

Rowlands, Ceiri

From: Robinson, Victoria L
Sent: 28 October 2019 10:29
To: Rhian Lees
Cc: Rowlands, Ceiri
Subject: RE: Development Viability Appraisal

Thanks Rhian,

We will instruct them on that basis. We will procure their services and invoice your client to recover the costs of doing so. Please can you provide the best contact details for doing that?

I will go back to Steve to confirm and ask what further information he requires at this stage.

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
tel / ffôn: 01446 704661
mob / sym: 07860526606
e-mail / e-bost: VLRobinson@valeofglamorgan.gov.uk

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From: Rhian Lees <Rhian.Lees@rpsgroup.com>
Sent: 25 October 2019 15:47
To: Robinson, Victoria L <VLRobinson@valeofglamorgan.gov.uk>
Cc: Rowlands, Ceiri <cerowlands@valeofglamorgan.gov.uk>
Subject: RE: Development Viability Appraisal

Hi Vicky

L&G are happy to instruct Steve. Do you need anything further from me?

Thanks

Rhian

Rhian Lees
Associate
RPS | Consulting UK & Ireland
T +44 2920 668 662
E rhian.lees@rpsgroup.com



From: Robinson, Victoria L <VLRobinson@valeofglamorgan.gov.uk>
Sent: 25 October 2019 12:14
To: Rhian Lees <Rhian.Lees@rpsgroup.com>
Cc: Ceiri W. Rowlands <Ceiri.Rowlands@newport.gov.uk>
Subject: FW: Development Viability Appraisal

CAUTION: This email originated from outside of RPS.

Dear Rhian,

Please see email below from Steve Gibbon. The other consultant approached has replied this morning to advise they cannot realistically give enough time to it in the next 2 months and have therefore withdrawn from the proposal.

Are you happy to proceed with Steve as set out below? I note he is looking for more information on ground works, servicing and infrastructure costs – so this needs more thought. Also regarding available grants – which follows on from our discussions this week and L&G / VOG discussions with WG.

I'll wait to hear from you when you've discussed with your client.

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
tel / ffôn: 01446 704661
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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).

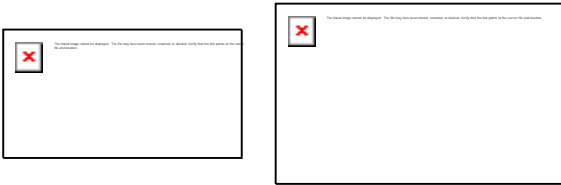
I look forward to hearing from you – Steve.

Steve Gibbon FRICS
Director
RICS Registered Valuer
steve.gibbon@avisonyoung.com

Avison Young
One Kingsway
Cardiff, CF10 3AN
United Kingdom

D +44 (0)29 2024 8907
M +44 (0)7836 701607

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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://vagonline.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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