

From: [REDACTED] **Date:**

Friday, 16 October 2020 at 15:43

To: [REDACTED]

Cc: Lee Williamson [REDACTED] **Subject:** Re:

Viability Update - Cheshunt Sports Village

Q42017 to Q42020

Kind Regards,

Dean

Dean Williamson MRICS
Director

LW Developments Ltd
Regency House White
Stubbs Farm White
Stubbs Lane
Broxbourne
Herts. EN10 7QA

T: [REDACTED]

www.lwdevelopments.com

From: Douglas Cooper [REDACTED] **Date:**

Friday, 16 October 2020 at 15:43

To: [REDACTED]

Cc: [REDACTED] **Subject:** RE:

Viability Update - Cheshunt Sports Village

Thanks Dean - same question

From: [REDACTED]

Sent: 16 October 2020 11:59

To: [REDACTED]

Cc: [REDACTED] **Subject:**

Re: Viability Update - Cheshunt Sports Village

Apologies, I was looking at the wrong BCIS index. Build costs have actually increased 6.4%. The viability position would have in fact worsened.

Kind Regards,

Dean

Dean Williamson MRICS
Director

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T: [REDACTED] E:
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From: Dean Williamson [REDACTED] **Date:**

Friday, 16 October 2020 at 11:02

To: [REDACTED]

Cc: [REDACTED] **Subject:**

Viability Update - Cheshunt Sports Village

Morning Doug/ Peter,

As an update to the viability report for Cheshunt Sports Village:

House Prices: +3% (source: Nationwide House Price Index Seasonally Adjusted)

Build Costs: +3.2% (source: BCIS General Building Cost Index)

Commercial Values: +2.72% (source: Green Street Commercial Property Price Index)

All elements have increased the same, and so the end result remains unchanged.

This would be worth mentioning in the officer report and/or the viability precis in case members question the date of the viability report.

Kind Regards,

Dean

Dean Williamson MRICS
Director

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T: [REDACTED] E:

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