Residual

Defensible development viability

The residual is the answer. Everything else is evidence.

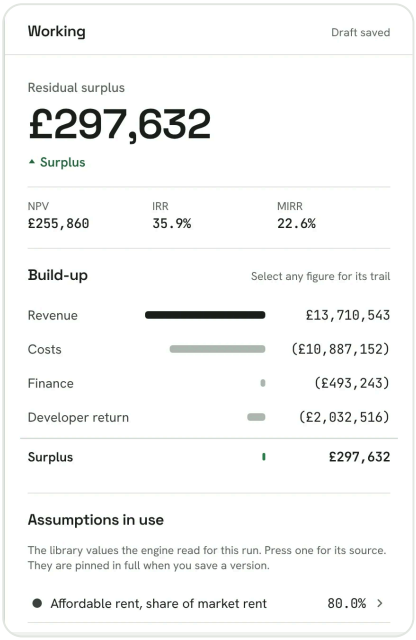
Viability appraisal software for planning consultants, valuers and local authorities in England. Every library assumption names its source and date, and every saved appraisal reproduces exactly, so the number you defend at committee, appeal or review is the same number years later.

Every number shows its working

A spreadsheet can produce a number. It can't tell you where each input came from, when it was true, or whether the result has quietly drifted. Residual can.

MHCLG · effective 1 Apr 2011 · library version 1

1. **Cited.** Every assumption names its source.
2. **Dated and scoped.** National, regional or local, from a date.
3. **Pinned.** A saved version keeps the exact values it used.



The Working panel for Harbour Lane, a demonstration scheme: the result, its build-up and the assumptions the engine read. Every figure was calculated by the Residual engine.

One engine, three questions

Viability assessment	Does this scheme work at this land price? **You provide** the land value. **It returns** the surplus or (deficit).
Residual land value	What can we afford to pay for the land? **You provide** nothing for land. **It returns** the land value that brings the surplus to zero.
Affordable housing valuation	What is the affordable element worth? **You provide** the tenure mix. **It returns** the value of the affordable homes.

Sid: built-in help that doesn't calculate figures

Ask what you're looking at or why a figure is what it is. Answers come from Residual's guide, each with its source.

What happens to my appraisal when a source updates?

A saved version pins the exact assumptions it used. "Stale" means one of those pinned values differs from the current library — but your saved result is unchanged: Residual flags it rather than silently updating.

Source: Audit, provenance & staleness · Residual guide

Planned pricing

No VAT charged. Not on sale yet: Residual is in private beta, by invitation.

Starter

£99 / month, or £990 a year

1 seat · for solo appraisers

All three modes, up to 3 schemes, the sourced assumption library, cash flow, sensitivity and audit trail.

Practice

£299 / month, or £2,990 a year

Up to 5 seats · for teams

Everything in Starter, with unlimited schemes, schedule upload (CSV or Excel), GLA-style reports and path to viability.

Organisation

from **£3,950** / year

Up to 10 seats · invoiced, for councils

Everything in Practice, with invoice billing, a data processing agreement, an assurance pack. Single sign-on on request, to be confirmed.

hello@residual.space · residual.space

Register interest, or ask about a 90-day reconciliation pilot from £900.

Residual is a product of Hilbre Studio, the trading name of Lee Reevell, 52 Grange Cross Lane, Wirral, CH48 8BQ.