Brunswick Park, Oakleigh Road South, London, N11

INDEPENDENT FINANCIAL ASSESSMENT

September 2021

DOUGLAS BIRT
CONSULTING

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Contents

Appendices

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1. INTRODUCTION

1.1 The Site

The 16.37 hectare Brunswick Park site is located eight miles north-west of central London in the London Borough of Barnet (LBB). The site is in a largely residential area, to the west of Southgate and to the south of East Barnet.

Brunswick Park is a brownfield site, with a number of existing uses, grassland, a lake and unplanned vegetation. The site is constrained by the overground train line to the south.

The site is currently underdeveloped, with c.13 hectares occupied by grasslands, a lake and unplanned vegetative cover.

In the 19^{th} century, the site housed the Cemetery Station and access route serving the Great Northern London Cemetery (now the New Southgate Cemetery).

The site was converted to industrial use by Standard Telephones and Cables (STC) in 1922. Around 50% of the site contained industrial buildings (including a production plant known as ‘The Standard’), whilst the remainder provided sports facilities for workers and local people.

Nortel acquired the site in the late 1980s, with the buildings demolished and replaced by a three-storey office block and multi-storey car park.

Nortel vacated the site soon after and the site was acquired by the applicant in 2002, with the principle tenants at the time of purchase being Barnet Council and Middlesex University, as well as a number of small enterprise occupants.

In total, there is now approximately 380,000 sqft of floorspace across six office buildings, a multi-storey car park, surface car parking and the Saint Andrew the Apostle Greek Orthodox School, which is a secondary Free School operating from a converted office building. A number of other small structures are on the site, including security huts, a banqueting venue used for weddings and unoccupied office buildings.

The School currently offers basic accommodation for its students and has out-grown its space. Working with the Russell Educational Trust which manages the academic planning and facilities organisation for the School, a portion of land will be set aside to build a new state of the art School that will meet the long term needs of the local area.

The site has two active entry and exit points, to the south onto Oakleigh Road South and to the east onto Brunswick Park Road. There is a redundant access point on the northern boundary, opening onto Ashbourne Avenue and connecting to Russell Lane.

A striking feature is that the site has a steep slope, from the lowest point up to Brunswick Park Road to the north. This represents a total difference in levels of 24 metres, the equivalent of a six-storey residential building. It presents a considerable challenge in terms of residential development.

A substantial man-made lake dating from the mid 1980s occupies the lower section of the site. It serves as an attenuating lake, with surface water run-off delivered into it from the land above.

A number of Tree Preservation Orders are in place across the site, whilst it is proposed to retain a line of leylandii trees running along the rail line boundary to act as an acoustic filter.

The area around the site in East Barnet is characterised by its settled residential character, with typically semi-detached and terraced houses built between the wars. A number of small infill sites have been developed recently within 500 metres of Brunswick Park.

The site is near the A406 North Circular Road to the south. By bus or car, it is well served by three underground stations (Arnos Grove, Southgate and Totteridge & Whetstone), as well as being relatively close to Oakleigh Park and New Southgate overground stations with trains into central London within 25 minutes. Numerous bus routes run up and down Oakleigh Road and Friern Barnet Road to Barnet, Cockfosters and Arnos Grove with their various services and facilities.

A planning permission is already in place on the site for 1,350 residential units (of which 10% would be affordable) plus commercial, secured at appeal. The Secretary of State’s decision is dated 24 February 2020 (file reference APP/N5090/W/17/3189843).

1.2 The Proposed Scheme

The subject scheme forming the basis of this IFA reflects a design-led masterplan that seeks to determine an appropriate organisation of generous new public streets, parks, residential dwellings and community uses.

The new application scheme will comprise an assumed 2,428 residential dwellings, a 5th form entry secondary school for 1,050 pupils, along with ancillary non-residential floorspace to compliment the amenity of the new community. The application will be hybrid, with only Phase 1 detailed.

The masterplan is set in a new parkland setting, providing landscape and recreational amenity to both new and existing residents.

In summary:

- **Phase 0** (previously Phase 1A): will be detailed, comprising the secondary school, which will be a 1-3 storey building on a site of 2.0 hectares. The main school building will have a gross external area (GEA) of 8,624 sqm. There will also be a sports hall with a GEA of 1,114 sqm and an all-weather multi-use playing field and outdoor amenity space. There will also be 2,741 sqm of parking under the school buildings.

- **Phase 1**: will be detailed, with 454 residential flats in 2-9 storey blocks with basement car parking and 7 houses.

  Block 1B will provide 7 x 3 storey three bedroom houses.

  Blocks 1C-1F will provide a total of 454 x 1-4 bedroom flats, with each block set around a green courtyard, as follows:

  - Block 1C: 154 units, up to 9 storeys
  - Block 1D: 171 units, up to 9 storeys
  - Block 1E: 68 units, up to 7 storeys
  - Block 1F: 61 units. Up to 7 storeys

  The roof of Block 1D will house a series of air-source heat pumps that will form the basis of the energy management for the entire development.

  The residential unit mix of Block 1 will be as follows:

  - **454 x Flats**: 166 x 1 bed, 196 x 2 bed, 90 x 3 bed and 2 x 4 bed
  - **7 x Houses**: 7 x 3 bed

The remaining Phases 2-5 will be outline, with the following assumed unit mix:

- **Phase 2A**: 58 flats (11 x 1 bed, 37 x 2 bed and 10 x 3 bed)
- **Phase 2B-2F**: 97 houses (47 x 3 bed and 50 x 4 bed)
- **Phase 3**: 485 flats (85 x 1 bed, 315 x 2 bed and 85 x 3 bed)
- **Phase 4**: 735 flats (129 x 1 bed, 478 x 2 bed and 128 x 3 bed)
- **Phase 5**: 592 flats (104 x 1 bed, 385 x 2 bed and 103 x 3 bed)

More details of the scheme are provided in the ‘Design and Access Statement’, as well as the ‘Gross Development Value Report’ (Appendix 2 of this Viability Assessment).

In addition, there will be a considerable non-residential element in the scheme, summarised as follows over the page:

- 2,212 sqm gross internal area (GIA) of office space.
- 2,702 sqm GIA of retail floorspace.
- 902 sqm GIA of a reprovided day nursery.
- 902 sqm GIA of community space.

In collaboration with the Russell Educational Trust, which manages the academic planning and facilities organisation for the school, a portion of land within the masterplan has been identified as suitable for a new school.

It is considered that the school will enrich the masterplan, enhancing the new residential and existing wider community.

The purpose of this IFA is to summarise the financial inputs of the development that enable it to optimise its planning contributions within the context of viability.

Before undertaking financial analyses using the Homes England Development Appraisal Tool (DAT), the following Section sets out the planning policy context for affordable housing and other planning obligations as part of viable residential and mixed use schemes within London and more specifically in LBB.

2. PLANNING POLICY CONTEXT

The national policy context relating to affordable housing and financial viability is covered by the 'National Planning Policy Framework' (NPPF) (2021) and the associated Planning Practice Guidance (PPG) (2019), as well as GLA guidance covering all London boroughs, whilst the 'Barnet Local Plan (Core Strategy)' (2012) covers local policy.

The following sub-sections cover the national, regional and local planning policy position in relation to financial viability in planning.

2.1 National Planning Policy

As part of the NPPF, the separate viability in plan making and decision taking guidance (PPG) provides detailed clarification of how viability should be assessed.

In paragraph 010 of NPPF Viability, it is made clear that **"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."**

Of the 10 paragraphs in the 'Standardised inputs to viability assessment' Section, five of them relate to the benchmark land value (BLV). The thrust of these paragraphs is that BLV in a viability assessment should be reflected through an existing use value (EUV).

EUV is defined in paragraph 015 as **"the value of the land in its existing use together with the right to implement any development for which there are policy compliant extant planning consents, including realistic deemed consents, but without regard to alternative uses."**

Paragraph 016 then states that a premium should be added to the EUV in order to incentivise the landowner to bring the site forward for development. This is referred to as 'EUV+'.

The NPPF therefore continues to ensure that the level of planning obligations (including affordable housing) sought by a Council should be moderated when assessed against scheme viability, whilst EUV+ is the standard means of setting the BLV.

2.2 Regional Planning Policy

The GLA's 'London Plan' (2021) sets the strategic policy context for local planning authorities across the capital.

Table 4.1 identifies a 10 year affordable housing completions target of 23,640 units across Barnet from 2019/20 onwards.

Policy H4 seeks a strategic target for the plan period of 50% affordable housing.

Policy H6 then identifies the following target tenure split for residential-led developments:

- **"A minimum of 30% low-cost rented homes as either London Affordable Rent or Social Rent...**

- **"A minimum of 30% intermediate products...including London Living Rent and London Shared Ownership...**

- **"The remaining 40% to be determined by the Borough as low-cost homes or intermediate products."**

Paragraph 4.5.13 then defines the Existing Use Value Plus ('EUV+') approach to determining the benchmark land value (BLV) as **"the current use value of a site plus an appropriate site premium. The benefit of this approach is that it clearly identifies the uplift in value arising from the grant of planning permission because it enables comparison with the value of the site without planning permission. The EUV+ approach is usually the most appropriate approach for planning purposes."**

The GLA's 'Affordable Housing and Viability Supplementary Planning Guidance (SPG)' (2017) reiterates in paragraph 3.46 that: **"the Mayor considers that the 'Existing Use Value plus' (EUV+) approach is usually the most appropriate approach for planning purposes."**

Meanwhile, the SPG also reinforces the need for **"competitive returns"** for both land owners and developers (paragraphs 1.8, 2.73, 3.32, 3.38, 3.39, 3.45 and 3.46). In paragraph 3.46, it is stated that **"the premium could be 10% to 30%"**.

Finally, the SPG provides for the application of Alternative Use Value (AUV) as the BLV **"where there is an existing implementable planning permission for that use...(if it) would fully comply with development plan policies and if it can be demonstrated that the alternative use could be implemented"** (paragraph 3.51).

The treatment of the BLV is covered in more detail in Section 3.8 below.

2.3 Local Planning Policy

Policy CS4 of 'Barnet's Local Plan (Core Strategy)' seeks **"a borough wide target of 40% affordable homes on sites capable of accommodating ten or more dwellings** [and] **seeking an appropriate mix of affordable housing of 60% social rented and 40% intermediate"**.

Meanwhile, the draft Local Plan Policy HOU01 seeks 35% affordable housing by habitable room on qualifying developments subject to viability, with a target tenure split of 60% low cost rent and 40% intermediate.

Further in the same Policy CS4, it is made clear that the Council **"will adjust the type and mix of housing sought, having regard to the financial viability of development."**

Paragraph 4.2 of the 'Affordable Housing Supplementary Planning Document' (February 2007) also makes clear that the Council will **"negotiate, on a site by site basis, a more appropriate split for Barnet in order to enable the delivery of wider sustainable development and regeneration objectives.**

"Appropriate circumstances include the nature of the development, the location, affordability, the aggregate value of other Section 106 requirements connected with the application, other community benefits and the availability of public subsidy."

Paragraph 5.2 states that a lower level of affordable housing can be accepted if viability is adversely affected. In such cases, an IFA will be required by the Council.

Based on the above, the following Section produces a financial analysis using the DAT to demonstrate the quantum of planning contributions that can be delivered, including affordable housing, whilst allowing the scheme to make a reasonable developer's return.

3. FINANCIAL APPRAISAL

As already noted above, the DAT is used by councils across London and the GLA to assess the level and tenure mix of affordable housing that could be delivered as part of financially viable application schemes.

The sub-sections below explain the inputs and outputs of the DAT, showing a financially viable scheme. The DAT is attached as **Appendix 1**.

3.1 Residential Values

This worksheet shows the tenure and size mix of the scheme, as well as the values of the private units. The scheme has a tenure mix of 90% private residential and 10% affordable.

The values of the residential units have been estimated by Matthews & Goodman (M&G) in its 'Gross Development Value Report' dated 17 August 2021.

