,156	£660,000
3	91	Oak 2	£5,824	£530,000
4	70.8	G1 2-bed	£5,367	£380,000
5	78.7	G2 2-bed	£5,019	£395,000
6	62.6	G3 1-bed	£5,671	£355,000
7	76.2	G4 2-bed	£5,184	£395,000
8	89.8	G5 2-bed	£4,621	£415,000
9	78.8	G6 2-bed	£5,013	£395,000
10	81.3	G7 2-bed	£4,920	£400,000
11	75.4	G8 2-bed	£5,239	£395,000
12	79.4	G9 2-bed	£5,038	£400,000
13	76.4	F1 2-bed	£5,170	£395,000
14	48.8	F2 1-bed	£5,840	£285,000
15	54.9	F3 1-bed	£5,647	£310,000
16	76.4	F4 2-bed	£5,170	£395,000
17	63.7	F5 2-bed	£5,495	£350,000
18	72.3	F6 2-bed	£5,394	£390,000
19	84.2	F7 2-bed	£4,869	£410,000
20	68	S-1 2-bed	£5,441	£370,000
Total Area	1582.70			£8,315,000

The proposed valuation above has been reached following extensive market research, consideration of comparable characteristics in recent transactions, new build and external amenity premiums and advice from local agents and therefore should be considered robust. The figures represent the very top end of what can be achieved in today's market and considering current trends should be considered optimistic.

Freehold Ground Rent

The capital value of the Freehold Ground Rents from the project is therefore included at zero for the purposes of this viability appraisal. The Leasehold Reform (Ground Rent) Bill received Royal Assent on 8 February 2022 meaning it is now an Act of Parliament (law).

The Act limits ground rent to a 'peppercorn rent.'

As such all viability assessors are currently including ground rent at either a zero or nominal rate as this income will not be realised.

Timing

This FVA is to be read in conjunction with a detailed planning application which we expect to be granted within 3 months. There will be a 3-month period following this to produce building regs. drawings and obtain all fixed price quotations. We therefore allow a 6 month pre-commencement period.

Construction is projected over a 18-month period with sales expected between months 16 and 20.

Construction Costs

Construction costs in 2021-24 have been turbulent, with significant variations occurring due to supply/demand imbalances post-Covid, increased building regulations and energy crises.

We commonly see costs associated with detailed Quantity Surveyor's site-specific assessment at a level c.10-20% above the Median BCIS average data (or higher for custom specifications).

This is likely because this database is based on voluntarily reported data and therefore may be skewed by the cost efficiencies associated with volume housebuilders compared with SME builders and developers, who are less likely to participate in reporting such statistics or have accurate cost breakdowns readily available.

The above issue can be mitigated by consideration of the 'one-off' category set against the Estate building category in BCIS. While this is labelled rather arbitrarily as 'up to 3' units, it is a useful proxy to show the cost differential between small schemes and volume building, and therefore should be taken into account for schemes of up to 10 units.

Due to the above we favour the Upper Quartile Estate or Median One-off BCIS costs for schemes up to 10 units, and Median for schemes over 10 units. In higher value areas where a higher specification is required, we adopt Upper Quartile costs.

We have consulted the BCIS data for the subject area rebased to Q4 2024 to provide an estimated build cost in the first instance.

MAXIMUM AGE OF RESULTS:

Default period

▼

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Rehabilitation/Conversion							
816. Flats (apartments)							
Generally (15)	2,012	435	1,153	1,580	2,074	6,988	77
1-2 storey (15)	2,670	859	1,305	1,653	3,216	6,988	16
3-5 storey (15)	1,704	435	1,160	1,473	1,909	6,469	46
6 storey or above (15)	2,337	674	1,091	1,593	3,535	5,857	14
820.1 'One-off' housing detached (3 units or less) (15)	2,798	816	1,222	2,469	3,071	12,466	19
820.2 'One-off' housing semi-detached (3 units or less) (15)	2,347	707	1,458	2,087	3,051	4,616	7

The local plan viability study adopts £1,441 - £1666 statistic; however this was in a very different economic environment.

Taking the above into consideration, we have adopted the mean quartile costs of £2,012/m² for the flats, £2,345/m² for the 2 x semi-detached units, and £2,798/m² for the detached house

The GIA of the flats themselves (1,237.7m²), represents 86% of the internal accommodation of the main building (1,439m²), with the additional space allowing for all common parts.

