

Financial Viability Assessment

Braemar Avenue Baptist Church
London N22 7BY

Prepared on behalf of Spacelab

November 2023

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Executive Summary

The appraisal and report presented consider the economic viability of the submitted proposals at Braemar Avenue Baptist Church, Braemar Avenue, Wood Green, London, N22 7BY. The appraisal establishes the scheme's capacity to support any planning gain requirements, including affordable housing, or other planning gain contributions.

This report relates to the same scheme and design as considered in our viability assessment dated October 2022 which it supersedes. This report has been prepared with consideration of and in light of current market conditions and the viability negotiations with BNP, who acted on behalf of the Council during viability negotiations, and concluded the scheme generated a RLV deficit of £377,614 as noted within their viability response letter dated 3rd May 2023.

This assessment has been updated to reflect the changes in the construction, financial, and residential sales markets. Updated build costs have been provided by Redshell which can be found in **Appendix 4**. We have also reviewed the Residential Pricing Report to include updated sales comparable and sales programmes, which can be found in **Appendix 3**.

In order to determine viability, the residual profit of the proposed development has been compared to an appropriate benchmark profit. We summarise the results of this assessment in the table below:

Residualised Profit	Benchmark Profit	Viable planning gain contributions
£215,719 (3.32% of GDV)	£1,137,336 (20% of GDV)	NIL

The appraisal generates a total residual profit of £215,719 or 3.32% of the estimated Gross Development Value; £921,617 below the total benchmark profit of £1,137,336 (20% of the GDV), which shows that proceeding with this scheme is a financial risk for the developer. The viability position of the scheme has been eroded by £193,209 since our latest viability response (April 2023) owing to increased build costs, elongated sales programme reflecting wider challenges in the private sales market, and the increased cost of borrowing. This represents a 47.22% erosion in the total residual profit generated by the scheme between current date and our last appraisal (April 2023).

Based on the outcome of the objective viability appraisal assessment the scheme is not economically viable. It is therefore conclusive that the provision of additional affordable housing, section 106 obligations, or other planning gain contributions, exceeds the maximum viable level at the site in planning terms.

1. Summary of instruction & terms of reference

In accordance with our instructions provided, we have appraised the financial viability of the development proposals herein to establish the scheme's ability to support planning obligations, including affordable housing, Section 106 contributions, or other planning gain contributions.

Property	Braemar Avenue Baptist Church, Braemar Avenue, Wood Green, London, N22 7BY
Date of report	20 th November 2023
Client	Spacelab
For the attention of	Andrew Budgen
Addressee	Spacelab, 18 Wenlock Road, London, N1 7TA
Sources of information	In accordance with our instructions, we have relied upon the floor areas provided to us. We have undertaken research where applicable and obtained information from third party sources.

2. Introduction and background

This Financial Viability Assessment has been prepared by Red Loft to accompany the detailed planning application for the proposals at Braemar Avenue Baptist Church. The application is submitted on behalf of Spacelab ("the Applicant").

This report and appendices include details of the planning proposals, planning policy, viability appraisal methodology, assumptions made to assess the scheme, and the results of the appraisal.

The financial viability appraisal is based on the proposals contained in the detailed planning application for the site. We have relied on information provided by the Applicant, other consultants appointed by the Applicant, and our own professional judgement in the preparation of the viability assessment detailed in this report.

This report relates to the same scheme and design as considered in our viability assessment dated October 2022 which it supersedes. This report has been prepared with consideration of and in light of current market conditions and the viability negotiations with BNP, who acted on behalf of the Council during viability negotiations, and concluded the scheme generated a RLV deficit of £377,614 as noted within their viability response letter dated 3rd May 2023.

3. Conflicts and impartiality

In preparing this financial viability assessment we have acted as external consultants, with objectivity, impartiality, without interference, and with reference to all appropriate available sources of information.

We can confirm that no performance related, or contingent fees have been agreed in preparing this report.

We are not aware of any conflict of interest arising from undertaking this instruction, and hence we consider ourselves to be independent in terms of reporting to you.

4. Basis

The appraisal and figures in this report are not formal valuations and should not be relied upon as such. This is not a RICS (Royal Institution of Chartered Surveyors) compliant valuation report and is prepared in relation to financial viability analysis only.

We cannot accept responsibility for any errors or omissions in information provided to us.

5. Location and existing property

The application site is occupied by a religious facility comprising of two buildings. The main church building is a Grade II listed, late Gothic Revival church, which was built between 1907-08 by the Scottish architect George Baines and son Reginald Palmer Baines. Therefore, the building is considered of high aesthetic value. Adjacent to this is the Church Hall, which predates the main church. The Church Hall is not in good condition and currently being used as storage. We understand it does not form a critical part of the principal listed building's special interest.

The site also sits within the Trinity Gardens Conservation Area in Wood Green. The site is a short walk from Alexandra Park and Palace, as well as Alexandra Palace Station. Braemar Avenue is a predominately residential road, which leads off Bound Green Road. The subject site is located adjacent to a linear park called Nightingale Gardens. It is also a 10-minute walk from Wood Green Underground Station and a 14-minute walk from the high street and the Mall shopping centre.

6. Proposals

The development proposals seek the following:

The demolition of existing church hall structure and the construction of a residential development (Use Class C3) comprising 15 new homes and 2217 ft² of church/community floor space, and all associated infrastructure, access, plant, car/cycle parking, and hard and soft landscaping.

A breakdown of the accommodation schedule is set out below.

Unit reference	Floor	Unit type	Area M2	Area Ft2
0.1 (maisonette)	LG	2B3P apartment	73.2	788
0.2 (maisonette)	LG	2B3P apartment	70.7	761
0.3 (maisonette)	LG	2B3P apartment	70.7	761
0.4 (maisonette)	GF	3B4P apartment	84.2	906
0.5 (DDA)	GF	1B2P apartment	55.6	598
1.1	1 st	1B2P apartment	50	538
1.2	1 st	3B4P apartment	74	797
1.3	1 st	1B2P apartment	50	538
1.4	1 st	1B1P apartment	46.1	496
2.1	2 nd	1B2P apartment	50	538
2.2	2 nd	3B4P apartment	74	797
2.3	2 nd	1B2P apartment	50	538

2.4	2 nd	1B1P apartment	46.1	496
3.1	3 rd	2B3P apartment	63	678
3.2	3 rd	2B3P apartment	61	657
Total			918.6	9888

Full details of the proposed development can be viewed at **Appendix 1**.

7. Planning policy context

National

National Planning Policy Framework

The National Planning Policy Framework (NPPF), updated in September 2023 sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

The NPPF states that all viability assessments should reflect the recommended approach in national planning guidance, including standardised inputs, and be made publicly available.

The NPPF (paragraph 58) states:

"It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage."

National Planning Practice Guidance

This National Planning Practice Guidance sets out the government's recommended approach to viability assessment for planning. Any viability assessment should follow the government's recommended approach to assessing viability as set out in this National Planning Practice Guidance and be proportionate, simple, transparent and publicly available.

The NPPG states:

"In plan making and decision-making viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission."

The NPPG states how land should be defined for purposes of viability assessment:

"To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner"

Regional

GLA Affordable Housing and Viability SPG (2017)

The Greater London Authority's (GLA) Affordable Housing and Viability Supplementary Planning Guidance 2017 outlines the Mayor's policy approach to affordable housing and viability. The Mayor advocates the 'Threshold Approach'; applications that meet or exceed the required affordable housing provision threshold will not be required to provide viability information, nor be subject to a review mechanism, provided an agreed level of progress is made following the grant of planning permission, where they:

- Deliver at least 35 / 50 per cent (applicable) affordable housing on-site without public subsidy;
- Are consistent with the relevant tenure split (see section on tenure below) and meet other obligations and requirements to the satisfaction of the LPA and the Mayor where relevant; and
- Have sought to increase the level of affordable housing beyond 35 / 50 per cent by accessing grant.

The minimum requirement for private sector land is 35 per cent affordable housing provision.

To ensure an applicant fully intends to build the permission, an Early Stage Viability Review will be triggered if an agreed level of progress on implementation is not made within two years of the permission being granted or as agreed with the LPA. Viability information will not be required at application stage for schemes following the Fast Track Route – if the review is triggered, changes in values and build costs will be determined at the point of review.

Where an application does not meet the threshold level, it must follow the Viability Tested Route. This requires detailed supporting viability evidence to be submitted as part of the application. The viability tested scheme will be subject to:

- An Early Stage Viability Review if an agreed level of progress on implementation is not made within two years permission being granted (or a period agreed by the borough);
- A Late Stage Viability Review which is triggered when 75% of the units in a scheme are sold or let (or a period agreed by the borough).

Local

London Borough of Haringey

Haringey Council's affordable housing policy for C3 residential developments is principally set out in the Development Management Development Plan Document (July 2017).

Section DM13 states any site that proposes more than 10 residential units, will be required to provide affordable housing.

Additionally, the Council will be seeking at least 40% of the dwellings to be of an affordable housing tenure. Off-site provision will only be acceptable in exceptional circumstance, where the proposed development can:

- a) Secure a higher level of affordable housing on an alternative site.
- b) Secure a more inclusive and mixed community in accordance with Policy DM11.
- c) Better address priority housing needs.

The policy also states that 60% of the affordable housing needs to be social/affordable rent and 40% intermediate housing.

It should be noted that the proposed development sits within a conservation area and can be identified within Haringey Council's Strategic Policies document, SP12 Conservation.

The Council states that development in these areas will not be permitted if there is a risk to the local views and the panoramic views of London, especially as Alexandra Palace is noted with the London Plan and London View Management Framework, as a strategically important Landmark Viewing Corridor: London Panorama 1.

Therefore, the Council will consider the impact of a development in terms of townscape, landscape and skyline and will seek to ensure the development is compatible with such views in terms of scale, setting and massing. The Council will also resist proposals that are considered harmful to these views.

8. Viability appraisal methodology

The approach to determining scheme viability in this report follows RICS guidance 'Assessing viability in planning under the National Planning Policy Framework 2019 for England' (April 2023). Viability in planning is defined as:

'The process of assessing viability at the decision-taking stage by looking at whether the value generated by a development is more than the cost of developing it (PPG paragraph 010).'

The approach must be objective, with assumptions derived from reference to the market, specific to the proposals and not the applicant. In appraising the scheme, we have applied assumptions which are in line with established precedent and market expectations.

