

## Project Experience

### Oldham Housing Sites Study - Oldham Council & GMCA



#### Overview

AspinallVerdi were instructed as part of multi-disciplinary team by Oldham Council and Greater Manchester Combined Authority to assess the viability and deliverability of 11 sites across Oldham.

There was a mix of sites from small brownfield infill sites and small rural greenfield sites, to large brownfield regeneration sites in the town centre and large greenfield sites. In total there was capacity for around 2,000 dwellings and the Council had aspirations for delivering net zero carbon homes.

#### Services

AspinallVerdi provided the following services:

- Property market research
- Financial appraisal
- Delivery strategy

#### Outputs

AspinallVerdi produced a residential property market report. There was a dual purpose to this with the first being to advise design co-consultants on the appropriate housing typology and mix on each site. The second was to inform our value assumptions used in our financial appraisals of the housing sites.

AspinallVerdi then prepared the financial development appraisals of each site to establish whether it was viable or not on a policy compliant basis. We provided a range of sensitivity tables that showed how viability was impacted by changes in cost and value. We also prepared a different appraisal scenario testing a different level of affordable housing to explore how this would impact on viability.

AspinallVerdi then advised on the deliverability of the sites and provided a strategy for unlocking the development sites as a portfolio but also individually.