Our modelling has been run with a corresponding correction factor

Non-BCIS

As mentioned previously, the BCIS data makes no allowance for all external works and associated infrastructure costs, and as it is reported in retrospect will not account for newer policy and legislation such as biodiversity enhancement.

We have therefore referred to the DPVS, which suggests an appropriate allowance for external works and infrastructure to be between 5% and 15%. In our experience 15% is adopted for more complicated sites while 10% is adopted for less complex sites or conversions.

In this case we suggest 10% of the base build cost is an appropriate allowance for all external works

In addition, the requirements of the Environment Bill are now in force regarding a minimum 10% biodiversity net gain on all development sites. Councils may adopt a higher target in their development plans.

The 2019 DEFRA Consultation considers the potential cost of delivery as a proportion of build costs on both greenfield and brownfield sites.

Based on this, broadly we consider an allowance of 0.75% for brownfield delivery and 2.5% for greenfield to be an appropriate assumption if the net gain is to be delivered onsite.

We have adopted the following inputs:

- 10% externals
- 0.75% for brownfield biodiversity uplift.

The toolkit has been run with a corresponding figure.

Fees

Professional fees are often quoted on a range of 8-12%, with separate allowances for planning fees.

The local plan viability study adopts 9% as a broad category for professional fees – this is not differentiated by site type.

This will vary according to the size and complexity of the scheme. We normally adopt 6-8% for large sites (with repetitive designs and no complicating factors), 10-12% for more differentiated sites (with a variety of different house types or areas) and 10-15% for small sites, where the scale of the fees is often larger due to the lower overall cost of build and lack of potential efficiencies.

We have adopted a figure of 10% for this scheme on the basis that the scheme will provide apartments, semi-detached properties and a single detached unit.

Contingency

PPG Viability para 012 notes:

- *explicit reference to project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return*

Prudent developers often adopt a standard contingency allowance of 10-20% to account contingency. We more commonly see an allowance of c.5% for viability assessment, although in the recent past when inflation has increased a higher allowance has been made.

In this case we adopt 5% on the basis of a 17.5% target return. If the target return is reduced then the contingency allowance must likewise be adjusted to compensate.

Planning Obligations (S106 Contributions & CIL)

Mid Sussex have not yet adopted a CIL charging schedule, thus we have made no allowance in this regard.

This is subject to confirmation by the charging authority.

The local authority seeks the following S106 contributions in addition to the onsite affordable housing contribution:

Planning Obligations	Cost £
Ashdown Forest SAMM	£22,230
Ashdown Forest SANG	£24,306
Healthcare	£18,860
Police	£1,105
West Sussex Contributions	£140,503
Total sum requested	£207,004

The toolkit has been run with the corresponding figure.

Site Acquisition Costs

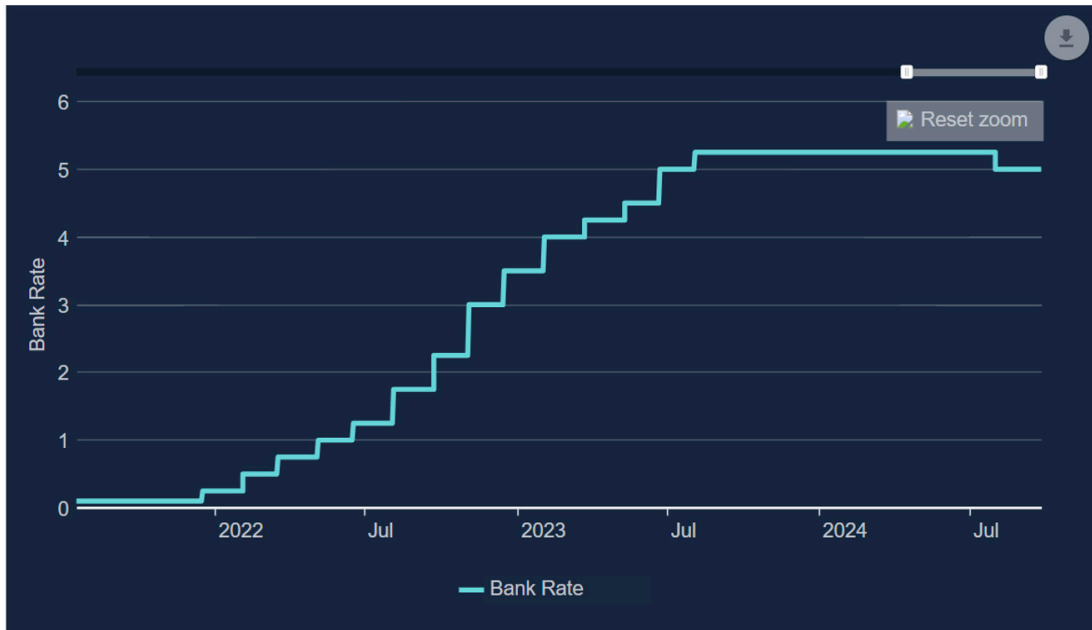
We have included acquisition costs comprised of SDLT at the prevailing rate, legal fees at 0.75% and agency fees of 1%.