We have used the Argus Developer appraisal program to assess development viability. This is a widely used software package and is broadly accepted as an appropriate appraisal tool to assess scheme financial viability. Like most appraisal software, the gross value of the completed development is assessed, and the total cost of development subtracted from the value. Therefore, the output of the appraisal is the residual profit the developer would receive.

In order to determine viability, the residual profit is compared to a financial return which is comparable to the market's expectations. Taking into consideration the level of development risk associated with the project whilst providing an appropriate return in current market conditions.

Where the residual profit generated by the appraisal is greater than the benchmark profit, it is considered that the scheme is viable, conversely where the residual profit is less than the benchmark profit there will be a degree of profit erosion and the development is considered to be unviable.

9. Viability inputs

A summary report of our financial viability assessment appraisal can be found at **Appendix 2**.

9.1. Site value

We recognise that there is a value associated with the existing church and facilities. However, for the purpose of this assessment we did not include a value for the acquisition of the site. This reflects the terms agreed between Spacelab, the Applicant, and Braemar Avenue Baptist Church, the landowner.

9.2. Enabling costs

Enabling costs are included within the appraisal, in line with the understanding between the Applicant and the Church, who have agreed for development to commence onsite, the provision of a new church hall to replace the dilapidated hall currently on site as well as refurbishment works to the existing church.

Redshell Consulting have estimated the build costs as set out below:

- Existing Church refurbishment - £180,064

- Church community hall (new build) - £838,418

Additionally, as part of the enabling agreement **Unit 1.2** will be assigned as a manse/vicar's residence and to be used at the Church's discretion. However, for the purpose of this viability assessment we have excluded this unit from the development GDV.

- Manse/Vicar's Residence (Unit 1.2) - £570,000

9.3. Private residential values

An opinion of the open market sale value of the residential homes has been provided by Red Loft's Sales and Marketing team. The detailed Residential Pricing Report can be viewed at **Appendix 3**.

The total private residential gross development value comes to the following figures:

- £6,499,065 GDV
- £714.89 per square foot average
- £464,219 average unit price

9.4. Sales

We have assumed 40% pre-sales and 1 unit sold per month thereafter until the end of the sales programme. This assumption has been considered in line with the comparable sales programmes, noted within the Residential Pricing Report, which can be found at **Appendix 3**.

9.5. Build costs

An estimate of build costs for the proposed development has been provided by Redshell Consulting and can be found at **Appendix 4**.

The cost estimate is inclusive of demolition, preliminaries, overheads, contractor's profit, and risk / contingency.

The total build cost for the proposed residential development is estimated at £3,733,626, which equates to £303.74 per square foot. Total gross internal area equates to 12,292 ft².

We have allowed for a 22-month construction programme, which is considered appropriate for a scheme of this scale and nature.

9.6. Professional fees

Professional fees have been applied at 12% of total construction costs. These fees cover all professional fees associated with the design and procurement of the development.

Residential marketing fees are applied at 1.5% of the market residential sales values. Sales agency fees are included at 1.5% and sales legal costs are included at £800 per unit.

These assumptions are in line with industry standards.

9.7. S106 and other planning obligations

We have assumed the Community Infrastructure Levy (CIL) contribution on the basis of the LB Haringey and the Mayoral CIL charging schedules. The CIL has been calculated using the gross residential area, as works for the church are exempt from these liabilities.

Haringey CIL – £220,336 (£229.21 per m2)

Mayoral CIL – £69,714 (£60 per m2)

Total CIL Liability - £290,050

The above obligations are estimates for the purpose of the viability assessment. Once finalised contributions are agreed with the Council, we reserve our position to include these sums within our assessment. Additional contributions sought will further erode the financial performance of the scheme and undermine viability.

9.8. Potential legal easements and insurance costs

No costs associated with extinguishing potential easements are included within our appraisal. Equally no allowance has been made for any indemnity policies required.

Owing to the stage of the project's development the Applicant has not established likely costs associated with extinguishing easements or putting in place any required indemnity policy. We therefore reserve our position on this assumption and if and when information comes forward, we will share this with the Council.

9.9. Finance costs

We have adopted an interest rate of 8%, which is considered reasonable in the current market. This rate is inclusive of finance arrangement fees, exit fees, and monitoring fees and makes no assumptions to reflect the cost of mezzanine funding. The finance rate is reflective of the borrowing rates for schemes of this scale and nature.

It should also be noted that at the time of the original assessment (October 2022) the base rate stood at 2.25%. The base rate now currently stands at 5.25% and reflects the economic position of the UK and the challenges it faces.

9.10. Benchmark profit

In the current market for a scheme of this nature banks are requiring a minimum return of 17.5 – 20% of GDV for mixed use developments.

The PPG states:

“an assumption of 15–20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale, and risk profile of the planned development. A lower figure may be more appropriate for delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk.”

The profit margin applied for site specific viability assessment should be sensitive to the risk associated with the development, taking account of uncertainty in the wider market also.

KPMG's September 2023 UK Economic Outlook reports that despite the prospect of a deep recession becoming less and less likely; high interest rates, continued uncertainty, and low productivity are expected to hinder economic growth in the near term. Inflation currently stands at 5.6% as of October 2023 having peaked at 11.1% in October 2022. Although EY forecast the Bank of England will not reach its expected inflation target of 2% until late 2024.

In line with guidance, the present viability assessment, and Redshell Consulting's cost plan therein, is appraised at current day costs and values. It is important however to identify the risk associated with

rising inflation, in particular in relation to construction cost elements. In Q3 2023 for example, BCIS recorded that tender prices increased by 0.7% on average between Q2 2023 and Q3 2023, resulting in annual growth of 4% in the BCIS All in Tender Price Index (TPI).

All of the above are risks associated with the development and the profit requirement for the purpose of the viability assessment should be informed by this. Therefore, 17.5% of GDV forms the benchmark profit allowance in our assessment.

10. Results and conclusion

The results of the viability test are summarised in the table below:

Residualised Profit	Benchmark Profit	Viable planning gain contributions
£215,719 (3.32% of GDV)	£1,137,336 (20% of GDV)	NIL

The appraisal generates a total residual profit of £215,719 or 3.32% of the estimated Gross Development Value; £921,617 below the total benchmark profit of £1,137,336 (20% of the GDV), which shows that proceeding with this scheme is a financial risk for the developer. The viability position of the scheme has been eroded by £193,209 since our latest viability response (April 2023) owing to increased build costs, elongated sales programme reflecting wider challenges in the private sales market, and the increased cost of borrowing. This represents a 47.22% erosion in the total residual profit generated by the scheme between current date and our last appraisal (April 2023).

Based on the outcome of the objective viability appraisal assessment the scheme is not economically viable. It is therefore conclusive that the provision of additional affordable housing, section 106 obligations, or other planning gain contributions, exceeds the maximum viable level at the site in planning terms.

11. Sensitivity analysis

The above results clearly demonstrate that the financial viability of the scheme is challenging, when applying present day objective costs and values. To further test the scheme viability, we have conducted various sensitivity analyses of the key inputs.

Principally we have tested the impact on overall viability, subject to adjustments in private residential sale values and construction costs.

It is not possible to predict accurately how construction costs will fluctuate over the duration of the development period. Significant construction cost increases have been widely reported by BCIS over the past 6 months in particular, with 8.5% growth reported between Q2 2021 and Q2 2022. It is forecasted that build costs will continue to rise at this rate over the next year. The figures presented in our assessment reflect an objective assessment of construction costs. It is feasible however that costs may increase due to increases in energy prices and material/labour shortages. Or that an individual applicant may benefit from efficiencies in this area, enabling scheme delivery at a more economical rate.

We have tested the scheme performance subject to incremental increases/decreases in build costs and sales.

A summary table of the above testing can be viewed below:

Table of Profit Amount and Profit on GDV%

		Construction: Rate /ft²			
Sales: Rate /ft²		-10.00 /ft²	-5.00 /ft²	0.00 /ft²	+5.00 /ft²
		359.07 /ft²	364.07 /ft²	369.07 /ft²	374.07 /ft²
-10.00 /ft²	£154,039	£140,085	£126,131	£112,178	£98,224
704.89 /ft²	2.404%	2.186%	1.968%	1.751%	1.533%
-5.00 /ft²	£198,832	£184,879	£170,925	£156,971	£143,018
709.89 /ft²	3.081%	2.865%	2.649%	2.432%	2.216%
0.00 /ft²	£243,626	£229,672	£215,719	£201,765	£187,811
714.89 /ft²	3.749%	3.534%	3.319%	3.105%	2.890%
+5.00 /ft²	£288,420	£274,466	£260,512	£246,559	£232,605
719.89 /ft²	4.407%	4.194%	3.981%	3.767%	3.554%
+10.00 /ft²	£333,214	£319,260	£305,306	£291,352	£277,399
724.89 /ft²	5.056%	4.845%	4.633%	4.421%	4.209%

The results demonstrate that the scheme is sensitive to relatively small adjustments to the main viability inputs. However, an increase in private residential sale values, and a corresponding decrease in construction costs still demonstrates the profit level is still not in line with the market benchmark.