The values by unit type are as follows, across all 2,428 residential flats and houses:

- 495 x 1 bed flats @ £358,659, 50.4 sqm (£7,116 per sqm)
- 1,411 x 2 bed flats @ £521,141, 74.4 sqm (£7,005 per sqm)
- 416 x 3 bed flats @ £598,894, 91.7 sqm (£6,531 per sqm)
- 2 x 4 bed flats @ £875,000, 148.3 sqm (£5,900 per sqm)
- 7 x 3 bed houses @ £900,000, 142.3 sqm (£6,325 per sqm)
- 47 x 3 bed houses @ £950,000, 147.0 sqm (£6,463 per sqm)
- 50 x 4 bed houses @ £953,000, 146.2 sqm (£6,518 per sqm)

The M&G Report is provided as **Appendix 2** (see **Section 12, page 26** for a summary of the estimated residential values across the scheme). Comparable evidence of recent residential sales is provided in the same report (**Section 11, pages 20-21**).

The gross development value (GDV) of the 2,185 private residential units is £1.138bn, equating to an average of £6,874 per sqm or £639 per sqft.

House prices in Barnet remain virtually unchanged since April 2018 when the previous application was made. Since then, they have risen by just 1.3% over a period of 39 months (the Land Registry House Price Index for Barnet is attached as **Appendix 3**).

Given the untested nature of the local housing market and the large size of the site, as well as stalled house prices across Barnet over more than 3 years, this average value can be considered ambitious.

3.2 Affordable Values

The values of the proposed 243 affordable units are estimated as follows by tenure:

- 163 x Affordable rented: £27.582m
- 80 x Shared ownership: £26.789m

Total affordable housing value: £54.371m

The total affordable housing value in the appended DAT is therefore £54.371m.

3.3 Ground Rents

After much discussion over the past three years, Robert Jenrick the Secretary of State for Housing, Communities and Local Government announced on 7 January 2021 that ground rents for all leaseholders will be set to zero by the end of 2021.

Indeed, given Government announcements, valuers have not included ground rents into their valuations of residential schemes since late 2018.

I have therefore not included any ground rents in the appended DAT for the application scheme, in accordance with all viability assessments over the past few years.

3.4 Scheme Phasing

In the appended DAT, it is assumed that the scheme will start on site in July 2022, with practical completion after 10 years. There is then a further 2½ years to sell all of the private residential units. Given the scale of the scheme, these are ambitious assumptions, as the scheme may well take longer to complete and for all the units to be sold.

3.5 Development Costs

The total build cost of £890.31m excluding contingencies is based on a ‘Budget Estimate Report’ dated 6 August 2021 produced by Peter Bushnell Associates (PBA), which is attached as **Appendix 4**.

The build costs for the new application scheme are summarised over the page, including preliminaries but excluding contingencies (which may need to be added at a later date, if required, when more details emerge about the development):

• Demolition and site clearance	£ 9,453,000
• Basement, car parking and plant	£128,903,000
• External works and infrastructure	£ 77,009,000
• School site, cleared and serviced	£ 974,000
• Residential	£659,498,000
• Office	£ 5,985,000
• Retail	£ 3,588,000
• Childcare	£ 2,589,000
• Community	£ 2,311,000
Total costs	**£890,310,000**

The external works and infrastructure costs for a site with challenging ground conditions, as well as the cleared and serviced site for the proposed school total £77.983m, represent a substantial planning contribution being provided by the scheme.

In preparing the Report for Phase 1 of the consented development in February 2016 PBA made and included allowances for dealing with remediation, asbestos and unexploded ordnance.

At that time, the firm took reference from WSP's Phase 1 Geo-Environmental Assessment dated December 2007 and from site visits and discussions with on-site management staff.

The allowances included in the External Works Section of the Report for Phase 1 of the consented development in February 2016 were as follows:

a.	Remediation	£2,000,000
b.	Asbestos Removal	£ 100,000
c.	Unexploded Ordnance	£ 100,000

A build-up to justify the amounts included for remediation of Phase 1 of the consented development in February 2016 is attached as **Appendix 5**.

These costs have been revised for inclusion in the updated Budget Estimate Report to support the 2021 application. Updates allow for Tender Price Index and Location Factor changes as published by BCIS.

The allowances now included in the External Works Section of the Report for Phase 1 of the 2021 development are as follows:

a.	Remediation	£2,377,700
b.	Asbestos Removal	£ 118,900
c.	Unexploded Ordnance	£ 118,900

Proportional amounts are included for Phases 2-5 in the Report. This means that across the entire scheme, £13,775,500 is included to cover the three items referred to above.

The Developer's Return of just 7.6% on GDV compares with the Council's independently produced 'Viability Study' (2021), which sets a threshold level of 18% on GDV.

Paragraph 4.36 of this Study states that a Developer's Return of 18% on GDV reflects **"the level of profit typically applied in viability assessments submitted with planning applications in the second half of 2020 and early 2021."**

Professional fees of 10% on build cost are included, in accordance with the figure applied in the above 'Viability Study' (paragraph 4.21).

Residential sales and marketing fees total 3% of GDV, plus £1,250 per unit for legal fees. Again, this reflects the figures applied in the 'Viability Study' (paragraph 4.24).

Meanwhile, the interest rate is 6.0% per annum, in line with the 'Viability Study' (paragraph 4.22).

Other inputs reflect the costs that the applicant expects to incur during the course of the development, whilst also taking into account the figures applied in the 'Viability Study'.

3.6 Community Infrastructure Levy (CIL)

With 10% affordable housing, the Council and Mayoral CILs are estimated to total £66m in the appended DAT.

In addition, the following Section 106 obligations have been identified by the planning consultants, Daniel Watney:

• Betstyle Circus	£ 108,000
• Bus contributions	£1,485,000
• Travel Plan incentive measures	£ 728,400
• Monitoring of Travel Plan	£ 50,000
Total Section 106 Obligations	**£2,371,400**

Council monitoring and legal fees totalling £20,000 have also been included in the appended DAT.

Finally, the carbon offset tax has been estimated to be £3,583,770.

The eventual financial planning obligations of the scheme will be agreed with the planning officer prior to determination of the application.

3.7 Commercial Element of the Scheme

6,718 GIA sqm of commercial floorspace is included as part of the application scheme. These spaces are estimated to be let at the following rents and yields:

- **Office Space (2,211.6 sqm GIA)**: £25 per sqft rent, 6.5% yield, less 6.8% purchaser's costs

- **Retail Space (2,702 sqm GIA)**: £20 per sqft rent, 6% yield, less 6.8% purchaser's costs

- **Childcare (included under 'Leisure' in the DAT) (902 sqm GIA)**: £20 per sqft, 6.5% yield, less 6.8% purchaser's costs

- **Community (902 sqm GIA)**: £12.50 per sqft, 6.5% yield, less 6.8% purchaser's costs

An ambitious assumption in the appended DAT is that the above spaces are let six months after completion.

The above rents and yields reflect the findings of the 'Gross Development Value Report' which is attached as Appendix 2 (**see Section 12, page 27**) and the comparable evidence identified in the same report (**Section 11, pages 22-24**).

Meanwhile, the build cost reflects the commercial element of the scheme as set out in the cost plan which is attached at Appendix 4.

3.8 Benchmark Land Value (BLV)

M&G has produced an 'Existing Use Valuation Report' for the application site dated 3 September 2021, which is attached as **Appendix 6**.

Details of the existing uses on the site are set out in this Report, which has identified an overall EUV/AUV of £71.0m (equating to £4.337m per hectare), broken down as follows:

- **Brownfield Land**: The existing c.10.66 hectares of commercial spaces on the site, a value of £48.8m.

- **Surplus Land**: c.3.87 hectares of surplus land in the north east of the site, a value of £14.6m without planning permission, but having regard to the former planning brief for residential development.

- **School Site**: c.2 hectares of land to be gifted to the Secondary School, a value of £7.6m in accordance with Local Authority asset valuation guidelines.

A landowner premium of 15% (reflecting the challenges and risks associated with building out this complex application scheme) has been added to the EUV elements. The EUV/AUV plus landowner premium therefore results in a BLV of £78.32m, as included in the appended DAT.

3.9 Scheme Results

The appended DAT shows a zero Residual Value when compared with the BLV of £78.32m and a developer's return of just 7.6% on GDV for the residential and commercial uses, when 10% affordable housing is provided.

The relatively low profit is unsurprising, given that in the current London housing market, build costs continue to rise whilst house prices remain broadly stagnant.

The applicant is willing to accept a lower profit level to take this scheme forward for development, in the expectation that rising residential values will enable a higher profit level to be achieved over time.

As set out in the independently commissioned 'Viability Study' that was produced on behalf of the Council earlier in 2021, the target Developer's Return is 18% on GDV. The application scheme is therefore unable to provide any additional affordable housing until this threshold figure is reached.

The key benefits of proceeding with this scheme are:

- 2,428 new homes, with the detailed part of the application helping to kick-start the major regeneration of Brunswick Park on a site with challenging ground conditions (see Section 3.5 for more details).

- Even though the Developer's Return is only 7.6% on GDV, the applicant is offering 10% affordable housing (in line with the permitted scheme), with a mix of 67% affordable rented and 33% shared ownership. 50 of the units will be much-needed family sized affordable rented units.

- The gifting of a 2.0 hectare site to enable the construction of a new state of the art Secondary School. In addition, costs of clearing and servicing the land will cost £974,000, before fees and finance costs are taken into account.

- £77.983m investment in local infrastructure and the public realm (before taking into account fees and finance costs), including a new junction and roads that will improve access and connections to local services and facilities.

- 6,718 sqm GIA of new flexible commercial and community spaces which will help to create c.300 full time equivalent jobs for local people into the long term.

- There will be 1,804 sqm GIA of community and childcare floorspace within this total.

- C.3 hectares of public open space for the use of residents of the scheme, students of the school and local people.

- A highly sustainable scheme that meets the Council's and the GLA's environmental objectives.

Overall, it is considered by the applicant that more than the optimal planning contributions (a combination of on-site affordable housing, CIL and Section 106 payments, as well as the gifted school site, external works and infrastructure) are being offered for the new application scheme at Brunswick Park.

APPENDIX 1

Surplus (Deficit) from Input land valuation at 6/9/2021 **0**

HCA Development Appraisal Tool

INPUT SHEET 1 - SITE DETAILS

Basic Site Details

FULL VIABILITY ASSESSMENT	
Site Address	**Royal Brunswick Park, Oakleigh Road South, London, N11 1NP**
OS X coordinate	
OS Y coordinate	
Site Reference	
File Source	
Scheme Description	**2,428 residential units plus commercial**
Date of appraisal	06/09/2021
Gross Site Area (hectares)	16.53
Net Residential Site Area (hectares)	16.53
Author & Organisation	**DBCL**
Local Planning Authority	Barnet
Land Purchase Price	**78,320,000**
Land Purchase date	05/09/2021
Most recent valuation of the site £	**78,320,000**
Basis of valuation	**Existing Use**
Date of valuation	05/09/2021
Any note on valuation	
Developer of sale units	**Developer**
Developer of affordable units	**Developer**
Manager of affordable units	**RP**

Site Payment is to be 'upfront'

Surplus (Deficit) from Input land valuation at 6/9/2021 0

TRANSFER to DAT

Warning some units are large, will increase build costs

INPUT 2 - BATCH INPUT

May be run multiple times for revised versions CLEARS PREVIOUS DATA

Enter check 'batch' total no of residential units here >>>>> **2,428**

0 May copy/paste but NOT CUT Transfer COMPLETED Ok

AH & RENTAL VALUES BASED ON NET RENTS

Free text Description	No. of units	m2	Property type	Tenure/phase	Sales Valuation £	Weekly Rent Chargeable
1 bed flats	455	50	1 Bed Flat High rise	Open Market Build phase 1	358,659	
2 bed flats	1258	74	2 Bed Flat High rise	Open Market Build phase 1	521,141	
3 bed flats	366	92	3 Bed Flat High rise	Open Market Build phase 1	598,894	
4 bed flats	2	148	1 Bed Flat High rise	Open Market Build phase 1	875,000	
3 bed houses	7	142	3 Bed House	Open Market Build phase 1	900,000	
3 bed houses	47	147	3 Bed Flat High rise	Open Market Build phase 1	950,000	
4 bed houses	50	146	4 Bed + House	Open Market Build phase 1	953,000	
1 bed flats	20	50	1 Bed Flat High rise	Affordable Rent phase 1		161.71
2 bed flats	93	74	2 Bed Flat High rise	Affordable Rent phase 1		171.20
3 bed flats	50	92	3 Bed Flat High rise	Affordable Rent phase 1		180.72
1 bed flats	20	50	1 Bed Flat High rise	Shared Ownership phase 1	358,659	
2 bed flats	60	74	2 Bed Flat High rise	Shared Ownership phase 1	521,141	