Finance Costs

Given the macro-economic context, lenders have become increasingly risk adverse and therefore funding is becoming harder to acquire. The Bank of England marginally reduced the base rate to 5% in Q3 2024 after a series of increases to 5.25%; however, the prevailing finance environment is considered higher risk and therefore commercial rates are remaining considerably higher than the low rates seen in recent years. This is reflected in a majority of viability assessments.

The local plan viability study in May 2022 adopted 6%. The base rate at that date was 2%. The base rate has increased 3% since this date.

Official Bank Rate



To provide hard data, Vision Finance, a development finance broker, has noted that rates of 10-12% 'all-in' on 100% are currently considered optimistic. More broadly in terms of viability assessments, we note the following recent viability cases where an 8+ rate has been agreed:

LPA	Ref	Rate
Hackney	2023/1240	8%
Hackney	2023/1231	8%
Basildon	23/00212/FUL	9%
Tonbridge & Malling	22/01237/FUL	8%
South Holland	H11-0383-23	8%

Therefore, a minimum interest figure of 8% is appropriate, and has been used in the toolkit. In reality finance deals are now significantly exceeding this level, but as an all-in rate 8% accommodates all fees and is applied to all costs.

Sales/Marketing Costs

The local plan viability study adopts the following inputs:

Disposal costs

- 7.42 For market and for affordable housing, sales and promotion and legal fees are assumed to amount to 3.5% of receipts. For disposals of affordable housing, these figures can be reduced significantly depending on the category, so in fact the marketing and disposal of the affordable element is probably less expensive than this.

Generally, we would assume sales agents fees at 1.5%, legal fees at 0.5% and marketing/promotion at 2% for housing schemes including a show home and 1% for marketing without a show home.

We have adopted a sales/marketing cost of 3% and legal fees of £1,000 per unit.

Developer Profit

The NPGV contains the following advice at paragraph 18:

How should a return to developers be defined for the purpose of viability assessment?

'For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.'

The RICS guidance similarly notes the test laid out in the PPG as a starting point.

Return to the developer

4.2.27 In paragraph 018, under the heading of 'Standardised inputs to viability assessment', the PPG provides some guidance on how a return to developers is defined for the purposes of the FVA. The paragraph's focus is on a suitable return for plan making, rather than individual returns for scheme-specific decision taking. It identifies a standardised input of 15% to 20% of GDV as a suitable return for the purpose of plan making, but is silent on a decision-taking developer return. However, PPG paragraph 008 states that where a site-specific FVA accompanies a specific planning application, it 'should be based upon and refer back to the viability assessment that informed the plan; and the applicant should provide evidence of what has changed since then'. This implies, in addition to other inputs, a similar test regarding developer's profit to that used at the plan-making stage.

The guidance further notes that timescale, uncertainty and any particular characteristics that increase risk are factors which particularly influence profit assumptions.

As previously noted, Paragraph 008 of the NPGV provides a presumption that the underlying local plan evidence base is correct until otherwise proven by dissenting parties.

The Mid Sussex District Plan Viability Study, produced in 22, at Para. 7.31 identifies 17.5% gross development value as an appropriate assumption. This aligns with national policy and precedent.

7.31 In this assessment, the developers' return is assessed as 17.5% of market housing and First Homes and a contractor's return of 6% is applied to other forms of affordable housing. A 15% return is assumed for non-residential development, and Build to Rent.

Our experience is that for the previously assumed finance terms to be offered by commercial lenders, a minimum of 17.5% is generally required, up to a maximum of 25% on riskier proposals. Development finance will generally therefore set the expectations for return on investment.

