

4 June 2025

High Peak Borough Council & Staffordshire Moorlands District Council
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

Dear Sirs

Viability Report - Land at Hogshaw Farm, Buxton, SK17 7HN

Application Number: HPK/2023/0192

We refer to our Viability Report dated 30 January 2025 in respect of the above Property. The contents of this addendum should be read in conjunction with our original report.

HELNA MIX

We understand that since providing our Report there have been further discussions on going with the applicant including that the housing mix does not reflect the guidance set out within the High Peak Housing and Economic Land Needs Assessment (HELNA) September 2022. For a compliant position, the housing mix would be as follows (for market housing)

1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Total
16	24	38	9	87
18%	27%	44%	10%	

You have requested that we undertake a further viability assessment upon this basis for the market housing and maintaining the 12 affordable housing unit proposed in the maximum contribution of our Report. We have not been provided with any design proposals, unit sizes, layouts etc for the HELNA mix and have adopted unit sizes in keeping with those proposed by the Applicant. In respect of the one bedroom units we have assumed that these would be terraced houses of 65 sq m (700 sq ft). We have determined the GDV of the HELNA mix in keeping with the values applied to within our original Report. This provides a GDV as follows:

No	Name	Bed	Tenure	% of OMV	£ per sq ft	GDV (per unit)	GDV
1	Rowan	2	Affordable - Intermediate	65%	£207.91	£180,050	£180,050
9	Rowan	2	Affordable – Social Rent	50%	£159.93	£138,500	£1,246,500
1	Matlock	3	Affordable – Intermediate	65%	£207.73	£201,500	£201,500
1	Matlock	3	Affordable – Social Rent	50%	£159.79	£155,000	£155,000
16		1	Open Market		£335.88	£235,000	£3,760,000
24		2	Open Market		£319.68	£277,000	£6,648,000
38		3	Open Market		£320.00	£310,000	£11,780,000
9		4	Open Market		£315.21	£380,000	£3,420,000

Construction Costs, Fees, Contributions

We have maintained the same capital and percentage rates, together with development timescales, within the updated appraisal together.

S106 Contributions

We have been instructed to maintain the S106 commuted sum contributions at £155,028 and also allow for payments of £99,000 for NHS and £6,900 for Library.

Profit Allowances

Profit allowances have also been maintained at 17.5% for market housing and 8% for the affordable housing.

Appraisal Findings

Based upon the above assumptions we have determined

	HELNA Mix
Gross Development Value	£27,391,048
Residual Value	£873,927

As the Benchmark Land Value was determined at £1,430,000 our assessment determines that on the HELNA housing mix, the development is unable to support the 12 affordable housing units proposed.

A copy of our appraisal is enclosed within Appendix One.

ALTERNATIVE HELNA MIX (MAXIMUM AFFORDABLE)

In accordance with your instructions, we have also undertaken an alternative appraisal to calculate the maximum on site affordable contribution.

Within this appraisal we have maintained all the appraisal variables but altered the number of units designated as affordable housing to provide a viability position where the residual value exceeds the minimum premium (£1,430,000). Our assessment has determined that the development can afford 4 (4%) affordable housing together with a commuted sum of £260,928. This provides a residual value of £1,470,139.

A breakdown of the GDV is as follows;

No	Name	Bed	Tenure	% of OMV	£ per sq ft	GDV (per unit)	GDV
1	Rowan	2	Affordable - Intermediate	65%	£207.91	£180,050	£180,050
1	Rowan	2	Affordable – Social Rent	50%	£159.93	£138,500	£138,500
1	Matlock	3	Affordable – Intermediate	65%	£207.73	£201,500	£201,500
1	Matlock	3	Affordable – Social Rent	50%	£159.79	£155,000	£155,000
16		1	Open Market		£335.71	£235,000	£3,760,000
32		2	Open Market		£319.86	£277,000	£8,864,000
38		3	Open Market		£319.92	£310,000	£11,780,000
9		4	Open Market		£315.09	£380,000	£3,420,000

A copy of our Appraisal is appended to this advice in Appendix Two.

Whilst we trust that this Report is satisfactory for your immediate purposes, should you have any queries or points which require further clarification we shall be pleased to hear from you.

Yours sincerely

Phil Winckles MRICS

Partner

For and on behalf of Fisher German LLP

Land at Hogshaw

Land at Hogshaw
HELNA MIX

Tenure & Timetable

Tenure is Freehold

	Start	End	Mths
Project	12/2024	12/2029	61
Construction	03/2025	01/2028	35
Voids	01/2028	12/2029	10

Development Summary

Unit Sales			27,391,048	
Gross Development Value				27,391,048
Construction			12,702,967	
All other costs			8,423,783	
Finance			714,390	
Development Cost				21,841,140
Profit Required	16.88 % of GDV	20.31 % of GDC		4,624,046
Balance available			925,862	
Purchase costs				51,935

Residual Land Value	873,927
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Statistics