Annual Costs %	Manage ment %	Void & Bad Debt%	R&M inc sink Fund%	Net Yield %	Initial tranche sold %	Rent % unsold equity	Affordable % Market
Social Rented							
Shared Ownership	10.00%			4.00%	25.00%	2.75%	
Affordable Rent	12.00%	3.00%	10.00%	4.00%			80%
Private Rent							

Costs £ per home pa	*M'gmt*	*Void/debt*	*R & M*
	-	-	-
Shared Ownership phase 1	*1,321*	-	
Affordable Rent phase 1	*1,082*	*271*	*902*
	-	-	-

Surplus (Deficit) from Input land valuation at 6/9/2021 **0**

HCA DevelopmentAppraisal Tool
INPUT SHEET 3 - PHASING

			Month number
Date of scheme appraisal	*06-Sep-21*	from Site Sheet	*0*

Use any valid Excel Date format (eg DD/MM/YY)

Build Period	Construction Start Date	Construction End Date	Construction Start Month no.	Construction End Month no.		No. of units in tenure	
	Tenure phases display for date input only after transfer from Input 2 sheet						
Affordable High rise flats ph 1	01-Jul-22	30-Jun-27	*10*	*70*		*243*	
OM 1:Phase 1	01-Jul-22	30-Jun-32	*10*	*130*		*2,185*	
RP Purchase from Developer	**Purchase start date**	**Purchase end date**	**Start Month**	**End Month**		**No. of units in tenure**	
	AH phases display for date input only after transfer from Input 2 sheet						
Shared Ownership phase 1	01-Jul-22	30-Jun-27	*10*	*70*		*80*	
Affordable Rent phase 1	01-Jul-22	30-Jun-27	*10*	*70*		*163*	
Open Market Sale	**Sale Start Date**	**Sale End Date**	**Start Month**	**End Month**		**No. of units in tenure**	**Monthly Sales rate**
	OM phases display for date input only after transfer from Input 2 sheet						
OM Sales1:Phase 1	01-Jul-25	31-Dec-34	*46*	*159*	High Sales rate ass	*2,185*	*19.17*

Surplus (Deficit) from Input land valuation at 6/9/2021 0

HCA DevelopmentAppraisal Tool

INPUT SHEET 5 - RESIDENTIAL COSTS

BUILDING COST, MARKETING COST & SECTION 106 ASSUMPTIONS

		Building Cost £ per Sq m GROSS area	Net to Gross Adjustment	Maximum height in floors (flats only)	*Memo- Number of units*	*Avg Cost pu*	*Average unit size*	*Gross Area (sq m)*	*Build Cost to per Sq m*
	Tenure phases display for Build Cost	Input only after tfr from	Input 2 sheet						
Shared Ownership phase 1	High rise flats	2,900	**20%**		*80*	*198,367*	*68.4*	*6,840*	*2,900*
Affordable Rent phase 1	High rise flats	2,900	**20%**		*163*	*222,617*	*76.8*	*15,640*	*2,900*
Open Market Phase 1:	High rise flats	2,900	**20%**		*2,128*	*214,366*	*73.9*	*196,619*	*2,900*
	Houses	2,900			*57*	*422,606*	*145.7*	*8,306*	*2,900*

Fees & Contingencies as % of Building Costs	**%**	*£ Total*
Design and Professional Fees % (Architects, QS, Project Management)	**10.00%**	*65,949,753*
Residential Building Contingencies (% of Building Costs)	**0.00%**	*-*

** This section excludes Affordable Housing section 106 payments* All dates must be between 06-Sep-21 01-Sep-41

'Historic' costs incurred earlier may be entered as 06-Sep-21 *PROVIDED they are not taken into account in the site valuation (& hence double counted)*

External Works & Infrastructure Costs (£)	Comment on nature of issue	**Cost (£)**	Payment Start Date	Payment end date	*Month of Payment Start*	*Month of Payment End*	*Cost per unit (all tenures)*		
Phase 1									
Site Preparation/Demolition								*0%*	*of base build costs*
Roads and Sewers								*0%*	*of base build costs*
Services (Power, Water, Gas, Telco and IT)								*0%*	*of base build costs*
Strategic Landscaping								*0%*	*of base build costs*
Off Site Works								*0%*	*of base build costs*
Public Open Space								*0%*	*of base build costs*
Site Specific Sustainability Initiatives								*0%*	*of base build costs*
Plot specific external works								*0%*	*of base build costs*
Other 1								*0%*	*of base build costs*
Other 2								*0%*	*of base build costs*

Site Abnormals (£)	Comment on nature of issue	**Cost (£)**	Payment Start Date	Payment end date	*Month of Payment Start*	*Month of Payment End*	*Cost per unit (all tenures)*
De-canting tenants							
Decontamination							
Other							
Other 2							
Other 3							
Other 4							
Other 5							

	Building Costs (£ / car parking space)	Payment Date	Month of Payment
Residential Car Parking Building Costs (average cost / car parking space)			
Total number of residential car parking spaces		(Open Market and Affordable)	

Statutory Payments (£)	Additional information	**Cost (£)**	Payment start date	Payment end date	*Month of Payment Start*	*Month of Payment End*	*Per unit*	*Per Private Unit*	*Total Value*	*Per Net Hectare*
Education										
Sport & Recreation										
Social Infrastructure										
Public Realm										
Affordable Housing										
Transport										
Highway										
Health										
Public Art										
Flood work										
Community Infrastructure Levy	per sq metre									
Other Tariff	per unit									
CILs		**£66,000,000**	01-Jul-22	30-Jun-32	*10*	*130*	*27,183*			
S106		**£2,371,400**	01-Jul-22	30-Jun-32	*10*	*130*	*977*			
Carbon offset		**£3,583,770**	01-Jul-22	30-Jun-32	*10*	*130*	*1,476*			
Legals/monitoring		**£20,000**	01-Jul-22	30-Jun-32	*10*	*130*	*8*	*9*		*1,210*

OTHER COSTS

SITE PURCHASE COSTS	%	£
Agents Fees (% of site cost)	**5.00%**	3,916,000
Legal Fees (% of site cost)	**0.80%**	626,560

	Comment on nature of issue	Cost (£)	Payment start date	Payment end date	*Month of Payment Start*	*Month of Payment End*
Other Acquisition Costs (£)						

FINANCE COSTS

Arrangement Fee (£)	**£0**	
Interest Rate (%)	**6.00%**	
Misc Fees - Surveyors etc (£)	**£0**	
Credit balance reinvestment %	**1.00%**	low credit interest understates scheme viability

MARKETING COSTS

Affordable Housing Marketing Costs

	Cost (£)	Payment start date	Payment end date	*Month of Payment Start*	*Month of Payment End*
Developer cost of sale to RP (£)	**£0**				
RP purchase costs (£)	**£0**				
Intermediate Housing Sales and Marketing (£)	**£0**				

Open Market Housing Marketing Costs

		£ Total
Sales Fees (agents fees & marketing fees) - %	**3.00%**	*34,149,913*
Legal Fees (per Open Market unit) - £	**£1,250**	*2,731,250*
Agents Private Rental Intial Letting fees - %		*-*

DEVELOPER'S OVERHEAD AND RETURN FOR RISK (before taxation)

Developer O/head (£)				*Return at Scheme end*
Open Market Housing (% GDV)	**7.58%**	7.6%	*inc Overheads*	
		39,464	*per open market home*	
Private Rental (% Cost)				
Affordable Housing (% Cost)	**6.00%**			

Surplus (Deficit) from Input land valuation at 6/9/2021 **0**

HCA DevelopmentAppraisal Tool
INPUT SHEET 6 - NON-RESIDENTIAL

Dates must be between 06-Sep-21
and 01-Sep-41

ASSUMPTIONS by user defined type

Office

Comments here

Area of Office scheme (gross sq m)	2,212		
Area of Office scheme (net lettable sq m)	1,626		
Values			
Rent (£ psm pa)		269	
Investor's Yield (%)	6.50%		
Costs of Sale (% of value)	6.80%		
Building Costs			
Office Building Costs (Gross, £ psm)		2,706	
Office Building Professional Fees (% of building costs)	10.00%		
Building Contingencies (% of building costs)	0.00%		
CIL rate applicable (£ per m2 GIA)		-	
Phasing	**Date**		Month
Start of Building Period		01/07/2022	*10*
End of Building Period		30/06/2032	*130*
Timing of Letting / Sale		01/01/2033	*136*
Timing of CIL payment			*0*
Letting, Advertising & Sale fees			
Letting fees (% of annual income)	10.00%		
Advertising fees (% of annual income)	1.00%		
Sale fees (% of sale price)	1.75%		
Developer's Return for risk / profit (% of value)	**8%**		

Retail

Comments here

Area of Retail scheme (gross sq m)	2,702		
Area of Retail scheme (net lettable sq m)	2,323		
Values			
Rent (£ psm pa)		215	
Investor's Yield (%)	6.00%		*(Average out where 'Zone A' fronta*
Costs of Sale (% of value)	6.80%		
Building Costs			
Retail Building Costs (Gross, £ psm)		1,328	
Retail Building Professional Fees (% of building costs)	10.00%		
Building Contingencies (% of building costs)	0.00%		
CIL rate applicable (£ per m2 GIA)		-	
Phasing	**Date**		Month
Start of Building Period		01/07/2022	*10*
End of Building Period		30/06/2032	*130*
Timing of Letting / Sale		01/01/2033	*136*
Timing of CIL payment			*0*
Letting / sale fees			
Letting (% of income)	10.00%		
Advertising (% of annual income)	1.00%		
Sale (% of sale price)	1.75%		
Developer's Return for risk / profit (% of value)	**8%**		

Industrial

Comments here

Area of scheme (gross sq m)	
Values	
Rent (£ psm pa)	
Investor's Yield (%)	
Costs of Sale (% of value)	
Building Costs	

Industrial Building Costs (Gross, £ psm)		
Industrial Building Professional Fees (% of building costs)		
Building Contingencies (% of building costs)		
CIL rate applicable (£ per m2 GIA)		
Phasing	**Date**	Month
Start of Building Period		*0*
End of Building Period		*0*
Timing of Letting / Sale		*0*
Timing of CIL payment		*0*
Letting / sale fees		
Letting (% of income)		
Advertising (% of annual income)		
Sale (% of sale price)		
Developer's Return for risk / profit (% of value)		

Leisure

Childcare

Area of Leisure scheme (gross sq m)	**902**	
Area of Leisure scheme (net lettable sq m)	**583**	
Values		
Rent (£ psm pa)	**215**	
Investor's Yield (%)	**6.50%**	
Costs of Sale (% of value)	**6.80%**	
Building Costs		
Leisure Building Costs (Gross, £ psm)	**2,870**	
Leisure Building Professional Fees (% of building costs)	**10.00%**	
Building Contingencies (% of building costs)	**0.00%**	
CIL rate applicable (£ per m2 GIA)	**-**	
Phasing	**Date**	Month
Start of Building Period	01/07/2022	*10*
End of Building Period	30/06/2032	*130*
Timing of Letting / Sale	01/01/2033	*136*
Timing of CIL payment		*0*
Letting / sale fees		
Letting (% of income)	**10.00%**	
Advertising (% of annual income)	**1.00%**	
Sale (% of sale price)	**1.75%**	
Developer's Return for risk / profit (% of value)	**8%**	

Community Use

Comments here

Area of Community Use scheme (gross sq m)	**902**	
Area of Community Use scheme (net lettable sq m)	**583**	
Values		
Rent (£ psm pa)	**135**	
Investor's Yield (%)	**6.50%**	
Costs of Sale (% of value)	**6.80%**	
Building Costs		
Community Use Building Costs (Gross, £ psm)	**2,562**	
Community Use Building Professional Fees (% of building costs)	**10.00%**	
Building Contingencies (% of building costs)	**0.00%**	
CIL rate applicable (£ per m2 GIA)	**-**	
Phasing	**Date**	Month
Start of Building Period	01/07/2022	*10*
End of Building Period	30/06/2032	*130*
Timing of Letting / Sale	01/01/2033	*136*
Timing of CIL payment		*0*
Letting / sale fees		
Letting (% of income)	**10.00%**	
Advertising (% of annual income)	**1.00%**	
Sale (% of sale price)	**1.75%**	
Developer's Return for risk / profit (% of value)	**8%**	

