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For the Attention of Mr Paul Foreman
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Our ref: TMS/HG

2nd April 2019

By Email Only

Dear Paul

**153-155 LONDON ROAD, SITTINGBOURNE, KENT ME10 1PE
VIABILITY REPORT
PLANNING APPLICATION SW/13/0568 WHICH SUPERCEDES PLANNING PERMISSION SW/08/1124**

Further to my Viability Report dated 8th June 2017 prepared for Clarity Properties Limited and Swale Borough Council I have been instructed to provide a brief update as to whether or not the viability position as stated at that time remains the same. It should be noted that the Viability Report was subject to an independent review undertaken by CBRE dated August 2017 on behalf of Swale Borough Council which concluded that "the scheme cannot support the delivery of on-site affordable housing ..." and "we consider the Applicant's offer ... to be reasonable".

As can be seen from the latest UK House Price Data values in Swale have flat-lined since June 2017 when the original Viability Report was submitted. During this time, there has been an increase in Primary Building Cost (PBC) of 4.3% as shown in the attached BCIS data. As such, it can be concluded that the viability position is actually even weaker than before and certainly no better. As such, the stated viability position remains, at best, unaltered and the findings of CBRE are still valid today.

Kind regards

Yours sincerely

Tim Mitford-Slade MLE MRICS