

DEVVIA

PROPERTY CONSULTANCY



Viability Assessment
Non-Technical Summary

Land at Liverpool Road,
Prescot

Prepared on behalf of:
Group D Developments Ltd

Prepared by:
Devvia Property Consultancy

January 2024

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Non-technical summary

The proposed scheme is designed to deliver a total of 45 dwellings, all of which will be affordable housing.

The proposed development would provide a range of 2 and 3-bed houses, as well as 1, 2 and 3-bed apartments. The scheme is intended to deliver all dwellings within the rent to buy tenure.

The assessment includes the following key headlines:

Scheme Gross Development Value:	£8,588,546 (including grant)
Total Development Cost:	£9,687,098 (excluding finance & profit)
Residual land value:	-£2,305,436

We have assessed the ability of the scheme to be capable of being delivered. It is evident that this scheme is not sufficiently viable to provide any s.106 contribution.

Assumptions

The following key assumptions are contained in our assessment:

Development programme: May 2024 to April 2026

Developer profit: 20 % of GDV (market housing) 8% of GDV (all affordable housing)