12. Authorised signatory



John Booker

Head of Land & Consultancy

Mobile 07825 295 695

Telephone 020 7729 0450



Geena Bains

Development Surveyor

Mobile 07407 810917

Telephone 020 7729 0450

redloft

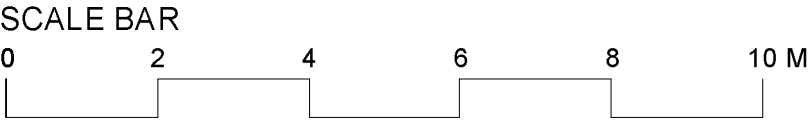
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13. Appendices

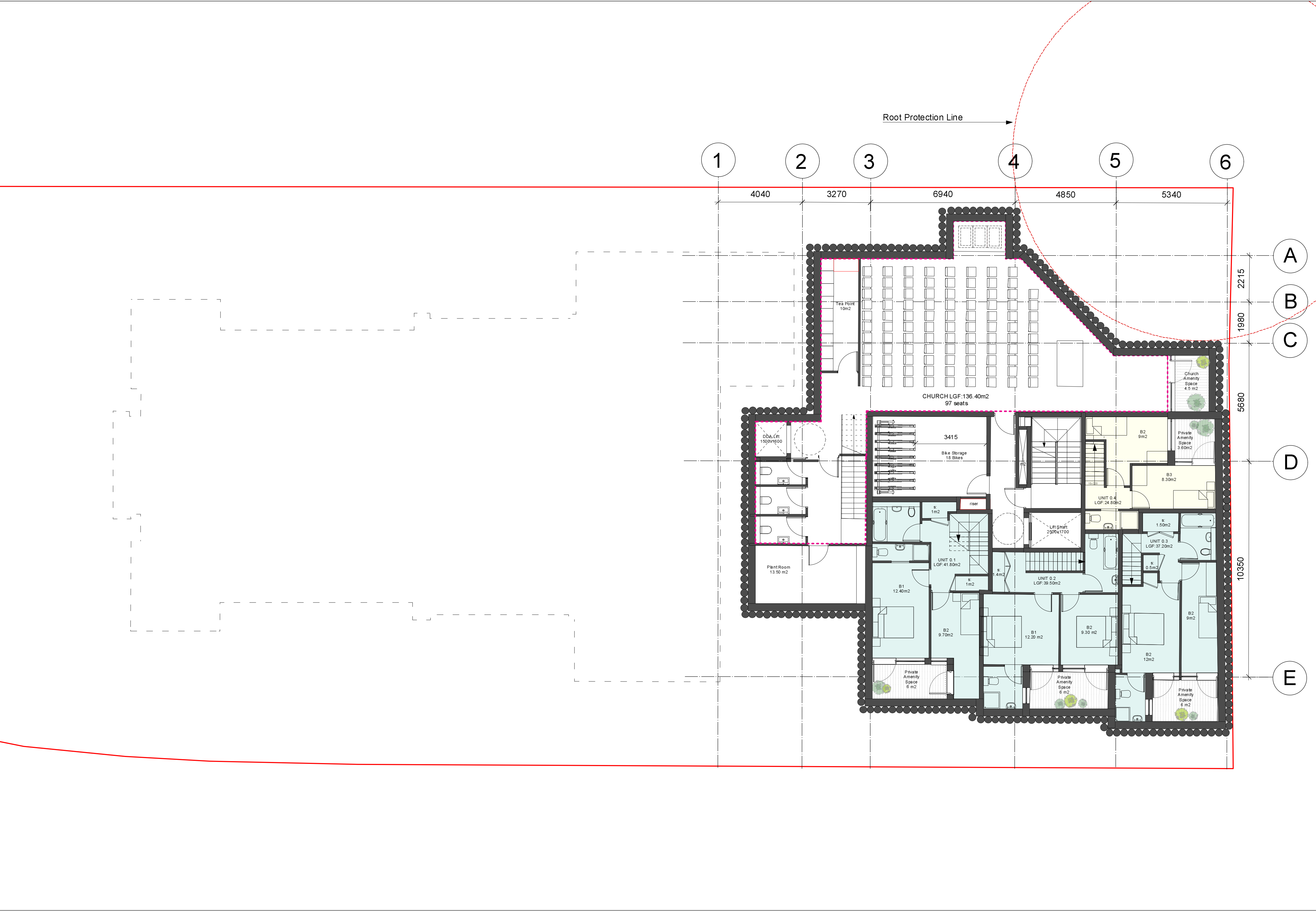
Appendix 1 – Scheme details



NOTE
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KEY
- - - - - Indicates new space to be provided to the church



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PROJECT

Braemar Avenue, Wood Green

DRAWING TITLE

Proposed Plans - Lower Ground Floor Plan

STATUS

Planning Application

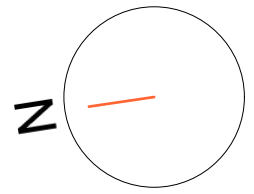
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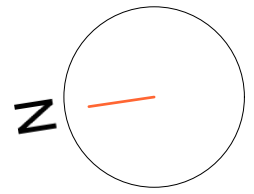
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- - - Indicates new space to be provided to the church
- Indicates new trees to be planted

CLIENT SIGNATURE _____

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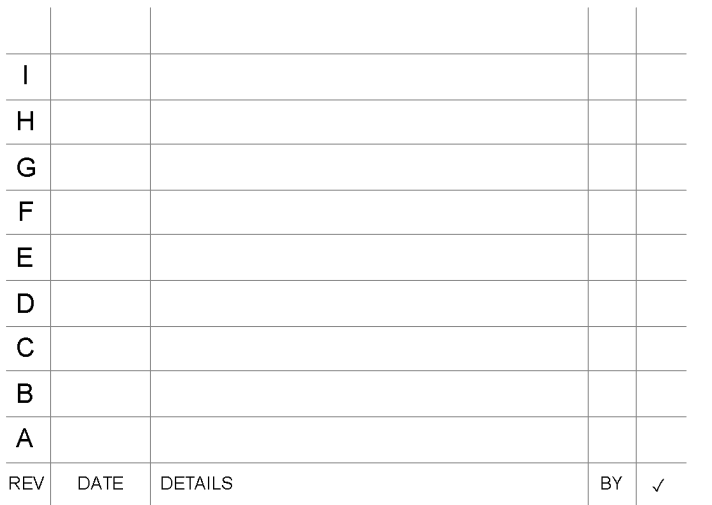
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1802	GA	032	-

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— Indicates site boundary



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PROJECT

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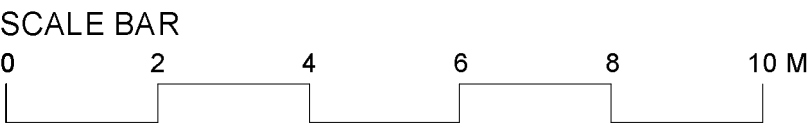
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JOB NO.	TYPE	DRAWING NO.	REVISION
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PROJECT
Braemar Avenue, Wood Green

DRAWING TITLE
Proposed Plans - Second Floor Plan

STATUS
Planning Application

DATE
May 2022

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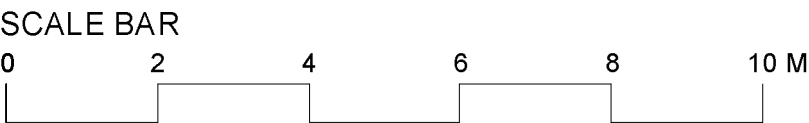
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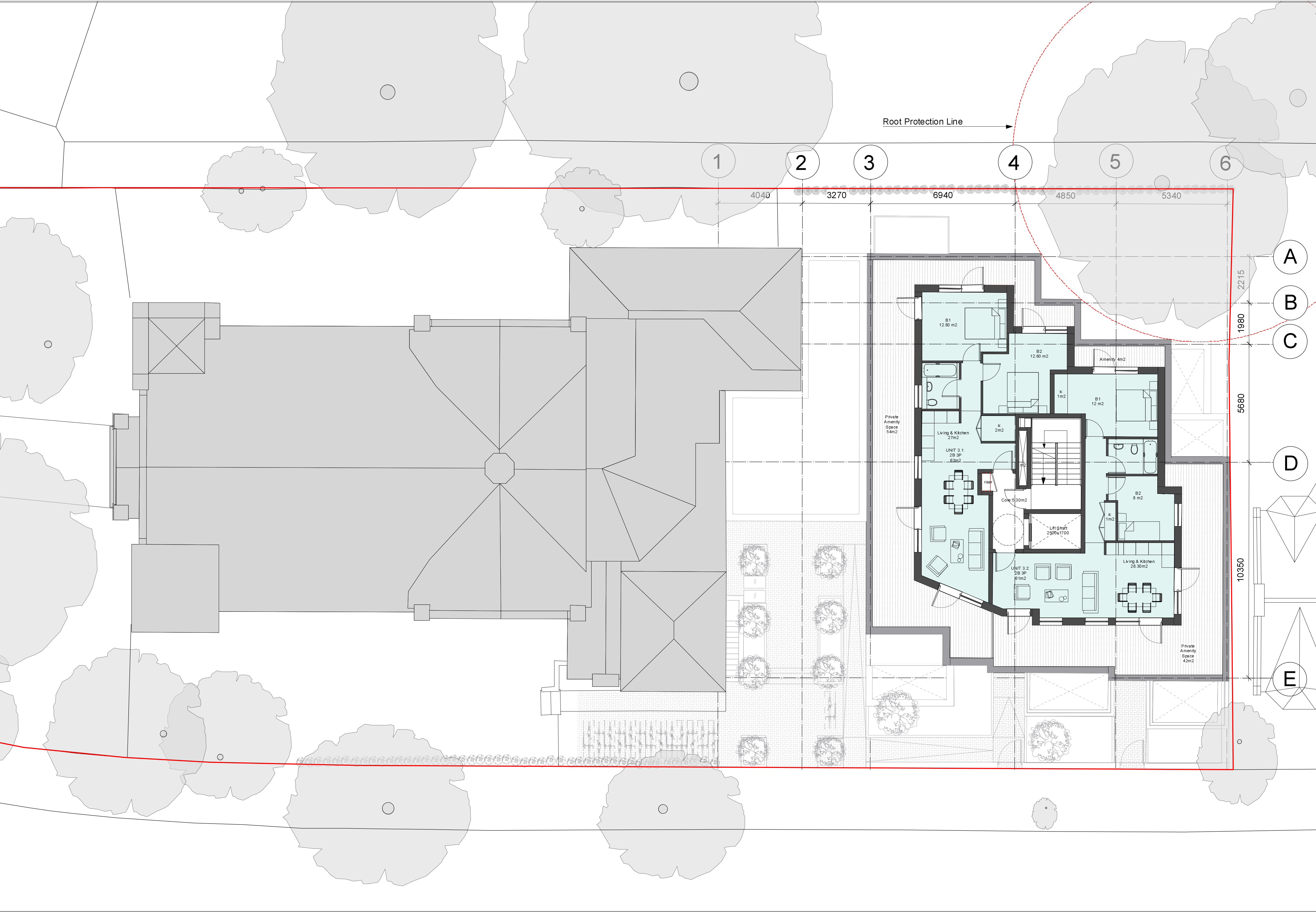
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KEY
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PROJECT
Braemar Avenue, Wood Green

