

Viability Assessment

Baptist Church, Rochdale Road, M44 HT

Executive Summary

The RICS Professional Statement Financial Viability in Planning: Conduct and Reporting (1st Edition, May 2019) states that all Financial Viability Assessments ('FVA') **must** be accompanied by non-technical summaries of the report so that non-specialists can better understand them (ref: 2.11).

We summarise the key findings of this assessment below:

Applicant	City Point Developments
Address	Particular Baptist Church, Rochdale Road, M44 HT
Scheme	Particular Baptist Church

Appraisal Assumptions

	100% Private Sales Scheme	20% Affordable Housing Scheme
Gross Development Value	£42,045,079	£39,144,109
Residential GDV	£41,780,450	£38,879,480
Commercial GDV	£264,629	£264,629
Development Costs	£36,113,768	£36,063,008
Construction Costs	£28,599,882	£28,599,882
Contingency	5% (£1,429,994)	5% (£1,429,994)
Professional Fees	7% (£2,001,992)	7% (£2,001,992)
Marketing Fees	1% (£417,804)	1% (£388,795)
Sales Agent Fees	1.5% (£626,707)	1.5% (£583,192)
Sales Legal Fees	£1,000 per unit (£133,000)	£1,000 per unit (£133,000)
Letting Agent Fees	10% (£1,884)	10% (£1,884)
Letting Legal Fees	5% (£942)	5% (£942)
Finance Rate	7.5% (£2,352,938)	7.5% (£2,374,702)
Benchmark Land Value	£521,400	£521,400
Existing Use Value	£434,500	£434,500
Premium	20% (£86,900)	20% (£86,900)
Target Profit Margin	15% on GDV	15% on GDV
Developer's Profit Margin	£5,931,310 (14.11% on GDV)	£3,081,100 (7.87% on GDV)

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1. Introduction

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1.1. Purpose of Report

This report has been prepared in accordance with instructions received from City Point Developments to undertake a viability assessment in respect of the proposed development at the Baptist Church, Rochdale, Manchester.

The report will first provide an overview of the location, site, relevant planning policy and development proposals followed by an overview of the appropriate methodology and guidance in respect of viability assessments for planning purposes. We will then provide an assessment of the appropriate Benchmark Land Value that should be applied to the site, which will involve an assessment of Existing Use Value as well as assessment of the appropriate minimum premium to be applied. We will then provide an analysis of the residential sales market to form our opinion of values. An assessment of the Gross Development Value and appropriate cost assumptions will lead us to providing residual appraisals of the scheme in order to assess the impact of policy compliant affordable housing (30%) and the viable level of affordable housing and Section 106 contributions that can be provided as part of the proposed development. A sensitivity analysis will also be provided.

1.2. Objectivity and Impartiality

In accordance with RICS Professional Standards, we can confirm that there are no conflicts of interest that affect our independent opinion being provided.

We have acted with objectivity, impartially, without interference and with reference to all appropriate available sources of information.

We can also confirm that no performance related or contingent fees have been agreed in respect of the provision of this report and subsequent viability advice.

1.3. Report

This report is dated **02 October 2024**. It has been produced by Emma Hitt MRICS and reviewed by Adam Mirley MRICS.

The people stated above with MRICS qualifications are suitably qualified practitioners that have previously advised in respect of viability assessments across the North West.

1.4. Information Provided

We have been provided with and have relied upon the following information:

- Drawings and Plans produced by Hodder and Partners
- Schedule of Accommodation produced by Hodder and Partners – **Appendix 2**
- Cost Plan produced by Ian Wilton, dated 01 October 2024 – **Appendix 6**

2. Site Information

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2.1. Location

The site is located in Manchester city centre to the north east of the city centre along Rochdale Road. Manchester is the third largest city in England and the administrative and commercial hub of the North West region. It benefits from excellent motorway connections, including the M60 orbital motorway, which links to the M62/M6/M56/M61 and the M602, which provides a direct link into the city from the west.

There are two city centre main line railway stations, Piccadilly and Victoria, providing inter-city services throughout the UK. The fastest services to London Euston currently take 1 hour and 59 minutes. Manchester Piccadilly is the fourth busiest station in the United Kingdom outside London. Both stations are integrated into the Greater Manchester Metrolink tram system. Services into the city centre from Bury to the north, Rochdale to the north east and Ashton-under-Lyne to the east are now operational. To the west there are connections to MediaCityUK and Eccles. To the south several extensions have been completed including the South Manchester line to East Didsbury and the Airport line, in addition to the existing line to Altrincham. The Ordsall Chord also provides a link between Victoria, Oxford Road and Piccadilly stations which has further enhanced the city's connections providing more capacity for cross city rail services.

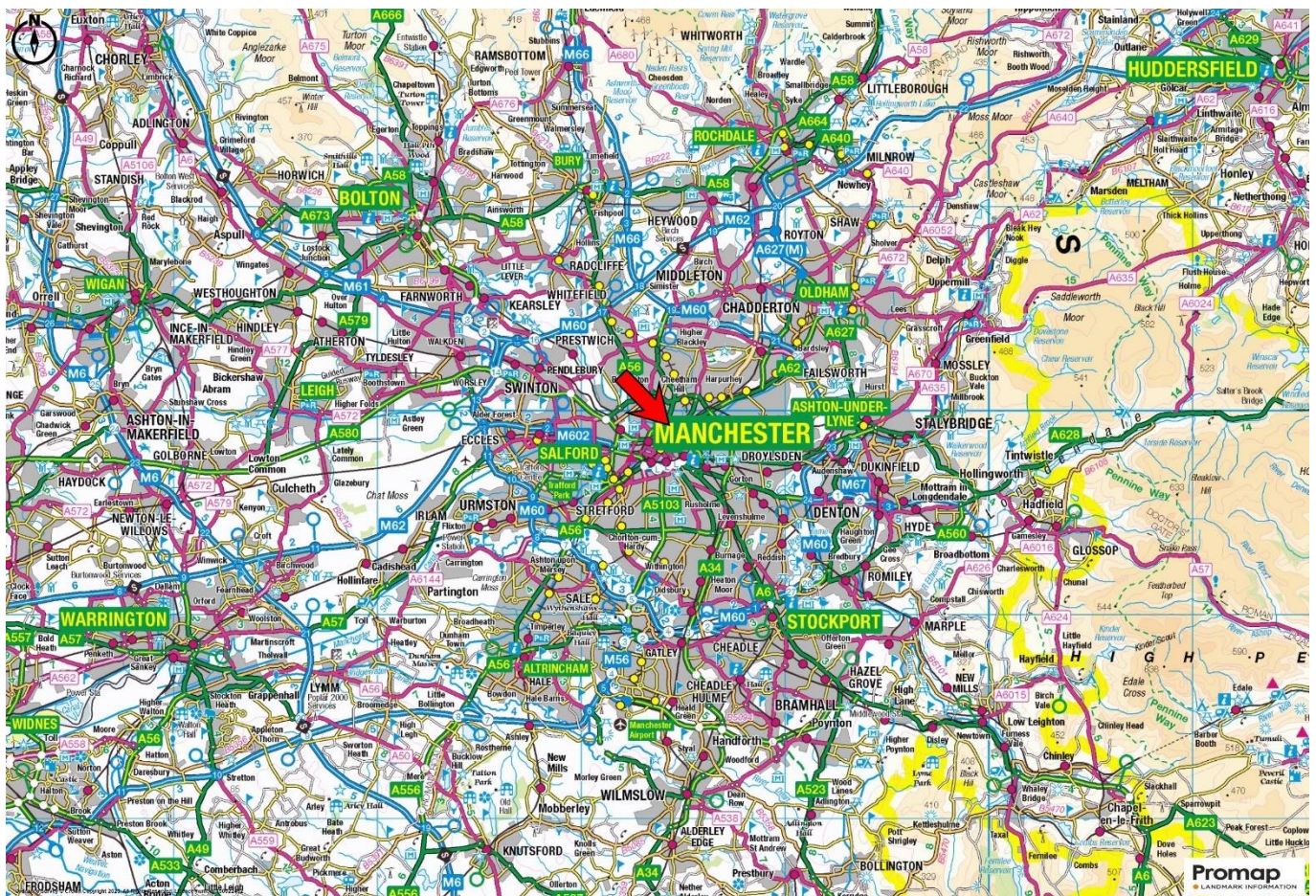


Figure 1: Site Location

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2.2. Site Situation

The site is located on the northern fringe of Manchester city centre on Rochdale Road. Rochdale Road itself is a major main road that runs from the city centre and heads out towards the north, connecting with various neighbourhoods.

The site is bordered by Rochdale Road to the south, Sharp Street to the east and Dyche Street to the north. There is currently a surface level car park to the west of the site, but this site, which was purchased by Whitbread PLC in February 2024, has planning permission for a 229-bedroom hotel set over ten storeys. GMI Construction Group has been appointed as the main contractor for the project, with works expected to start this autumn. On the opposite side of Sharp Street is another hotel, the Hampton by Hilton Manchester Northern Quarter. Save for the Hampton, the surrounding area broadly comprises of residential apartment blocks.

This area of Manchester has seen a range of development coming forward over recent years, including Ancoats Gardens on the opposite site of Rochdale Road, the Hampton by Hilton next to the subject site, as well as a new development of two residential towers comprising 358 build to rent apartments on the corner of Rochdale Road and Swan Street that is being delivered by Cable Swan Limited.

2.3. Site Description

The subject site, outlined red below, is broadly square in shape and extends to approximately 0.19 acres (0.077 hectares). The site currently comprises of the Particular Baptist Church, which was built in 1907-1908, with the main elevation facing Rochdale Road. Car parking for the church building is currently allocated on the east side of the site along Sharp Street. A copy of the site plan is included at **Appendix 1**.

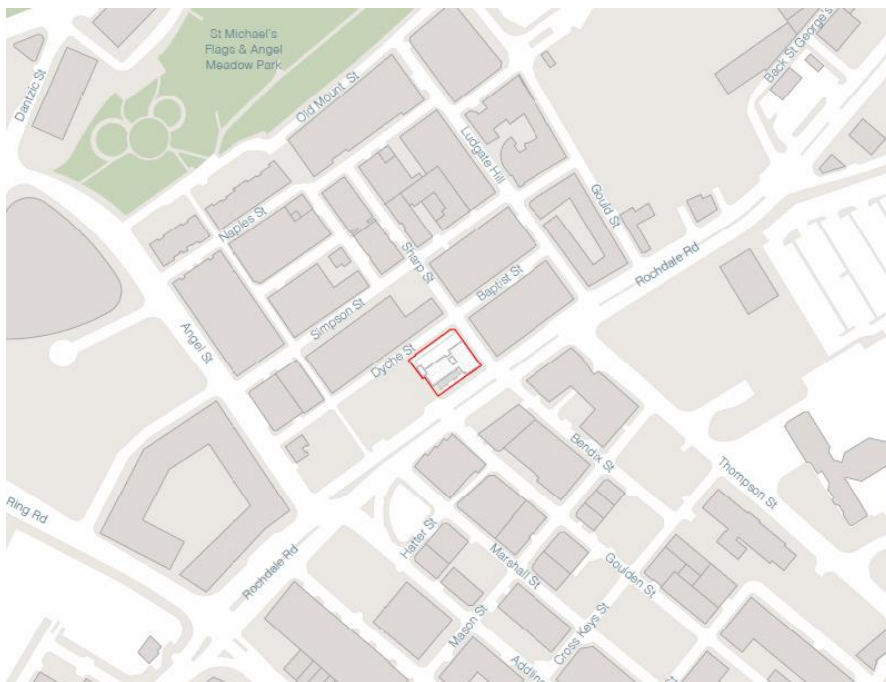


Figure 2: Subject Site

2.4. Proposed Development

The proposed development comprises:

- 133 x residential units within a 23-storey tower above the Baptist Church building which remains in situ as part of the development;
- Ground floor entrance lobby and foyer with resident amenities including co-working space and cycle store.
- Mezzanine floor comprising a gym and co-working space;
- Additional amenity space on the first floor;
- Ground floor commercial unit extending to 941.8 sq ft (87.5 sq m);
- Associated hard landscaping.

We have been provided with accommodation schedules which we have summarised below. A copy of the accommodation schedule is included at **Appendix 2**.

Unit Types	Unit Area (Sq. M.)	Unit Area (Sq. Ft.)	Number of Units
1 Bed 2 person	50	538.2	40
2 Bed 3 person	61	656.6	92
2 Bed 4 person	72	775.0	1
Total:	7682	82,688.4	133

Figure 3: Schedule of Accommodation – Residential Units

Floor	Amenity Area (Sq. M.)	Amenity Area (Sq. Ft.)	Service/Plant Area (Sq. M.)	Service/Plant Area (Sq. Ft.)
Ground	255.5	2,750.2	243.9	2,625.3
Mezzanine	225.7	2,429.4	205.4	2,210.9
Level 1	132.6	1,426.8	11.1	119.5
Total:	613.8	6,606.4	571.4	6,150.5

Figure 4: Schedule of Accommodation – Amenity and Plant Areas

The proposed development has an overall Gross Internal Area (GIA) of 121,891.4 sq. ft. (11,324.1 sq. m.) with a net to gross ratio of 78.3%. The total Net Internal Area (NIA) is 95,445.3 sq. ft. which, once deducting communal/ancillary areas, results in a total Residential NIA of **82,688.4 sq. ft.**. The average apartment size across the 133 units therefore is **622 sq. ft.**.



Figure 5: Proposed Elevation from Rochdale Road

2.5. Planning Policy

The Development Plan for Manchester comprises the Manchester Core Strategy (adopted July 2012) and saved policies from the Unitary Development Plan (UDP) (adopted 2004). The Supporting Planning Statement prepared by Asteer Planning provides a full assessment of the proposals against all relevant policies.

The Core Strategy sets out the City Council's vision for Manchester to 2026, along with the planning policies that provide the framework for delivering that vision. It provides a spatial strategy for growth, identifying that Manchester will be the driver of the City Region economy due to the location of key assets in Manchester City Centre and the Regional Centre.