Scheme Results

'GLA toolkit' style Scheme Results

Site Reference Details	
Site Reference	0
Local Planning Authority	Barnet
Registered Provider (wher	Developer

Site Details	
Site Address	Royal Brunswick Park, Oakleigh Roa
Scheme Description	2,428 residential units plus commercial

TOTAL NUMBER OF UNITS	
Dwellings	2,428

DENSITY (per hectare)	
Dwellings	146.9

AFFORDABLE UNITS		
	Quantity	% all units
Total	243	10%
Social Rented	0	0%
Affordable Rent	163	7%
Shared Ownership	80	3%

REVENUES AND COSTS		
Total Scheme Revenues		1,209,744,714
Total Scheme Costs	1,209,744,713	

Surplus/(Deficit) ***Present Value***	
Whole Scheme	0
Per net hectare	0
Per dwelling	0
Per market dwelling	0

Contribution to Revenue from		
Market Housing		1,138,330,427
Affordable Housing		54,371,209
Social Rent	-	
Shared Ownership	26,789,018	
Affordable Rent	27,582,191	
Other Contributions		0
Non Residential Values		17,043,078

Alternative Site Value	
Existing Use	78,320,000

Contribution to Costs from		
Market Housing		594,302,557
Affordable Housing		65,194,973
Social Rent	-	
Shared Ownership	19,836,684	
Affordable Rent	45,358,289	
Other Construction costs		65,949,753
Planning Obligations		71,975,170
Fees		36,881,163
Non Residential Costs		16,344,111
Finance and Acquisition Costs		267,664,586
Developer's return for risk and profit		91,432,400

APPENDIX 2

Prepared for:

Ridgeland Properties Ltd

Gross Development Value Report

Property: Royal Brunswick Park, Oakleigh Road South, London N11 1NP

Client: Ridgeland Properties Ltd

17 August 2021

Matthews Goodman

CONTENTS

EXECUTIVE SUMMARY

Address

Royal Brunswick Park, Oakleigh Road South, London N11 1NP (*hereinafter in this Report to be referred to as 'the Property'*)

Inspection Date

29 July 2020

Reporting Valuer

James Hewetson MRICS

Registered Valuer No: 0057950

The Property

Type

Proposed development of 2,324 flats and 104 houses, with commercial elements to include offices, retail and community uses, and a secondary school.

Location

The Property is located in New Southgate, in the north London Borough of Barnet, within three quarters of a mile of Arnos Grove London Underground station and New Southgate suburban rail station. Access is taken from Oakleigh Road South/North on its south western boundary, and from Brunswick Park Road on its eastern boundary, close to New Southgate cemetery.

Description

The property comprises a 16.53 hectare (40.83 acre) Business Park which slopes down quite steeply in places from north to south and from west to east, with a level area of former playing fields at the northern end. The Park is serviced by a network of estate roads, and there are extensive areas of car parking between and around the existing commercial buildings.

Planning

The Property has planning permission granted on appeal for development with 1,350 flats and houses, with shops, offices, children's day nursery and a five form entry secondary school. We provided a report on the Gross Development Value of that development in April 2018, which we have updated and is reported separately.

Proposed Development

Following changes to the London Plan allowing greater building heights, the proposed development now totals 2,324 flats and 104 houses, together with a similar mix of shops, offices, day nursery and secondary school.

Factors Affecting Value

Strengths

- A major residential led mixed-use development that will form a new neighbourhood, with reasonable access to public transport, and provision for shuttle-bus service to local stations and other destinations.
- A wide variety of types and sizes of flats and houses, all with private outside space and extensive parking provision.
- Plentiful communal outside space, and generous provision of retail and work space, a substantial on-site creche, and community space.

Weaknesses

- Some of the larger units generate high unit values that may require increased sales incentives.
- Unit values in many areas would challenge SDLT Thresholds and, if still relevant, Help to Buy qualification.
- It will be important to select the right mix of retail and leisure tenants to support the marketing of a life-style oriented development.

Valuation Approach

We have valued the Property using the Comparable Method of Valuation.

Valuations

Gross Development Value

£1,257,000,000 (One Billion Two Hundred and Fifty Seven Million Pounds).

Information Relied Upon

We have relied upon information provided by your architects as to the layout plans and schedules of accommodation for the revised development. We have also relied on information from agents dealing with sales on other new developments in the vicinity.

INTRODUCTION

Report Date	17 August 2021
Addressee	Ridgeland Properties Ltd Princess Park Manor Royal Drive London N11 FAO: Jack O'Brien
Our Reference	117588
The Property	Royal Brunswick Park, Oakleigh Road South, London N11 1NP
Valuation Date	24 July 2021
Valuer Credentials	*Reporting Valuer:* James Hewetson MRICS Registered Valuer No: 0057950 *Counter Signatory:* Beverley Robinson BSc (Hons) FRICS FNARA FARLA Registered Valuer No. 0852823 We are acting as External Valuers.
Inspection Date	The Property was last inspected on 29 July 2020 by James Hewetson MRICS. We were able to view all of the Property for the purposes of our Valuation .
Purpose and Bases of Valuation	To provide our opinion of the Gross Development Value of the proposed development, as defined in the Definitions and Basis of Valuation section of this Report in connection with a Viability Appraisal in support of a renewed planning application. Our Valuation is reported in Pounds Sterling.

Instructions

Acting in accordance with your emailed instructions of 23 June 2021, the agreed scope and details of which are set out in our Letter of Engagement of 12 July 2021, we have reviewed the Development Brief and attendant Plans for redevelopment of the North London Business Park, to be renamed Royal Brunswick Park, Oakleigh Road South, London N11 1NP in order to advise you of our opinion of the projected Market Value of the completed houses, apartments and commercial space to be developed at the property, in connection with the preparation of an Economic Viability Statement. Whilst the Valuer and Matthews & Goodman LLP previously prepared valuation advice with regard to this site, we do not consider there to be a conflict of interest with regard to this instruction.

We confirm that this Valuation is prepared in accordance with the 2020 edition of the RICS Valuation – Professional Standards (incorporating the International Valuation Standards) – Global and UK edition published by The Royal Institution of Chartered Surveyors, effective from 31 January 2020. We confirm that in this respect we are acting as External Valuers and are qualified as asset Valuers as defined in the Standards.

This Valuation Report is provided for the stated purpose and for the sole use of Ridgeland Properties Ltd. It is confidential to you and your professional advisors, and we accept no responsibility whatsoever to any third party.

Neither the whole nor any part of this Report may be included in any published document, circular or statement, nor published in any way without the Valuer's written approval of the form and context in which it may appear.

Special Assumptions

Whilst the development will be constructed in phases over a time-span of at least ten years, our valuations below are provided on the Special Assumption that the development has been completed in accordance with planning permissions and Building Regulations to an appropriately high standard.

PROPERTY REPORT

1.0 Location

New Southgate is a generally residential suburb of north London situated at the meeting point of three north London boroughs: Barnet, Enfield and Haringey. The subject property lies within the London Borough of Barnet, which has a population of 356,600 (2011 Census).

The nearest London Underground Station is Arnos Grove, which is on the Piccadilly line, 1.66km (1.03 miles) to the south. The nearest mainline railway station is New Southgate which is 1.38km (0.86 miles) away to the south, and the East Coast Main rail line forms the western boundary to the Park.

Royal Brunswick Park has its main access off Oakleigh Road South (A109), with a secondary access off Brunswick Park Road, on its east side. These lead onto Bowes Road (A1110), which is part of the North Circular Road, to the south, and Barnet Road (A1003) and High Road North Finchley (A1000) to the north, which in turn lead to the M25.

The surrounding property is mainly residential, with local shops, although there are a number of industrial type commercial uses on Oakleigh Road South. New Southgate cemetery is close to the east of the Brunswick Park Road access. The residential surroundings are mainly two storey houses. The nearest larger retail and commercial centres are at New Barnet, 1.86 miles to the north, Southgate, 1.14 miles to the east, or North Finchley, 1.3 miles to the west.

The approximate location of the Property is indicated in red on the attached Land Registry Plan and map extract for identification purposes only (Copies at Appendices One and Two).

2.0 Description of Proposed Development

We have been provided with an outline of a proposed redevelopment of the proposed Royal Brunswick Park, with a series of blocks of flats and terraces of houses. A reduced scale plan of the general arrangement is attached at Appendix Five.

Royal Brunswick Park will be developed in five phases, most of which comprise flats, in mixed-height buildings up to 12 storeys. However, where the Park borders onto existing housing, owing to issues of impact on overlooking, those elements of the Park will be developed on fewer floors.

The centre of Royal Brunswick Park will comprise a lengthy, linear public open space, oriented more or less north-south, with the phases of the development arranged around, and overlooking this space. The existing balancing lake is to be redesigned and landscaped, and estate circulation roads will be tree-lined boulevards over which the blocks will look to the central open space.

To date, Architects have produced a detailed appraisal only of Phase One, and for the purposes of this report and Valuation exercise, we have treated the blocks of flats in this phase as a template for the remainder of the development. However, we also have a schedule of the numbers of each type of flat proposed for Phases 2 to 5, on which we have based our valuation.

The detailed plans and schedules for Phase 1 provide gross saleable areas of the individual flats, and we have analysed the schedule for Block 1C, with 154 flats, to determine the average sizes of the one, two and three bedroom flats, which we have applied across the remainder of Phase 1. It should be noted that in reality there are numbers of both smaller and larger flat types of each category, with smaller flat types predominating,.

The blended average flat sizes we have calculated for Block 1C are:

• One Bed Flats	58 units	54.51 sq m	587 sq ft
• Two Bed Flats	78 units	81.42 sq m	876 sq ft
• Three Bed Flats	18 units	103.89 sq m	1,116 sq ft

Whilst there are two x four bed flats in Phase 1, there is no indication of Four bed flats in the remaining phases, and we have not assumed any will be provided.

Phase Zero (formerly Phase 1A) consists of the new Secondary School, which will be a part single, part two and part three storey buildings on a site of circa 2.0 ha (5.0 acres). The main school building has a gross external area of 8,264 sq m (88,962 sq ft), and the Sports Hall has a gross external area of 1,114 sq m (11,992 sq ft). There is also an all-weather multi-marked playing field, and outdoor amenity space. There will be parking under the school buildings totalling some 2,741 sq m (29,500 sq ft).

Phase 1 consists of 454 apartments and seven houses. The flats are in two to nine storey blocks over Basement car parking, with lifts providing access to all floors. There are 93 different layouts amongst the 459 units, most being essentially minor variations. A number of the flats and houses will be designed to Lifetime Homes standards.

Block 1B comprises a terrace of seven x three storey two bedroom houses set against the southern boundary of the Park, immediately to the west of the new School buildings, and south of Block 1C. We have been provided with the architects plans as attached, and the aggregate gross external and gross saleable floor areas, which show a net to gross ratio of 82.94%

Blocks 1C, 1D, 1E and 1F comprise part three, part four and part nine storey elements, each set around central green courtyards. 1C (154 units 11,377 sq m) and 1D (171 units 13,219 sq m)) have nine storey blocks fronting the central boulevard with three storey rear wings, and form the boundary between the new School and the rest of the Park. 1E (68 units 5,009 sq m)) and 1F (61 units, 5,223.2 sq m) have seven storey blocks fronting the central boulevard, and part two, part four storey rear wings, and continue north along the eastern boundary of the site.

The top (roof) floor of the central front stack of Block 1D is designated as the site for an array of air-source heat exchangers and pumps that will form the hub for the energy management proposals for the entire development.

Across the whole of Phase 1, there are 454 flats, of which 166 are One beds, 196 are Two beds, 90 are Three beds and 2 are Four beds. A Table showing the numbers of each flat type in each block is attached at Appendix Four.

In view of the sheer number of different types and styles of flat, we have used Block 1C as a template for modelling average valuation metrics. Block 1C comprises four blocks around square or rectangular courtyard gardens, with longer blocks to the south and north sides, with access cores at either end, and shorter, lower blocks to the east (Ground plus three floors) and west (Ground plus six floors) sides, each with a central access core. Four of the cores have two lifts, where the blocks are taller. The number of cores explain the big reduction between Gross External and Gross Saleable areas. The cores give access to between two and six flats, two having three flats and two having four flats off the landings.