DRAWING TITLE
Proposed Plans - Third Floor Plan

STATUS
Planning Application

DATE
May 2022

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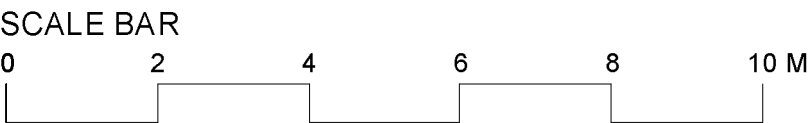
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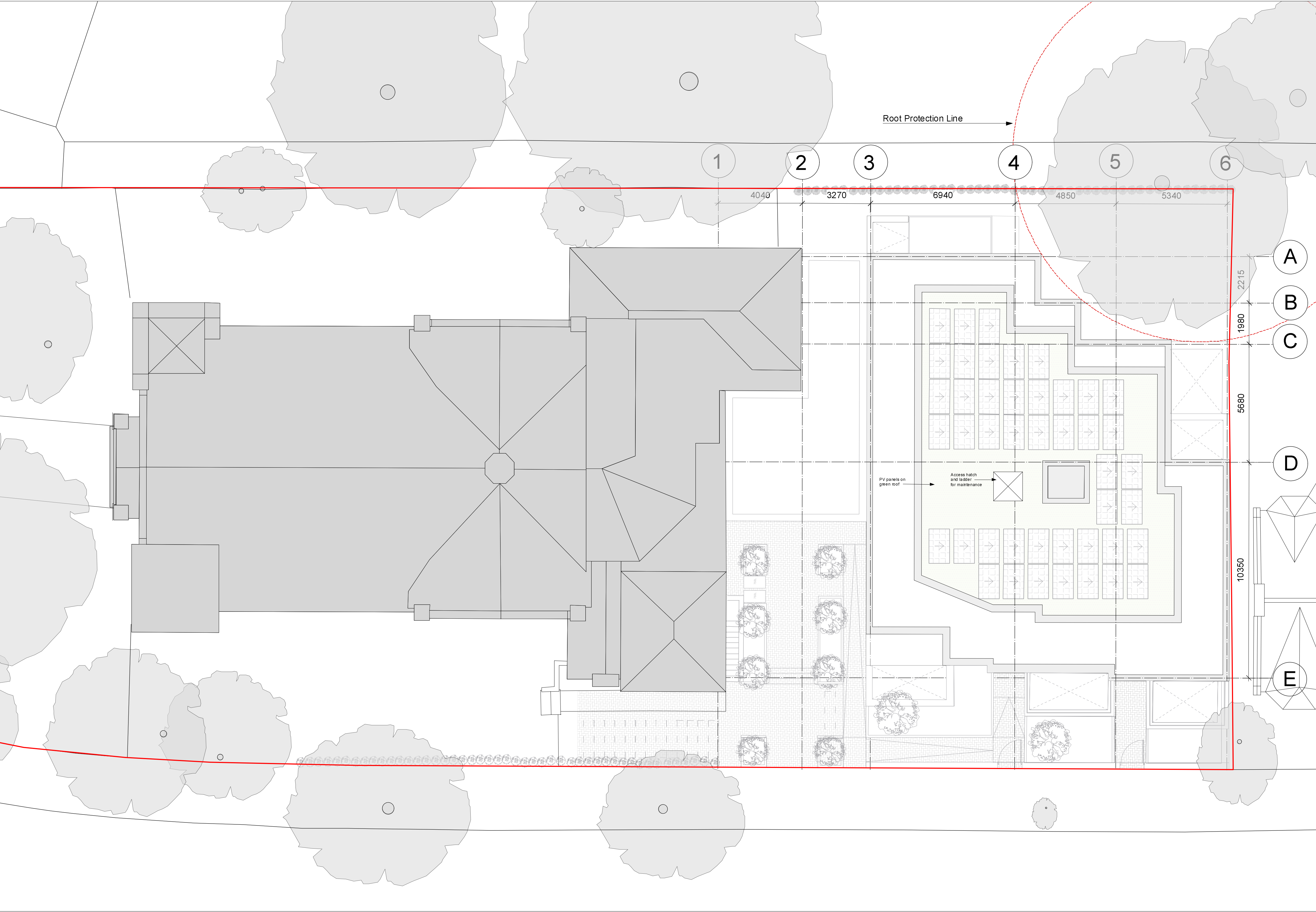
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- KEY
- Indicates site boundary
 - Indicates location of PV Panels



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PROJECT
Braemar Avenue, Wood Green

DRAWING TITLE
Proposed Plans - Roof Plan

STATUS
Planning Application

DATE
May 2022

SCALE
1:100@A1;1:200@A3

JOB NO.	TYPE	DRAWING NO.	REVISION
1802	GA	036	-

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+44 (0)20 7033 3450 www.spacelab.co.uk



NOTE
This drawing is copyright. Do not scale off dimensions. All dimensions are to be checked on site by contractor. Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Church Accommodation Schedule					
	Beds	People	Area [Sq M]	Amenity Space [Sq M]	Total

CHURCH/ COMMUNITY					
Existing					
Ground Floor Church	-	-	510	-	-
Tin Tabernacle	-	-	178	-	-
Proposal					
Lower Ground Floor	-	-	136.40	5	-
Ground Floor	-	-	65	-	-
TOTAL					
Additional Church Area	-	-	201.40	4.5	-
Additional Church Area with Existing	-	-	711.40	4.5	-

Residential Accommodation Schedule Option 1					
	Beds	People	Area [Sq M]	Amenity Space [Sq M]	Additional Amenity [Sq M]

RESIDENTIAL					
Lower Ground Floor					
Unit 0.1 [Maisonette]	2	3	73.2	6	11.5
Unit 0.2 [Maisonette]	2	3	70.70	6	9
Unit 0.3 [Maisonette]	2	3	70.70	6	5.50
Ground Floor					
Unit 0.4 (Maisonette)	3	4	84.20	26.60	-
Unit 0.5 [DDA]	1	2	55.6	6	-
First Floor					
Unit 1.1	1	2	50	5	-
Unit 1.2	3	4	74	9	-
Unit 1.3	1	2	50	5	-
Unit 1.4	1	1	46.1	6	-
Second Floor					
Unit 2.1	1	2	50	5	-
Unit 2.2	3	4	74	9	-
Unit 2.3	1	2	50	5	-
Unit 2.4	1	1	46.1	6	-
Third Floor					
Unit 3.1	2	3	63	54.65	-
Unit 3.2	2	3	61	46	-
TOTAL					
Total Residential Area	-	-	918.60	201.25	26
TOTAL UNITS					
[DDA]	1	2	-	-	1
	1	1			2
	1	2	-	-	4
	2	3	-	-	5
	3	4	-	-	3
Total Number of Units	-	-	-	-	15

I					
H					
G					
F					
E					
D					
C					
B					
A					
REV	DATE	DETAILS		BY	✓

CLIENT SIGNATURE
CLIENT
-

PROJECT
Braemar Avenue, Wood Green

DRAWING TITLE
Accommodation Schedule

STATUS
Planning Application

DATE	SCALE
May 2022	-

JOB NO	TYPE	DRAWING NO	REVISION
1802	GA	080	-

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Appendix 2 – Financial viability appraisal

Braemar Avenue
Wood Green
Financial Viability Appraisal

Development Appraisal
Red Loft LLP
15 November 2023

APPRAISAL SUMMARY**RED LOFT LLP**

Braemar Avenue
Wood Green
Financial Viability Appraisal

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Private - 14 units	1	9,091	714.89	6,499,065	6,499,065

NET REALISATION**6,499,065****OUTLAY****CONSTRUCTION COSTS**

Construction	ft ²	Build Rate ft ²	Cost	
Church community space	2,271	369.07	838,148	
Construction Costs	<u>12,292</u>	303.74	<u>3,733,626</u>	
Totals	14,563 ft²		4,571,774	4,571,774

Haringey CIL

220,336

Mayoral CIL

69,714

290,050

PROFESSIONAL FEES

Professional fees

12.00%

548,613

548,613

MARKETING & LETTING

Marketing

1.50%

97,486

97,486

DISPOSAL FEES

Sales Agent Fee

1.50%

97,486

Sales Legal Fee

11,200

108,686

Additional Costs

Works to church

180,064

180,064

TOTAL COSTS BEFORE FINANCE**5,796,673****FINANCE**

Debit Rate 8.000%, Credit Rate 0.000% (Nominal)

Construction

430,456

Other

56,217

Total Finance Cost

486,673

TOTAL COSTS**6,283,346****PROFIT****215,719**

APPRAISAL SUMMARY**RED LOFT LLP****Braemar Avenue****Wood Green****Financial Viability Appraisal****Performance Measures**

Profit on Cost%	3.43%
Profit on GDV%	3.32%
Profit on NDV%	3.32%
IRR% (without Interest)	10.84%
Profit Erosion (finance rate 8.000)	5 mths

Appendix 3 – Residential Pricing Report

Residential Pricing Report

Braemar Avenue Baptist Church
London N22 7BY

Prepared on behalf of Spacelab

November 2023

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1. Executive summary

This residential pricing report is prepared for the proposed new build development at Braemar Avenue Baptist Church, Braemar Avenue, Wood Green, N22 7BY. The pricing exercise will inform the Financial Viability Assessment prepared by Red Loft in order to consider the level of affordable housing and associated S106 contributions to be provided within the development.

This is an assessment, applying comparative analysis, of the local housing market. This is not a RICS Red Book valuation and is prepared solely for use in relation to the Financial Viability Assessment.

We provide our pricing on the above scheme detailed in this report on the basis that it obtains planning permission, is completed to a good standard, and developed in accordance with the assumptions stated in this report.

In order to advise on the proposed development, we have been provided with various plans prepared by Spacelab. We understand that the scheme remains unchanged from this point in time. Full plans of the proposed scheme are contained within the planning application.

2. Economic context

KPMG's September 2023 UK Economic Outlook reports that despite the prospect of a deep recession becoming less and less likely; high interest rates, continued uncertainty, and low productivity are expected to hinder economic growth in the near term. The upcoming general election and meanwhile uncertainty around spending priorities adds to the downbeat outlook. Accordingly, the firm predicts that real GDP growth will be modest in 2023 at 0.4%, and even lower at 0.3% in 2024. This 2023 forecast is echoed by many economic commentators including EY's ITEM Club.

Economic activity is slowing across a number of sectors from construction, through services to manufacturing, resulting from weaker purchasing power, higher energy prices and interest rates, as well as industrial action over wages and working conditions. Additionally, tighter credit conditions, higher input costs, and the withdrawal of government support have led to a sharp increase in corporate insolvencies in the second quarter of 2023, impacting ca. 6,500 companies, their highest level since 2008.

As of September 2023, the Consumer Price Inflation rose by 6.7% in the last 12 months. This is down from 6.8% in July and the peak of 11.1% in October 2022. The easing of global supply chain issues and the fall in energy prices are the main drivers of this decrease. However strong pay growth has kept inflation at an elevated level, forcing the government to cool on its previous target of 2% for inflation by 2024. The Bank of England (BoE) has ended the 14 consecutive rises of the base interest rate in September, when it was held at 5.25%. This is the highest figure for over 15 years, leading to the Office for National Statistics (ONS) reporting that around 47% of adults have seen a rise in rent or mortgage payments in the last 6 months of the year. Inflation combined with high borrowing rates have led to a cost-of-living crisis for the UK post pandemic.