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The Manchester Core Strategy divides the city into five regeneration areas in addition to the City Centre. As defined by the proposals map, the site is located within the North Manchester Regeneration Area. It is also located within the wider Manchester Regional Centre. Core Strategy Policy H3 (North Manchester) states that North Manchester, over the lifetime of the Core Strategy, will accommodate around 20% of the new residential development in Manchester. Priority will be given to family housing and other high value, high quality development where this can be sustained.

2.5.1. Affordable Housing and Other Housing Requirements

Policy H8 in the Manchester Core Strategy sets out the policy position for affordable housing. The city wide target for affordable housing is 20% with 5% sought as social or affordable rent and 15% as intermediate housing. Policy H8 goes on to state that “Developers are expected to use the 20% target as a starting point for affordable housing provision”, however this level may be lowered or the site receive an exemption from affordable housing provision if a financial viability assessment demonstrates that it is unviable to achieve the 20% target.

A report was endorsed by MCC’s Economy Scrutiny and Executive in December 2018 which set out proposed new affordable housing policies to create a step-change in the number and tenure of affordable homes being built across the city. The report identifies that there is a need to deliver affordable housing in the City Centre. It is also acknowledged that delivering affordable housing within the city centre is challenging.

The development has been designed to comply with the Manchester Residential Quality Guidance, which sets out requirements and standards to ensure the delivery of high quality and sustainable housing across Manchester.

On this basis, 27 of the 133 units would need to be affordable.

2.6. Planning History

We have reviewed the Manchester planning website for the subject site at Particular Baptist Church, Rochdale Road, Manchester, M44 HT. The below applications are associated with the site:

Application No.	Description	Status	Decision Date
139072/FO/2024	Temporary change of use of vacant former Baptist Church from Place of Worship (F1) to Storage & Distribution (B8) and the installation of a new roller shutter door to the side elevation.	Approved	29/08/24

Figure 6: Planning History

As detailed above, the subject site received planning permission in August 2024 for a temporary change of use.

2.7. Infrastructure and Services

Section 7 provides full detail of all infrastructure and services works and associated costs for the development.

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2.8. Highways and Access

We have assumed that the completed site can be freely accessed over the existing pavements and that there is sufficient access to plant and refuse areas. Further detail on these works and their costs are included in Section 7.

2.9. Tenure

The site is held on a freehold basis across two titles by Vanni Property 1 Limited.

3. Viability Methodology

3.1. Overview

The fundamental issue in considering viability assessments in a town planning context, is whether a development is made unviable by the extent of affordable housing, planning obligations or other requirements. A proper understanding of financial viability is essential in ensuring that:

- i. land is released for development;
- ii. developers are capable of obtaining an appropriate market risk adjusted return for delivering the proposed development;
- iii. the proposed development is capable of securing funding; and assumptions about the quantum of development that can be delivered over the course of the plan period are robust.

Where planning obligation liabilities reduce the site value to the landowner and return to the developer below an appropriate level, land will not be released, and development will not take place. Whilst the RICS Guidance Note: Financial Viability in Planning, 1st Edition (August 2012) is now out-dated, it provides a useful diagram to explain how viability is assessed:

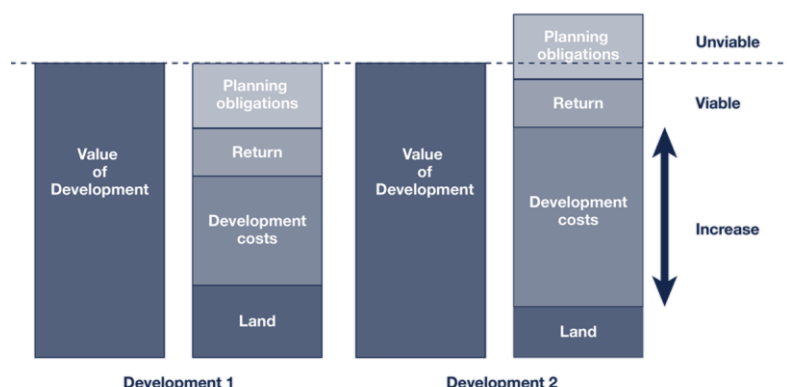


Figure 7: Development Viability Diagram (source: RICS Guidance Note, Financial viability in planning, 1st Edition, 2012)

3.2. National Planning Policy Framework and Planning Practice Guidance

The NPPF was updated in December 2023. It sets out the Government's planning policies for England and how these should be applied.

Paragraph 58 of the NPPF states that "all viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available".

It also states that: "where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all circumstances in the case, including whether the plan and viability evidence underpinning it is up to date, and any change in circumstance since the plan was brought into force."

The Viability Planning Practice Guidance (PPG) prioritises the assessment of viability at the plan-making and development management stages. The preferred methodology in this respect is a typology approach whereby sites are grouped by shared characteristics such as location, size and whether they are greenfield or brownfield. Plan makers can then decide on an appropriate benchmark land value, average costs, average values and the subsequent policy requirements for each typology.

The PPG also sets out a preferred methodology for assessing viability at the decision making stage. A viability assessment should incorporate standardised inputs and should also be based upon and refer to any viability that informed the development plan (subject to this being up to date). Any deviation from the figures used in the viability assessment of the plan should be explained and supported by evidence. The standardised inputs as set out in the planning practice guidance are as follows:

- Gross Development Value (GDV)
- Costs – to include build costs, abnormal costs, infrastructure costs, cost of conforming with planning policies (e.g. S.106 costs, CIL and affordable housing), finance costs, professional fees, management costs, sales / marketing costs and contingency costs
- Benchmark Land Value – to be assessed as the Existing Use Value (EUV) plus a premium or Alternative Use Value (AUV)
- Developer's return

3.3. Financial Viability in Planning: Conduct and Reporting (Professional Standards)

This RICS professional standards and guidance, Financial Viability in Planning Conduct and Reporting, 1st Edition, dated May 2019 states the following: “RICS members must comply with the NPPF and PPG as the primary policy and guidance on assessing viability.”

It sets out the mandatory requirements that should be adhered to when Financial Viability Assessments (FVAs) are carried out.

3.4. Adopted Methodology

As per the NPPF and RICS guidance, we have adopted the prescribed approach to the standardised inputs and will be assessing the profit margin of the proposed development as follows:

GROSS DEVELOPMENT VALUE less COSTS less BENCHMARK LAND VALUE = DEVELOPER'S PROFIT

We will assess the appropriate Benchmark Land Value and included this as a fixed figure in our development appraisal. Should the developer appraisal result in a developer's profit margin that is below the target margin, this would deem the development unviable. We have therefore assessed what level of planning obligations can be provided whilst ensuring a reasonable developer's margin is achieved.

4. Benchmark Land Value

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4.1. Overview

The Benchmark Land Value (BLV) is usually based upon the Existing Use Value (EUV) plus a premium (EUV+) approach, although an Alternative Use Value (AUV) can also be used.

Whilst the site currently comprises of a church building, it also has an existing planning application for temporary change of use from Place of Worship (F1) to Storage & Distribution (B8) and the installation of a new roller shutter door to the side elevation. We have therefore reviewed both the EUV and AUV for the property.

4.2. Existing Use Value

The site currently comprises a church building/place of worship that extends to 3,950 sq. ft.. We have explored the Existing Use Value (EUV) for this use below.

We have reviewed sales of churches at auctions over the last 9 months from within 50 miles of the subject site. The comparables range between £25.75 - £124.87 per sq. ft. across the sales.

We have included a schedule of these comparables at **Appendix 3**.

Of the sales, the following are pertinent to the subject site:

- **Blackrod Methodist Church, Bolton, Lancashire, BL6 5AN** – This is also located in Bolton and is currently available at auction in November 2024. The guide price is £180,000 - £200,000 which equates to £33.04 - £36.71 per sq. ft. across the 5,448 sq ft building. The property is similar to the property, being situated on a 0.18 acre plot with no development potential beyond its existing curtilage. The property is also of a similar style the subject. Notwithstanding this, the subject site is located in a superior location on the edge of Manchester city centre, in an area that has seen significant development. We would also comment that the above values per sq. ft. are based on a guide price for the property, and it could achieve significantly more than this at auction. We would therefore anticipate a significant increase in value could be achieved at the subject site.
- **Former Chew Moor Methodist Church, Lostock, Bolton, BL6 4HA** – This property sold at auction in April 2024 for £372,000. The property is smaller than the subject at 2,979 sq. ft., but is situated on a larger plot extending to 0.31 acres meaning that it has greater development potential beyond the buildings floor plan. The sale equates to a value of £124.87 per sq. ft. We would comment that the subject site is located in a superior location being on the edge of Manchester city centre, but is on a smaller plot. On balance, we therefore would expect a similar value per sq. ft., albeit slightly lower to reflect the larger size of the subject property.
- **Boundary Road Methodist Church, Irlam, M44 6HD** – This property sold at auction in March 2024. It comprises a 2,048 sq ft single storey building on a 0.31 acre plot. The sale at £220,000 represents £107.42 per sq. ft.. As above, the subject site is located in a superior location, however is situated on a smaller plot than the comparable. We would expect the subject site to achieve a similar value per sq. ft. as this sale.

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The subject site comprises a 3,950 sq. ft. building situated on a 0.19 acre plot. The majority of the plot area comprises the existing church building, bar a strip to the eastern edge of the site. There is therefore an element of development potential beyond the curtilage of the existing building. Aligned to the above comparables and those attached at the appendices, we would therefore anticipate that the subject site could achieve a value between £100 - £120 per sq. ft. which is aligned to the auction sales for similar properties in Bolton and Irlam. By way of a sense check, we have also had discussions with agents who deal with church sales regularly in the market who anticipate that a value around £100 per sq. ft. would likely be achieved for the subject site.

Based on the comparables and our discussions, we have therefore adopted a value of £110 per sq. ft. across the 3,950 sq. ft. area which is reflective of the size, plot area and location of the subject site.

This would give a value of **£434,500** for the EUV.

4.3. Premium

In calculating the BLV we must consider the above positions and reflect on the amount of premium that would be appropriate. The updated PPG guidance states that the land value should reflect the “minimum return at which a reasonable landowner would be willing to sell their land”.

We have considered evidence from various sources to assess the minimum premium, including the local authority, market evidence, and applied our professional judgement based on the balance of this market evidence.

Other Viability Assessments that we have been involved with and reviewed consider a minimum premium to be in the order of 20% to 50%.

For the basis of this assessment, we have adopted a premium of 20%.

Based on our assessment of the EUV at £434,500, this would result in a premium of **£86,900**.

4.4. Alternative Use Value

As aforementioned, the site has an existing planning application for temporary change of use from Place of Worship (F1) to Storage & Distribution (B8) and the installation of a new roller shutter door to the side elevation. It therefore has an Alternative Use Value for industrial use.

Based on the application form submitted as part of the planning application, we understand the existing gross internal area of the building to be 3,950 sq. ft. (367 sq. m.).

We are aware of the following comparables for light industrial/storage over the past 2 years:

Unit	Area	Tenant	Sq. ft.	Rent per Sq. Ft.	Lease
Unit 26 Piccadilly Trading Estate, M1 2NP	Piccadilly	Vintage Folk	10,782	£10.00	5 years from August 2024

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37 Derby Street, M8 8HW	Strangeways	n/a	2,260	£6.37	1 year from May 2024
Cortress House, M3 1DQ	Strangeways	n/a	3,132	£5.75	1 year from April 2024
10-12 Pittbrook Street, M12 6JX	Ardwick	n/a	6,366	£7.85	from November 2023
Unit 2 Apsley Grove	Ardwick	0161 Studio	3,330	£6.91	6 years from October 2023
39 Sherborne Street, M8 8LE	Strangeways	Flooring World Source Ltd	4,850	£6.20	6 years from June 2023
Unit 3 - Poland St, M4 6BN	Ancoats	n/a	2,247	£12.27	1 year from April 2023
144 Bradford Rd, M40 7AS	Miles Platting	Alonzo Paris Ltd	10,206	£5.88	10 years from March 2023

Figure 8: Industrial comparables

Rents for industrial space range from £5.75 - £12.27 per sq. ft., depending on size and location. We would expect the subject site to achieve a rent at the lower end of this range, to reflect its likely use for storage and internal configuration that is not standard.

We have also spoken with our industrial colleagues, who expect that the site could achieve a rent of £6.00 per sq. ft. for a B8 use aligned to the current planning application. We have therefore adopted this rent in our assessment.

Based on a rent of £6.00 per sq. ft. across the 3,950 sq. ft., this would result in a annual rent of £23,700.

When capitalised at a yield of 8%, which is reflective of the market, the value of the AUV is £296,250.

4.5. Benchmark Land Value

Based on our assessment of both the EUV+ and AUV methodology for assessing the BLV, the EUV+ method drives a higher value, and we have therefore adopted this within our assessment.

We have therefore assessed the BLV on the following basis:

= EUV + premium (20%)
= £434,500 + £86,900
= **£521,400**

This results in a total Benchmark Land Value of £521,400, **say £525,000.**

We will undertake development appraisals of the scheme, and should the profit margin fall below the minimum acceptable level, the development would be unviable.

5. Market Commentary

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5.1. National Residential Market Trends

A copy of the latest Savills UK Housing Market Update, dated September 2024, is enclosed at **Appendix 4**.

5.2. Local Residential Market Trends

According to Zoopla (based on land registry data), the average sold price in Manchester over the last 12 months is £249,452 across 4,492 sales. They are also reporting the following average sales prices for different property types:

Type	Average Value	No. Transactions
Detached	£468,790	207
Semi-Detached	£294,001	1,283
Terraced	£221,504	1,529
Flats	£198,783	1,331

Figure 9: Zoopla Property Values in Manchester, over 12 months to September 2024 (Source: Zoopla)

5.3. New Build Sales Market

We have had regard to asking and sales prices for various new build development schemes within the locale around the subject site.