Recent appeal decision ref APP/Y3615/W/22/3298341 noted the following:

68. Although it refers expressly to plan making, I also see no good reason why the profit range of 15-20% identified in the Government's planning practice guidance (PPG) should not reasonably be applied to a scheme of this type in order to assess viability, particularly when read in the context of para 58 of the Framework. Given the fairly difficult and comparatively uncertain economic circumstances for the construction sector at present and regardless of what profit margin the appellant has worked to in the past, it is reasonable to assume developer risk is greater now than at other more economically stable times. Consequently, notwithstanding the evidence regarding house prices and demand for housing in the area, and in respect to programming and sales revenue, a profit target to the higher end of the range, up to 20% of gross development value, is reasonable.

Taking into account the risk profile of the development we consider the assumption adopted in the Local Plan Viability Assessment to be appropriate (17.5%). This is supported by our sensitivity analysis, which further demonstrates the relative risk profile of the development (see below).

The appraisal has been run accordingly.

Benchmark Land Value

The NPGV provides a standard methodology for determining Benchmark Land Value (BLV).

Paragraph 15 requires that the EUV of the site should be identified:

'Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).

Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.'

RICS guidance Assessing Viability in Planning under the NPPF Appendix B lays out the appropriate approach to assessing existing use value, including relevant data sources:

5.2.5 The assessment of the BLV requires the assessment of five components. They should be calculated and reported to the plan-maker/decision-maker **separately** to counter circularity arguments that BLVs from one method of valuation have been used as an input into another method, in order to reduce developer contributions.

5.2.6 The components that need assessing are:

- EUV
- premium
- AUV, where appropriate
- policy-compliant site value assessed by the residual method and
- policy-compliant site value assessed by the comparative method.

B.1.3 The PPG paragraph 015 identifies the type of evidence base that can be used to support the determination of the EUV and the sources of that evidence. At the plan-making stage, this should be accomplished with collaboration between the plan-makers, developers and landowners, and can use published sources of information on rental and capital values of land and property, such as:

- land registry records of transactions
- real estate licensed software packages
- real estate market reports
- real estate research
- estate agent websites
- property auction results
- Valuation Office Agency data and
- public sector estate/property teams' locally held evidence.

1. EUV

The existing site accommodates Hollyrood House, a former specialist care home. The GIA of the existing buildings is c. 1,784m², while the total site area is 3.44m².

To determine an appropriate EUV, we have obtained advice from Mr John Carter (RICS commercial valuer). Mr Carter's advice is summarised subsequently under the AUV section of this analysis.

2. Premium

Paragraph 16 requires that a premium should be added to the EUV (EUV +) to *incentivise* the landowner to bring the site forward for development:

'The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a landowner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements.

*Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. **Market evidence can include benchmark land values from other viability assessments.** Land transactions can be used but only as a cross check to the other evidence. Any data used should*

reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners. Policy compliance means that the development complies fully with up to date plan policies including any policy requirements for contributions towards affordable housing requirements at the relevant levels set out in the plan. A decision maker can give appropriate weight to emerging policies. Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).'

D.2.4 The circumstances underpinning the assessments of the EUV and premium, and which may require adjustment, could include:

- the date of the determination of the BLV
- landowner optionality, i.e. the range of options open to the landowner
- state of the property, obsolescence and compliance with environmental and building regulations
- site constraints such as ground conditions, contamination, ransom issues, planning factors, third-party rights and covenants
- uniqueness of opportunity, such as 'one-off' site assembly
- competition from alternative sites
- the weighting of individual BLV/premium evidence relative to the subject property, and
- adjustments made by the plan-maker in arriving at an adopted premium, if any.

D.2.5 Information on BLVs and premiums in other FVAs can be requested but, if it cannot be provided, the practitioner will need to make assumptions and this will have an impact on the quality of that evidence. It is up to the decision-maker how much weight to accord to that evidence.

D.2.6 Where the EUV part of the benchmark is a substantial element of the overall assessed value, the premium is usually stated as a percentage increase of the EUV. This is typical in urban and brownfield sites.

D.2.7 In the case of greenfield, cleared brownfield or some *sui generis* (unique) sites outside of the normal planning use classes, where the EUV is a small proportion of the BLV, the premium is more likely to be stated as a multiplier or could be stated as an actual amount.

