

Project Experience

London Borough of Sutton Section 106 Viability panel



Source:
CallisonRTKL

Outline

AspinallVerdi is retained as the sole viability advisor to the London Borough of Sutton for Section 106 Viability Assessments. Recent Section 106 Viability Assessments include:

- 24-34 Sutton Court Road – development of 165 (studio, 1, 2, and 3 bed units) for Build-To-Rent (BTR) in a 22 storey tower.
- Mill Green Business Park – vertical extension of permitted development scheme to form 41 apartments.
- Copthall House – conversion and extension of existing office building into part 5 and 6 storey building to form 32 flats (eleven studio flats, fifteen 1-bedroomed and six 2-bedroomed)
- Victoria House – redevelopment of a former office building to form 90 flats (44x 1bed + 40 x 2 bed + 6 x 3 bed) and ground floor retail of 518 sqm.
- Thatched House Hotel – AspinallVerdi provided expert advice at planning appeal (informal hearing) for a development of 32 retirement units on an existing hotel site.

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.