

## Rowlands, Ceiri

---

**From:** Rowlands, Ceiri  
**Sent:** 07 May 2020 17:18  
**To:** 'Gibbon, Steven (Avison Young - UK)'  
**Subject:** RE: Development Viability Appraisal

Hi Steve,

I hope things are ok with you.

It's been a while since we last spoke and I was wondering where you were with the viability information, as I understood you'd received the information you needed direct from their surveyors?

Thanks,

Ceiri Rowlands  
Uwch Swyddog Cynllunio / Senior Planning Officer  
Adfywio a Chynllunio / Planning and Regeneration  
Cyngor Bro Morgannwg / Vale of Glamorgan Council  
tel / ffôn: 01446 704654  
e-mail / e-bost: [cerowlands@valeofglamorgan.gov.uk](mailto:cerowlands@valeofglamorgan.gov.uk)



Consider the environment. Please don't print this e-mail unless you really need to.  
Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.

Visit our Website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)  
Ewch i'n gwefan yn [www.bromorgannwg.gov.uk](http://www.bromorgannwg.gov.uk)

[Find us on Facebook / Cewch ddod o hyd i ni ar Facebook](#)  
[Follow us on Twitter / Dilynwch ni ar Twitter](#)

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:** 28 October 2019 18:40  
**To:** Robinson, Victoria L <VLRobinson@valeofglamorgan.gov.uk>  
**Cc:** Rowlands, Ceiri <cerowlands@valeofglamorgan.gov.uk>; Rhian Lees <rhian.lees@rpsgroup.com>  
**Subject:** Re: Development Viability Appraisal

Hi Victoria - many thanks for this. Can't remember if I mentioned that I'm on leave this week. I'll give some thought to what is needed. I'll call you first thing Monday morning with a view to meeting next week. I'm working for Lorna Cross at the moment so am presumably already on your procurement system.  
Steve.

Get [Outlook for Android](#)

On Mon, Oct 28, 2019 at 10:34 AM +0000, "Robinson, Victoria L" <[VLRobinson@valeofglamorgan.gov.uk](mailto:VLRobinson@valeofglamorgan.gov.uk)> wrote:

**External Sender**

**External Sender**

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  
tel / ffôn: 01446 704661  
mob / sym: 07860526606  
e-mail / e-bost: [VLRobinson@valeofglamorgan.gov.uk](mailto:VLRobinson@valeofglamorgan.gov.uk)

*Consider the environment. Please don't print this e-mail unless you really need to.  
Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.*

Visit our Website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)  
Ewch i'n gwefan yn [www.bromorgannwg.gov.uk](http://www.bromorgannwg.gov.uk)

[Find us on Facebook / Cewch ddod o hyd i ni ar Facebook](#)  
[Follow us on Twitter / Dilynwch ni ar Twitter](#)

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](mailto:Steve.Gibbon@avisonyoung.com)>  
**Sent:** 23 October 2019 09:41  
**To:** Robinson, Victoria L <[VLRobinson@valeofglamorgan.gov.uk](mailto:VLRobinson@valeofglamorgan.gov.uk)>  
**Cc:** Rowlands, Ceiri <[cerowlands@valeofglamorgan.gov.uk](mailto: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](mailto:steve.gibbon@avisonyoung.com)

Avison Young  
One Kingsway  
Cardiff, CF10 3AN  
United Kingdom

**D** +44 (0)29 2024 8907

**M** +44 (0)7836 701607

[avisonyoung.co.uk](http://avisonyoung.co.uk)



---

[Blog](#) | [Twitter](#) | [Property Listings](#) | [LinkedIn](#) | [YouTube](#) | [Instagram](#)

---

Avison Young is the trading name of GVA Grimley Limited.

[Legal Disclaimer](#)

---

**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**

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](mailto:VLRobinson@valeofglamorgan.gov.uk)

*Consider the environment. Please don't print this e-mail unless you really need to.  
Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.*

Visit our Website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)  
Ewch i'n gwefan yn [www.bromorgannwg.gov.uk](http://www.bromorgannwg.gov.uk)

[Find us on Facebook / Cewch ddod o hyd i ni ar Facebook](#)  
[Follow us on Twitter / Dilynwch ni ar Twitter](#)

Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.