



Outlook

Fw: 134504/FO/2022 re-testing / assessment of the viability of the development - Kellen Homes development Land at Bennett Street

From [REDACTED]
Date Fri 21.8.26 2:44 PM
To Sue Wills <sue.wills@manchester.gov.uk>

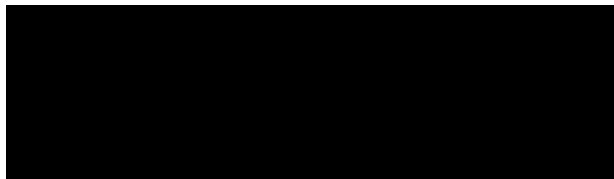
 1 attachment (5 MB)
Bennett Street, Late Stage Review - 140826.pdf;

Hi Sue

Please see attached the late stage FVA review from Savills. We are satisfied with their review and conclusions of their report, which confirms no contribution is payable.

Regards
Ken

Ken Richards MRTPI MRICS
Principal Development Surveyor
Development Team
Development & Investment Estate Service
Growth & Development



POSTAL ADDRESS: Manchester City Council
PO Box 532, Town Hall, Manchester M60 2LA

From: Robert Waterhouse [REDACTED]

Sent: 14 August 2026 4:43 PM

To: [REDACTED]
[REDACTED]

Subject: RE: 134504/FO/2022 re-testing / assessment of the viability of the development - Kellen Homes development Land at Bennett Street

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Hi Ken,

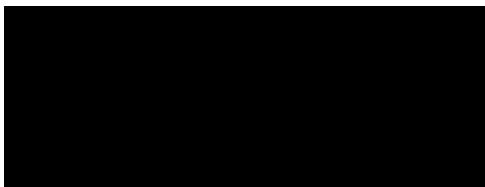
We received a copy of the construction agreement and verified the figures, I have amended our report to confirm and attach our final report.

Many thanks,
Rob

Robert Waterhouse MRICS
Associate
Development Consultancy



Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW





From: Ken Richards [REDACTED]

Sent: 13 August 2026 11:38

To: Robert Waterhouse [REDACTED]

Subject: Re: 134504/FO/2022 re-testing / assessment of the viability of the development - Kellen Homes development Land at Bennett Street

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Hi Rob

Have you seen and reviewed the pre-sale funding agreement for the above? Can you add a line to the section on Gross Development Value confirming you have reviewed/ verify the figures?

Subject to the above, no other comments at this stage and it can be submitted as final.

Thanks
Ken

Ken Richards MRTPI MRICS
Principal Development Surveyor
Development Team
Development & Investment Estate Service
Growth & Development



[REDACTED]

POSTAL ADDRESS: Manchester City Council
PO Box 532, Town Hall, Manchester M60 2LA

From: Robert Waterhouse [REDACTED]

Sent: 29 July 2026 2:20 PM

[REDACTED]

Subject: RE: 134504/FO/2022 re-testing / assessment of the viability of the development - Kellen Homes development Land at Bennett Street

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Hi Ken,

Please find attached our draft late stage viability review of Bennett Street for your review.

Whilst we have adopted lower costs, where evidence wasn't provided or there has been a miscalculation from the applicant, our appraisal results in a deficit, concluding no viability payment is due.

Many thanks,
Rob

Robert Waterhouse MRICS
Associate
Development Consultancy



Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW

Tel: [REDACTED]

Mobile:

Email:

Website:



From: Case Management Team

Sent: 15 May 2026 14:51

Subject: RL: 134504/10/2022 re-testing / assessment of the viability of the development - Kellen Homes development Land at Bennett Street

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Hi Rob

Thank you for letting me know. I have updated my colleague in Planning.

Thanks

Amy

Amy Forrest

Case Management Officer

Development Team
Growth and Development
Manchester City Council
P.O. Box 532
Manchester, M60 2LA



LOCATION ADDRESS: Level 8 Town Hall Extension, Manchester, M2 5DB

Please Note – I do not work Thursdays

From: Robert Waterhouse
Sent: 14 May 2026 10:14
To: Case Management Team
Subject: RE: 134504/FO/2022 re-testing / assessment of the viability of the development - Kellen Homes development Land at Bennett Street

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Hi Amy,

Just to provide an update, I am still waiting on information from Kellen, I have chased Mark today, but received note he is now on annual leave until Monday.

Our timescales will therefore have to move to when we obtain the information.

Many thanks,
Rob

Robert Waterhouse MRICS
Associate
Development Consultancy



Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW

Tel:

Mobile:

Email:

Website:



From: Case Management Team

Sent: 01 May 2026 14:50

Subject: RE: 134504/FO/2022 re-testing / assessment of the viability of the development - Kellen Homes development Land at Bennett Street

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Thanks Rob.