The guidance is clear that the premium associated with a benchmark can be variable but must provide some incentive, when set against maintaining the site's existing use or doing nothing, for the landowner to release the land for development. Without this premium the land will not be released for development.

No premium is allowed for as the advice received adopts an AUV Methodology to arrive at the BLV.

3. AUV

Paragraph 17 allows the BLV to be determined by an alternative Use Value (AUV):

'For the purpose of viability assessment alternative use value (AUV) refers to the value of land for uses other than its existing use. AUV of the land may be informative in establishing benchmark land value. If applying alternative uses when establishing benchmark land value these should be limited to those uses which would fully comply with up to date development plan policies, including any policy requirements for contributions towards affordable housing at the relevant levels set out in the plan. Where it is assumed that an existing use will be refurbished or redeveloped this will be considered as an AUV when establishing BLV.'

'Plan makers can set out in which circumstances alternative uses can be used. This might include if there is evidence that the alternative use would fully comply with up to date development plan policies, if it can be demonstrated that the alternative use could be implemented on the site in question, if it can be demonstrated there is market demand for that use, and if there is an explanation as to why the alternative use has not been pursued. Where AUV is used this should be supported by evidence of the costs and values of the alternative use to justify the land value. Valuation based on AUV includes the premium to the landowner. If evidence of AUV is being considered the premium to the landowner must not be double counted.'

The professional guidance sets out the requirements for an AUV approach to determining land value. Largely this will be most appropriate where an existing extant or implementable consent is in place and there are accurate drawings on which to base the AUV:

C.1.5 Extant consents also need to meet the tests set out in C.1.1. above. But, as the extant consent is capable of being implemented, assessment of the residual value of the consent as permitted should be provided.

C.1.2 The AUV approach should be based on accurate floor plans and elevations for the alternative scheme. This is essential so that accurate gross to net assumptions can be made and for a detailed cost plan to be prepared.

Further where an existing use will be refurbished or redeveloped this will constitute an AUV. However, the guidance makes a distinction between refurbishment and repair as below:

B.1.7 PPG paragraph 017 states that ‘where it is assumed that an existing use will be refurbished or redeveloped this will be considered as an AUV when establishing BLV’. Where any assumption regarding the use of the property involves any alterations, including refurbishment or redevelopment, BLV will be based on AUV with no premium.

B.1.8 What constitutes a repair versus an alteration will be determined by professional judgement as to whether the works bring the building up to standard within the existing use, or whether they go beyond that and fall into the category of refurbishment. In many circumstances, the expenditure in proportion to the building value may be a material consideration in informing this professional judgement. Each case needs to be considered on its merits but a building or site in need of substantial repair would be expected to have a lower EUV than a building or site in good repair, subject to any dilapidations claims. Furthermore, a landowner should not profit from their failure to maintain the building or site.

B.1.9 Works undertaken to comply with building regulations or statutory requirements, such as the *Disability Discrimination Act* 1995 or the need to provide Energy Performance Certificates (EPCs), would generally constitute repairs, as these are required for the continued use of the building. Such works could of course represent a significant cost. If the property cannot be legally used for its current use at the date of valuation, that should be reported, even if the EUV is based on the assumption that remedial works will be carried out.

B.1.10 All relevant repair and maintenance costs should be reflected in the valuation, and all assumptions made underpinning the assessment of the EUV should be reported.

B.1.12 Where a landowner has not renewed leases, it would be inappropriate to determine a lower BLV and penalise the landowner for making the site ready for development. That would occur if a lower EUV is coupled with a premium evidenced from similar sites that had not been made ready for development in this way. A balance is required, reflecting the circumstances at the valuation date, but also the costs actually incurred in delivering the site and bringing it forward for development purposes. Such costs would generally sit in the scheme assessment, as necessary to incur in order to bring the scheme forward. They should not include payments to tenants and other parties who have an interest in the land based on hope value, but should reflect the current use value of these interests and the statutory costs of determining tenancies. Any double counting (value and cost) must be avoided in the EUV, premium and scheme assessment.

Mr Carter provides the following advice:

I have been commissioned to carry out a Benchmark Valuation of a premises known as Holyrood House, Ardingly Road, Lindfield, West Sussex RH16 2QY.

I have been advised that the premises at Holyrood House extends to 9,867 sq. ft and that Oakwood, a separate building extends to 1985 sq. ft NIA. The premises sit in a large site of 3.44 acres, and includes car parking presently accommodating provision for approximately 15 cars.

