

Two blocks on the White City site were tested to understand what the viability impacts (if any) ground floor podium parking would have. This was tested by replacing ground floor residential with the podium car park and putting the ground floors residential on an extra storey above the block. This meant the number of units would remain the same, but 20% car parking spaces on the ground floor through podium car parking would be included within the blocks.

Block 17a (4 to 5 storey blocks scenario) and Block 19 (9 to 10 storey scenario) were used as a typology assessment of the impacts.

The costs and values used in the assessment are Q4 2020 and the same as the CQ AAP Viability Assessment. The cost for the podium parking is the same as the MSCP cost used in the viability assessment and value of parking is at £20,000 which was the values achieved at Pomona Manchester Waters Phase 1.

The output RLV are as follows:

	Block 19	Block 17a
RLV With CP	£898,683	£2,079,610
RLV Without CP	£928,232	£2,096,162
Diff in RLV (decrease)	29,549	16,552
% Diff in RLV	-3.18%	-0.79%
Additional Developer Profit	£41,927	£25,125

As shown above, the impact of the car parking is minimal and is almost cost and value neutral and increases the developer profit margin more than it decreases RLV.