Please find Mark's details below so you can request the information you require.

Thanks
Amy

Amy Forrest
Case Management Officer

Development Team
Growth and Development
Manchester City Council

P.O. Box 532
Manchester, M60 2LA



LOCATION ADDRESS: Level 8 Town Hall Extension, Manchester, M2 5DB

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From: Robert Waterhouse [redacted]
Sent: 29 April 2026 10:39
To: Case Management Team [redacted] Adam Mirley
[redacted]
Subject: RE: 134504/FO/2022 re-testing / assessment of the viability of the development - Kellen Homes development Land at Bennett Street

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Thanks Amy,

I can confirm we can still work to the below timeframes. Again, we will need the additional information requested in order to carry out the assessment.

Kind regards,
Rob

Robert Waterhouse MRICS
Associate
Development Consultancy



Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW

Tel:

Mobile:

Email:



Website: [savills.com](https://www.savills.com)



From: Case Management Team [REDACTED]

Sent: 29 April 2026 10:29

To: Case Management Team [REDACTED]

Subject: RE: 134504/FO/2022 re-testing / assessment of the viability of the development - Kellen Homes development Land at Bennett Street

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Hi Rob

Please take this as formal instruction that we would like you to carry out the works detailed below for the above scheme.

I will arrange for a Purchase Order to cover the £5000 fee.

I appreciate it has been quite a while since you originally submitted your quote, therefore, please can you confirm your estimated timeframe?

If you require any further information please do not hesitate to contact me.

Thanks

Amy

Amy Forrest

Case Management Officer

Development Team

Growth and Development

Manchester City Council

P.O. Box 532

Manchester, M60 2LA



LOCATION ADDRESS: Level 8 Town Hall Extension, Manchester, M2 5DB

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From: Case Management Team [REDACTED]
Sent: 09 February 2026 12:12
To: Robert Waterhouse [REDACTED]
Cc: Case Management [REDACTED]
Subject: RE: 134504/FO/2022 re-testing / assessment of the viability of the development - Kellen Homes development Land at Bennett Street

Hi Rob

Thank you for your quote. I have passed this to my colleague in Planning and formal instruction will follow once we receive confirmation of fee payment by the applicant.

In the meantime, please find Mark's details below so you can make contact and request the information you require.

Mark Waite | Planning Director | Kellen Homes Limited
1st Floor, 105 Dalton Avenue, Birchwood Park, Warrington WA5 6YE

[REDACTED]

If you have any queries or require any further information, please let me know.

Thanks
Amy

Amy Forrest
Case Management Officer

Development Team
Growth and Development
Manchester City Council
P.O. Box 532
Manchester, M60 2LA

[REDACTED]

Website: www.manchester.gov.uk

LOCATION ADDRESS: Level 8 Town Hall Extension, Manchester, M2 5DB

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From: Robert Waterhouse [REDACTED]
Sent: 04 February 2026 11:04
To: Amy Forrest [REDACTED]
Cc: Case Manager [REDACTED]
Subject: RE: 134504/FO/2022 re-testing / assessment of the viability of the development - Kellen Homes development Land at Bennett Street

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Hi Amy,

Thanks for your email.

Our fee to provide a late stage review is £5,000 + vat.

We will require the full sales ledger of the completed sales and costs receipts for build costs, professional fees plus any other costs attributed to the development.

Our timescales will be 3-4 weeks from instruction.

Many thanks,
Rob

Robert Waterhouse MRICS
Associate
Development Consultancy



Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW

Tel:

Mobile

Email:

Website



From: Amy Forrest

Sent: 03 February 2026 13:22

To: Adam Mirle

Cc: Case Manag

Subject: FW: 134504/FO/2022 re-testing / assessment of the viability of the development - Kellen Homes development Land at Bennett Street

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Hi Adam & Rob

This is another scheme that Savills completed the original report for in 2022. Please find attached for review to assess the viability of the development and whether there has been an uplift in value to enable the provision of any affordable housing.

Appreciate this is the third re-assessment that's been requested recently so please can you advise if you have the capacity to undertake this review and, if so, confirm your timescale and fee.

If you require any further information please do not hesitate to contact me.

Thanks

Amy

Amy Forrest
Case Management Officer

Development Team
Growth and Development
Manchester City Council
P.O. Box 532
Manchester, M60 2LA



LOCATION ADDRESS: Level 8 Town Hall Extension, Manchester, M2 5DB

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