It is located in a rural location to the north of Lindfield off the Ardingly Road.

The premises have not been operated as a care home for some time and no financial records are available for the period during its operation. Gerald Eve Chartered Surveyors marketed the property extensively in 2021, but no interest was forthcoming from the market for a care home or connected use.

For the purposes of providing a Benchmark Valuation, I have therefore looked to providing an alternative use valuation for the property, and regard office accommodation as the most appropriate use in this case.

I have spoken to a representative from Crick May Chartered Surveyors who have extensive experience in marketing office accommodation in this particular area. They advise that accommodation in this locality range from £18-£22 per square foot. They further advise that larger units rent for between £18 and £20 a square foot, and although the market is not strong currently there remains demand for office accommodation in this location, being conveniently located to the south of London having good transportation links to the capital. The representative aware of the location and previous use of this accommodation and held the view that subject to the necessary upgrading to provide marketable office space would fall into the £18-£20 per square foot range.

For the purposes of my valuation, I have used a rate of £18 per square foot, recognising the fact that this unit offers extensive accommodation, although it may be possible to divide the premises into smaller units following the refurbishment, bringing it up to a standard to allow for an effective marketing campaign for offices.

I have assumed the Net Lettable area as supplied by the owner's architect to be 11,850 square feet which using a rate at £18 per square foot produces a rental of £213,000 per annum. I have used a yield of 9% which I have deferred for a year to take account of the refurbishment and the marking of the premises. This provides a capital value £2,176,000.

Following discussion with the owner's architect and their cost consultant, I have assumed a cost of upgrading to a level which would allow an effective marketing of the premises to be at £250,000.

My Benchmark Valuation is in the sum of £1,925,00.

We therefore adopt £1,925,000 as the BLV from which to gauge the viability of the scheme as proposed.

In this instance we have not completed a policy-compliant residual calculation as the outcome of the 100% open market appraisal demonstrates this is not viable.

The standard approach to viability is to compare the BLV of the development site with the Residual Value calculated by the (HCEAT) viability spreadsheet. It is only if the Residual Value of the development exceeds the Market Value (Benchmark), that it will be viable for a contribution to be made towards Affordable Housing.

Conclusions

The full spreadsheet appears at **Schedule 1**, and the key conclusions are set out in the summary section. They are also repeated for convenience below:

Sales	£8,315,000.00
<i>Less Costs</i>	
Construction Costs (Resi)	£3,761,745.33
Commercial Costs (Build & Fees)	£0.00
Other Site Costs	£1,194,462.15
Marketing	£269,450.00
Finance Costs	£531,313.62
Developer Return	£1,455,125.00
Residual Site Value	£1,102,903.91
Benchmark Land Value	£1,925,000.00
Result	(£822,096.09)

To determine the viability of targeted affordable housing provision, the Benchmark Value of the site as stated above, is deducted from the Residual Value calculated by the viability model. If the result is negative, as it is in this case, the development does not achieve the target return on a 100% open market basis and therefore is unlikely to be able to viably deliver the targeted contributions.

The following table summarises the above conclusions.

Spreadsheet Residual Value	£1,102,903.91
Plus Target Developer Return	£1,455,125.00
Less Benchmark Value	£1,925,000.00
Actual Profit	£633,028.91
Percentage actual profit	7.61%

This presents a return which is significantly lower than the 17.5% target identified previously.

Any planning obligations would further reduce this level.

Sensitivity Matrix

Following RICS guidance we have provided a sensitivity analysis of the assumptions in this report, demonstrating the impact on developer profit of +/-5-10% changes in build costs and sales values. This is particularly important to inform assessment of risk.

Sensitivity testing conclusions are included below.

Testing the variance associated with changes in sales and build costs of +/- 5-10% results in the below matrix:

Developer profit %		Sales values				
		-10%	-5%	0%	5%	10%
Build Costs	-10%	2.14%	7.14%	12.14%	17.14%	22.14%
	-5%	-0.12%	4.88%	9.88%	14.88%	19.88%
	0%	-2.39%	2.61%	7.61%	12.61%	17.61%
	5%	-4.65%	0.35%	5.35%	10.35%	15.35%
	10%	-6.91%	-1.91%	3.09%	8.09%	13.09%

This demonstrates that in 22 out of 25 scenarios the achieved return is below the targeted 17.5%, suggesting a high risk development.

