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01 December 2010  
Our Ref: SAB/DW/C-0158500

Dear Helen,

## Methodology of other affordable housing viability studies.

We've jotted down below a few affordable viability studies that you can give to the inspector. We were already aware of around five, and having done some research have found another five or so. I'm sure many more could be found with time, but I hope this list is sufficient. Do let us know if you or the inspector would like a longer list.

You will appreciate that not all have been tested at EiP yet. But all use a hypothetical site approach, and all use one or a small number of site sizes, similar to our combined small site and 1 Ha site approach:

Local Authority	Consultant	Year	Tested at EiP?	Site Assumptions	Benchmark
Wakefield	DTZ	2008	Yes	3 hypothetical sites	Internal Rate of Return
Vale of White Horse	BNP Paribas	2010	No	1 hypothetical 1 Ha site	4 EUVs (no uplift/premium accounted for)
Aylesbury	Adams Integra	2009	unknown	6 hypothetical sites (0.1 to 1 Ha), but just one density on each	1 EUV (no uplift/premium accounted for).
South Oxfordshire	BNP Paribas	2009	No - timetabled for mid 2011	1 hypothetical 1 Ha site	4 EUVs (no uplift/premium accounted for)
Breckland	Fordham Research	2007	Yes	1 hypothetical site, with one density. Plus some small site appraisals.	3 EUVs (no uplift/premium accounted for)
East Cambridgeshire	Roger Tym	2008	unknown	2 hypothetical sites of 0.5 and 1.5 hectares.	EUV
Islington	BNP Paribas	2009	Yes - in Nov 2010	1 hypothetical 1 Ha site	3 - 4 EUVs (no uplift/premium accounted for)
Wandsworth	BNP Paribas	2009	Yes	1 hypothetical 1 Ha site	3 - 4 EUVs (no uplift/premium accounted for)
Lambeth	BNP Paribas	2009	Yes	1 hypothetical 1 Ha site	3 - 4 EUVs (no uplift/premium accounted for)

Your faithfully,

**David Wakeford**  
for Deloitte LLP (trading as Drivers Jonas Deloitte)