Phase 1C Accommodation	Number	GIA Range m^2	Sq Ft
One Bed two person	58	50 – 67	538-721
Two Bed four person	72	76 – 92	818-990
Duplex Two Bed	6	117-164	1,260-1765
Three Bed six person	18	96 – 109	1,033-1,175
Total Flats	**154**	**11,377**	**122,462**

Each of the flats has a balcony, the vast majority being recessed into the structure, with a small number projecting. There is good internal storage space. Most of the two and three bedroom flats are dual aspect with outlooks both into the internal courtyard, and to the rest of the estate,

Typically, the One bed flats have a living room with semi-separate kitchen, and bedroom with separate bathroom. As a generality, where flats are larger than average, the bedrooms remain the same size and the additional space is reflected in the living areas.

The Two bedroom flats have living room and semi-separate kitchen, and an en-suite shower or bathroom to the principal bedroom. The two bedrooms are of even size, which appeals to the sharers and letting markets.

The Three bedroom flats have a living room with open plan kitchen, a master bedroom with en-suite, good sized second bedroom, and a third bedroom or study, and family bathroom. Again, generally the bedrooms are of even size.

The houses are all three bedroom plus study designs. They have a through living / dining / kitchen arrangement at Ground floor, with guest WC off the entrance hall, and separate utility room at the rear. There are doors from both the kitchen and utility room to the rear garden, which are shown having a depth of circa 10m (33 ft).

At first floor there is a further family living room at the front, and two bedrooms across the rear, one with walk-in wardrobe, and sharing a family bathroom. On the Second floor is the master bedroom with walk-in wardrobe and en-suite bathroom, with a Study or fourth (child's) bedroom at the rear off the landing. There is a roof terrace accessed from the master bedroom overlooking the front. Whilst there are only three designated bedrooms, the use is clearly flexible.

House 7 is slightly differently arranged owing to the constraints of the site, with all the living space at ground floor, and is clearly a three bedroom house with Study.

In terms of specification, we assume that finishes will be to a standard domestic level, with painted plaster walls and ceilings with inset low voltage LED lighting, carpeted floors to bedrooms, wood floors at Ground floor, with ceramic tiled floors to bathrooms and kitchen areas. Windows would be double glazed, and there will be fresh air ventilation to the living rooms and mechanical ventilation to kitchens and bathrooms.

"Green" credentials will include Photo-Voltaic (P-V) panels and energy efficiency measures to ensure that Part L is achieved prior to the installation of low or zero carbon technologies, creating high performance buildings with low energy demands.

Block based communal boilers will be installed allowing for highly efficient generation of heat, and the potential for future connection to a district heating network. Photovoltaic panels would be installed to reduce carbon dioxide emissions by 35%.

The risk of overheating within buildings would be mitigated and the demand for cooling minimised through passive cooling design measures. The residential buildings would not be specified with active cooling systems. Ventilation of the apartments would be provided by "whole house" heat recovery systems. Mechanical smoke shafts would be provided to the communal corridors to control the temperature in the corridors with outside air supplied down the shafts, with warm air extracted from the corridors and ceiling voids via the smoke ventilation shafts.

Kitchens and bathrooms would be from good quality but commercially available ranges, with Neff or similar upper quality white goods, and making use of labour-saving devices such as boiling water-taps and induction hobs. We presume there would be pre-wiring for wall mounted flat screen TVs and data cabling to all principal rooms.

Phase 2 is the area at the northern end of the Park, where development comprises 97 houses (Blocks 2B to 2F), and a five storey block of 58 rather larger than average Apartments (Block 2A). As advised, Block 2A would provide 11 x One beds, 37 x Two beds and 10 x Three bed flats.

The houses are of similar style with 47 x Three bed houses in terraces of three storey houses with average unit sizes of 1,557 sq ft (Block 2D), 1,614 sq ft (Block 2E), and 1,585 sq ft (Block 2F) lining the north and east boundaries, which will have forecourt car parking. The design of the terraces is intended to respect the surrounding existing housing outside the Park.

There are a further 50 houses forming two enclosed squares of four storey Four bed houses with average unit sizes of 1,618 sq ft (Block 2B) and 1,517 sq ft (Block 2C), with small rear gardens and underground parking. These do not abut the boundaries of the Park.

Phase 3 comprises three apartment blocks, 3A, 3B and 3C, adjacent to the rail line boundary on the west side of the Park, and immediately south of the houses in Phase 2. Block 3A is shown as a twin block of up to 12 storeys, and will include some retail units, a Community centre, a Childcare centre or Creche and some office space. There are intended to be 210 apartments in Block 3A. Block 3B is designed with two L-shaped blocks of up to 11 storeys totalling 225 units, whilst Block C is a five storey block of 50 units.

Phase 3 provides a total of 485 flats. We note that Phase 3 will provide 85 x One bed flats, 315 x Two bed flats, and 85 x Three bed flats.

Phase 4 consists of three apartment blocks (4A, 4B and 4C) close to the Oakleigh Road South entrance, more or less in the area occupied by the multi storey car park and the subsidiary office buildings 5 and 6. There is some further retail provision, in three allocations across the three blocks. Block 4A is 11 storeys in height, around a central courtyard garden, with 256 rather smaller than average flats. Block 4B is arranged as an open-sided triangle facing the main entrance, up to nine storeys in height, with 137 flats, whilst Block 4C is again around a central courtyard with four blocks of up to 12 storeys in height, and a total of 342 units

Phase 4 provides a total of 735 flats. We note that Phase 4 will provide 129 x One bed flats, 478 x Two bed flats, and 128 x Three bed flats.

Phase 5 is the final element, and comprises the redevelopment of the main modern office buildings (Buildings 2, 3 and 4), which would be the last to be decanted and brought back into possession. Thus, the bulk of redevelopment would take place without disturbing the Business Park's principal tenants. The majority of the office space is situated here, within a lower building forming part of Block 5A, around an elongated rectangular central garden area, with a small retail element. Block 5A has 440 flats in towers of up to 12 storeys in height. Block 5B is a further 12 storey block with 152 flats.

Phase 5 provides a total of 592 flats. We note that Phase 5 will provide 104 x One bed flats, 385 x Two bed flats, and 103 x Three bed flats.

Overall, there are 2,324 flats, 104 houses, 1,625 sq m/17,500 sq ft NIA of offices, 2,322.5 sq m/25,000 sq ft GIA) retail, 583 sq m /6,275 sq ft NIA day nursery, and 583 sq m / 6,275 sq ft NIA community hall space. There is also a five-form entry secondary school with playing field and sports hall. We understand that the commercial space may largely be provided as a fluid mix within Class E business uses.

In accordance with your instructions, our Valuation of this scheme assumes that all the units are provided as private housing stock. Affordable Housing stock valuations will be provided by others.

3.0 Accommodation

We have not measured the proposed buildings or individual units ourselves off plan, but have been provided with Gross Internal (ie Gross Sales) Areas for Phase One, that we presume have been calculated by Auto-cad in accordance with the RICS Property Measurement Professional Statement Second Edition (January 2018), incorporating the International Property Measurement Standards (IPMS), and the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition). We prepared our detailed valuation for Phase 1 based on the floor areas provided for Block 1C.

We were provided with "target Net Internal Areas for Phases 2 to 5, and a standard weighting of flat types between One bed (17.5%), Two bed (65%) and Three bed (17.5%) flats, and an average unit size derived from the aggregate GIA of each block and the number of flats in the block.

Whilst we were provided with intended standard unit areas of 50, 75 and 90 sq m (538, 807 and 969 sq ft) for the One, Two and Three bed flats, these do not match the target NIAs supplied, and we have revised the flat sizes in several of the blocks, with those in Blocks 2A and 5A being larger than average, and those in Blocks 3B/3C, 4A and 5B being smaller than the average. There are therefore six different flat sizes in each category across the nine blocks, mostly stepping up or down by an average of 4 sq m (43 sq ft).

The areas given overleaf represent our estimates of the aggregate Net Internal (Saleable) areas on which our valuations are based.

We have been provided with "global" Gross External Areas for the retail, office and Community elements, as calculated by the scheme architect, which we understand exclude any communal access or other areas. No detailed plans have been provided, and we have applied the same percentage reduction as for the houses to the retail element, and an 85% Net Internal to Gross Internal ratio for the offices, day nursery space, and community space.

We are informed that car parking is targeted to be provided at a ratio of 0.8 spaces per flat, in line with current guidance. However, extensive cycle storage will be provided, and the use of the shuttle bus, and possibly car clubs, will remedy any perceived disadvantage.

Phase	Type	Totals Flats and Houses	Target Net Area sq m	Aggregate Net Internal Areas Approx.	
				Sq m	Sq Ft
1B	Three bed houses	7	996	996	10,724
1C	58x1bed, 78x2 bed, 18x3 bed	154	11,377	11,377	122,462
1D	70x1 bed, 52x2 bed, 47x3 bed 2x4 bed	171	13,219	13,219	142,286
1E	32x1 bed, 32x2 bed, 4x3 bed	68	5,009	5,009	53,912
1F	6x1 bed, 34x2 bed, 21x3 bed	61	5,271	5,271	56,742
Phase 1 Sub-Total (Residential Flats)		**454**	**34,876**	**34,876**	**375,402**
2A	11x1 bed, 37x2 bed, 10x3 bed	58	4,648	4,650	50,049
2B	Four bed houses	28	4,208	4,208	45,295
2C	Four bed houses	22	3,101	3,101	33,380
2D	Three Bed mews houses	22	3,182	3,182	34,250
2E	Three bed houses	16	2,399	2,399	25,823
2F	Three bed houses	9	1,325	1,325	14,262
Phase 2 Sub-Total (Residential Houses)		**97**	**14,215**	**14,215**	**153,010**
3A	37x1 bed, 136x2 bed, 37x3 bed,	210	15,250	15,376	165,511
	Retail		384	346	3,725
	Community		778	583	6,280
	Childcare		778	583	6,280
	Office		384	288	3,100
3B	39x1 bed, 147x2 bed, 39x3 bed	225	15,715	15,697	168,960
3C	9x1 bed, 32x2 bed, 9x3 bed	50	3,463	3,485	37,510
Phase 3 Sub-total (Residential) Flats		**485**	**34,428**	**34,558**	**371,981**
4A	45x1 bed, 166x2 bed, 45x3 bed	256	15,943	15,721	169,220
4B	24x1 bed, 89x2 bed, 24x3 bed	137	9,544	10,033	107,991
	Retail		1,714	1,285	13,835
4C	60x1 bed, 223x2 bed, 59x3 bed	342	25,043	25,029	269,412
Phase 4 Sub-Total (Residential Flats)		**735**	**50,530**	**50,783**	**546,623**
5A	77x1 bed, 286x2 bed, 77x3 bed	440	33,852	33,857	364,441
	Office		1,522	1,141	19,063
	Retail		231	208	2,235
5B	27x1 bed, 99x2 bed, 26x3 bed	152	9,990	9,924	106,818
Phase 5 Sub-Total (Residential Flats)		**592**	**43,842**	**43,781**	**471,259**
Total Residential Flats		**2,324**	**182,538**	**184,008**	**1,980,660**
Total Residential Houses		**104**		**15,211.3**	**163,734**

Total Office (GEA sq m / NIA Sq m & Sq Ft)		**2,353**	**1,626**	**17,500**
Total Retail ((GEA sq m / GIA Sq m & Sq		**2,875**	**2,323**	**25,000**
Childcare (GEA sq m / NIA Sq m & Sq Ft)		**960**	**583**	**6,275**
Community (GEA sq m / NIA Sq m & Sq Ft)		**960**	**583**	**6,275**

In all, there will be 495 x One bedroom flats, 1,411 x Two bedroom flats, 416 x Three bedroom flats and 2 x Four bedroom apartments, 54 x three bedroom houses and 50 x four bedroom houses.

Overall, Royal Brunswick Park totals 16.53 hectares (40.83 acres). Of this, some 2.88 hectares (7.12 acres) is designated as new Public Open Space, whilst a further 2.0 hectares (5.0 acres) will form the site for the new School.