T&Cs and Compliance

- 1.1 S106M has been instructed by the applicant to review the viability of the proposed development and engage with the local authority and their representatives on this matter.
- 1.2 Scope of instruction extends to provision of 1 report document and schedules for submission as part of a planning application.
- 1.3 S106M has not inspected the property.
- 1.4 This report is prepared as an assessment of the Planning Financial Viability of a proposed development for the purposes of agreeing appropriate Section 106 planning obligations and affordable housing contributions. It is not a valuation of the subject site or scheme. It is exempted from the RICS Red Book on the basis of the parties negotiating and agreeing the planning obligations and the authoritative requirement of the NPPF and PPG. It does not constitute a Red Book valuation report, and should under no circumstances be relied upon as such, although it may refer to the conclusions of third parties in this regard for which no liability is accepted. The date of the report can be viewed on the front page and will require updating for market uncertainty after a reasonable time period has elapsed.
- 1.5 The report is assumed to be made publicly available for transparency purposes unless otherwise stated. The Executive Summary can be considered a Non-Technical Summary for the purposes of the guidance.
- 1.6 S106M accepts responsibility only to the commissioning party named at the start of this report alone that this report has been prepared with the skill, care and diligence reasonably to be expected of a competent consultant but accept no responsibility whatsoever to any other person or entity.
- 1.7 S106M confirm that any RICS members involved in this reporting have complied with the mandatory requirements of RICS Professional Statement Financial Viability in Planning: Conduct and Reporting May 2019, including the following:
 - We have acted with objectivity, impartially, without interference and with reference to all appropriate available sources of information (para 2.1).
 - We have identified no conflicts of interest or risk of conflicts in preparing this report (para 2.2).
 - We are not working under a contingent or performance related fee agreement basis (para 2.3).
 - We support positive, proactive, transparent and appropriate engagement between all parties in the planning process. This report is prepared on the basis that it will be made publicly available, except in specifically agreed exceptional circumstances (para 2.4).
 - We have not been involved in the preparation of the Council's Local Plan Area Wide Viability Assessment (para 2.5); however we have regard to this in line with PPG Viability para 002 and the statutory development plan.
 - All inputs are reasonably justified by market and supporting evidence including but not limited to the local plan viability study which justifies the adopted planning policy in line with para 008 PPG Viability (para 2.6-2.7).
 - The status of this report is Final as of the dated front page subject to any further reasonable, proactive and constructive negotiations to resolve reasonable professional differences of opinion in line with para 2.6, 2.8 and 2.10 of the Professional Statement.
 - Our report includes sensitivity testing in line with the para 2.9.
 - Where there are professional differences of opinion over inputs we seek to resolve these during negotiations following submission of the original report in line with para 2.8-2.10. Where differences of opinion cannot be resolved this is stated clearly.

- The Executive Summary complies with the Non-Technical Summary requirement of para 2.11.
- Any sub-consultants contributing to this report have been made aware of the Professional Statement and its requirements, and confirm compliance with it (para 2.13).
- We have been allowed sufficient time since instruction to carry out this FVA bearing in mind the scale of the development and the status of the information as at the date of this report (para 2.14).
- Appropriate regard has also been had to RICS Guidance Note: Assessing Viability in Planning under the NPPF 2019 (2021).

Material Uncertainty

In respect of the planning and development sector as at the report date where unprecedented sets of circumstances are highlighted, including for example COVID-19, the Ukraine War and Energy Crisis, creating an absence of relevant/sufficient market evidence on which to base our judgements, our report will be reported as being subject to 'material valuation uncertainty' as set out in VPS 3 and VPGA 10 of the RICS Valuation – Global Standards. Consequently, in respect of the report less certainty – and a higher degree of caution – should be attached to that report than would normally be the case.

For the avoidance of doubt this explanatory note, including the 'material valuation uncertainty' declaration, does not mean that the report cannot be relied upon. Rather, this explanatory note has been included to ensure transparency and to provide further insight as to the market context under which said report may have been prepared. In recognition of the potential for market conditions to move rapidly in response to changes in market conditions we highlight the importance of the valuation date and any reporting material uncertainty.

Quality Control

This report is provided for the stated purpose and for the sole use of the named clients. In line with para 2.12 the following quality control pathway has been taken, with all parties involved in the compilation of this report and history of previous viability discussions noted:

Tim Wills CIHM

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