

Project Experience

Church Street Slough, EVA – Flexton Developments



Source: Google images



Source: Google maps



Source: AspinallVerdi

Outline

AspinallVerdi advised Flexton developments on a Economic Viability Assessment as part of a planning application for a site on Church Street, Slough. The proposed development is

- Demolition of exiting building
- Development of 41 new homes
- 2 Retail units on the ground floor

Services Provided

AspinallVerdi provided the following services:

- Completed in depth market assessment from online sources and local agents.
- Established robust assumptions to be applied in the development appraisal including, build costs and land value.
- Built an evidence base to account for the impact Crossrail has had on both property prices and land values in the area.
- Used Argus Developer to run a number of appraisals to understand the level of affordable housing the scheme could provide.

Outcome

Our study provided the developer with evidence to support a reduced amount of affordable housing provision based on viability issues. The final report was to be submitted as part of the developers planning application.