

Project Experience

Kettering Part 2 Local Plan Viability – Kettering Borough Council



Our Roles

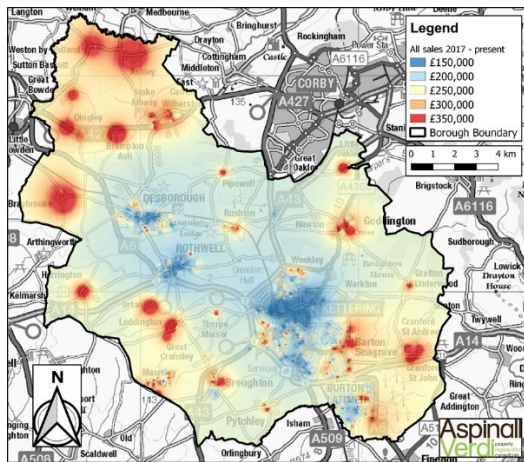
AspinallVerdi has been appointed by Kettering Borough Council to provide financial viability advice in respect of the Council's emerging Part 2 Local Plan.

The primary aim of the commission is to produce an up-to-date viability assessment, which will form a robust and sound evidence base to support the local authority through Regulation 19 of the plan-making process. The study will establish recommendations on the viability and delivery of local policies, non-strategic development sites for the borough to inform the preparation of the Part 2 Local Plan.

Work Undertaken

We undertook the following tasks for the council:

- Conducted property market research for residential, specialist residential, retail and commercial sectors across the Borough
- Completed a policy review of the emerging Part 2 policies which impact viability
- Developed a typologies matrix of site and scheme typologies of the development likely to come forward across the Borough in the plan period
- Carried out land value research to establish Benchmark Land Values
- Carried out a stakeholder workshop and public consultation
- Completed detailed appraisals and sensitivity analysis to make recommendations to align the affordable housing and policy requirements



	AH - % on site						
	15%	20%	25%	30%	35%	40%	45%
327,249	473,314	424,626	375,937	327,249	278,560	229,872	181,183
1,000	440,564	391,876	343,187	294,499	245,810	197,122	148,433
2,000	407,634	358,949	310,263	261,578	212,893	164,207	115,522
3,000	374,887	326,001	277,316	228,630	179,945	131,259	82,574
4,000	341,730	293,053	244,368	195,982	146,997	98,311	49,626
5,000	308,791	260,105	211,420	162,734	114,049	65,364	16,678
6,000	275,843	227,158	178,472	129,787	81,101	32,416	(16,270)
7,000	242,895	194,210	145,524	96,839	48,153	(532)	(49,218)
8,000	209,947	161,262	112,576	63,891	15,205	(33,480)	(82,165)
9,000	176,999	128,314	79,629	30,943	(17,742)	(66,428)	(115,113)
10,000	144,052	95,366	46,681	(2,005)	(50,690)	(99,376)	(148,189)
11,000	111,104	62,418	13,733	(34,563)	(83,676)	(132,506)	(181,336)
12,000	78,156	29,470	(19,215)	(67,992)	(116,823)	(165,653)	(217,132)
13,000	45,208	(3,478)	(52,309)	(101,139)	(149,970)	(198,865)	(255,675)
14,000	12,205	(36,626)	(86,456)	(134,286)	(183,117)	(237,439)	(294,218)
15,000	(20,942)	(69,779)	(118,603)	(167,433)	(219,202)	(275,968)	(332,781)
16,000	(54,089)	(102,920)	(151,750)	(200,966)	(257,745)	(314,525)	(371,394)
17,000	(87,236)	(136,067)	(184,897)	(239,509)	(296,288)	(353,068)	(409,847)
18,000	(120,383)	(169,214)	(221,272)	(278,052)	(334,831)	(391,611)	(448,511)
19,000	(153,530)	(203,036)	(259,815)	(316,595)	(373,374)	(430,166)	(487,287)
20,000	(186,677)	(241,579)	(298,358)	(355,138)	(411,917)	(468,942)	(526,063)

Outputs

The viability study made clear recommendations that the 30-40% affordable housing policy across the borough was viable.

AspinallVerdi will amend the report accordingly once Regulation 19 representations are received. We will then support the council through Examination in Public.