

PRIVATE & CONFIDENTIAL

Stocktons, Great Ancoats Street, Manchester (Planning Reference: 142535/FO/2025)

Revised Accommodation Impact on Viability

- 1.1 This note reports on the impact of a revision in the accommodation proposed in the residential led development scheme on the Stocktons site.
- 1.2 The application which originally proposed a total of 758 residential units across two blocks (Blocks A&B) is to be amended in order to meet the planning requirements in relation to unit mix. One bed apartments (studio apartments and one bed apartments) should equate to 33% of the units within a scheme. To meet this requirement the mix of units within Block A has changed to provide 552 units down from the original 558 units.
- 1.3 Tim Claxton Property's FVA dated March 2025 reported on the viability of the scheme and this reported a profit of -20.77% on GDV (which indicates that the scheme is many millions of pounds short of achieving the level of profit which the developer is reasonably permitted to make) thereby successfully making the case that the scheme could not be reasonably expected to fund planning obligations.

Unit Type	Original FVA Units	Total sq.ft	Updated Units	Total sq.ft
Studios				
SA / SB	96	44,037	90 (-6)	40,818
One Bed Apartments				
1A / 1B	96	50,624	90 (-6)	47,341
One Bed Duplex Apartments				
1AD	4	2,992	0 (-4)	0
Two Bed Apartments				
2A / 2B / 2C	346	267,427	356 (+10)	268,515
Two Bed Duplex Apartments				
2AD / 2BD / 2CD	6	6,395	6 (0)	6,351
Three Bed Duplex Apartments				
3AD	10	15,016	10 (0)	14,984
Total	558	386,491	552 (-6)	378,009

Table 1 – Block A Original and Updated Residential Unit Numbers and Net Internal Areas

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- 1.4 The changes in unit types and overall sales area are outlined in Table 1. This shows a net loss of units with the loss of 16no. studio/one bed units and their replacement with 10no. two bed apartments,
- 1.5 This table shows a net decrease in sales area of 8,458 sq.ft. The original viability appraisal reported an average value per sq.ft of £442 across the scheme thereby suggesting a loss of revenue of £3.75m. The impact is enhanced when one considers that the average value on an area basis of a one bed apartment is higher than for a two bed apartment.
- 1.6 As the cost of delivering the new mix will be only modestly different when compared with delivering the original mix and the scheme will need to be substantially more profitable to become 'viable' then it is clear that the proposed mix will have a only a small impact on the viability of the scheme. This will not change the overall conclusion of the original FVA.