4.0 Condition

We assume that the proposed houses, flats, and commercial areas will be completed to a good, proper standard, with NHBC or equivalent Guarantees, with attractive areas of public open space, adequate car parking, modern elevational treatments although compliant with External Walls Systems (EWS1) requirements, and properly constituted arrangements for future management of the condition of earlier phases as later phases are constructed and sold.

5.0 Tenure

We understand that the Property is Freehold and we have assumed for the purposes of this Valuation that the Title is unencumbered and free from any onerous or restrictive covenants.

We assume, in the light of proposed Government policy on regulation of Ground Rents, that the development will be sold on either a commonhold basis or where ground rents are levied, they will be at a peppercorn, with leases of a minimum of 125 years.

The roads within the estate will be private roads, and we expect that charges for their upkeep, lighting and drainage will form part of the service charge (or an Estate charge for the houses).

6.0 Statutory Enquiries

Planning

The Property is located in the London Borough of Barnet.

Barnet Council's planning policy is contained within the saved policies of its Unitary Development Plan (May 2006) as well as documents that make up the borough's Local Development Framework (LDF), with the Core Strategy adopted September 2012, in conjunction with the London Plan (July 2011).

We assume for the purposes of this valuation, that the redevelopment of Royal Brunswick Park is laid out in accordance with full planning permission for the scheme of development currently under consideration.

We also assume, as instructed, that permission will be granted with no Affordable Housing, and accordingly we have not included any element of social or Affordable housing in our appraisal.

7.0 Environmental Matters

Contamination

We have not been provided with an environmental report in respect of the Property, nor have we carried out any physical tests or investigations to determine the presence or otherwise of pollution or contamination in the Property or any neighbouring land or property (including ground water). We presume that any land contamination that may exist on the site would have been remediated as part of the redevelopment, and we would not expect there to be any remaining evidence of contamination on the site.

However, should it be established subsequently that contamination exists at the Property, or on any neighbouring land, or that the premises have been or are being put to any contaminative use, this might reduce the values now reported.

Flooding

Our enquiries of the Environment Agency website in this regard reveal that the Property is situated outside the zone of extreme flood, in Flood Zone 1 for planning and development purposes. This means there is less than a 0.1 per cent (1 in 1000) chance of flooding by a river or sea occurring each year. The majority of England falls within this area.

However, adequate arrangements are designed into the scheme to take account of surface water run-off from the extensive hard landscaped areas and roads, including a balancing lake near the Brunswick Park Road entrance.

Energy Performance Certificates & Sustainability

We assume the will be built in accordance with the latest guidelines governing new-build residential developments. Standard ratings for new build properties are within Band B, and we would anticipate that the subject development will meet those modern requirements.

Invasive Plants

We assume that any presence of Japanese Knotweed or any other invasive plant species wold be remediated during the construction phases of the development and would not affect onward sales or management.

Mining

The Property is not located in an historic coal mining location.

Radon

The Property is not situated in an area that could be affected by radon gas.

8.0 Factors Affecting Value

Location

Royal Brunswick Park will comprise a smart new community in the heart of a generally tired existing residential suburb of north London. Like the nearby Bolingbroke Park development that was developed and built out over the last decade, it will generate its own market, benefiting from the secure, gated community atmosphere, its own public open space, on-site convenience retail and business facilities, and a generally quiet ambience disturbed only by the East Coast mainline to the west of the site.

The main drawback to the site is the distance from local underground and rail services, although at circa one mile, for many that will not be a significant drawback. We would expect that a shuttle bus service would run to local stations. In addition, increasing readiness to rely on cycle and other alternative means of personal transport reduces the impact of distance from fixed transport nodes, whilst it can be anticipated that with a scheme of this magnitude, bus networks will incorporate routes through the Park.

Similarly, the lack of decent quality local retail convenience shopping is a drawback, but the retail provision allowed for within Phases Three, Four and Five should provide Convenience shopping and services to fulfil that need. However, it is important to ensure there is sufficient variety, and good enough brands for the shopping to survive its otherwise isolated position.

The development promises car parking to at least a 0.8:1 ratio, essential for a location a distance from public transport. We consider the provision to be adequate given the increasing readiness of purchasers to rely on car clubs and similar facilities, or indeed cycling and other means of personal transport.

The Proposed Redevelopment

The redevelopment of Royal Brunswick Park is appealingly laid out, with large open green space at its heart, over which many of the proposed new flats have an outlook. The Estate roads as presented will be attractive tree-lined boulevards separating the apartment blocks from the public open space, adding to the sense of exclusivity.

We understand that the development will have significant environmentally friendly credentials, with heating and hot water to all units within the development to be serviced with a heat network that will be facilitated through air source heat pumps (ASHPs) on the roof of Block 1D, supplemented by high efficiency gas boilers within the basement of Blocks 1C and 1D.

The design of the apartment blocks, with their differing heights and facades, anticipated differing materials, and varied layouts, should provide endless choice to prospective purchasers. There is a good range of apartment sizes, with one bedroom flats ranging (in our estimation) from 38 to 57 sq m (410 to 617 sq ft) averages, with some up to 64 sq m (700 sq ft), and therefore varied pricing points, to attract the widest range of buyers. Importantly, in this post pandemic world, each flat is designed with a substantial balcony to provide private external space, as well as the communal garden areas with each block.

Similarly, two bedroom flats range from 63 to 82 sq m (680 to 886 sq ft) with some apartments up to 93 sq m (1,000 sq ft) or more. Again, the majority have even sized bedrooms and two bathrooms, and the majority are over 800 sq ft. Whilst this may impact slightly on the selling price on a per sq ft basis, the market is demanding more space following the experiences of lock-down.

Relatively few units are beyond the upper end of the usual range, suggesting a higher number of more affordable units in the mix. This will aid both marketability and saleability, as well as fulfilling one of the GLA's defining principles for supporting this sort of larger scale development.

Although we have been provided with no specific instructions in this regard, and have not reflected this in our valuation, we assume that the blocks with smaller flats might be intended to be delivered as PRS type development, being of sufficient scale for that use.

The prospective specification will be to a good general market level, with the Comer brand's generally high quality providing good value for money across the estate.

We consider the houses are large in comparison to most neighbouring developments, and lack sufficient garden space and other amenities to justify the level of pricing in excess of £1m per unit implied by a simple comparison of rates per sq ft with other developments where starter houses are circa 500 sq ft or more smaller. We have reflected this in our opinions of value of the houses.

The Commercial Element

There is a small commercial element to the development, including 25,000 sq ft of retail/general Business use class ("E") facilities, an amount of offices, and some community facilities, mostly of unspecified use, but including a substantial day nursery.

The retail element will be very important to the success of the residential development. This is a highly specialised sector, and it will be necessary to consult with a specialist agent who will advise on and procure the right tenant mix for a scheme of this nature. It will include a recognised convenience Grocer, a coffee shop, hairdresser and other service occupiers, possibly including a doctors' surgery and chemist.

The Office element is proposed to be situated in Phases 3 and 5. We understand the Phase 3 space is likely to be located on the Ground floors of the various blocks. We presume that it will be capable of being let in both larger and smaller units, but there is no clear plan to use it either as conventional offices of for smaller more flexible suites.

That in Phase 5, which may total some 19,000 to 20,000 sq ft net internal, is likely to be provided as a self-contained part of a block, possibly as an innovation centre on a serviced basis, alternatively on a single let given the general scarcity of new Grade A standard office stock in the north London market.

Pending detailed design refinement at a later stage, we estimated the office, nursery and community net lettable space at 75% net to gross internal, in line with the flats, and the retail at Gross Internal area. We assume it will be provided in fully finished state in order to attract tenants.

We comment that the current serviced office operation is underlining the demand for good quality office space in the vicinity, and we see no reason why that would change. Similarly, older developments such as Grange House in Southgate underline the continuing demand for space on conventional leasing terms.

The Community Uses are as yet undefined, other than the area reserved as a day nursery to replace the existing facility. The use of the remainder is understood to be left to the Section 106 Agreement to be defined, but some of the potential uses will be fee/rent generative, and others will not. We value the Community space at half rent in order to provide an estimate of its potential revenue contribution.

9.0 Market Commentary

General Economic Overview

The impact of Coronavirus (Covid-19) began to be felt in the UK from Q1 2020, and at that time rendered most economic forecasts out of date in a very short timeframe. The extraordinary amount of money that the Treasury has pumped into the economy over the last 18 months to support the economy and both employers and jobs will lead to some degree of economic tightening over the next decade, as, like the aftermath of the 2008/09 Financial Crash, the economy has to recover its equilibrium.

The independent Office for Budget Responsibility (OBR) has estimated that borrowing could reach £393.5bn by the end of the financial year in March 2021. The question arises as to the extent to which tax increases and limitations on wage growth required to re-balance the economy may weigh on consumers willingness to take on debt for major purchases such as housing.

Future changes in the Bank Rate are envisaged to be gradual and to a limited extent, but ultimately depend on the remaining length and full depth of the global recession, stemming from the enforced periods of reduced economic activity. At the moment the Bank is looking through the forecast near-term spike in inflation, but if it becomes persistent, interest rates will be likely to rise, dampening economic activity, especially in big ticket purchases such as houses and flats.

An unfortunate side-effect of the extended periods of low interest rates is asset price inflation, with the housing market sitting at record highs, and it is unclear how this will change over the next five to ten year time horizon. Current Land Registry Housing Index statistics indicate continued strong growth in more deprived areas where asset prices start from a low base, but more restricted growth in more affluent areas where affordability is already an issue. We expect house prices in more affluent areas to settle a little over the foreseeable future.

Undoubtedly, unemployment in the UK rose significantly throughout 2020, with some of the nation's largest businesses forced to lay off thousands of staff, and in some case, fold completely themselves – the biggest casualties have expectedly been in the retail, hospitality and travel sectors. The Bank of England's expectation is that UK unemployment will peak at 7.75% in 2021, notably higher than the early January 2021 level of around 4.9%. With more employees continuing to work from home, it is perceived that the office market may well change forever, with the recent trend in growth of flexible workspaces potentially overtaking the need for offices with large floorplates.

Recent economic data and financial markets have been displaying contrasting data. The Consumer Price Index including owner occupiers' housing costs (CPIH) 12-month inflation rate is currently rising month on month, but the PMI Index is also showing higher levels of growth month on month. The Confederation of British Industry (CBI) recently reported that the manufacturing output stabilised in the quarter to January 2021, following 15 consecutive months of decline, according to their latest quarterly Industrial Trends Survey.

Residential Sector

In the preceding year, there has been a release of the pent-up demand for properties and there continues to be a relative shortage in supply nationally, having the effect of pushing prices up and creating in some cases a fiercely competitive market place, with properties more commonly now being fully booked for viewings on ‘launch days’, and a ‘best and final’ sealed bid submission requests. This, more often than not, results in agreed sales at or in some cases notably above asking prices. It is not expected that this will continue unchecked, and whilst prices are currently riding high, there I a general expectation that they will settle again, especially when interest rates increase.

The Halifax House Price Index published on 7 June 2021, reported an average house price of £261,743, with a monthly price change of +1.3% and a latest quarter change of +2.4%. On an annual assessment, house prices in March 2021 were 9.5% higher than the same month a year earlier. The Nationwide House Price Index for March 2021 reported an annual house price growth slowing to 5.7%, from 6.9% in February 2021, with a month-on-month decrease of 0.2%, after taking account of seasonal factors, and an average house price then standing at £232,134. It will, perhaps, be more instructive to see how the market fares once the artificial spur of the recent SDLT holiday works it way out of the market comparisons.

Residential sales agents have referred throughout 2020 and so far in 2021 to a “pent-up demand” for housing, although job security fears have, and continue, to prevent or delay assuming the financial burden of either taking on a new mortgage or “moving up the property ladder” and increasing a current loan. As always, when a property is marketed at what agents call “the right level”, it does not remain on the market for long. This is much more prevalent now, with the still constrained supply of stock.

Land Registry data in the 12 months to May 2021 (the latest published data) shows a price increase of 3.4% for all residential stock in the London Borough of Barnet, with an average price of £546,082, making it one of the less affordable locations in the capital. Notably, on a comparison with data since the start of 2018, the average price is almost unchanged, and has varied within a very limited range throughout that period, underlining the affordability issue. Indeed, the Index for flats/maisonettes has actually declined marginally (circa 1%) over that period.