5.3.1. Ancoats Gardens, Bendix Street – Beech Holdings

A recent development by Beech Holdings which is located opposite the subject site. The scheme comprises 155 x 1, 2 and 3 bedroom apartments with residents amenities. The development was originally developed for private rent, but a number of the units are currently on the market for sale.

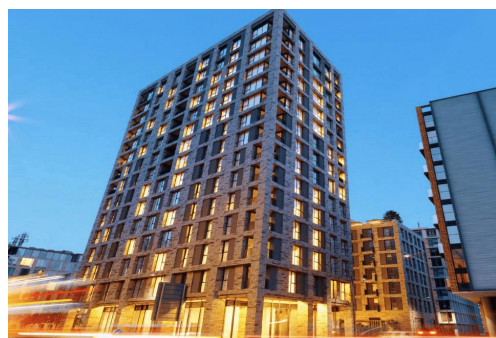


Figure 10: Ancoats Garden

We are aware of the following units that are currently being marketed:

Type	Beds	Area (Sq. Ft.)	Price (£)	£ per sq. ft.
3 Bed - Penthouse	3	1,159	£530,000	£457
2 Bed	2	646 - 774	£300,000 - £418,652	£410 - £598
1 Bed	1	498	£275,000 - £299,950	£552 - £602

Figure 11: Ancoats Gardens, Asking Prices

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The above values average in the order of £490 per sq. ft. across the asking prices. The 1-bedroom apartments have achieved values of £552 - £602 per sq. ft., but are smaller than the 1-bedroom units proposed at the subject site and we would therefore not expect the subject to achieve these levels. The 2-bedroom apartments are similarly sized to the subject and we would therefore expect similar values. On balance, we would expect a similar overall average per sq. ft. could be achieved at the subject site.

5.3.2. New Cross Central, Addington Street, Manchester – FEC

New Cross is a development by FEC that comprises 80 x 1, 2, and 3 bedroom units. It is located approximately 200 metres to the south east of the subject in the New Cross neighbourhood. The scheme is now 99% sold, with 2 units remaining.



Figure 12: New Cross

The current asking prices are as follows:

Type	Beds	Area (Sq. Ft.)	Price (£)	£ per sq. ft.
Apartment	2	774 – 777	£343,000 - £383,500	£443 - £496

Figure 13: New Cross Asking Prices

The above asking prices reflect an average price of £468 per sq. ft..

The latest sales/reservations are as follows:

Type	Beds	Area (Sq. Ft.)	Floor	Price (£)	£ per sq. ft.	Incentive	Date
Apartment	2	780	4th	£345,000	£442	3.5% Discount	March 2024
Apartment	2	778	8th	£386,120	£496	2% Discount	May 2024
Apartment	2	777	5th	£338,400	£436	4% Discount	July 2024

Figure 14: New Cross Sales/Reservations

The above sales reflect an average net sale value of £458 per sq. ft.. New Cross has limited on-site amenities compared with other new build developments in the area. It is situated in a similarly central location to the subject site and on balance we would expect the subject to achieve similar sales values.

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5.3.3. Crown View, Victoria Riverside – FEC

Crown View forms part of the Victoria Riverside development by FEC and is situated 0.5 miles to the north of the subject site. The development is under construction and will provide 275 apartments over 37-storeys once completed.



Figure 15: Crown View

The sales agent has commented that over 99% of the apartments at Crown View have been sold to date, with approximately 16 achieved sales per month. A large proportion of the purchasers are investors, although there are a high proportion of owner occupiers compared with other residential developments in the city centre. The sales agent has commented that they are offering discounts in the order of 2% to 3% of the asking prices, but the majority of recent sales have been at asking price. There are now only 2 x 3 bedroom units left

The asking prices are summarised below:

Type	Beds	Area (Sq. Ft.)	Price (£)	£ per sq. ft.
Apartment	3	942 – 944	£508,980 - £524,280	£540 - £555

Figure 16: Crown View Asking Prices

The above asking prices reflect an average price of £548 per sq. ft..

The latest sales/reservations achieved are as follows:

Type	Beds	Area (Sq. Ft.)	Floor	Price (£)	£ per sq. ft.	Incentive	Date
Apartment	1	549	36th (Penthouse)	£324,105	£590	Nil	March 2024
Apartment	2	766	3rd	£354,195	£462	2% Discount	January 2024
Apartment	3	942	2nd	£500,000	£531	Nil	June 2024

Figure 17: Crown View Sales/Reservations

The above reservations and sales reflect an average price of £528 per sq. ft., however inclusive of a penthouse apartment achieving a premium over the 1 bedroom apartments on lower floors. If we exclude the sale of the penthouse apartment on the 36th floor the average price is reduced to £500 per sq. ft.. We would expect sales at the subject site to be slightly higher than the sales being achieved at Crown View for similarly sized units, to reflect the subject sites closer proximity to the city centre.

Viability Assessment

Baptist Church, Rochdale Road



5.3.4. Park View, Victoria Riverside – FEC

Park View also forms part of the Victoria Riverside development by FEC. The development is under construction and will provide 193 apartments over 26-storeys once completed.



Figure 18: Park View

We understand the two below units have exchanged within the past month.

Type	Beds	Area (Sq. Ft.)	Floor	Price (£)	£ per sq. ft.	Date
Apartment	1	547	9th	£247,940	£453	September 2024
Apartment	2	772	9th	£347,500	£450	September 2024

Figure 19: Park View Exchanges

These sales offer a very strong indication of current values within Victoria Riverside, being recent exchanges. As above, we would expect the subject site to achieve slightly higher values per sq. ft. than Park View to reflect the location closer to the city centre.

5.3.5. Falcon, Manchester – FEC

Falcon is a development by Far East Consortium which is also located 0.5 miles to the north of the subject site, comprising the second phase of FEC's Victoria North regeneration. The scheme launched off plan in January 2024, with the sales agent confirming strong sales activity having sold 80% of units as of June 2024, with the developer holding back 20% for a future release. The scheme comprises a range of 1, 2 & 3 bedroom apartments and benefits from a six storey residents only amenities building which will cater for every wellness, working and social need including a fitness suite, bar & restaurant, private dining spaces and co working lounge.

Viability Assessment

Baptist Church, Rochdale Road

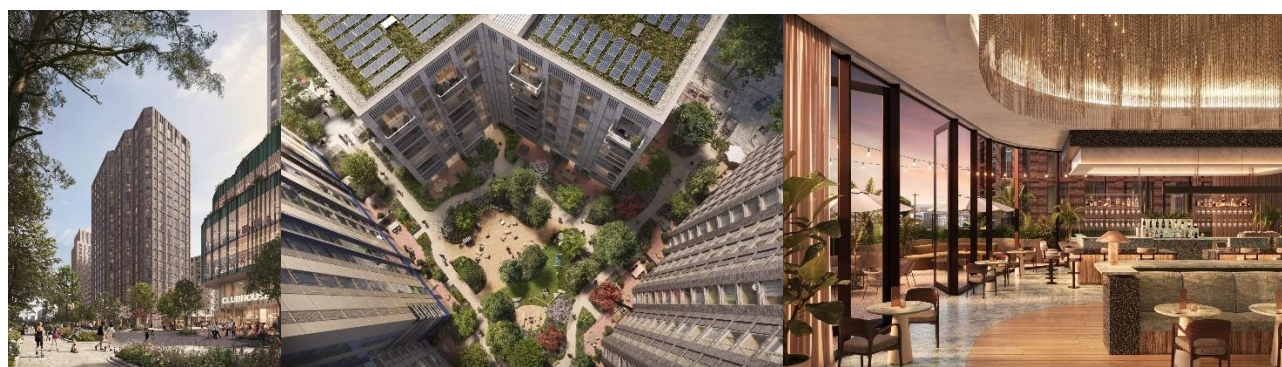


Figure 20: Falcon

The agent confirmed that the property has had high levels of interest, from a mix of purchaser types but predominantly from investors. The sales agent has commented that they are offering discounts in the order of 1% to 4.5% of the asking prices, slightly higher than on neighbouring schemes.

We are aware of the following recent sales:

Type	Beds	Area (Sq. Ft.)	Floor	Price (£)	£ per sq. ft.	Incentive	Date
Apartment	2	767	6th	£405,900	£529	1% Discount	June 2024
Apartment	2	767	11th	£403,488	£526	4.5% Discount	June 2024
Apartment	2	767	1st	£360,513	£470	4.5% Discount	July 2024
Apartment	1	550	18th	£332,500	£605	-	May 2024
Apartment	1	545	7th	£293,382	£538	2% Discount	March 2024

Figure 21: Falcon Sales

The above sales/reservations reflect an average price of £529 per sq. ft. The sales agent confirmed this building has attracted the highest level of investor demand, mainly due to the high specification of resident amenity. On balance, we would expect the subject site to achieve similar sales values per unit type on account of fewer resident amenities and facilities than Falcon, but a closer location to the city centre.

5.3.6. Bromley Street, Manchester – FEC

Bromley Street is a development by Far East Consortium which is located alongside Falcon. The scheme comprises 38 townhouse, apartments and duplexes, split across two buildings each offering facilities including a residents lounge, gym, dining bar and shared gardens.

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Figure 22: Bromley Street

The scheme launched in November 2023, with strong sales activity with only 5 units left as of September 2024. The sales agent confirms the scheme has been more popular with owner occupiers. The sales agent has commented that they are offering discounts in the range of 2 - 6% of the asking prices.

No.	Beds	Area (Sq. Ft.)	Price	£ per sq. ft.
Apartment	2	770 – 811	£370,000 - £380,000	£469 - £481
Apartment	3	935 – 1,304	£465,000 - £625,000	£480 - £497

Figure 23: Bromley Street Asking Prices

The above asking prices reflect an average price of £482 per sq. ft..

The latest sales/reservations achieved are as follows:

Type	Beds	Area (Sq. Ft.)	Floor	Price (£)	£ per sq. ft.	Incentive	Date
Apartment	2	780	3rd	£364,450	£467	2% Discount	February 2024
Apartment	2	800	5th	£397,400	£497	Nil	June 2024
Apartment	3 (duplex)	1,043	4th	£440,000	£422	5.38%	September 2024

Figure 24: Bromley Street Sales/Reservations

The above reservations and sales reflect an average price of £462 per sq. ft..

We would expect the subject site to achieve slightly higher values per sq. ft. than Bromley Street to reflect the location closer to the city centre.

5.3.7. Islington Wharf (Phase 4), Manchester – Clarion

Islington Wharf (Phase 4) is a 15-storey residential development situated in New Islington that comprises 106 x 1 and 2 bedroom apartments. The development includes 54 shared ownership apartments and 52 private sale apartments. The development is located 0.7 miles to the south east from the subject and situated on Great Ancoats Street.

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Figure 25: Islington Wharf

The sales agent has commented that 37 of the 54 shared ownership have been sold since the marketing period commenced in August 2023. The full market value for the available apartments are as follows:

No.	Beds	Area (Sq. Ft.)	Price	£ per sq. ft.
Apartment	1	560 – 570	£229,000 - £265,000	£409 - £465
Apartment	2	807 – 883	£336,500 - £386,000	£405 - £478

Figure 26: Islington Wharf Asking Prices

The above asking prices reflect an average price of £440 per sq. ft.. The shared ownership apartments are located on the second to eighth floor which are typically priced lower than the apartments on the upper floors. Across the scheme, there is an average of £3,300 premium per floor level. Islington Wharf has no resident amenities, and is located farther from the city centre than the subject, albeit it is situated on the edge of New Islington which is a popular residential area. We would expect the subject site to achieve higher sales values.

5.3.8. Residential Sales Market Summary

There has been a strong supply of new build development in the locale around the subject site. The majority of this stock is being delivered by FEC as part of their Victoria North regeneration. Sales across the schemes has been good with strong levels of interest.

Based on the comparables, we would anticipate that the subject site could achieve values in the order of £470 - £475 per sq. ft. for lower level units, with this value per sq. ft. increasing as the floors increase due to the premium that is achieved on apartments situated on upper levels.

5.4. Local Commercial Market

We have had regard to the following letting activity in proximity to the subject site which we summarise below.

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Property	Use	Size (sq. ft.)	Rent (pa)	Rent (per sq. ft.)	Date	Lease
Unit 1, Swan Street House, New Cross	Retail	2,603	£55,000	£21.13	Available	Available
Unit 2, Swan Street House, New Cross	Retail	1,791	£55,000	£30.71	Available	Available
5 Keepers Quay, Manchester	Retail	1,851	£44,998	£24.31	July 2023	10 year lease with 5 year break
76 Deansgate	Retail	7,214	£162,000	£22.46	October 2022	20 year lease with 10 month RFP
Transmission House, Tib Street	Retail	1,585	£60,000	£37.85	July 2022	10 year lease
3-5 St John Street	Retail	975	£15,500	£15.90	April 2022	15 year lease
103 High Street	Retail	2,510	£50,000	£19.92	February 2022	10 year lease with 6 month RFP
Transmission House, Tib Street	Retail	2,260	£70,000	£30.97	January 2022	15 year lease
City Tower	Retail (F&B)	1,002	£14,379	£14.35	November 2021	10 year lease
Unit 4, No 1 Deansgate	Retail	1,048	£35,125	£33.52	October 2021	Assignment of lease dated May 2019 – October 2024.
19-25 Blossom Street, Ancoats	Retail	574	£15,000	£26.13	August 2021	10 year lease
19-25 Blossom Street, Ancoats	Retail	1,026	£23,000	£22.42	August 2021	10 year lease
19-25 Blossom Street, Ancoats	Retail	3,358	£80,000	£23.82	March 2021	15 year lease
19-25 Blossom Street, Ancoats	Retail	761	£16,000	£21.02	March 2021	10 year lease

Figure 27: Commercial Letting Evidence

The evidence above shows rents between £14.35 - £37.85 per sq. ft. in the local area. Rents are dependent on the location of the unit as well as its condition. We would expect the commercial unit at the subject site to achieve a rent in the order of **£20.00 per sq. ft.** with 3 months' rent free incentives offered. This reflects the size of the unit, and its location along Rochdale Road.

