

Project Experience

Local Plan Viability & CIL Assessment – Wirral Metropolitan Borough Council



Our Role

AspinallVerdi were appointed by Wirral Metropolitan Borough Council to provide an updated viability assessment of their Local Plan, as well as assessing the capacity for implementing a CIL charge across the borough.

With the Council embarking on an ambitious regeneration plan, the work included assessments of several 'regeneration areas' which are seen as key to the urban regeneration of Birkenhead and surrounding areas.

Work Undertaken

Throughout the project AspinallVerdi provided the following services:

- Property market analysis of residential, older persons, retail, office and industrial markets to inform values to uses in the appraisals.
- Review of draft policies and analysis of the cost of such policies including; biodiversity, renewable technology, carbon reduction and water efficiency.
- Assistance in drafting affordable housing policy
- Analysis of planned growth including effects of the Birkenhead 2040 Framework and 'Left Bank' regeneration projects.
- Creation of typologies to use in the testing based on planned growth.
- Assessment of development costs.
- Benchmark land value assessment – based on Existing Use plus Premium method.
- Creation of MS Excel development appraisals
- Telephone consultations with local agents.
- Stakeholder consultation, with a specific focus on regeneration areas – including 1:1 meetings with site promoters.

Outcome

AspinallVerdi provided the Council with advice on the viability of their draft policies along with setting out "mix and match" options of different packages of policy options with varying levels of affordable housing.

Advice was provided on both the viability and deliverability of regeneration areas, including the level of grant funding required to bring them forward.

