Clarification Questions

From: Alasdair Ritchie, AspinallVerdi Date: 6th September 2022

Land off Burn Road, Birchencliffe, Huddersfield

Private & Confidential

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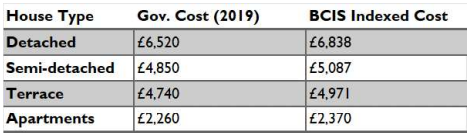
This is an initial set of questions from an initial review of the documents. Inadequate responses may lead to further questions and delays.

Ref	Document referenced	AspinallVerdi Question	Applicant's Response
1	**Roger Hannah Viability Assessment**	Site Area - What is the net site area? (acres/ha)	We have been advised by the developer that the net developable area is the gross area.
2	**Roger Hannah Viability Assessment**	Accommodation Schedule – Can you provide this in MS Excel format which includes the area and value assumptions adopted for each unit.	Please find attached
3	**Roger Hannah Viability Assessment**	Accommodation Schedule - can you confirm whether any of the properties include a garage, if so, can you state whether it is internal or external in the accommodation schedule.	Integral garages We have only allowed for base build costs and no allowance has been made for the garages at this stage.
4	**Roger Hannah Viability Assessment**	Do Wiggett Construction own the site or have an option / promotion agreement in place? Is there evidence regarding the sale or purchase of the site? If so, can you please provide this?	We are not aware of the circumstances; however it should be noted that the PPG makes it clear that the price paid is not a relevant justification to the assessment of the Benchmark Land Value of the site.
5	**Roger Hannah Viability Assessment**	Base Build Costs – Can you provide further detail (such as a cost plan) relating to the Base build cost of £170 per sqft and confirm what the build cost is without the external works allowance?	When undertaking the assessment, the applicant provided us with an indicative cost of £170 per sq ft. They have recently tendered a scheme of a similar size and nature with a base build of £194 per sq ft. This is reflective of recent build cost inflation. We have provided this as evidence (see attached) to support the base build cost adopted.
6	**Roger Hannah Viability Assessment**	Part L – can you provide your index calculation to support your assumption of £6,838 per unit?	
7	**Roger Hannah Viability Assessment**	Contingency allowance – can you confirm what this has been applied to?	Applied to base build & abnormals
8	**Roger Hannah Viability Assessment**	Professional Fees allowance – can you confirm what this has been applied to?	Applied to base build & abnormals These costs have been profiled to reflect fee expenditure i.e, more professional input up-front as part of the planning process and technical due diligence

House Type	Gov. Cost (2019)	BCIS Indexed Cost
Detached	£6,520	£6,838
Semi-detached	£4,850	£5,087
Terrace	£4,740	£4,971
Apartments	£2,260	£2,370

9	**Roger Hannah Viability Assessment**	Abnormal Costs – can evidence be provided to support the £957,162 included for abnormal costs. The report refers to technical information, can this be provided. We are also looking for evidence that a) these costs are to be incurred; b) on what basis has the costs been assessed?	See attached breakdown and supporting evidence.
10	**Roger Hannah Viability Assessment**	Benchmark Land Value – can evidence be provided to support your Existing Use Value of £1000 per acre?	We have had reference to area wide plan viability assessments and agricultural market trends where £10,000 per acre is generally accepted. We have also attached recent agricultural land comps as evidence. This shows the EUV of £10,000 per acre adopted is conservative.
11	**Roger Hannah Viability Assessment**	Financial Appraisals – can you provide the .wcfx files for the two financial appraisals which you have prepared.	Please find attached