6. Gross Development Value

Viability Assessment

Baptist Church, Rochdale Road



6.1. 100% Private Sales Scheme GDV

6.1.1. Residential GDV

Based on the market research and evidence in this report, we have undertaken a unit-by-unit pricing schedule for the proposed building at the development. We have increased the sales values by 1% every two floors to reflect the premium that is achieved on upper floors. A copy of our unit-by-unit pricing schedule is included at **Appendix 5**.

We summarise the pricing for the different unit types across each building below:

Unit Type	No.	Unit Size (sq. ft.)	Sales Value Range	Price Range (per sq. ft.)
1B2P	40	538	£262,600 - £286,000	£487.93 - £531.41
2B3P	92	657	£315,000 - £346,500	£479.75 - £527.72
2B4P	1	775	£370,000	£477.42
Total:	133			

Figure 27: 100% Private Sales Values

This results in a total GDV of **£41,780,450** across the 133 units (£505.28 per sq. ft.).

6.1.2. Commercial GDV

Based on the market research and evidence in this report, we have priced the commercial units across the scheme at a rent of £20.00 per sq. ft. which equates to an annual rent of £18,840.

We have assumed 3 months' rent free for the commercial unit and have capitalised the net income at a 7% yield. This results in a total of **£264,629** for the commercial space.

6.1.3. Total GDV

Based on the above, we have calculated the total GDV for the residential and commercial income to be **£42,045,079**.

6.2. 20% Affordable Sales Scheme GDV

6.2.1. Residential GDV

There is a requirement for 27 of the units to be delivered as affordable housing to align with planning policy. In this appraisal we have therefore accounted for 20% affordable across all of the units. Of the 20%, 75% are intermediate housing and 25% are affordable/social rent as per policy. We have adopted 70% of the market value for the intermediate housing and 50% of the market value for the affordable/social rent. This results in 20 intermediate housing units and 7 affordable/social rent units. We have assumed that the first 7 units across floors 2 and 3 would be delivered as affordable/social rent. We have then assumed that the next 20 units across floors 2, 3, 4, 5 and 6 would be delivered as intermediate housing. A copy of our unit-by-unit pricing schedule which includes the 20% affordable housing scheme is included at **Appendix 5**.

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Baptist Church, Rochdale Road



The 20% affordable scheme results in a total GDV of **£38,879,480**, equating to £470.19 per sq. ft. across the 133 units.

6.2.2. Commercial GDV

Based on the market research and evidence in this report, we have priced the commercial units across the scheme at a rent of £20.00 per sq. ft. which equates to an annual rent of £18,840.

We have assumed 3 months' rent free for the commercial unit and have capitalised the net income at a 7% yield. This results in a total of **£264,629** for the commercial space.

6.2.3. Total GDV

Based on the above, we have calculated the total GDV for the residential and commercial income to be **£39,144,109**.

7. Appraisals

7.1. Overview

In order to assess the scheme viability we have undertaken a development appraisal, which is based on the following basic function:

GROSS DEVELOPMENT VALUE less COSTS less BENCHMARK LAND VALUE = DEVELOPER'S PROFIT

The calculation comprises many variables, most of which are based on estimates of cost or value. A development appraisal is therefore significantly affected by small changes in its inputs. A change in any of the costs and values we have adopted here is likely to affect the value of the site as a development opportunity.

7.2. Private Sales Scheme – 100% Private Appraisal Inputs

7.2.1. Gross Development Value

As outlined in Section 6.1, we have assessed the GDV of the sales scheme to be **£42,045,079** without any affordable housing.

7.2.2. Build Costs

We have been provided with a detailed cost plan for the scheme by Ian Wilton which is included at **Appendix 6**. The cost plan, produced in accordance with the outline plans drawn up for the scheme by Hodder and Partners, equates to build costs totalling £28,599,882 (averaging £234.63 per sq. ft. across the GIA of 121,891 sq. ft.). We are not qualified cost consultants, but comment that the costs appear to represent a realistic assumption for a development such as this.

A contingency is not included within the cost plan, so we have assumed a contingency of 5% in our appraisal. Typically we would adopt a contingency of 3%, however given the complexities of the subject site, we have adopted an increased contingency of 5%.

7.2.3. Fees & Finance

We have made the following allowances within our sales values appraisal:

- Professional Fees at 7%;
- Finance Rate of 7.5%;
- Marketing fees of 1%;
- Residential Sales Fees of 1.5%;
- Residential Sales Legal Fees at £1,000 per unit;
- Letting Agents Fees of 10%;
- Letting Legal Fees of 5%;
- SDLT at the prevailing rate;
- Land Sales Agent fees of 1% and Land Sales Legal fees of 0.5%.

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7.2.4. Timescales

We have allowed for 1 month purchase and a 23-month construction period, as per the construction period included within the cost plan. For the 100% private appraisal, we have assumed that 70% of the units will be reserved prior to practical completion, with the monies received on completion. For the remaining 30%, we have adopted a sales rate of 3 per month. This provides a total sales period of 13 months and a total development period of 37 months.

7.2.5. Profit

From our knowledge and experience of the development land market, it is usual for residential developers in the North West region to seek a minimum profit margin of 20% of revenue on residential developments. Additionally, 20% on GDV is typically required to secure development funding in the current market. This is also stated in the Viability Guidance as a suitable level of return:

'For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies.'

Paragraph: 018 Reference ID: 10-018-20190509

A profit margin reflects site specific development issues, sales risk as well as wider macro-economic / political risks. We would expect to see a profit margin between 15-20% profit on GDV for the purposes of this viability assessment.

Typically we would expect a profit margin of 20% on GDV for a scheme such as the subject site, however, due to the desire to bring forward the site and the requirement from Manchester City Council to retain the existing church building, the developer is willing to adopt a lower profit margin of 15% on GDV. We have therefore adopted this profit margin in this assessment.

7.2.6. Appraisal Summary – 100% Private Scheme (No Affordable Housing or S106)

We have appraised the site using ARGUS Developer Software, assuming no affordable housing provision or Section 106 contributions.

This produces a developer's profit of £5,931,310 which reflects a profit margin of 14.11% on GDV. This is lower than the minimum profit margin of 15% on GDV and we therefore consider that the proposed development is unable to provide any affordable housing or S106 contributions.

A copy of the appraisal summary is attached at **Appendix 7**.

7.3. Private Sales Scheme – Policy Compliant Scheme 20% Affordable Housing

In line with the maximum policy requirement, we have undertaken a second appraisal that accounts for 20% affordable housing across the scheme.

7.3.1. Gross Development Value

As outlined in Section 6.2, we have assessed the GDV of this scheme to be **£39,144,109**.

Viability Assessment

Baptist Church, Rochdale Road



7.3.2. Build Costs

We have adopted the same build costs as outlined in Section 7.2.2. of the report.

7.3.3. Fees & Finance

We have adopted the same assumptions within Section 7.2.3. of the report.

7.3.4. Timescales

We have amended the timescales in the 20% affordable housing appraisal. We have allowed for 1 month purchase and a 23-month construction period, as per the construction period included within the cost plan. However, for the sales period we have assumed that all of the affordable units will be transferred to a Registered Provider on practical completion. For the private units, we have assumed that 70% of the units will be reserved prior to practical completion, with the monies received on completion. For the remaining 30%, we have adopted a sales rate of 3 per month. This provides a total sales period of 11 months and a total development period of 35 months.

7.3.5. Profit

We have adopted the same profit on GDV as outlined in Section 7.2.5. of the report.

7.3.6. Appraisal Summary – 20% Affordable Housing

We have appraised the site using ARGUS Developer Software, assuming a provision of 30% affordable housing in line with the maximum policy requirement.

This produces a developer's profit of £3,081,100 which reflects a profit margin of 7.87% on GDV. This is also lower than the minimum profit margin of 15% on GDV.

A copy of the appraisal summary is attached at **Appendix 8**.

7.4. Residual Appraisal Summaries

We summarise the two residual appraisals below:

Appraisal	Developer's profit
1 – Private Sales Scheme – 100% Private Scheme	14.11% on GDV
2 – Private Sales Scheme – 20% Affordable Housing Scheme	7.87% on GDV

Figure 28: Appraisal Summaries

7.4.1. 100% Private Scheme - Appraisal Summary

We have undertaken a development appraisal using Argus Developer Software based on the above revenue, costs and timescales for the 133 unit private sales development.

Viability Assessment

Baptist Church, Rochdale Road



This produces a developer's profit of £5,931,310 which reflects a profit margin of 14.11% on GDV. This is lower than the minimum profit margin of 15% on GDV and we therefore consider that the proposed development is unable to provide any affordable housing or S106 contributions.

7.4.2. 20% Affordable Housing Scheme - Appraisal Summary

We have undertaken a development appraisal using Argus Developer Software based on the above revenue, costs and timescales for the 133 unit private sales development.

This produces a developer's profit of £3,081,100 which reflects a profit margin of 7.87% on GDV. This is also lower than the minimum profit margin of 15% on GDV and we therefore consider that the proposed development is unable to provide any affordable housing or S106 contributions.

7.5. Sensitivity Analysis

The RICS Professional Statement on Viability in planning requires us to produce a sensitivity analysis of the proposed development. The value of a property with development potential, by its nature, can be highly volatile and the residual approach adopted is sensitive to changes in its key variables. This being so, it is useful to provide a sensitivity analysis, giving context to the inter-relationship between key variables, these generally being developer's profit requirement, sales values and construction costs, as well as potential to add or lose value through planning outcomes.

We have run a sensitivity analysis on the 100% private sales scheme where we have changed the construction rate per sq. ft. and sales rate per sq. ft by +/- £5 per sq. ft.

		Sales: Rate /ft²				
Construction: Rate /ft²		-20.00 /ft²	-5.00 /ft²	0.00 /ft²	+5.00 /ft²	+10.00 /ft²
	-10.00 /ft²	16.04%	16.87%	17.68%	18.48%	19.26%
	-5.00 /ft²	14.21%	15.06%	15.90%	16.71%	17.51%
	0.00 /ft²	12.38%	13.25%	14.11%	14.94%	15.76%
	+5.00 /ft²	10.54%	11.43%	12.31%	13.17%	14.01%
	+10.00 /ft²	8.69%	9.61%	10.50%	11.38%	12.24%

Figure 29: Sensitivity Analysis (sales and construction)

This results in developer profit levels between 8.69% on GDV and 19.26% on GDV.

8. Conclusions

Viability Assessment

Baptist Church, Rochdale Road



8.1. Overview

The proposed private sales scheme – Baptist Church – in Manchester comprises 133 x residential units.

For any land to be released for residential development, the development is required to generate the minimum acceptable level of return for the landowner, in the form of a premium over the existing use value of the land. The developer must also receive an acceptable level of return for the level of risk that they take.

We have calculated the EUV of the site to be £434,500, which has been calculated on the basis of the current use of the site as a church building. The updated PPG guidance states that the land value should reflect the “minimum return at which a reasonable landowner would be willing to sell their land”. For this assessment, we used the EUV+ method. A 20% premium equates to £86,900 and therefore results in a BLV of £521,400 reflecting approximately £3,920 per plot. We consider this to be reasonable and in line with other viability assessments that we have undertaken and which we have reviewed.

We have also assessed the AUV of the site based on the current planning permission for change of use to Storage & Distribution that was permitted in August 2024. This resulted in a BLV of £296,250. However, we discounted this method on the basis that the EUV+ methodology produced a higher BLV.

We have assessed the viability of the proposed scheme across two inputs: a scheme that includes 20% affordable units as per planning policy and another scheme that comprises 100% private.

We consider a minimum developer's profit margin for the proposed development to be 15% on GDV.

Our appraisal of the scheme with 100% private sales results in a developer's profit of £5,931,310 which reflects a profit margin of 14.11% on GDV. This is lower than the minimum profit margin of 15% on GDV and we therefore consider that the proposed development is unable to provide any affordable housing or S106 contributions.

We have also appraised the site based on a 20% affordable scheme, with 27 units discounted at 70% and 50% of the market value depending on the tenure. This appraisal results in a developer's profit of £3,081,100 which reflects a profit margin of 7.87% on GDV. This is lower than the minimum profit margin of 15% on GDV and we therefore consider that the proposed development is unable to provide any affordable housing or S106 contributions.

Both of the appraisals produce a developer's profit lower than the minimum developer's profit margin (15% on GDV). The scheme however will deliver a high quality development of 133 units that will significantly help to regenerate the area. City Point Developments will also explore a number of approaches to improve the viability position once planning approval is secured.

In the current market with high build cost inflation and interest rates, we feel that the best approach for this site would be to undertake a review of the scheme's viability on completion of the scheme when values and cost are known to establish if the actual costs and values would allow for any form of financial contribution.

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Baptist Church, Rochdale Road



Appendices

Viability Assessment

Baptist Church, Rochdale Road



Appendix 1 – Site Plan



DO NOT SCALE
Work to annotated dimensions only. Read drawings in conjunction with relevant specification, Structural Engineers' and Services Engineers' drawings. Confirm all dimensions before commencement of any work on site or fabrication.