Sales Volumes to March 2021 rose by 40% against their immediate pre-lockdown level, as they did in most locations, owing to the original end to the SDLT holiday, and are well above their long term average, to which we would expect them to return. Finally, we note that the new build premium in the borough, never significant, and sometimes non-existent, currently stands at a mere £10,000, or 2%, probably highlighting the relative shortage of stock for sale.

Offices

The office market is adapting to new working practices, whose impact on space usage has been highlighted during Covid 19. A large proportion of office workers have worked well from home since March 2020 and their return to the office will be gradual with the rate improving in H2 2021 as confidence increases in workplace and transport safety. Daily desk usage rates in private and public sectors before Covid were estimated at only 50-60% so a lower trend was evident and will continue as tenants rationalise, cutting costs and ecological impact.

The advent of vaccines, agreement of a Brexit trade deal with the EU, and resolution of the American elections have also aided sentiment. Meanwhile, by way of example, Google has announced that most of its staff won’t return to the office until September 2021 and tenant sublets on offer in London have increased by 75% this year. A large amount of pent up demand is being deferred to H2 2021 / H1 2022 but in due course is expected to assist a return to more normal levels of leasing activity. For all that occupation headcounts will be reduced by between 10-15% of pre Covid levels, there will be some balancing from the need to provide greater distancing between employees in the workplace.

Markets accordingly have changed, with tenants preferring shorter lease terms and fully fitted space ready to move into.

To the surprise of some, but evidenced by our own experience in dealing with clients' post-pandemic deliberations on their own occupational requirements, and as confirmed in Savills research of the office sector across Greater London and the South East, take up has recovered from the 2020 pause in decision-making. H1 take-up across the region was 1.87m sq ft, compared with five and ten year averages of 1.54m and 1.56m sq ft respectively, not far short of the total for the whole of 2020.

Total supply of available offices across the region is 13.4m sq ft, of which Grade A accounts for 6.2m sq ft. Take-up is, however, concentrated on new Grade A space, accounting for 68% of take up this year, and it is only the lack of supply, currently some 19% below the 10 year sector average, according to the Savills research, that is constraining further take-up. For instance, there is currently no new development in Watford, despite achievement of record high rents for exceptional quality space. Supply is split roughly 50/50 between town centre and out of town locations.

Second-hand sector rentals will suffer, particularly in overpriced submarkets where rents could fall by up to 15% depending on quality, location, connectivity and fitout. Rent free periods and other concessions such as provision of lease flexibility, fitout, furniture, tenant amenities and connectivity have increased substantially. Investment in repositioning second hand stock will be required, as would be expected from any long-term owner of NLBP.

The investment market continues its recovery from a shaky 2020 to reach a total volume across all sectors of over £25bn at end Q2, according to Savills research, as demand remains strong from overseas investors, despite stronger sterling, supplemented by reinvigorated institutional demand from increasing investor confidence and renewed fund inflows.

They note that whilst the Industrial sector continues to lead the way, it is the office sector that is now gaining momentum. As noted above, whilst overseas money is largely responsible for the lower yield, income-based investments, there is also strong activity for asset management and repositioning opportunities. However, M25 offices, along with High Street retail, shopping centres and Leisure parks is one of the few sectors not to have reversed the softening of yields since the start of the pandemic, currently standing at 5.5%.

Fierce competition from overseas for prime, long-income assets continues drive modest yield compression due to the perception of comparative UK political and economic stability, the importance of London as a financial sector, driving better yields and greater long-term security.

10.0 Valuation Approach

We have arrived at our opinion of the projected Gross Development Value utilising the Comparable Method of Valuation, this being the standard method of appraisal for properties of this nature for sale or letting. We have had regard to the comparables set out below, which we have adjusted for differences in size, accommodation, condition, specification, location and transaction date.

11.0 Comparable Evidence

Disclaimer: Where possible we have taken reasonable steps to corroborate comparable transaction evidence. Where we have no direct involvement with the transaction, we are unable to guarantee the accuracy of the information provided and we reserve the right to amend our Valuation, if it is established that any information on which we have relied is subsequently established to be materially inaccurate.

Residential Sales Comparables

Montmorency Park, Station Road, New Southgate, London N11 1SA
One Bed flats Sold in early 2018 at £350,000 (£650 per sq ft)
Two Bed flats Sold in 2018 at £450,000 to £475,000 (£605 to £591 per sq ft)
Asking Prices Through 2020 – One Beds £365,000, Two Bed £460,000 to £480,000; Three Bed £600,000
Montmorency Park is a major new development on the site of the former New Southgate Industrial Estate, off Station Road and Bowes Road, equidistant from Arnos Gove on the Piccadilly line and New Southgate on the Great Northern Overground line, close to the North Circular, and the Retail Parks. It is just over a mile south of Royal Brunswick Park. Development has progressed since our last report, with phases one, two and three totalling 163 units now built out, of which 159 have been completed and 139 have been sold.

Overall this is a scheme of 517 units, including 368 private sector houses and flats, 93 flats for social rent, and 56 intermediate tenure flats. A One bed apartment in the early phase is 50 sq m (538 sq ft), with two beds between 70 sq m (753 sq ft) and 74.5 sq m (810 sq ft).

The development was slow to start sales, pending a connection to a new district heating system, which was eventually commissioned in June 2017. However, sales have proceeded at an average rate of one per week, albeit helped by qualification for Help to Buy. Records compiled by Molior, the London Residential development researcher, suggest the asking prices have not as yet been discounted, and remain very much as when first launched in 2017. Only two sales are yet recorded on Rightmove, at £405,000 and £460,000, the latter presumably being a two bedroom flat,

We would comment that the scheme is adjacent to the two principal connections to central London, so will be likely to stand at a premium to Royal Brunswick Park, especially for investors. However, Montmorency Park is a high density scheme in comparison to Royal Brunswick Park, which may dilute the differential between the developments.

Flats 3 to 25, The Place, 109 Station Road London N11 1QH
Sales through 2020 at £335,000 (£623 psf) One beds, £415,000 (£603 psf)to £515,000 Two Beds, £460,000 (£577 psf) Three Beds
This is a development of 44 x one, two, and three bedroom flats on a long, thin site between Station Road and the rail lines immediately north of New Southgate station and close to the junction with Friern Barnet Road.

Planning permission was gained in 2015 for a scheme of 44 all private sector units in a part five, part six storey building with cycle storage, amenity space and landscaping. The sales brochure suggests that the scheme was delivered in three blocks, A, B and C, with Blocks A and B remaining private and the third, Block C, nearest the station and the rail lines, delivered as Shared Ownership. As the developer was Origin Housing, that is understandable. Therefore, 21 units were available for sale and 23 delivered as Affordable.

The private sales units included 6 x one beds (50 sq m/538 sq ft), 12 x two beds (mostly 64 sq m/689 sq ft with two larger penthouse flats), all in Block A over first to fifth floors. Block C was constructed over first and second floors and comprised 3 x three beds (one of 74 sq m/797 sq ft), and two of 88 sq m/947 sq ft).

The construction programme started in Q1 2018 and completed in Q1 2020. The sales programme started in November 2019, before Practical Completion, and was completed within 2020, despite the difficulties from the pandemic.

Trent Park Campus, Snakes Lane, Enfield EN4 0PS / 0FB / 0FJ
Asking £565,000 1-beds; £655,000 2-beds; £907,000; 3-beds; £1.295m 4 bed house; £1.64m 5 bed house
Sales Q1 2020 Houses £1.13m to £1.57m (£641 to £784 per sq ft)
Trent Park is a former College campus centred on an historic Georgian mansion and gardens, situated to the north of Enfield and Cockfosters, about three miles north of the Property. It is a parkland site of circa 17.446 ha (43.14 acres) with a large range of buildings, including several listed buildings that are to be retained and repurposed. The Mansion House is to be restored and the use changed to Event space and café at ground floor and basement, with 15 flats above, whilst the Orangery and swimming pool are to be restored and its use changed to a gym/fitness facility. Most others are to be demolished.

Planning permission was granted in July 2017, formalised in October 2017, for the phased redevelopment of the site to include 262 residential units (134 apartments and 128 houses) including 58 Affordable (Intermediate tenure) units. 30 of the units are conversions and extensions, whist 232 are new build.

Construction commenced in earnest in Q1 2019 with a mix of houses and flats, with pre-sales commencing in Q2 2018, when 15 units were sold off plan. Phase 1, 27 houses, were completed and all sold by July 2021. Phase Two, which includes a further 16 houses and 64 flats (Highford House (28), Lyon House (28) and Woburn House (8)), are also all complete and all but four units have been sold. Development on further phases continues, with much of the stock pre-sold. Pricing here is at a premium level, reflecting the listed parkland setting, the low density development, the mix of houses and flats, and the developer's reputation for up-market development.

Oakleigh Grove, Sweets Way/Oakleigh Road North, London N20 0NX
Houses Sold Through 2019 at £600,000 (£723 psf) / £650,000 (£555 psf / £765,000 (£628 psf)
Flats Sold Through 2019 – One Beds £375,000 (£650 psf), Two beds £530,000 (£639 psf)
The Oakleigh Grove site is situated at the northern end of Oakleigh Road North, stretching down to the junction with Friern Barnet Lane, adjacent to Whetstone town centre. It is a site of 6.07 ha (14.99 acres) and was acquired by Taylor Wimpey after grant of planning permission for redevelopment with a mix of 201 houses and 87 flats, a new community building. 229 of the units are for the private sector and 59 were Affordable, all Intermediate tenure. Construction commenced in Q1 2017 and was completed in mid-2021. Sales started in Q2 2017, with immediate sales off plan.

There is a range of standard unit sizes with the houses starting at 77.00 sq m (829 sq ft) through 107 sq m (1,152 sq ft) for terraced two and three bedroom units, with larger detached and semi-detached houses of up to 1,787 sq ft. The smallest standard terraced houses sold at £600,000 each, with the next largest selling between £630,000 to £680,000. The larger houses sell at up to £800,000. The flats include one bedroom units of circa 54 sq m (581 sq ft) and two bed units of 77 sq m (829 sq ft).

This is a very relevant development within close proximity, although closer to public transport and shops, with Totteridge & Whetstone underground station and the adjacent Waitrose supermarket close at hand.

Commercial Property Comparables

Offices

The Grange, 100 High Street, London N14 6PW
Suite Let in February 2021 at circa £39,000 per annum (£27.50 per sq ft asking)
Suite Let in June 2020 at circa £147,500 per annum (£21.50 per sq ft overall)
Two Suites Under offer in October 2020 at £26.50 and £24.50 per sq ft
The Grange is situated in the middle of Southgate, and is a substantial "T"-shaped 1960s office building of steel and clad concrete frame construction over Ground and five upper floors, totalling 62,300 sq ft, multi let, with the specification including air conditioning, raised floors, "accent" LED lighting, and 24 hour access. There are three rather small four person lifts. The reception area has recently been modernised, and vacant space is now refurbished before letting. The property is owned by Lazari Properties, a well-known and substantial north London-based investor.

The letting in February 2021 involved a small refurbished suite of 1,420 sq ft on the first floor, let on undisclosed and confidential terms – although the agents say that owing to the shortage of good quality space in the area, they are achieving close to asking terms.

The letting in June 2020 involved a letting to Voneus of an un-refurbished suite of 6,850 sq ft on the first floor, for a term of five years, with nine months rent free.

Other vacant space in the building on the fourth/fifth floors totalling some 12,412 sq ft is being offered at £27.50 per sq ft. Although we understand the two suites were under offer to the same tenant at rents reflecting £26.50 per sq ft for a refurbished suite and £24.50 for an un-refurbished suite, the space appears still to be vacant.

The agents confirm that demand is strong for the few buildings able to offer substantial single floor suites and that re-lettings at The Grange tend to take place with little more than three to six months marketing.

Molteno House, 302 Regents Park Road, Finchley Central, London N3 2JX
Let in December 2019 at £165,000 per annum asking rent (£32.50 per sq ft overall)
Molteno House is one of four office buildings forming the Regent Office Park, a small campus-style development just to the north of the North Circular Road close to Finchley Central underground station, to the south west of the Property. The building had been comprehensively refurbished to include VRF Heat Recovery and comfort cooling system, new LED Lighting with motion sensors, new WCs and showers, and new Video entry-phone. The building is over four floors, with the first and second floors offering circa 2,500 sq ft each, and the Ground and top floors offering circa 2,000 sq ft each. There are 26 parking spaces.

