

## Project Experience

### Royal Borough of Kingston Upon Thames - Section 106 Viability Assessments



THE ROYAL BOROUGH OF  
**KINGSTON**  
UPON THAMES



Source: boyesrees architects

### Outline

AspinallVerdi is one of the Council's preferred viability consultants for Section 106 matters. Recent Section 106 Viability Assessments include:

- **Coombe Road, New Malden** – demolition of existing buildings and the erection of a 3-5 storey building and a 6-7 storey building providing 748sqm of retail and 329 sqm of office space at ground floor level, 80 flats and 5 town houses with associated amenity space and basement parking.
- **Red Lion Road, Tolworth** – redevelopment of disused mixed-use site of light industrial, retail and residential for 29 dwellings, mix of 1, 2 and 3 bed apartments.
- **Prince of Wales, Kingston Road**– redevelopment of a former public house for a part 5-storey, part 4-storey, part 2 storey building, to provide 90 student bedspaces.

### Services Provided

AspinallVerdi undertakes detailed analysis of the Applicant's scheme costs, values and land value. AspinallVerdi base their value assessment on detailed analysis of the local market using published data such as Land Registry and Estates Gazette, this is supplemented consultation with local estate agents and developers.

AspinallVerdi's costs analysis is based on benchmarking against Build Cost Information Service (BCIS) and comparable schemes. Where necessary we are supported by specialist costs experts.

AspinallVerdi's land value assessment is based on the two main guidance notes on viability in planning: The Harman Report and RICS Financial Viability in Planning.

### Outputs

AspinallVerdi provides the council with an independent viability assessment which is based on sound and robust evidence.