

Project Experience

High Shann, Keighley – Chatsworth Settlement Trustees



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Overview

AspinallVerdi were retained to prepare a Viability Assessment for this significant site to the edge of Keighley, West Yorkshire. The property had the benefit of planning permission for 135 dwellings, however, following marketing efforts it was found that the opportunity was unattractive to housebuilders due to the lack of viability.



Scope

Under the Section 106 BC guidance a Viability Assessment was prepared to fully review the scheme from an economic perspective including the preparation of financial development appraisals. The report considered policy requirements and how they could be reduced to make the development attractive to housebuilders. A detailed report was submitted to Bradford Council for consideration at Committee.

Outcome

Following submission of our Viability Assessment the Council reviewed the report and concurred with the findings and significantly reduced the S106 requirements associated with the site.