
BRIEFING NOTE

SEFTON LOCAL PLAN – FORMER AINSDALE HOPE SCHOOL, AINSDALE (MN2.8)

METHANE CLARIFICATION RESPONSE

December | 2015

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SEFTON LOCAL PLAN – FORMER AINSDALE HOPE SCHOOL, AINSDALE (MN2.8)

1.0 INTRODUCTION

At the Examination Hearing Session relating to the allocation of the former Ainsdale Hope School (MN2.8) it is understood that a discussion took place regarding the presence of Methane Gas on the site. In particular a question was raised about whether this factor had been taken into account in the viability assessment that was prepared and the impact that it had on the level of affordable housing that could be delivered on the site.

2.0 LOCAL PLAN ECONOMIC VIABILITY STUDY (LPEVS)

In preparing the LPEVS we undertook a viability assessment of this site based on the then allocation of the site for 217 units based on 8.27 hectares (see paragraphs 6.112 to 6.115). Within the Publication Version of the Local Plan the site area was increased to 9.2 hectares with an indicative capacity of 243 units. We considered this alteration at paragraph 11.34 of the LPEVS and concluded that *'this increase in capacity is likely to improve viability all other matters remaining the same.'*

As part of the LPEVS WYG prepared an assessment of the construction costs associated with the development of this site. This is contained at Appendix 5 of the LPEVS and for completeness has been included at Appendix 1 to this note. The construction cost assessment prepared by WYG includes an additional abnormal development cost of £123,820 plus fees and contingencies for dealing with gas protection measures to address any issues associated with the possible presence of methane on the site.

WYG have also provided a short explanatory note which explains their cost assessment and also deals with venting of drains. We have provided a copy of this note as Appendix 2.

In preparing the construction cost assessment WYG have assumed that piled foundations are not required on this site.

3.0 VIABILITY AND IMPACT ON THE DELIVERY OF AFFORDABLE HOUSING

We prepared a viability assessment of the site based on the WYG construction cost assessment which included the costs associated with gas protection measures. The costs associated with gas protection measures have therefore already been taken into account in the conclusions reached in the LPEVS regarding the viability of this site.

The LPEVS concluded that the development of this site was viable and could support the delivery of 30% onsite affordable housing provision, measured by bed spaces. Assuming 30% affordable housing provision the development generated a surplus that was in excess of 5% of GDV.

Keppie Massie

KEPPIE MASSIE

16 DECEMBER 2015

APPENDIX 1

WYG CONSTRUCTION COST ASSESSMENT



SR4.06 Former Ainsdale Hope School, Ainsdale

Site area **8.27 ha**
 PoS % **25.0%** Note 25% as SMBC details
 Net Dev area **66160 m2** No change to unit numbers
 PoS Area **16540 m2**
 Sales rate **5 per month**
 Code
 Rainwater Harvesting
 No of dwellings **217 Nr**

28 July14

	Mix Data		GFA/unit	Total GFA
1 bed	5.00%	11 Nr	56 m2	608 m2
2 bed	35.00%	76 Nr	65 m2	4937 m2
3 bed	50.00%	109 Nr	86 m2	9331 m2
4 bed	6.00%	13 Nr	116 m2	1510 m2
5 bed	4.00%	9 Nr	158 m2	1371 m2
		217 Nr		17757 m2

Substructures		£973,534	£4,486.33	£ 54.83 /m2
Superstructures		£10,250,183	£47,235.87	£ 577.24 /m2
External Works within curtilage costs		£1,035,942	£4,773.93	£ 58.34 /m2
External works beyond curtilage		£929,967	£4,285.56	£ 52.37 /m2
Drainage costs		£900,589	£4,150.18	£ 50.72 /m2
Inc Services costs		£716,377	£3,301.28	£ 40.34 /m2
Public Open Space		£206,712	£952.59	£ 11.64 /m2
Play area		£50,000	£230.41	£ 2.82 /m2
Code for Sustainable Homes level 3		£0	£0.00	£ 0.00 /m2
Rainwater Harvesting		£0	£0.00	£ 0.00 /m2
Preliminaries for 49 months		£942,307	£4,342.43	£ 53.07 /m2
SUBTOTAL		£16,005,612	£73,759	£ 901.36 /m2
Abnormals		£671,920	£3,096.41	£ 37.84 /m2
Fees	5.00%	£835,040	£3,848.11	£ 47.03 /m2
Contingencies	5.00%	£876,792	£4,040.51	£ 49.38 /m2
Total		£18,389,363	£84,744	£ 1,035.61 /m2

Abnormals

Demolition of school			£150,000
Gas protection measures	11256 m2	£ 11.00 /m2	£123,820
Section 278 works			£50,000
Allowance for work to wild life buffer	16540 m2	£ 15.00 /m2	£248,100
Substations	2 Nr	£50,000	£100,000

Total of abnormals £671,920

APPENDIX 2

WYG CLARIFICATION NOTE



Sefton Council – Local Plan

Hope School, Ainsdale

Methane Protection Measures

The costs that were assessed by WYG in respect of the proposed development of 217 dwellings on the site of the Hope School, Ainsdale, include an allowance for gas protection measures. This cost is identified on our Cost Summary.

It assumes that the work needed is the provision of a high quality gas membrane with vents to the ground floor area (and below walls) of all dwellings. This is the normal requirement where methane is foreseen in respect of a residential development.

The cost of £11.00/m² is typical for this work and would include an allowance for venting and sealed joints in the membrane.

Regarding the matter of venting drains, all drains are vented at the head of the drain as a matter of course, through soil and vent pipes on each house (or block of houses). Methane is lighter than air and will seek out high points and thus escape to the atmosphere. In any case there should be no opportunity for methane to enter the drainage system. If it were to be required as a precaution, the venting of mains drains could be incorporated by the use of perforated manhole covers at each manhole. If small lengths of venting pipework were needed their cost would be small in comparison of the whole cost of drains. Such a precaution would be very unusual.