With many commentators predicting a further drop in inflation and improved economic position by the end of 2023, EY do note several key risks. Although energy prices appear to be falling, there could be a renewed increase in wholesale prices, and there is a potential for tighter lending criteria in the wake of disruption in the global banking industry and rising central bank interest rates. On the reverse, an upside risk is that inflation could fall faster than expected, which could improve consumer confidence and stoke more growth leading to a cut in interest rates sooner. So, while the overall economic outlook is still downbeat, EY points to several factors which could aid the UK in returning to a healthy growing economy.

3. Subject property

The surrounding context of the application site is pre-dominantly residential in nature, occupied by mostly terraced houses with gardens to the rear. The site in question comprises two church buildings. The main building is a grade II listed, late Gothic Revival church, which was built between 1907-08 by the Scottish architect George Baines and son Reginald Palmer Baines and therefore considered to be of high aesthetic value. Adjacent to this is the Church Hall, which predates the main church. This building is not in good condition and currently being used as storage. We understand it does not form a critical part of the principal listed building's special interest.

The site also sits within the Trinity Gardens Conservation Area in Wood Green and is a short walk from Alexandra Park and Palace, as well as Alexandra Palace Station. The site is also a 10-minute walk from Wood Green Underground Station and a 14-minute walk from 'the Mall' shopping centre and other amenities on the high street.

4. Local market profile

This section looks at trends evidenced in transaction prices on the Land Registry database. **Appendix 1** sets out the relevant data for Haringey between January 2022 and August 2023, the latest data set available. Over the course of this period, the average price paid for residential properties in the area has increased from £594,891 to £629,507. It should be noted that detached properties performed very well with prices going from £2,101,729 to £2,295,635. This growth is likely to have been driven in part by a shift in consumer trends, such as increasingly seeking outdoor space and larger properties due to the work from home flexibility being offered by many employers across London. Flats and maisonettes saw the smallest uplift, with pricing increasing from £482,445 to £512,570.

Additionally, with regards to New Build sales in the borough, Land Registry notes an increase in house prices from £535,962 to £622,442. This growth is comparable to the detached houses; however, this dataset only includes sales volume statistics from March 2022 – November 2022, and according to Land Registry only 46 new builds were sold across the borough. Additionally, the strong new build price growth should be caveated by the fact The Berkely Group have been actively marketing their Clarendon Regeneration development throughout this period. It is well known across the industry that the Berkley developments outperform much of their competitors with regards to agreed sales values and sales rates. The Clarendon development in particular offers a level of service and amenities that far exceeds many Zone 3 new build developments. Therefore, it can be argued that this can skew the accuracy of the new build data for the borough as a whole.

It should also be noted that the Help to Buy scheme came to an end in March 2023, and buyers had to secure reservations by the end of October 2022 to still be eligible. In 2023, the market had experienced a downturn in house prices and transactions, as high mortgage rates and a cost-of-living crisis has further burdened prospective buyers, especially within London. Furthermore, many buyers who would have qualified for Help to Buy are now relying on other buyer schemes such as Shared Ownership and First Homes, as affordability remains a growing concern across the market.

5. Development description

The proposed scheme is described as follows: ‘

The demolition of existing church hall structure and the construction of a residential development (Use Class C3) comprising 15 new homes and 2217 ft² of church/community floor space, and all associated infrastructure, access, plant, car/cycle parking, and hard and soft landscaping.

We include a breakdown of the residential element in the table below:

Unit reference	Floor	Unit type	Area M2	Area Ft2
0.1 (maisonette)	LG	2B3P apartment	73.2	788
0.2 (maisonette)	LG	2B3P apartment	70.7	761
0.3 (maisonette)	LG	2B3P apartment	70.7	761
0.4 (maisonette)	GF	3B4P apartment	84.2	906
0.5 (DDA)	GF	1B2P apartment	55.6	598
1.1	1 st	1B2P apartment	50	538
1.2	1 st	3B4P apartment	74	797
1.3	1 st	1B2P apartment	50	538
1.4	1 st	1B1P apartment	46.1	496
2.1	2 nd	1B2P apartment	50	538
2.2	2 nd	3B4P apartment	74	797
2.3	2 nd	1B2P apartment	50	538
2.4	2 nd	1B1P apartment	46.1	496
3.1	3 rd	2B3P apartment	63	678
3.2	3 rd	2B3P apartment	61	657
Total			918.6	9887.7

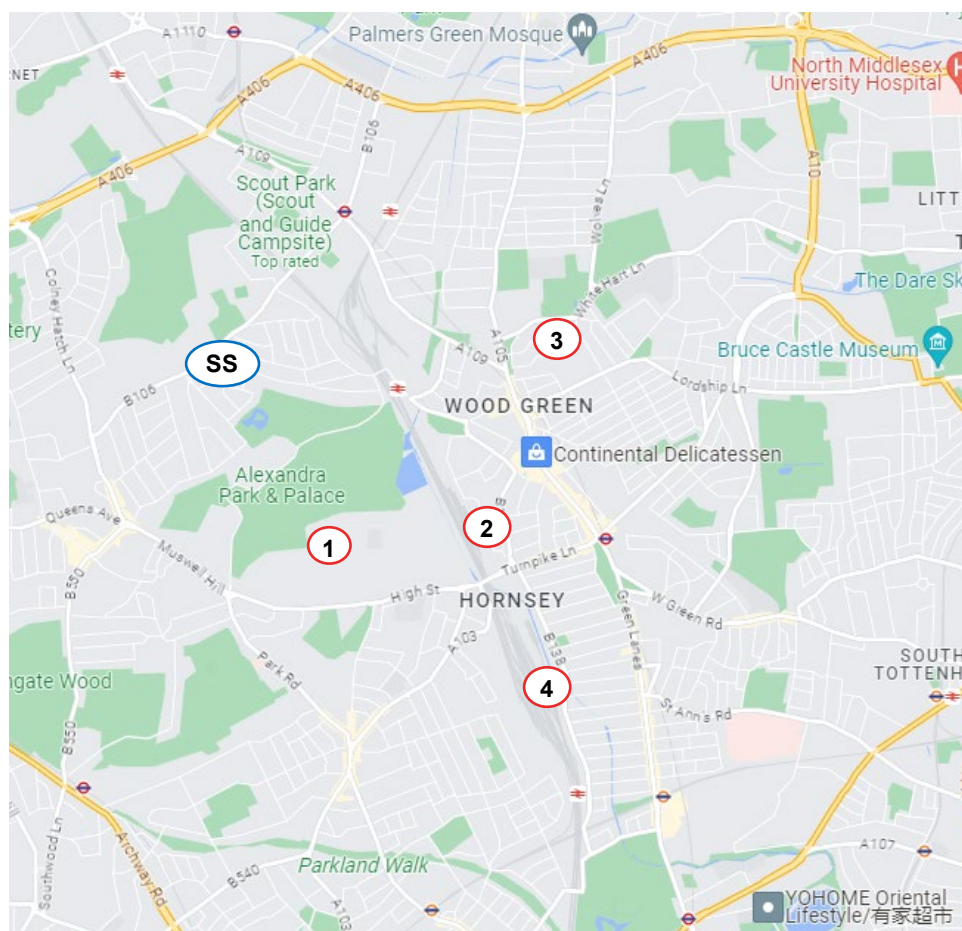
6. Market comparables

6.1. New build comparables

We have undertaken research of recent new build schemes within a 3-mile radius of the subject site and considered those we believe to be the most comparable in nature to the proposed development.

The schemes we have analysed are listed and set out on the map below (SS - Subject Site):

1. Clarendon
2. The Icon
3. The Lane
4. Evergreen/ The Oakwood



We summarise the comparable evidence analysed below:

St Williams: Clarendon, N8 0ER



As noted previously, Clarendon is a development by the Berkeley Group and sits within its St Williams branch. This is a large-scale regeneration scheme, with nearly 1700 units due to be built and includes a residents' concierge, gym with swimming pool and sauna, spa facilities, landscaped courtyards, playground, residents only courtyards, bike storage, and underground parking (at an additional cost).

The apartments are designed to a high specification and offer the choice of three interior styles, all units come with built in wardrobes to the master bedroom, and well sized private balconies/terraces. Kitchens

are well designed with the option of adding a breakfast bar and dropdown lighting. Certain units also offer views of the iconic Alexandra Palace.

The scheme had complete and sold both phases 1 and 2 and are now actively selling its third phase. According to Molior, this development has attracted many overseas investors, and Help to Buy aided other sales. Additionally, 145 private unit were purchased by L&Q in phase 2 to deliver as shared ownership. As per the third phase, there appears to be planning amendments to switch units across multiple blocks to shared ownership, whilst Azure Mansions saw an average reduction of 5% across all marketed units, indicating a slowing of demand.

Across the first two phases, Clarendon achieved a sales rate of 8.6 sale per month.

Below we include the latest transactions recorded at the first two phases of the development, which began marketing in September 2018 and phase 1 completed in January 2021.

