

Project Experience

Hastings Area Action Plan Viability Assessment, Hastings Borough Council Outline



AspinallVerdi were commissioned by Hastings Borough Council to assess the viability of the emerging Hastings Area Action Plan policy allocations. This work followed the property market role AspinallVerdi played in the White Rock and Bohemia Masterplan.

The AAP was prepared in advance of the new local plan and was intended to show what new development could be suitable in the Town Centre and Bohemia areas. The plan identified a number of key strategic sites, character areas and interventions and aimed to encourage new development.

AspinallVerdi were responsible for property market research to determine whether the uses proposed in the plan were likely to be delivered. We undertook detailed analysis of residential and commercial market data. We consulted local agents and commercial operators with an interest in occupying space in Hastings. With an understanding of sales values and rents, we also prepared viability appraisals for key sites to show that the proposed uses were viable and deliverable.

AspinallVerdi were responsible for presenting findings to the Client team, as well as providing delivery advice for key sites.

Services Provided

AspinallVerdi provided the following services:

- Property market research and report.
- Consultation with agents, commercial operators and other key stakeholders.
- Development/viability advice.
- Viability appraisals.
- Presenting findings.
- Advice on delivery options.

Outcome

The Council decided that the Action Plan policies will now be included in the Local Plan rather than serving as a standalone document.

AspinallVerdi have since been engaged to provide the plan-wide viability assessment to support the emerging local plan.

