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**Your Ref:**
**Our Ref:** JRM/BAC/20087
**Date:** 2nd December 2020

Mr. A. Jagger
Architectural and Technical Manager
Ashwood Homes
Lincs Gateway Business Park
1 Goodison Road
Spalding
Lincolnshire
PE12 6FY

Dear Mr. Jagger,

**Re Viability Assessment – Sunnydale Close, Surfleet**

I refer to your e-mail of 30th November, requesting an update to the Viability Assessment we prepared dated 13th August 2020.

You have indicated that following our assessment, and in the light of the reduction in the number of affordable dwellings this assessment identified could be provided within a viable scheme on the site, you have amended certain house types, largely a change of design from an affordable housing style to an equivalent market design, but also reducing the overall number of dwellings on the site, from 77 to 75, in amendments submitted to the Planning Officer.

Your request is for an addendum to the original report, reviewing the viability of the scheme currently submitted, as confirmation that this does not improve the viability position, such that an increased number of affordable houses or an increased Section 106 cash contribution could be provided from within a viable scheme.

This addendum should be read in conjunction with our original Viability Appraisal of 13th August 2020 and is subject to the same Conditions of Engagement and assumptions as stated within the original report.

The revised assessment is based upon a dwelling mix, as set out in Appendix A, which identifies the varied house types and the plot numbers, within the revised layout. A plan of the layout of the site is contained within Appendix B to this letter.

*Continued……*

22-24 Market Place
March
Cambridgeshire PE15 9JH

T: 01354 602030
E: professional@maxeygrounds.co.uk
maxeygrounds.co.uk

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We have re-run the HCADAT model on the basis of this revision to housing mix, but with no other amendments to values or costings. We have valued the 'Dee' type dwelling which has been introduced, at the same value per square metre that had been utilised for the equivalent size A732 design, which it largely replaces.

There are no variations in the layout of the site in terms of roads, open space or other infrastructure requirements.

Attached as Appendix C to this letter is the Output from the HCADAT for this revised scheme, which indicates that the scheme, with 6 affordable housing units and a cash Section 106 contribution of £200,000, i.e. the same basis which was previously proposed before the house substitutions, will show a financial deficit of approximately £86,000.

As such, we can confirm that the substitution of house types, does not improve the viability position, or release the opportunity for a greater contribution in either cash, or affordable housing numbers, than was previously assessed in our main report.

We trust this will provide confirmation and validation to the Local Planning Authority that your advised proposals remain appropriate.

Yours sincerely,

[redacted]

JOHN MAXEY MA (Cantab) FRICS FAAV RICS Registered Valuer
For and on behalf of Maxey Grounds & Co LLP
jmaxey@maxeygrounds.co.uk

Encs.