P1 Planning Issue
Rev: Details
28/08/24
Date:

client:
CityPoint Developments
project:
Baptist Church
job number:
0658
status:
S1 - Suitable for Coordination

title:
Proposed GA Plan
Site Location Plan

scale:
1 : 1000
@ A1
drawn by:
HM

drawing number:
(--)/001

current revision date:
28/08/24
revision:
P1

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Appendix 2 – Accommodation Schedule

	Baptist Church											
	Saleable Apartment Area						Amenity Area		Service/Plant Area		GIA	
	1B2P	2B3P	2B4P	Total Units	NIA sq.m	NIA sq.ft	NIA sq.m	NIA sq.ft	NIA sq.m	NIA sq.ft	GIA sq.m	GIA sq.ft
Level 00	0	0	0	0	0.0	0.0	264.7	2849.2	221.1	2379.9	601.0	6469.1
Level Mezz	0	0	0	0	0.0	0.0	215.4	2318.5	203.9	2194.8	540.7	5819.7
Level 01	0	0	0	0	0.0	0.0	128.0	1377.3	11.1	119.5	215.5	2319.8
Level 02	0	1	1	2	131.0	1410.1	0.0	0.0	7.0	75.3	207.5	2233.3
Level 03	2	5	0	7	405.0	4359.4	0.0	0.0	5.2	56.0	515.4	5547.5
Level 04	2	5	0	7	405.0	4359.4	0.0	0.0	5.2	56.0	515.4	5547.5
Level 05	2	5	0	7	405.0	4359.4	0.0	0.0	5.2	56.0	515.4	5547.5
Level 06	2	5	0	7	405.0	4359.4	0.0	0.0	5.2	56.0	515.4	5547.5
Level 07	2	5	0	7	405.0	4359.4	0.0	0.0	5.2	56.0	515.4	5547.5
Level 08	2	5	0	7	405.0	4359.4	0.0	0.0	5.2	56.0	515.4	5547.5
Level 09	2	5	0	7	405.0	4359.4	0.0	0.0	5.2	56.0	515.4	5547.5
Level 10	2	5	0	7	405.0	4359.4	0.0	0.0	5.2	56.0	515.4	5547.5
Level 11	2	5	0	7	405.0	4359.4	0.0	0.0	5.2	56.0	515.4	5547.5
Level 12	2	5	0	7	405.0	4359.4	0.0	0.0	5.2	56.0	515.4	5547.5
Level 13	2	5	0	7	405.0	4359.4	0.0	0.0	5.2	56.0	515.4	5547.5
Level 14	2	5	0	7	405.0	4359.4	0.0	0.0	5.2	56.0	515.4	5547.5
Level 15	2	5	0	7	405.0	4359.4	0.0	0.0	5.2	56.0	515.4	5547.5
Level 16	2	5	0	7	405.0	4359.4	0.0	0.0	5.2	56.0	515.4	5547.5
Level 17	2	5	0	7	405.0	4359.4	0.0	0.0	5.2	56.0	515.4	5547.5
Level 18	2	5	0	7	405.0	4359.4	0.0	0.0	5.2	56.0	515.4	5547.5
Level 19	2	5	0	7	405.0	4359.4	0.0	0.0	5.2	56.0	515.4	5547.5
Level 20	2	2	0	4	222.0	2389.6	0.0	0.0	5.2	56.0	332.7	3580.6
Level 21	2	2	0	4	222.0	2389.6	0.0	0.0	5.2	56.0	332.7	3580.6
Level 22	2	2	0	4	222.0	2389.6	0.0	0.0	5.2	56.0	332.7	3580.6
Total	40	92	1	133	7682.0	82688.4	608.1	6545.1	547.1	5888.9	11324.1	121891.4
Percentage Mix (%)	30.1%	69.2%	0.8%		NIA/ GIA						78.0%	

Level	Individual Apt Unit Breakdown (Sqm)							Surplus against NDSS
0								0
Mezz								
1								
2			70		61			
3	61	61	61	50	61	50	61	
4	61	61	61	50	61	50	61	
5	61	61	61	50	61	50	61	
6	61	61	61	50	61	50	61	
7	61	61	61	50	61	50	61	
8	61	61	61	50	61	50	61	
9	61	61	61	50	61	50	61	
10	61	61	61	50	61	50	61	
11	61	61	61	50	61	50	61	
12	61	61	61	50	61	50	61	
13	61	61	61	50	61	50	61	
14	61	61	61	50	61	50	61	
15	61	61	61	50	61	50	61	
16	61	61	61	50	61	50	61	
17	61	61	61	50	61	50	61	
18	61	61	61	50	61	50	61	
19	61	61	61	50	61	50	61	
20				50	61	50	61	
21				50	61	50	61	
22				50	61	50	61	
								0
Sq m	72	61	50					
Sq ft	775.00155	656.59853	538.19552					

Appendix 3 – Church Comparables

Church Comparables - within 50 miles of subject site

Site	Image	Tenure	Site Area (acres)	Sq Ft	Price	£ per acre	£ per sq ft	Date	Planning
Blackrod Methodist Church, 3 Silvester Street, Blackrod, Bolton, Lancashire, BL6 5AN		Freehold	0.175	5448	Guide Price: £180,000 - £200,000	£1,028,571	£33.04	Auction: 27th November 2024	The property has redevelopment potential (subject to gaining the necessary consents) and it is believed it would be well suited for community use.
Church Of The Holy Trinity , School Road, Peak Dale, Buxton, Derbyshire, SK17 8AJ		Freehold	0.39	1926	Guide Price £200,000	£512,821	£103.84	Auction: 16th October 2024	Planning permission was approved by High Peak Borough Council on 8th October 2019 for the conversion of the existing building into 5 residential dwellings.
Gospel Hall, West End Road, Morecambe, LA4 4DZ		Freehold	0.1	1550	£121,000	£1,210,000	£78.06	18th September 2024	Development potential STP.
Edgeworth Methodist Church, Turton, Bolton, BL7 0AH		Freehold		4282	£150,000	#DIV/0!	£35.03	9th September 2024	Development potential STP.
Former Grassmoor Methodist Church, North Wingfield Road, Chesterfield S42 5EJ		Freehold	0.14	3272	£149,500	£1,067,857	£45.69	22nd August 2024	Offering potential for a variety of uses, subject to obtaining the necessary planning consents.
Gospel Hall, Smawthorne Lane, Castleford, WF10 4EX		Freehold	0.06	1421	£140,000	£2,333,333	£98.52	31st July 2024	Planning permission for 4 x 1-bed and 1 x 2-bed apartments.
Falding Street Chapel, Rotherham, S60 1JB		Freehold	0.15	5087	£131,000	£873,333	£25.75	22nd May 2024	Development potential STP.
Salem Moravian Church, Lees Road, Oldham, OL4 3AJ		Freehold	0.62	6064	£609,000	£982,258	£100.43	3rd July 2024	Development potential STP.
Former Methodist Church, Newchapel, Stoke-on-Trent, ST7 4PZ		Freehold	0.34	1813	£162,000	£476,471	£89.35	29th April 2024	Development potential STP.
Former Chew Moor Methodist Church, Lostock, Bolton, BL6 4HA		Freehold	0.31	2979	£372,000	£1,200,000	£124.87	29th April 2024	Development potential STP.
Patricroft Methodist Church, 8 Alexandra Road, Eccles, M30 7HJ		Freehold & LLH	0.5		£366,000	£732,000	#DIV/0!	13th March 2024	Development potential STP.

Boundary Road Methodist Church, Irlam, M44 6HD		Freehold	0.31	2048	£220,000	£709,677	£107.42	13th March 2024	Development potential STP.
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Appendix 4 – Savills UK Housing Market Update

UK Housing Market Update



Activity improves as mortgage rates continue to fall

House prices fell by -0.2% in August, taking annual growth to 2.4%, according to Nationwide. Despite the slight month on month fall, this represents the strongest annual house price growth since December 2022 and the fourth month of consecutive annual house price growth.

Mortgage approvals in July were the highest since September 2022.

Greater certainty post-election is allowing pent up demand from potential buyers to unwind. The number of mortgage approvals was 26% higher in July 2024 compared to July 2023, but is still 7% lower than the July 2017-19 average.

Leading indicators suggest that both demand and supply remain positive as we approach the end of summer. New sales instructions were up 7% in August compared to the 2017-19 average for the month, while sales agreed were up 4%, according to TwentyCi. This combination of rising demand metrics points to greater levels of activity in future.

Activity has been supported by falling mortgage rates. Lending rates had been trending down in the lead-up to the much anticipated cut to the base rate that occurred at the start of August. These falling rates have helped support activity, and are likely the starting pistol for the beginning

of a new interest rate cycle. Oxford Economics expect a 25bps rate cut in November. Strong GDP growth and consumer demand mean it is not a foregone conclusion that rates will fall quickly, however, as core inflation remains stubbornly above target. The Budget in October will help provide further clarity on fiscal policy and longer-term expectations in the economy.

Falling mortgage rates will support the market by boosting confidence and easing affordability. The reduction in interest rates is expected to be slower than the increases that occurred in 2022/23. This means that rate cuts may drive confidence more quickly than materially changing household purchasing power. The extent of affordability stress in different parts of the country will continue to influence value growth and activity.

The more lagged Land Registry data highlights regional market differences in the last year. The biggest falls were in the south east of England, including Canterbury (-9.3%), Dover (-8.7%) and Thanet (-7.2%). Lower value markets in the north of England and Scotland saw the highest annual growth, including Inverclyde (12.1%), North Ayrshire (6.5%), and Hartlepool (5.5%).

Figure 1 House price growth to May-24 since 07/08 peak

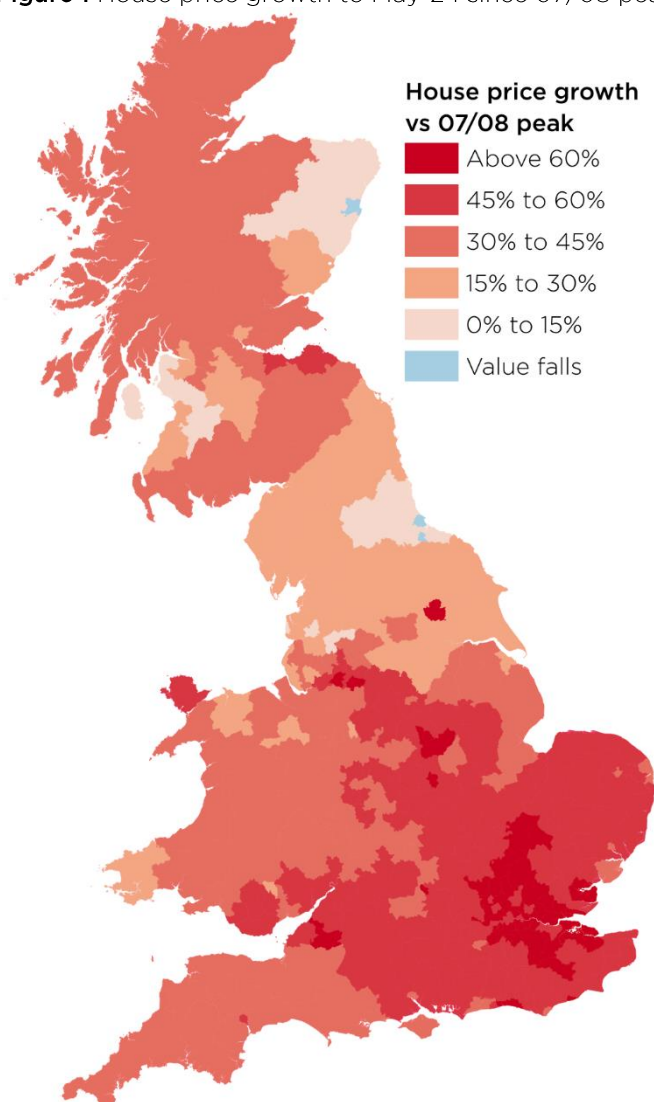


Figure 2 Annual house price growth to May-24

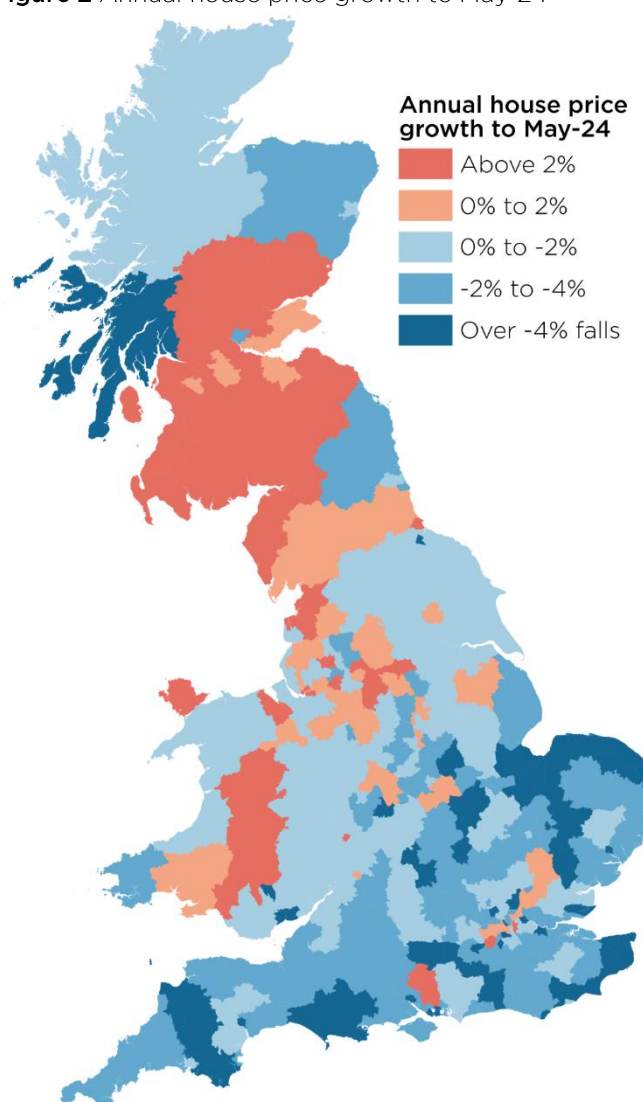
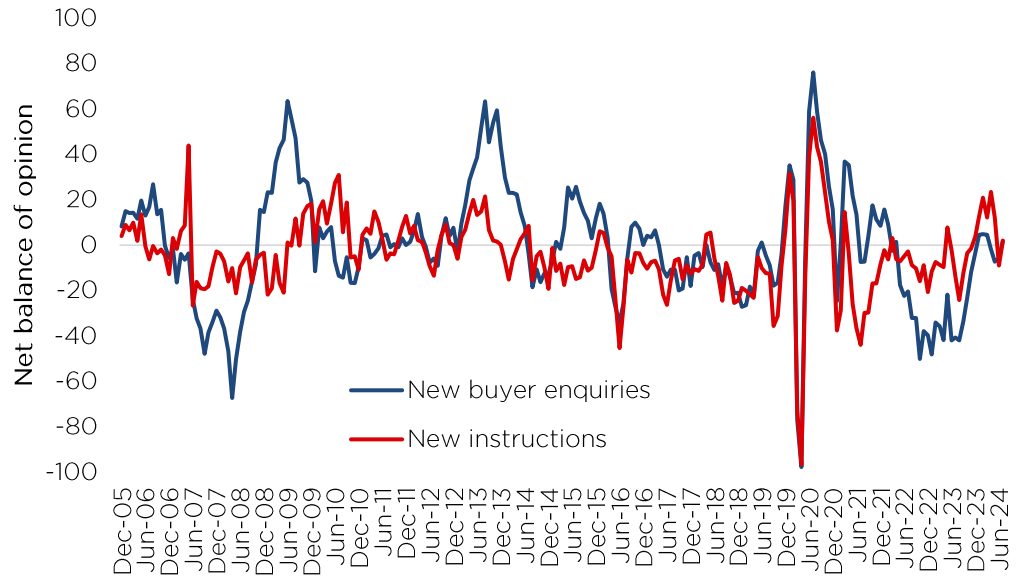
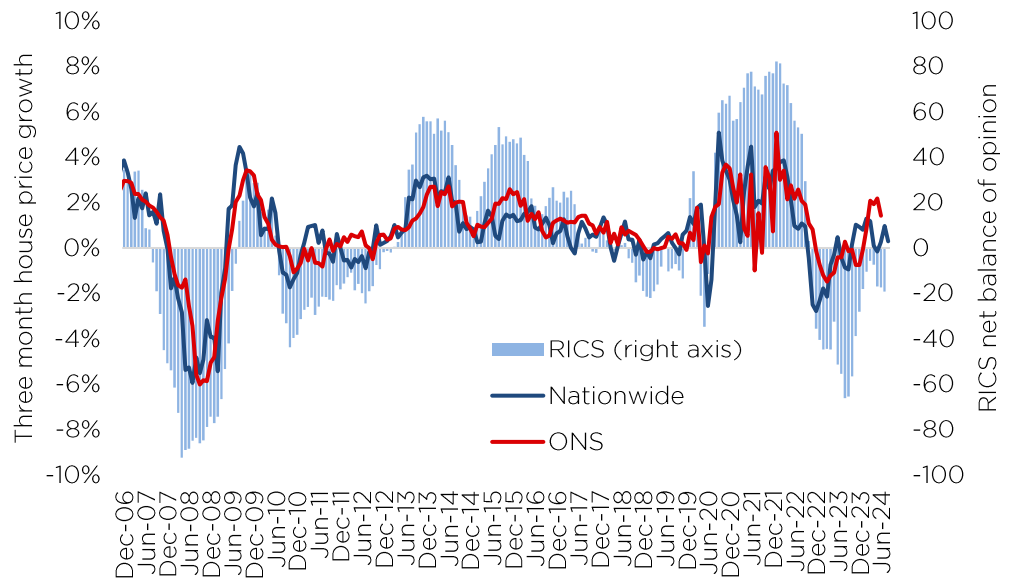