Beds	Average price	Sqm	Sqft	£/ft2
1	£422,127	51	552	£765
2	£546,709	69	746	£731
3	£750,000	105	1130	£663

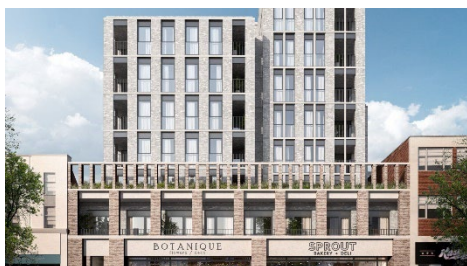
Sold prices within the development can be summarised as follows:

Unit	Beds	Achieved Price	Date	Sqm	Sqft	£psf
FLAT 64	1	£470,000	22/09/2022	49	527	£891
FLAT 66	1	£477,500	05/08/2022	54	581	£821
FLAT 33	1	£455,000	22/07/2022	54	581	£782
FLAT 63	1	£420,000	15/07/2022	50	538	£780
FLAT 34	1	£349,675	30/06/2022	42	452	£773
FLAT 54	2	£595,000	28/06/2022	71	764	£778
FLAT 13	2	£578,000	10/06/2022	72	775	£745
FLAT 25	2	£580,000	27/05/2022	71	764	£758
FLAT 18	2	£585,000	26/05/2022	76	818	£715
FLAT 21	1	£335,650	16/05/2022	41	441	£760
FLAT 97	1	£505,000	22/03/2022	58	624	£808
FLAT 89	1	£277,135	01/03/2022	52	560	£495
FLAT 75	2	£268,920	01/03/2022	63	678	£396
FLAT 158	2	£557,140	18/10/2021	68	732	£761
FLAT 114	1	£454,080	30/06/2021	52	560	£811
FLAT 121	1	£443,680	30/06/2021	55	592	£749
FLAT 34	2	£549,900	30/06/2021	69	743	£740
FLAT 43	2	£547,000	30/06/2021	70	753	£725
FLAT 117	2	£552,370	30/06/2021	70	753	£733
FLAT 154	2	£600,000	28/06/2021	72	775	£774
FLAT 165	2	£510,000	25/06/2021	60	646	£789
FLAT 95	2	£540,000	25/06/2021	65	700	£771
FLAT 28	2	£493,950	25/06/2021	71	764	£646
FLAT 10	1	£432,250	21/06/2021	57	614	£704
FLAT 156	1	£370,360	15/06/2021	41	441	£839
FLAT 169	3	£750,000	01/06/2021	105	1,130	£663
FLAT 135	1	£458,880	28/05/2021	55	592	£775
FLAT 150	2	£585,000	28/05/2021	69	743	£787
FLAT 152	2	£590,000	28/05/2021	70	753	£783
FLAT 99	2	£555,000	24/05/2021	70	753	£736
FLAT 151	2	£585,000	24/05/2021	71	764	£765
FLAT 62	2	£600,000	20/05/2021	69	743	£807
FLAT 93	1	£434,700	07/05/2021	55	592	£734
FLAT 157	1	£448,000	04/05/2021	55	592	£756

FLAT 24	2	£515,200	04/05/2021	70	753	£683
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Clarendon is considered a suitable comparable to the subject development due to its close proximity. However, this is a large-scale regeneration scheme, which offers multiple residential amenities and will provide future employment opportunities with a shopping quarter planned as part of the wider development. This scheme will help to masterplan and improve the local community. It has driven house price growth in the area, as noted within **Section 3 - Local Market Profile**. However, the bulk sales to L&Q and overseas investors and aid of Help to Buy all in need to be considered with regards to the subject site, as these are options that are not suited to the proposed scheme.

The Icon, N22 6BX



The Icon is a development that soft launched in October 2022, and consists of 99 private units, with commercial space, bike storage, car parking and a residents' landscaped roof terrace. There are one-, two- and three-bedroom apartments available. The development is a short walk from Turnpike Lane Station and is being developed by Dominus New Homes.

The apartments are designed to a high specification, which includes stone worktops, integrated appliances, engineered wood flooring and each apartment has access to a private balcony/terrace. All units are well laid out and are a good size.

Since being marketed the development has only sold 4 of the 99 private units, with Molior noting the lack of sales was due to there being very little interest. This suggests that the asking prices are clearly misaligned given the lack of sales across 23 months and this results in a sales rate of 0.17 sales per month.

Asking prices within the development can be summarised as follows:

Flat	Beds	Sqm	Sqft	Asking Price	£psf	Date
A.301	1	50	540	£425,000	£787	Sep-23
A.304	2	62	666	£525,000	£788	Sep-23
A.307	1	43	466	£430,000	£923	Sep-23
A.405	1	51	554	£445,000	£803	Sep-23
A.502	2	73	785	£600,000	£764	Sep-23
A.605	3	78	841	£675,000	£803	Sep-23
B.202	1	50	539	£435,000	£807	Sep-23
B.405	2	63	673	£535,000	£795	Sep-23
B.408	1	50	543	£450,000	£829	Sep-23
B.409	1	50	539	£450,000	£835	Sep-23
B.605	2	63	673	£565,000	£840	Sep-23
B.606	2	61	657	£565,000	£860	Sep-23
B.701	2	81	871	£620,000	£712	Sep-23
A.407	1	53	566	£440,000	£777	Mar-23
A.501	1	50	540	£435,000	£806	Mar-23
A.504	2	62	666	£540,000	£811	Mar-23
B.206	2	63	673	£565,000	£840	Mar-23
B.306	2	61	657	£565,000	£860	Mar-23
B.706	1	50	543	£450,000	£829	Mar-23

B.802	1	50	539	£450,000	£835	Mar-23
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The Icon is considered a good comparable due to its close proximity to the development. Although, the apartments are designed to a high specification, the site sits on Wood Green High Street which is not as desirable when compared against local high streets such as those in Crouch End and Muswell Hill. However, it does benefit from being within a short walk of Turnpike Lane Underground Station, which is considered a key selling point against competitors in the area. It is rather alarming that the scheme has struggled to sell and this needs to be well considered.

The Lane



The Lane is a Fairview development located towards Tottenham, which sits on White Hart Lane and is a short walk from White Hart Lane Station.

The development offers 115 units with a mix of one-, two- and three-bedroom apartments, landscaped courtyards, and parking (limited availability). The units are designed to a good standard but not to the same level as the other comparables and is set within a less desirable area. The apartments include fully integrated kitchen appliances, black Brazil worktops, carpeted bedrooms. Built-in

wardrobes are not provided. However, the apartments are very generous in size when compared to the other developments.

The scheme was marketed across Nov 2019 – June 2021, and therefore achieved a sales rate of 3.6 sales per month. Molior notes that a number of sales were achieved through Help to Buy.

Sold prices within the development can be summarised as follows:

Beds	Average price	Sqm	Sqft	£/ft2
1	£353,600	56	603	£586
2	£438,792	73	791	£556
3	£504,500	87	936	£538

Full breakdown of sales:

Unit	Beds	Asking Price	Date	Sqm	Sqft	£psf
FLAT 36	1	£340,000	19/02/2021	53	570	£595
FLAT 30	1	£340,000	25/01/2021	53	570	£595
FLAT 35	1	£355,000	10/02/2021	57	614	£578
FLAT 29	1	£373,000	29/01/2021	57	614	£607
FLAT 19	1	£360,000	30/04/2021	60	646	£557
FLAT 3	2	£422,625	13/04/2021	68	732	£577
FLAT 10	2	£425,000	16/04/2021	71	764	£556
FLAT 22	2	£425,000	01/04/2021	71	764	£556
FLAT 34	2	£450,000	05/02/2021	71	764	£588
FLAT 28	2	£449,000	29/01/2021	71	764	£587
FLAT 13	2	£442,500	29/01/2021	75	807	£548
FLAT 33	2	£452,000	08/02/2021	78	840	£538
FLAT 15	2	£415,000	25/01/2021	78	840	£494

FLAT 27	2	£468,000	25/01/2021	78	840	£557
FLAT 31	3	£504,000	16/02/2021	85	915	£550
FLAT 25	3	£500,000	29/01/2021	85	915	£546
FLAT 2	3	£492,000	25/05/2021	86	926	£531
FLAT 19	3	£525,000	12/04/2021	87	936	£560
FLAT 32	3	£505,000	27/05/2021	88	947	£533
FLAT 26	3	£500,000	26/02/2021	88	947	£527
FLAT 14	3	£507,000	19/01/2021	88	947	£535
FLAT 14	3	£503,000	03/02/2021	89	958	£525

The Lane is considered a very good example as this site sits between Wood Green and Tottenham and therefore is a similar distance away from local amenities when compared to the subject scheme. Additionally, the apartments are designed to a good basic specification, and the subject units are expected to be completed to a similar style. It also offers limited residential amenities, which is similar to the subject development too. Furthermore, it should be noted that the subject site is located in a more desirable area due to its close proximity to Alexandra Palace, and that prices can vary significantly within Haringey due to its diverse submarkets.

Evergreen/ The Oakwood



This is a development by Latimer Homes, the development arm of Clarion Housing Association. It is located on Green Lanes between both Turnpike Lane Underground Station and Harringay Green Lanes Overground Station. The scheme does not offer many amenities, however, does provide a health centre and the units are designed to a good specification. This includes, built in wardrobes to the main bedroom, integrated kitchen appliances and ample storage.

The scheme began marketing in September 2020 and there are 13 units remaining of the 117 private units. This results in a sales rate of 2.9 sales per month. However, it should be noted that 60 units were acquired by Meadow to be marketed as Build to Rent, therefore if these units were not factored the sale rate would drop to 1.2 sales per month.

Sold prices within the development can be summarised as follows:

Beds	Average price	Sqm	Sqft	£/ft2
1	£443,094	52	560	£791
2	£598,900	74	800	£748

Full breakdown of sales:

Unit	Beds	Achieved Price	Date	Sqm	Sqft	£psf
FLAT 5	1	£442,000	30/08/2022	52	560	£789
FLAT 13	1	£449,000	22/07/2022	52	560	£802
FLAT 4	1	£445,000	27/06/2022	52	560	£795
FLAT 16	1	£440,000	30/05/2022	52	560	£786
FLAT 17	1	£445,000	25/05/2022	52	560	£795
FLAT 12	1	£448,000	13/05/2022	52	560	£800

FLAT 16	1	£445,000	06/05/2022	52	560	£795
FLAT 20	1	£430,000	22/04/2022	52	560	£768
FLAT 9	1	£447,500	14/04/2022	52	560	£799
FLAT 8	1	£435,000	14/04/2022	52	560	£777
FLAT 17	1	£454,500	11/04/2022	52	560	£812
FLAT 21	1	£460,000	08/04/2022	52	560	£821
FLAT 24	1	£445,000	31/03/2022	52	560	£795
FLAT 9	1	£428,500	15/02/2022	52	560	£765
FLAT 31	1	£435,000	14/02/2022	52	560	£777
FLAT 25	1	£440,000	10/02/2022	52	560	£786
FLAT 20	2	£580,000	08/06/2022	71	764	£758
FLAT 21	2	£580,000	25/03/2022	71	764	£758
FLAT 19	2	£583,000	11/02/2022	71	764	£762
FLAT 22	2	£580,000	11/02/2022	71	764	£758
FLAT 18	2	£575,000	31/03/2022	73	786	£731
FLAT 28	2	£595,000	11/03/2022	73	786	£757
FLAT 27	2	£600,000	07/03/2022	73	786	£763
FLAT 26	2	£570,000	10/02/2022	73	786	£725
FLAT 29	2	£585,000	10/02/2022	73	786	£744
FLAT 30	2	£575,000	10/02/2022	73	786	£731
FLAT 7	2	£600,000	13/07/2022	74	797	£753
FLAT 15	2	£600,000	06/05/2022	74	797	£753
FLAT 19	2	£600,000	20/04/2022	74	797	£753
FLAT 3	2	£600,000	08/04/2022	74	797	£753
FLAT 6	2	£600,000	20/10/2022	78	840	£714
FLAT 10	2	£600,000	31/08/2022	78	840	£714
FLAT 24	2	£645,000	26/08/2022	78	840	£768
FLAT 24	2	£645,000	26/08/2022	78	840	£768
FLAT 23	2	£665,000	29/07/2022	78	840	£792
FLAT 22	2	£600,000	25/07/2022	78	840	£714

The Evergreen is considered a very good example as although it sits at the opposite end of Turnpike Lane, it offers a similar level of amenities, and the specification is considered comparable. The sales rate at this proposal have not been particularly strong, however it does appear the most comparables in the area have performed at a similar rate, with Clarendon being the obvious outlier. The sales values at this development have relatively strong, although the site does benefit from two stations being a short walk, and Haringey Ladder has become a desirable residential location with the high street offering many restaurants and cafes, as well as Finsbury Park being a short walk away.