Land Value	873,927	Total Area: Net (sq.ft.)	90,260
Total Construction Costs	12,702,967	Total Area: Gross (sq.ft.)	90,260
Interest	714,390		
Peak Borrowing	925,863	Land Value psf (net)	9.68
Peak Debt	7,143,916	GDC excl. land psf (gross)	241.98
Gross Development Costs	22,767,002	GDC incl. land psf (gross)	252.24
Gross Development Value	27,391,048	GDV psf (net)	303.47
Development Yield on Cost			
Break-even value	83.12 % of GDV	Profit	4,624,046
		Profit as % of GDC	20.31 %
		Profit as % of GDV	16.88 %
		Profit as % of Total Construction Cost	36.40 %
		Profit / sq.ft. (gross)	51.23
		Profit / sq.ft. (net)	51.23
		IRR	33.19 %
		NPV at 10.000 %	3,492,116

Land at Hogshaw

Capitalisation & Sales

Open Market Housing

		Net Area	Rate	Value
Rowan - 2 Bed		866.0	319.86	0
Matlock - 3 Bed		970.0	319.59	0
Rathlin - 3 Bed		990.0	318.18	0
Hopton - 3 Bed		1,017.0	313.18	0
Birchmoor - 3 Bed		1,025.0	307.80	0
Oakmoor - 3 Bed		1,049.0	307.91	0
Knightwood - 4 Bed - 2.5 Storey		1,122.0	298.57	0
Wallasea - 4 Bed		1,206.0	315.09	0
Ashtead - 4 Bed		1,265.0	312.25	0
Hawsewater - 4 Bed		1,495.0	309.03	0
1 Bedroom House	x 16	700.0	335.71	3,760,000
2 Bedroom House	x 24	866.0	319.86	6,647,999
3 Bedroom House	x 38	969.0	319.92	11,779,999
4 Bedroom House	x 9	1,206.0	315.09	3,420,000
		79,660.0		25,607,998

Market Value 12/2029

25,607,998

Affordable Housing

		Net Area	Rate	Value
Rowan - 2 Bed - Intermediate	x 1	866.0	207.91	180,050
Rowan - 2 Bed - Affordable Rent	x 9	866.0	159.93	1,246,500
Matlock - 3 Bed - Intermediate	x 1	970.0	207.73	201,500
Matlock - 3 Bed - Affordable Rent	x 1	970.0	159.79	155,000
Rathlin - 3 Bed		990.0	318.18	0
Hopton - 3 Bed		1,017.0	313.18	0
Birchmoor - 3 Bed		1,025.0	307.80	0
Oakmoor - 3 Bed		1,049.0	307.91	0
Knightwood - 4 Bed - 2.5 Storey		1,122.0	298.57	0
Wallasea - 4 Bed		1,206.0	315.09	0
Ashtead - 4 Bed		1,265.0	312.25	0
Hawsewater - 4 Bed		1,495.0	309.03	0
		10,600.0		1,783,050

Market Value 12/2029

1,783,050

Gross Development Value

27,391,048

Costs

Construction

Base cost		12,185,100
Contingency	4.250 %	517,867

12,702,967

Professional Fees

10.000 %

1,270,297

Ancillary Costs

Abnormal Development Works	5,561,000
Part L Building Regs	480,150
Legal Costs on Disposal	74,250
S106 Commuted Sum	155,028
S106 Commuted Sum (NHS)	99,000
S06 Commuted Sum (Library)	6,900

6,376,328

Land at Hogshaw

Post Construction

Cost of Sale			777,155
			777,155

Finance

Compounded quarterly			
Loan interest	8.00 %	714,390	
			714,390

Development Cost			21,841,140
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Residual Land Value			873,927
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Purchase costs			
Agents Costs	1.000 %	8,739	
Legal Fees	1.144 %	10,000	
SDLT(England & NI)	3.798 %	33,196	
			51,935

Gross Development Cost			22,767,002
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Target Profit as % of Unit Values

Unit		Value	% of Value	
1. Open Market Housing		25,607,998	17.50 %	
2. Affordable Housing		1,783,050	8.00 %	
GDV		27,391,048	16.88 %	
Profit Required	16.88 % of GDV	20.31 % of GDC		4,624,046
Gross Development Value				27,391,048

Assumptions

- Interest is compounded quarterly
- Construction related payments are made monthly.
- Purchase and any rent are paid in advance, at the beginning of a month.
- All other costs are paid in arrear, at the month's end.
- Sales take place at the end of the month.
- YPs are calculated on the basis of rents received annually in arrears (Parry's).
- VAT is applicable to items marked "v"
- Rent is paid quarterly in advance.