Figure 3 Demand and supply are balanced



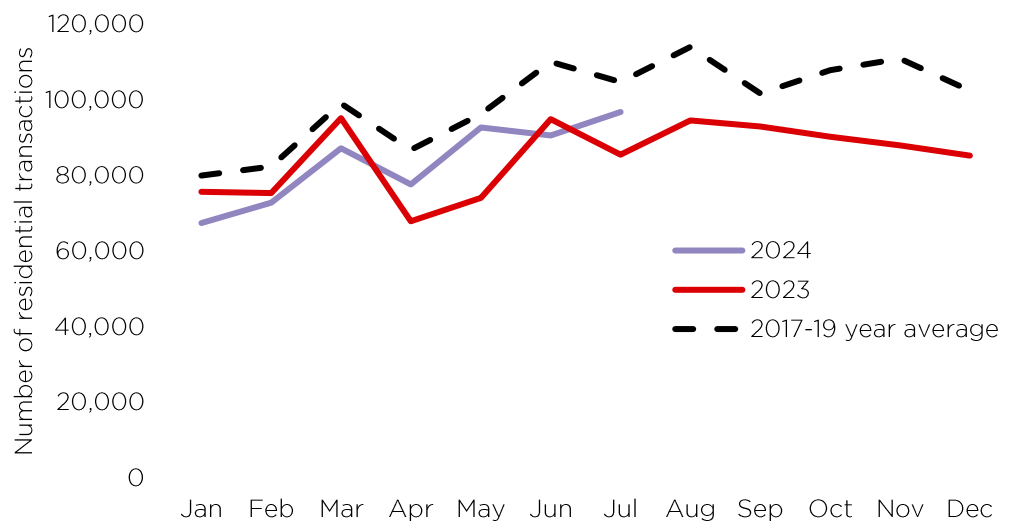
Source RICS (seasonally adjusted)

Figure 4 House prices growth slows amidst continued negative surveyor sentiment



Source RICS, Nationwide (seasonally adjusted), ONS (seasonally adjusted)

Figure 5 Completed transactions improve post-election



Source HMRC

A small majority of surveyors reported rising levels of demand in June, an increase on the prior month, according to the latest RICS survey.

The number of surveyors reporting increased supply increased during July, a sharp reversal on June's results.

This leaves both supply and demand in positive territory with no imbalance, and some surveyors referencing the reduction in interest rates as a factor.

The number of surveyors reporting price falls in July exceeded that of June. This represents six months of falling price sentiment amongst surveyors. This suggests that many areas are still seeing price falls, even if the national average house price is increasing.

Nationwide data shows that house prices rose by 0.3% in the three months to August, a return to levels of growth seen earlier in the year.

House prices grew by 1.4% during the three months to June, according to the more lagged ONS index.

96,800 transactions completed in July, according to HMRC. This high level of activity in July, following a weaker June, is unusual. It suggests that buyers may have been waiting for the election result on 4th July before completing.

Sales completions were still 8% below the 2017-19 average, but 13% higher than July last year.

Annual rental growth across the UK in July was 5.4% according to Zoopla, a slight deceleration from June's annual growth figure of 5.5%. The North East remained the region with the strongest annual growth (9.1%), followed by Scotland (7.8%). No regions saw an acceleration in rental growth on an annual basis. The South West saw the largest deceleration on an annual basis with growth of 6.5% in the year to July compared to 7.2% the month prior.

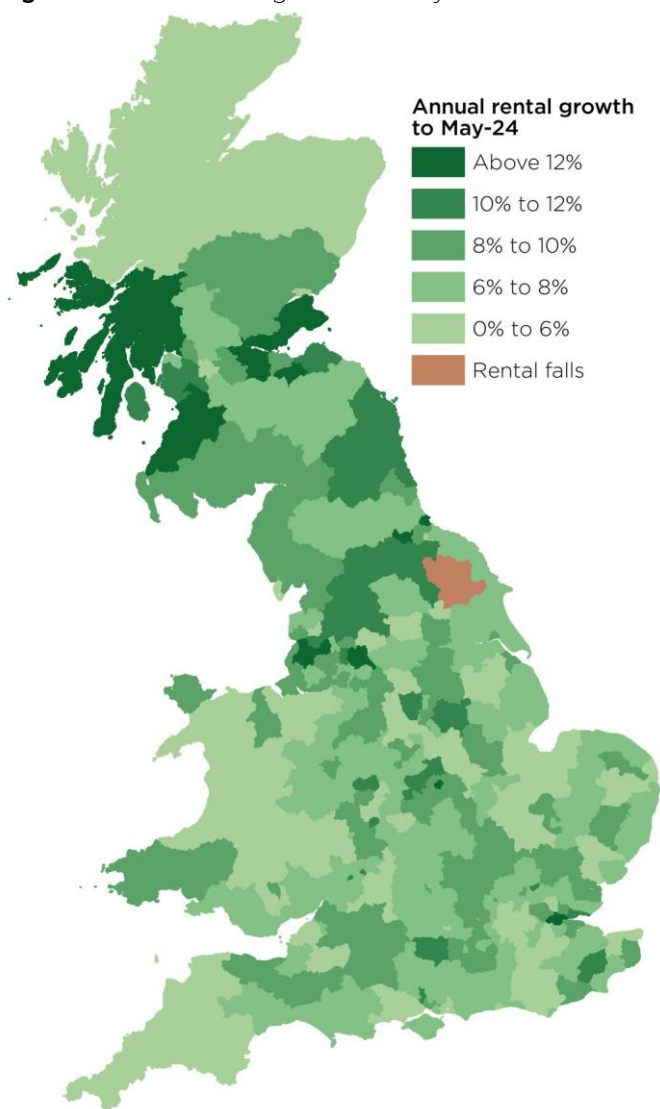
In London, rental growth continued to slow on an annual basis, falling to 2.5% as affordability pressures have continued. But both monthly and quarterly rental growth accelerated in London and the UK.

Table 1 Regional rental growth to July-24

	m/m	q/q	y/y
UK	0.8%	1.5%	5.4%
London	0.7%	0.9%	2.5%
South East	0.8%	1.7%	6.4%
East of England	0.7%	1.5%	6.6%
South West	0.8%	1.8%	6.5%
East Midlands	0.3%	1.0%	5.6%
West Midlands	0.9%	1.6%	6.6%
North East	0.8%	1.5%	9.1%
Yorks & Humber	0.5%	1.4%	5.6%
North West	1.2%	2.5%	7.4%
Wales	1.1%	2.0%	6.6%
Scotland	0.8%	1.4%	7.8%

Source Zoopla Rental Index powered by Hometrack

Figure 6 Annual rental growth to May-24

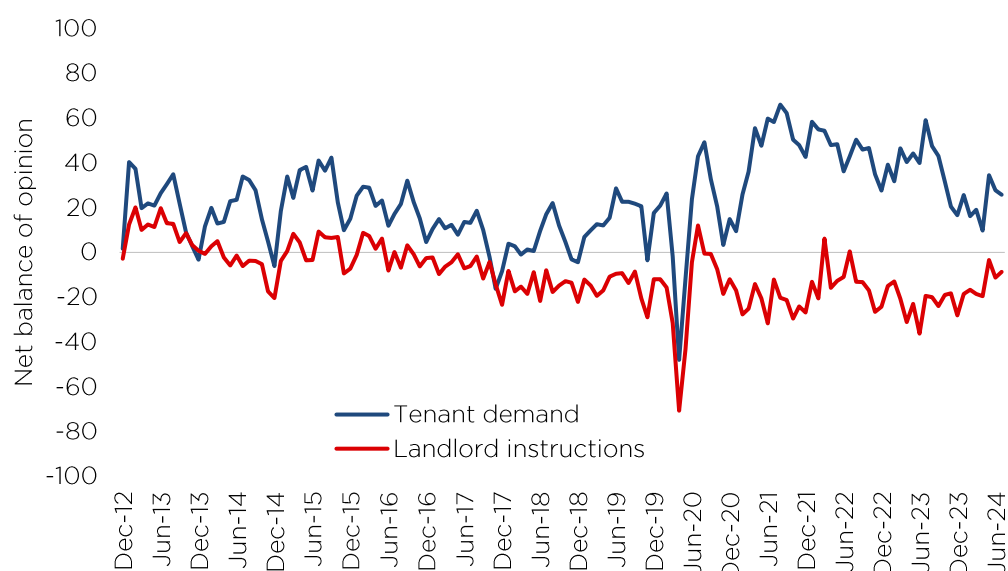


Source Zoopla Rental Index powered by Hometrack

Figure 7 Demand and supply imbalance narrows, but remains significant

The July RICS survey for the lettings market has shown a slight narrowing of the demand and supply gap, with demand falling and supply rising.

The imbalance is still significant with little evidence that this will close in the short-term, which will continue to drive rental growth.



Source RICS

Table 2 Rental forecasts (published November 2023)

Region	2024	2025	2026	2027	2028	5 years to 2028
UK	6.0%	3.5%	3.0%	2.5%	2.0%	18.1%
London	5.5%	3.5%	3.0%	2.5%	2.5%	18.2%

Source Savills

Table 3 Recent house price growth

	Nationwide (Regions to Q2 2024, UK to August 2024)			ONS (to June 2024)			Savills* (to May 2024)		
	m/m	q/q	y/y	m/m	q/q	y/y	m/m	q/q	y/y
UK	-0.2%	0.3%	2.5%	0.0%	1.5%	2.7%	-0.1%	-1.0%	-1.6%
London	-	-0.7%	1.6%	-0.4%	1.7%	0.7%	0.0%	-1.0%	-1.6%
South East	-	-0.6%	-1.1%	0.5%	2.4%	2.0%	-0.1%	-1.1%	-3.1%
East of England	-	-0.7%	-1.8%	0.0%	1.2%	1.2%	-0.1%	-1.0%	-2.9%
South West	-	-0.8%	-1.5%	-1.1%	1.4%	2.0%	-0.4%	-2.0%	-2.9%
East Midlands	-	-0.5%	-0.3%	-1.2%	0.7%	1.7%	0.1%	-0.6%	-2.1%
West Midlands	-	0.9%	1.4%	0.4%	3.0%	3.1%	-0.1%	-1.1%	-1.5%
North East	-	-0.9%	2.9%	0.9%	4.5%	4.2%	-0.3%	-0.8%	-0.6%
Yorks & Humber	-	1.2%	3.7%	1.9%	3.9%	4.6%	0.0%	-0.8%	-0.4%
North West	-	0.6%	4.1%	0.1%	1.9%	3.7%	0.0%	-0.4%	-0.4%
Wales	-	0.7%	1.3%	-0.1%	0.4%	1.9%	0.4%	-0.5%	-0.6%
Scotland	-	-0.3%	1.4%	-0.5%	0.1%	4.3%	0.0%	0.0%	2.5%

Source Savills using HM Land Registry and Registers of Scotland (6 month smoothed)*, Nationwide (seasonally adjusted), ONS (seasonally adjusted)

Table 4 Mainstream house price forecasts (published May 2024)

Region	2024	2025	2026	2027	2028	5 years to 2028
UK	2.5%	3.5%	4.5%	5.0%	4.5%	21.6%
London	2.0%	2.5%	2.5%	3.5%	3.0%	14.2%
South East	1.5%	3.0%	4.5%	4.5%	3.5%	18.2%
East of England	1.0%	3.0%	4.5%	4.5%	4.0%	18.1%
South West	1.0%	3.5%	4.0%	4.5%	4.5%	18.7%
East Midlands	2.5%	4.0%	4.5%	5.5%	4.5%	22.8%
West Midlands	2.0%	4.0%	5.0%	6.0%	4.5%	23.4%
North East	4.5%	4.5%	4.5%	5.0%	4.5%	25.2%
Yorks & Humber	3.5%	4.5%	5.5%	6.5%	5.5%	28.2%
North West	4.0%	4.5%	5.5%	6.5%	5.5%	28.8%
Wales	4.5%	4.5%	5.0%	5.5%	4.5%	26.4%
Scotland	4.0%	4.0%	5.0%	5.5%	5.0%	25.8%

Source Savills

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*Savills index is an unadjusted repeat sales index based on HM Land Registry and Registers of Scotland price paid data. Note that Savills national index (labelled UK) is for Great Britain, not including Northern Ireland.

