

## Maria Philpott

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**From:** William Anstey  
**Sent:** 04 March 2020 14:13  
**To:** Maria Philpott  
**Cc:** Paul Brunige  
**Subject:** S/2019/1728/MAF - 154 Watling Street - Viability

**Categories:** Yellow Category

Hi Maria,

Paul and I have reviewed the submitted viability assessment and have concluded we need some additional information before we can reach an informed view. I would be grateful if you could request the following from the applicant:

1. Independent valuations for the proposed flats from 2 or 3 estate agents.
2. Please supply quotations for the demolition element from more than one contractor. This should be provided on contractor headed paper.
3. Please supply quotes for the service connections from more than one contractor (unless the connections can only be undertaken by the utilities company). This should be provided on contractor headed paper.
4. Please supply quotes for the external circulation and bin/bike store from more than one contractor. This should be provided on contractor headed paper.
5. Please separate out land purchase costs from the professional costs
6. The 10% contingency is in our view excessive, and should be reduced to 5%.
7. The viability allows to replace the roof but there is no mention of this in the planning or listed building applications. Justification for replacing the roof is required, along with costs.

If you have any questions, please let me know.

Kind regards,

**Will Anstey BSc (Hons) MSc**  
Strategic Housing Officer  
South Northants Council

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