

Rowlands, Ceiri

From: Robinson, Victoria L
Sent: 28 October 2019 10:34
To: Gibbon, Steven (Avison Young - UK)
Cc: Rowlands, Ceiri; Rhian Lees
Subject: RE: Development Viability Appraisal

Dear Steve,

Thanks for this. We would like to proceed with you on this basis and L&G have confirmed they will cover the cost of doing so. We will send a formal order in due course when we've got you set up on our procurement system but we'll assume a £8k cap.

Time is of the essence for L&G though we note the end of October will be impossible. Please let me know what additional information you require at this point. I have copied in Rhian Lees who is acting for L&G and Ceiri Rowlands (the planning officer dealing with this) as they will be able to respond to your requests for information as quickly as possible without it getting snagged up with me in between!

Thanks,

Victoria Robinson
Operational Manager for Planning and Building Control / Rheolydd Gweithredol - Rheoli Datblygu
Regeneration and Planning / Adfywio a Chynllunio
Vale of Glamorgan Council / Cyngor Bro Morgannwg
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Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

From: Gibbon, Steven (Avison Young - UK) <Steve.Gibbon@avisonyoung.com>
Sent: 23 October 2019 09:41
To: Robinson, Victoria L <VLRobinson@valeofglamorgan.gov.uk>
Cc: Rowlands, Ceiri <cerowlands@valeofglamorgan.gov.uk>
Subject: RE: Development Viability Appraisal

Hi Victoria

I refer to your email below and to our recent conversation. I can confirm that we are able to undertake a review of the high level Sutton Consulting viability section of the RPS/Sutton Delivery Report dated 4/10/19. We will not however be able to complete this review by the end of October. We would plan to meet with both you and the developer's agents prior to finalising our report. Key to the viability of this scheme will be the availability of Grant Funding. Meetings with representatives of Welsh Govt may also be needed. We will be able to comment on land value, base build costs, rents, yields, take up and developers profit. Will the Council (or developer) have any more detailed information on ground works, servicing and infrastructure costs?

Our fee for undertaking this commission (if we are successful) will be based on £150/hour. I would propose a budget of £8,000 plus VAT. (and would be happy to cap at this figure following a review of all the information available and following a further discussion with you).

I look forward to hearing from you – Steve.

Steve Gibbon FRICS
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From: Robinson, Victoria L [<mailto:VLRobinson@valeofglamorgan.gov.uk>]
Sent: 15 October 2019 12:47
To: Gibbon, Steven (Avison Young - UK)
Cc: Rowlands, Ceiri
Subject: Development Viability Appraisal

External Sender

External Sender

Dear Steve,
I have been given your details by other colleagues in LPAs that have used you to assess development viability appraisals as we are looking to appoint a consultant for this purpose. I am looking for expressions of interest for some urgent work we have in mind.

We have a major application for employment at Rhoose where we will be seeking s106 contributions and the developer has submitted a viability report that we need independent advice on. Details of the application are available online at (reference 2019/00871/OUT) Land at Model Farm, Rhoose. <http://vogonline.planning-register.co.uk/Plastandard.aspx>
Are you able to undertake this assessment for us and if so could you provide an indication of timescale and cost? I will send the appraisal through if you need it now to advise on that (on a confidential basis)? Ideally we need to resolve this by the end of October to get to November Planning Committee in accordance with a Planning Performance Agreement we have in place. I appreciate that may be impossible now but is that feasible?
I look forward to hearing from you.

Many thanks,

Victoria Robinson
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