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Appendix 5 – Unit by Unit Pricing Schedule

Baptist Church, Rochdale Road				Premium	Premium Percentages (%)	Premium Weighting Values (£)	Premium Weighting Percentages	Premium Percentage Values	Final Values					
Ref	Beds	Sq M	Sq Ft	Floor	Floor5	Floor4	Floor2	Floor3	Value Base	Suggested Base Inc Weighting	£ PSF	20% Affordable Housing	£ PSF2	
1	2B3P	61	657	2	2	0	0	£0	£315,000	£315,000	£479.75	£157,500	£239.87	
2	2B4P	72	775	2	2	0	0	£0	£370,000	£370,000	£477.42	£185,000	£238.71	
3	1B2P	50	538	3	3	20	0.01	£2,600	£260,000	£262,600	£487.93	£131,300	£243.96	
4	1B2P	50	538	3	3	20	0.01	£2,600	£260,000	£262,600	£487.93	£131,300	£243.96	
5	2B3P	61	657	3	3	20	0.01	£3,150	£315,000	£318,150	£484.54	£159,075	£242.27	
6	2B3P	61	657	3	3	20	0.01	£3,150	£315,000	£318,150	£484.54	£159,075	£242.27	
7	2B3P	61	657	3	3	20	0.01	£3,150	£315,000	£318,150	£484.54	£159,075	£242.27	
8	2B3P	61	657	3	3	20	0.01	£3,150	£315,000	£318,150	£484.54	£222,705	£339.18	
9	2B3P	61	657	3	3	20	0.01	£3,150	£315,000	£318,150	£484.54	£222,705	£339.18	
10	1B2P	50	538	4	4	20	0.01	£2,600	£260,000	£262,600	£487.93	£183,820	£341.55	
11	1B2P	50	538	4	4	20	0.01	£2,600	£260,000	£262,600	£487.93	£183,820	£341.55	
12	2B3P	61	657	4	4	20	0.01	£3,150	£315,000	£318,150	£484.54	£222,705	£339.18	
13	2B3P	61	657	4	4	20	0.01	£3,150	£315,000	£318,150	£484.54	£222,705	£339.18	
14	2B3P	61	657	4	4	20	0.01	£3,150	£315,000	£318,150	£484.54	£222,705	£339.18	
15	2B3P	61	657	4	4	20	0.01	£3,150	£315,000	£318,150	£484.54	£222,705	£339.18	
16	2B3P	61	657	4	4	20	0.01	£3,150	£315,000	£318,150	£484.54	£222,705	£339.18	
17	1B2P	50	538	5	5	40	0.02	£5,200	£260,000	£265,200	£492.76	£185,640	£344.93	
18	1B2P	50	538	5	5	40	0.02	£5,200	£260,000	£265,200	£492.76	£185,640	£344.93	
19	2B3P	61	657	5	5	40	0.02	£6,300	£315,000	£321,300	£489.34	£224,910	£342.54	
20	2B3P	61	657	5	5	40	0.02	£6,300	£315,000	£321,300	£489.34	£224,910	£342.54	
21	2B3P	61	657	5	5	40	0.02	£6,300	£315,000	£321,300	£489.34	£224,910	£342.54	
22	2B3P	61	657	5	5	40	0.02	£6,300	£315,000	£321,300	£489.34	£224,910	£342.54	
23	2B3P	61	657	5	5	40	0.02	£6,300	£315,000	£321,300	£489.34	£224,910	£342.54	
24	1B2P	50	538	6	6	40	0.02	£5,200	£260,000	£265,200	£492.76	£185,640	£344.93	
25	1B2P	50	538	6	6	40	0.02	£5,200	£260,000	£265,200	£492.76	£185,640	£344.93	
26	2B3P	61	657	6	6	40	0.02	£6,300	£315,000	£321,300	£489.34	£224,910	£342.54	
27	2B3P	61	657	6	6	40	0.02	£6,300	£315,000	£321,300	£489.34	£224,910	£342.54	
28	2B3P	61	657	6	6	40	0.02	£6,300	£315,000	£321,300	£489.34	£321,300	£489.34	
29	2B3P	61	657	6	6	40	0.02	£6,300	£315,000	£321,300	£489.34	£321,300	£489.34	
30	2B3P	61	657	6	6	40	0.02	£6,300	£315,000	£321,300	£489.34	£321,300	£489.34	
31	1B2P	50	538	7	7	80	0.03	£7,800	£260,000	£267,800	£497.59	£267,800	£497.59	
32	1B2P	50	538	7	7	80	0.03	£7,800	£260,000	£267,800	£497.59	£267,800	£497.59	
33	2B3P	61	657	7	7	80	0.03	£9,450	£315,000	£324,450	£494.14	£324,450	£494.14	
34	2B3P	61	657	7	7	80	0.03	£9,450	£315,000	£324,450	£494.14	£324,450	£494.14	
35	2B3P	61	657	7	7	80	0.03	£9,450	£315,000	£324,450	£494.14	£324,450	£494.14	
36	2B3P	61	657	7	7	80	0.03	£9,450	£315,000	£324,450	£494.14	£324,450	£494.14	
37	2B3P	61	657	7	7	80	0.03	£9,450	£315,000	£324,450	£494.14	£324,450	£494.14	
38	1B2P	50	538	8	8	80	0.03	£7,800	£260,000	£267,800	£497.59	£267,800	£497.59	
39	1B2P	50	538	8	8	80	0.03	£7,800	£260,000	£267,800	£497.59	£267,800	£497.59	
40	2B3P	61	657	8	8	80	0.03	£9,450	£315,000	£324,450	£494.14	£324,450	£494.14	
41	2B3P	61	657	8	8	80	0.03	£9,450	£315,000	£324,450	£494.14	£324,450	£494.14	
42	2B3P	61	657	8	8	80	0.03	£9,450	£315,000	£324,450	£494.14	£324,450	£494.14	
43	2B3P	61	657	8	8	80	0.03	£9,450	£315,000	£324,450	£494.14	£324,450	£494.14	
44	2B3P	61	657	8	8	80	0.03	£9,450	£315,000	£324,450	£494.14	£324,450	£494.14	
45	1B2P	50	538	9	9	100	0.04	£10,400	£260,000	£270,400	£502.42	£270,400	£502.42	
46	1B2P	50	538	9	9	100	0.04	£10,400	£260,000	£270,400	£502.42	£270,400	£502.42	
47	2B3P	61	657	9	9	100	0.04	£12,600	£315,000	£327,600	£498.94	£327,600	£498.94	
48	2B3P	61	657	9	9	100	0.04	£12,600	£315,000	£327,600	£498.94	£327,600	£498.94	
49	2B3P	61	657	9	9	100	0.04	£12,600	£315,000	£327,600	£498.94	£327,600	£498.94	
50	2B3P	61	657	9	9	100	0.04	£12,600	£315,000	£327,600	£498.94	£327,600	£498.94	
51	2B3P	61	657	9	9	100	0.04	£12,600	£315,000	£327,600	£498.94	£327,600	£498.94	
52	1B2P	50	538	10	10	100	0.04	£10,400	£260,000	£270,400	£502.42	£270,400	£502.42	
53	1B2P	50	538	10	10	100	0.04	£10,400	£260,000	£270,400	£502.42	£270,400	£502.42	
54	2B3P	61	657	10	10	100	0.04	£12,600	£315,000	£327,600	£498.94	£327,600	£498.94	
55	2B3P	61	657	10	10	100	0.04	£12,600	£315,000	£327,600	£498.94	£327,600	£498.94	
56	2B3P	61	657	10	10	100	0.04	£12,600	£315,000	£327,600	£498.94	£327,600	£498.94	
57	2B3P	61	657	10	10	100	0.04	£12,600	£315,000	£327,600	£498.94	£327,600	£498.94	
58	2B3P	61	657	10	10	100	0.04	£12,600	£315,000	£327,600	£498.94	£327,600	£498.94	
59	1B2P	50	538	11	11	120	0.05	£13,000	£260,000	£273,000	£507.25	£273,000	£507.25	
60	1B2P	50	538	11	11	120	0.05	£13,000	£260,000	£273,000	£507.25	£273,000	£507.25	
61	2B3P	61	657	11	11	120	0.05	£15,750	£315,000	£330,750	£503.73	£330,750	£503.73	
62	2B3P	61	657	11	11	120	0.05	£15,750	£315,000	£330,750	£503.73	£330,750	£503.73	
63	2B3P	61	657	11	11	120	0.05	£15,750	£315,000	£330,750	£503.73	£330,750	£503.73	
64	2B3P	61	657	11	11	120	0.05	£15,750	£315,000	£330,750	£503.73	£330,750	£503.73	
65	2B3P	61	657	11	11	120	0.05	£15,750	£315,000	£330,750	£503.73	£330,750	£503.73	
66	1B2P	50	538	12	12	120	0.05	£13,000	£260,000	£273,000	£507.25	£273,000	£507.25	
67	1B2P	50	538	12	12	120	0.05	£13,000	£260,000	£273,000	£507.25	£273,000	£507.25	
68	2B3P	61	657	12	12	120	0.05	£15,750	£315,000	£330,750	£503.73	£330,750	£503.73	
69	2B3P	61	657	12	12	120	0.05	£15,750	£315,000	£330,750	£503.73	£330,750	£503.73	
70	2B3P	61	657	12	12	120	0.05	£15,750	£315,000	£330,750	£503.73	£330,750	£503.73	
71	2B3P	61	657	12	12	120	0.05	£15,750	£315,000	£330,750	£503.73	£330,750	£503.73	
72	2B3P	61	657	12	12	120	0.05	£15,750	£315,000	£330,750	£503.73	£330,750	£503.73	
73	1B2P	50	538	13	13	140	0.06	£15,600	£260,000	£275,600	£512.08	£275,600	£512.08	
74	1B2P	50	538	13	13	140	0.06	£15,600	£260,000	£275,600	£512.08	£275,600	£512.08	
75	2B3P	61	657	13	13	140	0.06	£18,900	£315,000	£333,900	£508.53	£333,900	£508.53	
76	2B3P	61	657	13	13	140	0.06	£18,900	£315,000	£333,900	£508.53	£333,900	£508.53	
77	2B3P	61	657	13	13	140	0.06	£18,900	£315,000	£333,900	£508.53	£333,900	£508.53	
78	2B3P	61	657	13	13	140	0.06	£18,900	£315,000	£333,900	£508.53	£333,900	£508.53	
79	2B3P	61	657	13	13	140	0.06	£18,900	£315,000	£333,900	£508.53	£333,900	£508.53	
80	1B2P	50	538	14	14	140	0.06	£15,600	£260,000	£275,600	£512.08	£275,600	£512.08	
81	1B2P	50	538	14	14	140	0.06	£15,600	£260,000	£275,600	£512.08	£275,600	£512.08	
82	2B3P	61	657	14	14	140	0.06	£18,900	£315,000	£333,900	£508.53	£333,900	£508.53	
83	2B3P	61	657	14	14	140	0.06	£18,900	£315,000	£333,900	£508.53	£333,900	£508.53	
84	2B3P	61	657	14	14	140	0.06	£18,900	£315,000	£333,900	£508.53	£333,900	£508.53	
85	2B3P	61	657	14	14	140	0.06	£18,900	£315,000	£333,900	£508.53	£333,900	£508.53	
86	2B3P	61	657	14	14	140	0.06	£18,900	£315,000	£333,900	£508.53	£333,900	£508.53	
87	1B2P	50	538	15	15	160	0.07	£18,200	£260,000	£278,200	£516.91	£278,200	£516.91	
88	1B2P	50	538	15	15	160	0.07	£18,200	£260,000	£278,200	£516.91	£278,200	£516.91	
89														