Land at Hogshaw

Land at Hogshaw
HELNA MIX - Maximum Affordable

Tenure & Timetable

Tenure is Freehold

	Start	End	Mths
Project	12/2024	12/2029	61
Construction	03/2025	01/2028	35
Voids	01/2028	12/2029	10

Development Summary

Unit Sales		28,692,047	
Gross Development Value			28,692,047
Construction		12,785,439	
All other costs		8,498,755	
Finance		893,032	
Development Cost			22,177,225
Profit Required	17.28 % of GDV	20.88 % of GDC	4,956,975
Balance available		1,557,847	
Purchase costs			87,708

Residual Land Value	1,470,139
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Statistics

Land Value	1,470,139	Total Area: Net (sq.ft.)	90,846
Total Construction Costs	12,785,439	Total Area: Gross (sq.ft.)	90,846
Interest	893,032		
Peak Borrowing	1,557,847	Land Value psf (net)	16.18
Peak Debt	7,870,310	GDC excl. land psf (gross)	244.12
Gross Development Costs	23,735,072	GDC incl. land psf (gross)	261.27
Gross Development Value	28,692,047	GDV psf (net)	315.83
Development Yield on Cost			
Break-even value	82.76 % of GDV	Profit	4,956,975
		Profit as % of GDC	20.88 %
		Profit as % of GDV	17.28 %
		Profit as % of Total Construction Cost	38.77 %
		Profit / sq.ft. (gross)	54.56
		Profit / sq.ft. (net)	54.56
		IRR	26.10 %
		NPV at 10.000 %	3,495,268

Land at Hogshaw

Capitalisation & Sales

Open Market Housing

		Net Area	Rate	Value
Rowan - 2 Bed		866.0	319.86	0
Matlock - 3 Bed		970.0	319.59	0
Rathlin - 3 Bed		990.0	318.18	0
Hopton - 3 Bed		1,017.0	313.18	0
Birchmoor - 3 Bed		1,025.0	307.80	0
Oakmoor - 3 Bed		1,049.0	307.91	0
Knightwood - 4 Bed - 2.5 Storey		1,122.0	298.57	0
Wallasea - 4 Bed		1,206.0	315.09	0
Ashtead - 4 Bed		1,265.0	312.25	0
Hawsewater - 4 Bed		1,495.0	309.03	0
1 Bedroom House	x 17	700.0	335.71	3,995,000
2 Bedroom House	x 26	866.0	319.86	7,201,999
3 Bedroom House	x 42	969.0	319.92	13,019,998
4 Bedroom House	x 10	1,206.0	315.09	3,800,000
		87,174.0		28,016,997

Market Value 12/2029

28,016,997

Affordable Housing

		Net Area	Rate	Value
Rowan - 2 Bed - Intermediate	x 1	866.0	207.91	180,050
Rowan - 2 Bed - Affordable Rent	x 1	866.0	159.93	138,500
Matlock - 3 Bed - Intermediate	x 1	970.0	207.73	201,500
Matlock - 3 Bed - Affordable Rent	x 1	970.0	159.79	155,000
Rathlin - 3 Bed		990.0	318.18	0
Hopton - 3 Bed		1,017.0	313.18	0
Birchmoor - 3 Bed		1,025.0	307.80	0
Oakmoor - 3 Bed		1,049.0	307.91	0
Knightwood - 4 Bed - 2.5 Storey		1,122.0	298.57	0
Wallasea - 4 Bed		1,206.0	315.09	0
Ashtead - 4 Bed		1,265.0	312.25	0
Hawsewater - 4 Bed		1,495.0	309.03	0
		3,672.0		675,050

Market Value 12/2029

675,050

Gross Development Value

28,692,047

Costs

Construction

Base cost		12,264,210
Contingency	4.250 %	521,229

12,785,439

Professional Fees

10.000 %

1,278,544

Ancillary Costs

Abnormal Development Works	5,561,000
Part L Building Regs	480,150
Legal Costs on Disposal	74,250
S106 Commuted Sum	155,028
S106 Commuted Sum (NHS)	99,000
S06 Commuted Sum (Library)	6,900

6,376,328

Land at Hogshaw

Post Construction

Cost of Sale			843,885
			843,885

Finance

Compounded quarterly			
Loan interest	8.00 %	893,032	
			893,032

Development Cost			22,177,225
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Residual Land Value		1,470,139	
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Purchase costs			
Agents Costs	1.000 %	14,701	
Legal Fees	0.680 %	10,000	
SDLT(England & NI)	4.286 %	63,007	
			87,708

Gross Development Cost			23,735,072
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Target Profit as % of Unit Values

Unit	Value	% of Value
1. Open Market Housing	28,016,997	17.50 %
2. Affordable Housing	675,050	8.00 %
GDV	28,692,047	17.28 %

Profit Required	17.28 % of GDV	20.88 % of GDC	4,956,975
Gross Development Value			28,692,047

Assumptions

1. Interest is compounded quarterly
2. Construction related payments are made monthly.
3. Purchase and any rent are paid in advance, at the beginning of a month.
4. All other costs are paid in arrear, at the month's end.
5. Sales take place at the end of the month.
6. YPs are calculated on the basis of rents received annually in arrears (Parry's).
7. VAT is applicable to items marked "v"
8. Rent is paid quarterly in advance.