6.2. Re-sale comparables

In order to establish the baseline values for the proposal at the subject site we have also given due regard to re-sale properties of in the surrounding area. The re-sale data compiled, can be viewed in full at **Appendix 2**.

We summarise the data in the table below:

Unit type	Sold price range	Average size (ft2)	Average £/ft2
1 bed flat	£275,000 - £348,000	506	£621
2 bed flat	£335,000 - £510,000	632	£670
3 bed flat	£442,000 - £640,000	908	£607

All the collected re-sale comparable units are within 2 miles of the application site. They were sold between January 2022 and August 2023.

7. Pricing

7.1. Private units

With consideration to the comparables detailed above, the below table provides an overview of the price level we consider appropriate for the different unit types in the proposed scheme.

Unit reference	Floor	Unit type	Area M2	Area Ft2	Price	£psf
0.1 (maisonette)	LG	2B3P apartment	73.2	788	£570,000	£715
0.2 (maisonette)	LG	2B3P apartment	70.7	761	£545,000	£715
0.3 (maisonette)	LG	2B3P apartment	70.7	761	£545,000	£715
0.4 (maisonette)	GF	3B4P apartment	84.2	906	£635,000	£715
0.5 (DDA)	GF	1B2P apartment	55.6	598	£428,000	£715
1.1	1 st	1B2P apartment	50	538	£386,065	£715
1.2	1 st	3B4P apartment	74	797	£570,000	£715
1.3	1 st	1B2P apartment	50	538	£385,000	£715
1.4	1 st	1B1P apartment	46.1	496	£355,000	£715
2.1	2 nd	1B2P apartment	50	538	£385,000	£715
2.2	2 nd	3B4P apartment	74	797	£570,000	£715
2.3	2 nd	1B2P apartment	50	538	£385,000	£715
2.4	2 nd	1B1P apartment	46.1	496	£355,000	£715
3.1	3 rd	2B3P apartment	63	678	£485,000	£715
3.2	3 rd	2B3P apartment	61	657	£470,000	£715
Total			918.6	9888	£7,069,065	

7.2. Assumptions

Below is a list of assumptions we have made while undertaking the pricing of the scheme:

- We have priced the properties on a unit-by-unit basis. We note that there will be some variation in the pricing subject to the following factors: specification, floor level and position, car parking, internal unit layouts and amenity space.
- Our pricing has been carried out on the basis that the units are completed to a reasonable specification.
- We have assumed all flats for private sale will be sold on leases of 125 years or longer.
- We have made an assumption that the external amenity spaces will be landscaped to a high quality.
- We have assumed that the noise insulation to all apartments will be to a high industry standard.
- Prices assume that the blocks do not have their own designated concierge / porter service.

8. Sales period

8.1. Sales rate

We would expect 40% of the private residential units to be sold prior to practical completion and assume it will take 9 months to sell all units. However, we do note that sales programmes across the comparables gathered vary significantly, as well as perspective buyers are more inclined to purchase off-plan with larger developers/housebuilders, who are more established across the national housing market.

9. Authorised signatory



John Booker

Head of Land & Consultancy

Mobile 07825 295 695

Telephone 020 7729 0450



Geena Bains

Development Surveyor

Mobile 07407 810917

Telephone 020 7729 0450



APPENDICES

APPENDIX 1 – Haringey Land Registry Data

Period	Sales volume	Average price All property types	% change (yearly)	% change (monthly)	Average price Flats and maisonettes	% change (yearly)	% change (monthly)	Average price new build	% change (yearly)	% change (monthly)
2022-01	141	£586,899	-0.64	2.36	£482,445	-2.44	2.14	£535,962	1.87	2.87
2022-02	121	£588,819	1.04	0.33	£484,125	-0.58	0.35	£536,558	1.65	0.11
2022-03	168	£589,680	2.4	0.15	£484,457	0.77	0.07	£545,398	2.51	1.65
2022-04	157	£577,742	3.6	-2	£473,323	1.8	-2.3	£527,014	0.8	-3.4
2022-05	166	£580,144	4	0.4	£473,197	1.9	0	£527,017	1.2	0
2022-06	145	£581,962	3.6	0.3	£474,381	1.7	0.3	£522,477	0.8	-0.9
2022-07	205	£587,997	5.2	1	£478,863	3	0.9	£526,862	2.8	0.8
2022-08	233	£594,891	3.7	1.2	£483,789	1.8	1	£530,006	1.6	0.6
2022-09	237	£611,985	6	2.9	£496,438	3.7	2.6	£550,367	3.9	3.8
2022-10	191	£610,218	3.8	-0.3	£494,750	2	-0.3	£550,605	2.9	0
2022-11	216	£612,856	5.4	0.4	£496,866	3.5	0.4	£570,899	6.7	3.7
2022-12	165	£605,057	5.5	-1.3	£491,288	4	-1.1	£576,244	10.6	0.9
2023-01	102	£610,698	4.1	0.9	£496,061	2.8	1	£596,020	11.2	3.4
2023-02	117	£596,838	1.4	-2.3	£485,960	0.4	-2	£588,825	9.7	-1.2
2023-03	115	£594,784	0.9	-0.3	£485,468	0.2	-0.1	£594,783	9.1	1
2023-04	107	£583,176	0.9	-2	£477,298	0.8	-1.7	£588,667	11.7	-1
2023-05	94	£596,567	2.8	2.3	£489,849	3.5	2.6	£602,398	14.3	2.3
2023-06	112	£611,268	5	2.5	£501,139	5.6	2.3	£622,442	19.1	3.3
2023-07		£618,931	5.3	1.3	£505,786	5.6	0.9			
2023-08		£629,507	5.8	1.7	£512,570	5.9	1.3			

APPENDIX 2 – Re-sale comparables

Unit reference	Unit type	Size (ft2)	Sold price	£/ft2	Sold Date
44 Whittington Road	2 bed flat	560	£510,000	£911	Jan-22
51 Eastern Road	1 bed flat	484	£275,000	£568	Feb-22
63C Bounds Green Road	2 bed flat	624	£361,000	£579	Mar-22
Flat 6 Noel House, 78 Finsbury Road	3 bed flat	894	£606,000	£678	Mar-22
49 Northcott Avenue	2 bed flat	538	£360,000	£669	Apr-22
Flat B 41 Park Avenue	2 bed flat	560	£400,000	£715	May-22
Flat 42 Cornwall Avenue	3 bed flat	753	£500,000	£664	Jun-22
91 Crescent Road	3 bed flat	861	£550,000	£639	Jun-22
Flat 27 Foundry Court	1 bed flat	517	£310,000	£600	Aug-22
49A Bounds Green Road	2 bed flat	732	£535,000	£731	Aug-22
138A Station Road	3 bed flat	786	£465,000	£592	Sep-22
Flat 3 46 Park Avenue	1 bed flat	517	£348,000	£673	Nov-22
Flat 23 Robin Court	2 bed flat	743	£425,000	£572	Dec-22
41 Leverton Close	1 bed flat	506	£325,000	£642	Jan-23
18 Trinity Road	2 bed flat	700	£510,000	£729	Mar-23
18A Palace Gates Road	3 bed flat	1453	£640,000	£440	Apr-23
Flat 3 44 Finsbury Road	2 bed flat	678	£410,000	£605	May-23
80B Finsbury Road	2 bed flat	614	£335,000	£546	Jun-23
Flat A 51 Selbourne Road	2 bed flat	570	£365,000	£640	Jul-23
Flat 2 Arnold Court	3 bed flat	700	£442,000	£631	Aug-23