93	2B3P	61	657	15	15	160	0.07	£22,050	£315,000	£337,050	£513.33	£337,050	£513.33
94	1B2P	50	538	16	16	160	0.07	£18,200	£260,000	£278,200	£516.91	£278,200	£516.91
95	1B2P	50	538	16	16	160	0.07	£18,200	£260,000	£278,200	£516.91	£278,200	£516.91
96	2B3P	61	657	16	16	160	0.07	£22,050	£315,000	£337,050	£513.33	£337,050	£513.33
97	2B3P	61	657	16	16	160	0.07	£22,050	£315,000	£337,050	£513.33	£337,050	£513.33
98	2B3P	61	657	16	16	160	0.07	£22,050	£315,000	£337,050	£513.33	£337,050	£513.33
99	2B3P	61	657	16	16	160	0.07	£22,050	£315,000	£337,050	£513.33	£337,050	£513.33
100	2B3P	61	657	16	16	160	0.07	£22,050	£315,000	£337,050	£513.33	£337,050	£513.33
101	1B2P	50	538	17	17	180	0.08	£20,800	£260,000	£280,800	£521.74	£280,800	£521.74
102	1B2P	50	538	17	17	180	0.08	£20,800	£260,000	£280,800	£521.74	£280,800	£521.74
103	2B3P	61	657	17	17	180	0.08	£25,200	£315,000	£340,200	£518.13	£340,200	£518.13
104	2B3P	61	657	17	17	180	0.08	£25,200	£315,000	£340,200	£518.13	£340,200	£518.13
105	2B3P	61	657	17	17	180	0.08	£25,200	£315,000	£340,200	£518.13	£340,200	£518.13
106	2B3P	61	657	17	17	180	0.08	£25,200	£315,000	£340,200	£518.13	£340,200	£518.13
107	2B3P	61	657	17	17	180	0.08	£25,200	£315,000	£340,200	£518.13	£340,200	£518.13
108	1B2P	50	538	18	18	180	0.08	£20,800	£260,000	£280,800	£521.74	£280,800	£521.74
109	1B2P	50	538	18	18	180	0.08	£20,800	£260,000	£280,800	£521.74	£280,800	£521.74
110	2B3P	61	657	18	18	180	0.08	£25,200	£315,000	£340,200	£518.13	£340,200	£518.13
111	2B3P	61	657	18	18	180	0.08	£25,200	£315,000	£340,200	£518.13	£340,200	£518.13
112	2B3P	61	657	18	18	180	0.08	£25,200	£315,000	£340,200	£518.13	£340,200	£518.13
113	2B3P	61	657	18	18	180	0.08	£25,200	£315,000	£340,200	£518.13	£340,200	£518.13
114	2B3P	61	657	18	18	180	0.08	£25,200	£315,000	£340,200	£518.13	£340,200	£518.13
115	1B2P	50	538	19	19	200	0.09	£23,400	£260,000	£283,400	£526.57	£283,400	£526.57
116	1B2P	50	538	19	19	200	0.09	£23,400	£260,000	£283,400	£526.57	£283,400	£526.57
117	2B3P	61	657	19	19	200	0.09	£28,350	£315,000	£343,350	£522.92	£343,350	£522.92
118	2B3P	61	657	19	19	200	0.09	£28,350	£315,000	£343,350	£522.92	£343,350	£522.92
119	2B3P	61	657	19	19	200	0.09	£28,350	£315,000	£343,350	£522.92	£343,350	£522.92
120	2B3P	61	657	19	19	200	0.09	£28,350	£315,000	£343,350	£522.92	£343,350	£522.92
121	2B3P	61	657	19	19	200	0.09	£28,350	£315,000	£343,350	£522.92	£343,350	£522.92
122	1B2P	50	538	20	20	200	0.09	£23,400	£260,000	£283,400	£526.57	£283,400	£526.57
123	1B2P	50	538	20	20	200	0.09	£23,400	£260,000	£283,400	£526.57	£283,400	£526.57
124	2B3P	61	657	20	20	200	0.09	£28,350	£315,000	£343,350	£522.92	£343,350	£522.92
125	2B3P	61	657	20	20	200	0.09	£28,350	£315,000	£343,350	£522.92	£343,350	£522.92
126	1B2P	50	538	21	21	220	0.1	£26,000	£260,000	£286,000	£531.41	£286,000	£531.41
127	1B2P	50	538	21	21	220	0.1	£26,000	£260,000	£286,000	£531.41	£286,000	£531.41
128	2B3P	61	657	21	21	220	0.1	£31,500	£315,000	£346,500	£527.72	£346,500	£527.72
129	2B3P	61	657	21	21	220	0.1	£31,500	£315,000	£346,500	£527.72	£346,500	£527.72
130	1B2P	50	538	22	22	220	0.1	£26,000	£260,000	£286,000	£531.41	£286,000	£531.41
131	1B2P	50	538	22	22	220	0.1	£26,000	£260,000	£286,000	£531.41	£286,000	£531.41
132	2B3P	61	657	22	22	220	0.1	£31,500	£315,000	£346,500	£527.72	£346,500	£527.72
133	2B3P	61	657	22	22	220	0.1	£31,500	£315,000	£346,500	£527.72	£346,500	£527.72
133		7682	82688					TOTAL GDV	£39,750,000	£41,780,450		£38,879,480	£470.19
								£ per sq. ft.:	£480.72	£505.28		£470.19	

Affordable/Social Rent
Intermediate Housing

Appendix 6 – Cost Plan

Project	Baptist Church , Rochdale Road Manchester		Date	01/10/2024	
Units	133 (2B) (1B units				
GIA		11324	Rev	1	
Total Build Cost	£	28,599,882.44			
Cost/m2	£	2,525.60			
Cost/sft	£	236.70			
Contract Build Period	90 weeks				

Item	Description	Qty	Unit	Rate	Cost per/m2	%	
	PCSA			£ 419,475.00		1.47%	
	Measured Works						
1.00	Substructure			£ 2,021,456.36		7.07%	
2.01	Frame			£ 3,550,064.84	£ 313.50	12.41%	
2.02	Upper Floors			£ 253,576.06	£ 22.39	0.89%	
2.03	Roof			£ 1,014,304.24	£ 89.57	3.55%	
2.04	Stairs			£ 507,152.12	£ 44.79	1.77%	
2.05	External Walls			£ 3,296,488.78	£ 300.00	11.53%	
2.06	External Windows and Doors			£ 1,014,304.24	£ 89.57	3.55%	
2.07	Internal Walls and Partitions			£ 253,576.06	£ 22.39	0.89%	
2.08	Internal Doors			£ 253,576.06	£ 22.39	0.89%	
2	Superstructure			£ 10,143,042.40	£ 895.71	35.47%	
3.01	Wall Finishes			£ 1,014,304.24	£ 89.57	3.55%	
3.02	Floor Finishes (Costs include other elements)			£ 988,846.63	£ 87.33	3.46%	
3.03	Ceiling Finishes (Costs included in 03.02)						
3	Internal Finishes			£ 2,003,250.87		7.00%	
4	Fittings, Furnishings and Equipment			£ 1,267,880.30	£ 111.96	4.43%	
5.01	Sanitary Installations (Costs included in 05.06)						
5.02	Services Equipment						
5.03	Disposal Installations (Costs included in 05.06)						
5.04	Water Installations (Costs included in 05.06)						
5.05	Heat Source						
5.06	Space Heating and Air Conditioning (Costs include other elements)			£ 2,028,608.48	£ 179.14	7.09%	
5.07	Ventilating Systems (Costs included in 05.06)						
5.08	Electrical Installations (Costs include other elements)			£ 1,014,304.24	£ 89.57	3.55%	
5.09	Gas Installations						
5.10	Lift (2No 15men)			£ 760,728.18	£ 67.18	2.66%	
5.11	Fire and Lightning Protection /Sprinklers			£ 500,000.00		1.75%	
5.12	Communications and Security Installations			£ 253,576.06	£ 22.39	0.89%	
5.13	Special Installations						
5.14	Builder's Work in Connection with Services (BWIC)			£ 580,364.09	£ 51.25	2.03%	
5	05 Services			£ 5,137,681.05	£ 453.69	17.96%	
6	06 Prefabricated Buildings and Building Units						
7	07 Work to Existing Building (included in Site Works)						
8	Site Works			£ 1,185,000.00		4.14%	
8.01	Site Preparation Works			£ 250,000.00	£ 22.08	0.87%	
8.02	Roads, Paths, Paving and Surfacing			£ 150,000.00	£ 13.25	0.52%	
8.03	Soft Landscaping, Planting and Irrigation Systems			£ 25,000.00	£ 2.21	0.09%	
8.04	Site Enclosure Fencing, Railings and Walls			£ 10,000.00	£ 0.86	0.03%	
8.05	External Fixtures, Notice Boards Etc			£ 250,000.00	£ 22.08	0.87%	
8.06	External Drainage, to Include SW/FW Connection to Mains			£ 350,000.00	£ 30.91	1.22%	
8.07	External Services			£ 150,000.00	£ 13.25	0.52%	
8.08	Minor Building Works and Ancillary Buildings, Sub Stations or the like						
8.09	Demolition/Alteration see 8.11 B						
8.10	Temp support to structures see 8.11 D						
8.11	Church Works			£ 3,685,370.57		12.89%	
A	Remedial Works , Making Good to façade etc			£ 253,576.06	£ 22.39	0.89%	
B	Demolition/Alteration			£ 1,380,364.09	£ 121.90	4.83%	
C	Rebuild Wing Walls to allow piling			£ 101,430.42	£ 8.96	0.35%	
D	Temp support			£ 250,000.00	£ 22.08	0.87%	
E	Barrel Vault Construction			£ 800,000.00	£ 70.85	2.80%	
F	Balcony Works			£ 250,000.00	£ 22.08	0.87%	
G	Windows			£ 250,000.00	£ 22.08	0.87%	
H	linings to walls for Building Regs			£ 150,000.00	£ 13.25	0.52%	
I	Steel truss allowance based on 55 Tonne			£ 250,000.00	£ 22.08	0.87%	
	Total Building Cost			£ 22,673,719.90	£ 1,993.44	78.93%	
9	Preliminaries			£ 4,514,743.98		20.00%	
10	Building Warranty			£ 250,000.00		0.87%	
	Build Cost Incl Prelims Sub Total			£ 27,338,463.88	£ 2,414.21	95.59%	
10	Main Contractor's Overheads and Profit			£ 1,261,418.56		4.41%	
	Build Cost including Prelims			£ 28,599,882.44	£ 2,525.60	100.00%	
					£ -		

Appendix 7 – Appraisal Summary – 100% Private Sales

Baptist Church
100% Private Appraisal

Development Appraisal
Savills
02 October 2024

APPRAISAL SUMMARY

SAVILLS

Baptist Church 100% Private Appraisal

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales	
Residential Units	133	82,688	505.28	314,139	41,780,450	
Rental Area Summary				Initial	Net Rent	Initial
	Units	ft²	Rent Rate ft²	MRV/Unit	at Sale	MRV
Commercial Unit	1	942	20.00	18,840	18,840	18,840

Investment Valuation

Commercial Unit

Market Rent	18,840	YP @	7.0000%	14.2857	
(3mths Rent Free)		PV 3mths @	7.0000%	0.9832	264,629

GROSS DEVELOPMENT VALUE

42,045,079

NET REALISATION

42,045,079

OUTLAY

ACQUISITION COSTS

Fixed Price	525,000			
Fixed Price		525,000		
			525,000	
Stamp Duty		15,750		
Effective Stamp Duty Rate	3.00%			
Agent Fee	1.00%	5,250		
Legal Fee	0.50%	2,625		
			23,625	

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost	
Residential Units	121,891	234.63	28,599,882	
Contingency		5.00%	1,429,994	
				30,029,876

PROFESSIONAL FEES

Professional Fees	7.00%	2,001,992		
			2,001,992	

MARKETING & LETTING

Marketing	1.00%	417,804		
Letting Agent Fee	10.00%	1,884		
Letting Legal Fee	5.00%	942		
			420,630	

DISPOSAL FEES

Sales Agent Fee		1.50%	626,707	
Sales Legal Fee	133 un	1,000.00 /un	133,000	
				759,707

TOTAL COSTS BEFORE FINANCE

33,760,830

FINANCE

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)				
Land			83,997	
Construction			2,156,633	
Other			112,309	
Total Finance Cost				2,352,938

TOTAL COSTS

36,113,768

**Baptist Church
100% Private Appraisal****PROFIT****5,931,310****Performance Measures**

Profit on Cost%	16.42%
Profit on GDV%	14.11%
Profit on NDV%	14.11%
Development Yield% (on Rent)	0.05%
Equivalent Yield% (Nominal)	7.00%
Equivalent Yield% (True)	7.32%

IRR% (without Interest)	22.35%
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Rent Cover	314 yrs 10 mths
Profit Erosion (finance rate 7.500)	2 yrs 1 mth

Appendix 8 – Appraisal Summary – 20% Affordable Housing

Baptist Church
20% AH Appraisal

Development Appraisal
Savills
02 October 2024

APPRAISAL SUMMARY**SAVILLS****Baptist Church
20% AH Appraisal****Appraisal Summary for Phase 1**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Residential Units	133	82,688	470.19	292,327	38,879,480

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Commercial Unit	1	942	20.00	18,840	18,840	18,840

Investment Valuation**Commercial Unit**

Market Rent	18,840	YP @	7.0000%	14.2857	
(3mths Rent Free)		PV 3mths @	7.0000%	0.9832	264,629

GROSS DEVELOPMENT VALUE**39,144,109****NET REALISATION****39,144,109****OUTLAY****ACQUISITION COSTS**

Fixed Price	525,000			
Fixed Price		525,000		
			525,000	
Stamp Duty		15,750		
Effective Stamp Duty Rate	3.00%			
Agent Fee	1.00%	5,250		
Legal Fee	0.50%	2,625		
			23,625	

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost
Residential Units	121,891	234.63	28,599,882
Contingency		5.00%	1,429,994
			30,029,876

PROFESSIONAL FEES

Professional Fees	7.00%	2,001,992	
			2,001,992

MARKETING & LETTING

Marketing	1.00%	388,795	
Letting Agent Fee	10.00%	1,884	
Letting Legal Fee	5.00%	942	
			391,621

DISPOSAL FEES

Sales Agent Fee		1.50%	583,192
Sales Legal Fee	133 un	1,000.00 /un	133,000
			716,192

TOTAL COSTS BEFORE FINANCE**33,688,306****FINANCE**

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)			
Land		83,997	
Construction		2,156,633	
Other		134,073	
Total Finance Cost			2,374,702

TOTAL COSTS**36,063,008**

**Baptist Church
20% AH Appraisal****PROFIT****3,081,100****Performance Measures**

Profit on Cost%	8.54%
Profit on GDV%	7.87%
Profit on NDV%	7.87%
Development Yield% (on Rent)	0.05%
Equivalent Yield% (Nominal)	7.00%
Equivalent Yield% (True)	7.32%

IRR% (without Interest)	15.24%
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Rent Cover	163 yrs 6 mths
Profit Erosion (finance rate 7.500)	1 yr 1 mth

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