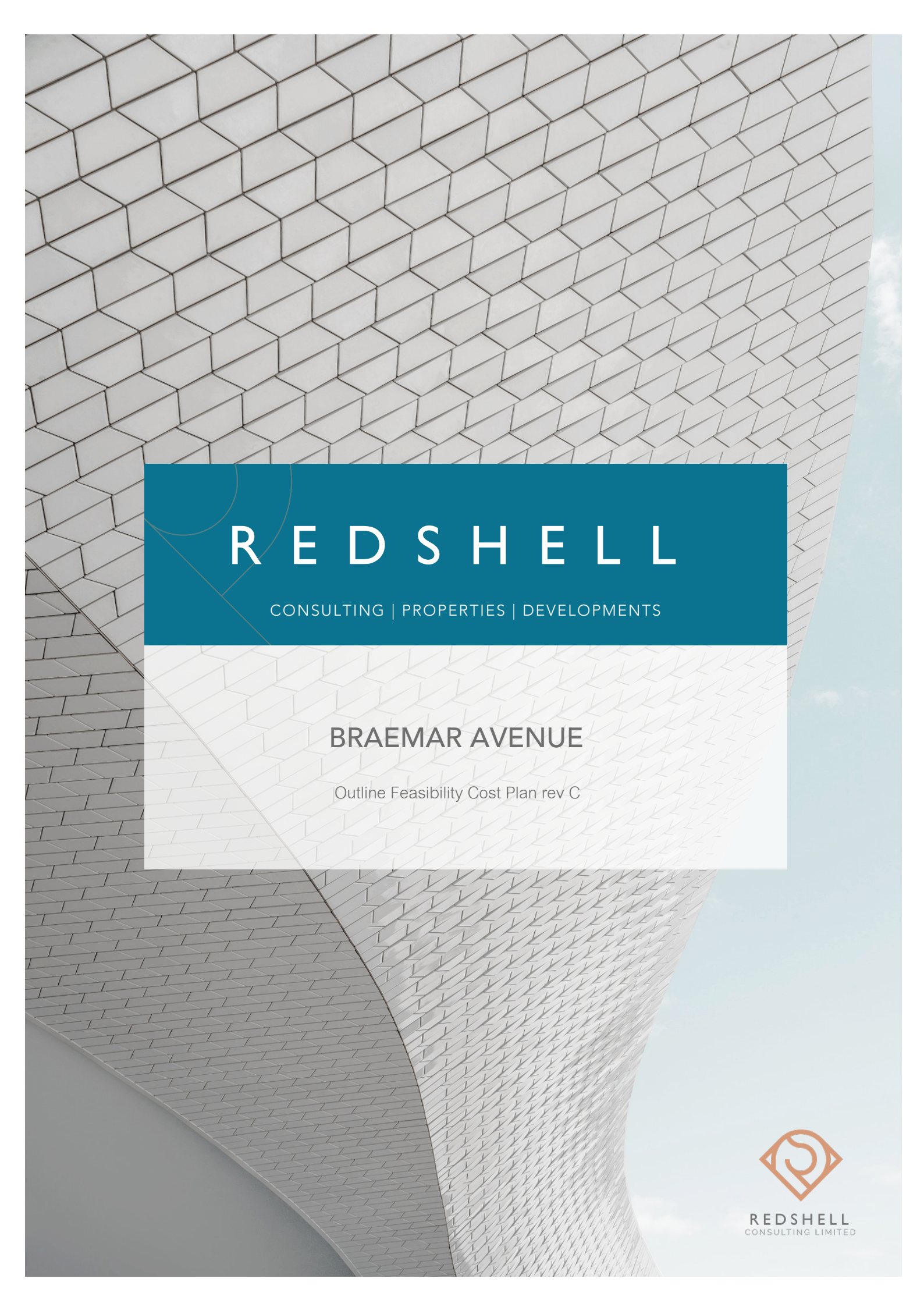
OUR HEAD OFFICE

Red Loft
24-28 Toynbee Street
London
E1 7NE

CONTACT INFO

Phone: 020 7729 0450
Email: office@redloft.co.uk

Appendix 4 – Cost estimate



REDSHELL

CONSULTING | PROPERTIES | DEVELOPMENTS

BRAEMAR AVENUE

Outline Feasibility Cost Plan rev C



REDSHELL
CONSULTING LIMITED

Outline Feasibility Cost Report

November 2023

Introduction

The project at Braemar Avenue includes the demolition of the existing church hall, the new build block of 15 nr residential apartments with a basement and ground floor community space area, linked to an existing church building.

This outline feasibility cost plan is based upon the following design information as issued:

1802-GA-010 Existing GF Plan
1802-GA-011 Existing Roof Plan
1802-GA-012 Existing Elevation D
1802-GA-013 Existing Elevation A
1802-GA-014 Existing Elevation B
1802-GA-015 Existing Elevation C
1802-GA-020 Demolition GF plan
1802-GA-021 Demolition Elevation A
1802-GA-022 Demolition Elevation B
1802-GA-023 Demolition Elevation C
1802-GA-024 Tree Proposal 1
1802-GA-025 Tree Proposal 2
1802-GA-026 Proposed Site Plan
1802-GA-027 Proposed Church Amendments
1802-GA-028 Proposed Roof Amendments
1802-GA-031 Lower Ground Floor Plan
1802-GA-032 Ground Floor Plan
1802-GA-033 First Floor Plan
1802-GA-034 Second Floor Plan
1802-GA-035 Third Floor Plan
1802-GA-036 Roof Plan
1802-GA-040 Proposed Elevation A
1802-GA-041 Proposed Elevation B
1802-GA-042 Proposed Elevation C
1802-GA-043 Proposed Elevation D
1802-GA-044 Proposed Section AA
Braemar Planning Application June 2022
Design and Access Statement June 2022

Notes & Exclusions

Exclusions

1. VAT
2. Professional fees and expenses
3. Statutory fees
4. Other direct works
5. Other development costs/charges
6. Abnormal ground conditions and foundation solutions
7. Ground contamination
8. Utility infrastructure diversions, upgrades and improvements
9. Cost price inflations past 4Q2022
10. CIL / S106 or other contribution costs are excluded
11. Land and or building purchase costs are excluded
12. Finance costs are excluded

Notes

1. This outline cost plan gives budgetary cost estimates for the scheme based upon the information as provided as noted and assumed herein.

1.0 GIFA

Note the attached accommodation schedule from Spacelab notes the habitable areas for both the residential and community space areas.

2.0 Outline Feasibility Cost Plan

	Area		Build Rates		Total Resi	Total Church
	Residential Area 1,142 m2 (81.5%)	Church Area 211 m2 (18.5%)	Residential Rate £ / m2	Church Rate £ / m2	£	£
Demolitions	204 m2	46 m2	150	150	30,600.00	6,900.00
Asbestos Removal	Item	Item	8,500	1,500	8,500.00	1,500.00
Groundworks						
Drainage & Connections	Item	Item	17,376	3,944	17,375.80	3,944.20
Excavations	616 m3	410 m3	37.31	37.31	22,982.96	15,297.10
Foundations / Piling	202 m2	141 m2	185	185	37,370.00	26,085.00
Basement	202 m2	141 m2	692.9	692.9	139,965.80	97,698.90
Ground Floor Slab	274 m2	65 m2	159.9	159.9	43,812.60	10,393.50
Concrete Frame	1,142 m2	211 m2	371	371	423,682.00	78,281.00
Upper Floors	665 m2	-	127.92	-	85,066.80	-
External Walls Traditional	1,142 m2	211 m2	270	270	308,340.00	56,970.00
Zinc Cladding	216 m2	-	350	-	75,600.00	-
Aluminium Windows & External Doors	1,142 m2	211 m2	90	90	102,780.00	18,990.00
Steelwork	Item	-	21,320	-	21,320.00	-
Roof Construction						
Roof Covering (Green)	256 m2	65 m2	170.56	170.56	43,663.36	11,086.40
RWG & Downpipes	256 m2	65 m2	26.65	26.65	6,822.40	1,732.25
Mansafe / Access Hatch	Item	-	5,330	-	5,330.00	-
Main Staircases & Handrails	4 nr	2 nr	10,660	10,660	42,640.00	21,320.00
Internal Stairs (Maisonette)	4 nr	-	1,066	-	4,264.00	-
Balcony Balustrading	10 nr	-	1,599	-	15,990.00	-
Penthouse Glazed Balustrade	72 lm	-	533	-	38,376.00	-
Internal Walls & Partitions	1,142 m2	211 m2	106.6	106.6	121,737.20	22,492.60
Decorations	1,142 m2	211 m2	47.97	47.97	54,781.74	10,121.67
Wall Tiling	116 m2	4 m2	53.3	53.3	6,182.80	213.20
Ceilings	1,142 m2	211 m2	53.3	53.3	60,868.60	11,246.30
Flooring	1,142 m2	211 m2	85.28	85.28	97,389.76	17,994.08
Internal Joinery						
Skirtings & Architraves	1,142 m2	211 m2	10.66	10.66	12,173.72	2,249.26
Internal Doorsets Resi	44 nr	-	959.4	-	42,213.60	-
Internal Doorsets CH	-	10 nr	-	1,066	-	10,660.00
Kitchens	16 nr	-	8,528	-	136,448.00	-
Residential Lift	1 nr	-	53,300	-	53,300.00	-
DDA Lift	-	1 nr	-	15,990	-	15,990.00
Mechanical Installations	1,142 m2	211 m2	298.48	298.48	340,864.16	62,979.28
Sanitaryware and Brassware	16 nr	4 nr	3,731	1,599	59,696.00	6,396.00
Toilet Cubicles	-	3 nr	-	6,396	-	19,188.00
Electrical Installations	1,142 m2	211 m2	191.88	191.88	219,126.96	40,486.68
PV Installations	Item	-	31,980	-	31,980.00	-
TV/AV Systems	-	Item	-	21,320	-	21,320.00

FF&E fit out and fixtures	Item	Item	17,056	4,264	17,056.00	4,264.00
Hard & Soft Landscaping	Item	-	10,660	-	10,660.00	-
Gates, Handrails and Balustrades	Item	-	21,320	-	21,320.00	-
Bike Racks	Item	-	8,528	-	8,528.00	-
Utility Connections	16 nr	1 nr	3,731	3,731	59,696.00	3,731.00
Glazed Walkway Connections	-	Item	-	21,320	-	21,320.00
Build Cost Sub Total					2,828,504.26	620,850.42
Contractor's OH&P	15%				339,420.51	93,127.56
Contractors Preliminaries	15%				424,275.64	93,127.56
Contingency	5%				141,425.21	31,042.52
TOTAL					3,733,625.62	838,148.07

Existing Church Refurbishment	Qty	Area	Rate	Total
<u>External Works</u>				
Roofing Works		688 m2	75.00	51,600.00
Chimney Works	1 Item	688 m2	3,000.00	3,000.00
RWG	1 Item	688 m2	4,000.00	4,000.00
External Walls		688 m2	65.50	45,064.00
Windows	1 Item	688 m2	10,000.00	10,000.00
External Doors	1 Item	688 m2	5,000.00	5,000.00
Damp Proofing Works	1 Item	688 m2	10,000.00	10,000.00
Fences & Gates	1 Item	688 m2	3,000.00	3,000.00
Drainage	1 Item	688 m2	2,000.00	2,000.00
Steps and Ramps	1 Item	688 m2	10,000.00	10,000.00
<u>Internal Works</u>				
Wall Finishes		688 m2	15.00	10,320.00
Ceiling Finishes		688 m2	20.00	13,760.00
Heating		688 m2	10.00	6,880.00
Sump Pump	1 Item	688 m2	2,000.00	2,000.00
Lighting		688 m2	5.00	3,440.00
TOTAL			£	180,064.00

TOTAL PROJECT COSTS		£ / m2	£ / sqft	Total Cost
Residential Areas New Build	1,142 m2	3,308.46	307.37	3,733,625.62
Church New Build	211 m2	3,990.02	370.69	838,148.07
Church Refurbishment	688 m2	319.68	29.70	180,064.00
TOTAL			£	4,751,837.69



OUR HEAD OFFICE

Red Loft
24-28 Toynbee Street
London
E1 7NE

CONTACT INFO

Phone: 020 7729 0450
Email: office@redloft.co.uk