This letting is of the two middle floors of circa 2,534 sq ft each, totalling 5,067 sq ft, to Creative Car parks Ltd. The other tenants in the building have been in occupation since 2016.

Solar House, 282 Chase Road, Southgate, London N14 6HA
Let in December 2019 at £110,000 per annum (£40 per sq ft inclusive)
Solar House is situated in Southgate, within 100 m of the underground station, and is a purpose-built 1980s office building with brick exterior built over Ground and two upper floors. The available space included 900 sq ft at first floor and 1,850 sq ft on second floor, the space appearing poorer in specification and standard to the proposed new build suites, but with lift, Cat 5 cabling to floor-boxes, and a parking space. The space

was let on an effectively serviced basis, inclusive of Business Rates, service charge, heating, lighting, water rates, and building insurance. Only telephone and broadband and other IT connections are not included.

This is a poorer building in a better connected location. The net rent equates to circa £20 to £25 per sq ft

Day Nursery

2-16 Burleigh Parade, Burleigh Gardens, Southgate, London N14 5AD
Let in September 2020 at £90,000 pax (£17.50 per sq ft)
The property comprises a substantial corner building close to the centre of Southgate, and close to the rail line and other college and school buildings. This letting concerned the Ground floor, extending to a gross internal area of 480 sq m (5,166 sq ft), with a 1,200 sq ft playground and eight parking spaces, formerly occupied by a day nursery, and let again to a new operator in the same field.

The lease is for a term of 20 years, with a break after ten years, five yearly rent reviews, and the tenant is Monkey Puzzle, trading here as Tara Kindergarten.

Retail

Lettings of units on residential estates of this nature is a specialist sub-sector of the market, and relevant agents will have a database of suitable tenants that will be excited to take space as the Park is developed. These will include convenience store operators, and service-led tenants including coffee shops or restaurants, hairdressers, etc. There have been no retail lettings within a mile of the Property in the last year, and few in the year before that. We set out details below of some recent lettings.

210 High Road East Finchley, London N2
Let in June 2021 at £65,000 pax (£20 per sq ft overall)
High Road East Finchley is just to the north of The Bishop's Avenue, but is a medium grade retail location with tenants such as Iceland and Budgens, Costs Coffee, Dominoes etc, and a range of independent retailers. This unit is a large ground floor lock-up store of 304.8 sq m (3,586 sq ft), offered in shell condition ready for tenant fit-out, with an internal width of 12m (39ft 6 ins) and depth of 30m (100 ft). There is a large rear yard accessed down the side of the unit, off the High Road, of a further 305 sq m (3,281 sq ft).

837-839 High Road North Finchley, London N12
Let in October 2020 at £75,000 pax (£28.67 per sq ft overall)
High Road North Finchley is a generally superior retail frontage locally, with a wide range of national retailers. This retail unit comprises the ground floor of a redevelopment of a corner building at the junction with Woodside Park Road, with residential flats over, and a further basement space with retail or storage use that was not part of this letting. The shop unit is 2,616 sq ft, and the property was let in shell condition for a term of 15 years. This is a more prime location than the Property in terms of rental potential.

1,324-1,326 High Road Whetstone, London N20 9HJ
Let in September 2020 at a starting rent of £62,400 pax (£19.33 per sq ft overall)
This property is close to the northern end of Oakleigh Road North, in Whetstone town centre and close to Totteridge & Whetstone underground station. This is another former convenience store style of property with generous frontage to the High Road, comprising a lock-up retail unit with rear access for deliveries and storage. The upper floors are offices. The retail area totals 3,224 sq ft including storage etc, and it has a frontage of 41ft 6ins, and maximum depth of 80 ft. It was let to French Boulangerie for a term of 15 years.

Capital Value Comparables

Across the North London market segment over the past 24 months there have been 11 sales involving office buildings in excess of 10,000 sq ft, three of which were part of portfolio transactions, two involving the Bruton Portfolio below. Most of the remainder have been sold for redevelopment, rendering the transactions irrelevant for present purposes.

We therefore reviewed sales of similar office buildings in a ring around outer London, and found a total of 33 transactions, again many involving redevelopment opportunities, owner-occupier purchasers, or numbers of buildings from portfolio sales swelling the number of buildings to 49.

Bruton and Stratton Portfolios of Government-Let Offices
Sold in December 2019 for £115m (4.45% Net initial yield)
This sale was part of the realisation of the Telereal Trillium portfolio of Government-let office buildings, and comprised 14 assets, of which three were out of London (the Stratton portfolio) and 11 were in various outer London locations around the capital (the Bruton portfolio). Whilst the properties are mostly 1960s era buildings, and will likely have long term redevelopment potential, they are all let to the Government on co-terminus leases for ten years from 2018, with no breaks, and a CPI linked rent review after five years. The combined floor area was 294,000 sq ft, and the overall rent roll totalled £5.46m pax.

The two north London assets are 10 Finchley Lane, Hendon (16,000 sq ft), and Raydeanroyal House in Enfield (circa 28,700 sq ft), both curiously let at low rents of £16 and circa £11.80 per sq ft respectively, where the rest of the portfolio was let at rents between £20 to £25per sq ft.

The relatively low yield is reflective of the Government covenant, but the underlying buildings are much poorer quality than those proposed at the Property.

2 Roundwood Avenue, Stockley Park UB11 1AE
Sold in February 2020 for £40,500,000 (6.70% Net initial yield)
Stockley Park is situated north of Heathrow, to the west of London, and was laid out in the mid 1980s. This building dates from 1988, but was refurbished and newly let to Gilead Sciences in 2014. It comprises two co-joined buildings totalling 97,730 sq ft NIA, let for a term certain of ten years to November 2024 at a passing rent of £3,060,000 (£31.30 per sq ft). The property has 234 parking spaces (I to 417 sq ft).

Thameslink House, 1-17 Church Road, Richmond TW9 2QE
Sold in September 2020 as part of a portfolio for £33.75m (5.9% Net initial yield)
This was part of a portfolio of three office buildings, also including Priory Place in Chelmsford town centre (41,000 sq ft) and Kings Court in the centre of Leatherhead (30,759 sq ft), sold by Aviva to CLS Holdings. Thameslink House was built in 1984, refurbished in 2012, and totals circa 47,000 sq ft. It was let to four tenants generating an implied rent of £2.125m (which at £45 per sq ft looks high).

Overall, the portfolio was generating a rent roll of £3.7m pax, with a WAULT of 3.8 years to breaks, but the portfolio was stated still to have further asset management and refurbishment opportunities, suggesting that the yield on the London asset was probably lower than the overall portfolio average.

12.0 Valuation Commentary

We have been provided with a useful degree of detail regarding Phase 1 of the proposed development, values and we have performed a pattern unit valuation of the inventory of flats.

We have applied core values of circa £350,000 (£650 per sq ft) to the smaller one bed flats and from £410,000 (£600 per sq ft) to the larger one bed flats, increasing the amounts for flats on the top three floors.

For the standard two bedroom flats, the values range from £490,000 to £530,000, either side of £600 per sq ft. Where values are close to the £500,000 SDLT threshold or the £600,000 Help to Buy limit we have reduced the sale values and rates per sq ft marginally. Larger flats have been valued between circa £600,000 and £700,000.

Three bed flats have been valued between £550 and £600 per sq ft other than, again, where the values are close to the Help to Buy threshold. Unit values range from close to £600,000 to circa £700,000.

This provides the following ranges of values for the flats:

• One Bed small	50 sq m	538 sq ft	£650-£695	£350,000 to £380,000
• One bed large	63.6 sq m	685 sq ft	£600-£650	£410,000 to £445,000
• Average One Bed	54.51 sq m	587 sq ft	£632.34	£371,000
• Two bed small	76-83 sq m	829-886 sq ft	£580-£650	£497,000 to £530,000
• Two bed large	94-117 sq m	1,000-1,260 sq ft	£550	£597,000 to £693,000
• Average Two bed	81.42 sq m	876 sq ft	£594.28	£520,821
• Three bed	94-109 sq m	1,000-1,177 sq ft	£580-600	£595,000 to £705,000

The overall average value per sq ft for this mix of flat types and sizes equates to £602.33 per sq ft. It is fair to say that the one and two bedroom flats are larger than the average for typical volume house-builders. Whilst the one bedroom unit values are acceptable, the two bedroom flats starting at just under £500,000 might require more in the way of sales incentives.

The houses in Phase 1B are remote from the other houses in the scheme, and overlooked by the flats in Block 1C. With average unit sizes of 1,532 sq ft, they are towards the lower end of the range for the houses on the scheme. The houses in Phase 2 range between 1,517 and 1,618 sq ft, and in our opinion again provide reasonably generous internal space compared to other modern developments. Our valuations average £610 per sq ft, which we consider to be reasonably generous and a fair reflection of their merits, which of course include relatively limited private outside space, and 100% terraced design.

The houses at the Oakleigh Road North site start from about 830 sq ft, about 75% of the size of the proposed units here, and achieved unit values from £600,000 to £735,000, and a range between £550 and £723 per sq ft. Achievable values for the houses at Royal Brunswick Park will generally lie within the lower half of the range of rates per sq ft shown at Oakleigh Road North.

Our valuations of the houses in Phase 1B equate to a standard unit value of £900,000, which reflects £587 per sq ft overall. These houses occupy a less appealing location. Our valuations of the houses in Phase 2 range from £925,000 to £950,000, equating to a little under £600 per sq ft, differentiating between the three and four bedroom accommodation for very similarly sized houses.

We attach our Unit Valuation of Block 1C, and our summary valuation of the remaining phases at Appendix x, which we summarise below,

Unit type	Av Size	No.	Av £psf	Av Unit Value	Aggregate Value
One Bed flats	542	495	£657	£358,659	£177,536,000
Two Bed flats	801	1,411	£630	£521,141	£712,584,000
Three Bed flats	987	416	£606	£598,894	£249,140,000
Four bed flats	1,596	2	£548	£875,000	£1,750,000
Total Flats		**2,324**	**£629**		**£1,140,970,000**
Three Bed Houses (1B)	1,532	7	£587	£900,000	£6,300,000
Three Bed Houses	1,582	47	£600	£950,000	£44,670,000
Four Bed Houses	1,574	50	£606	£953,000	£47,650,000
Total Houses		**104**	**£602**		**£98,620,000**
Residential Total		**2,428**	**£626**	**£581,305**	**£1,239,590,000**

Commercial Element

We have valued the commercial element of Royal Brunswick Park by the Investment and Comparables methods, that being the usual method of appraisal of properties of this nature for letting or sale. We have had regard to the comparables set out above, which we have adjusted for differences in character, location, specification and timing.

The Comparables indicate office rents for new build or well-refurbished property within a range between £20 and £35 per sq ft. Lettings at the few buildings in the wider vicinity offering larger floor-plates in particular, such as The Grange, indicate the level of rent achievable within north London in a well maintained and refurbished, if otherwise average quality development. As mentioned earlier, this is symptomatic of the upward pressure on rents from the loss of so much space in the market to residential conversions under Permitted Development Rights (PDR), as well as pressure from experiences in the pandemic to move business functions away from central London, closer to the home base of the workforce.

In addition, it is difficult to predict the effect on rents of the current trend to collaborative working spaces, as well as more traditional Serviced Offices, as well as the effect on yields. We therefore apply an average rent of £25 per sq ft for brand new Grade A space in this location, further from public transport and shops, and in a mixed use development.

Similarly, the retail rents range from £15 to £30 per sq ft on an overall basis, which is the right metric for the retail units un this “estate” location. Having regard to average expectations for convenience retailers and restaurateurs interested in this sort of new-build residential estate location, we have adopted an average rent of £20 per sq ft.

The Day Nursery space is valued at £20 per sq ft, based on the recent letting in Southgate of a poorer building in a more urban environment. We consider that new space on a high quality development as proposed would attract a small premium to the £17.50 per sq ft achieved there. As this element is de minimis to the overall valuation, we apply the same yield as to the retail and office elements. We value the community space at half of the office rent, and again apply the same yield.

In arriving at our valuation we have had regard to the estimated net income receivable from lettings of the properties. We have taken into consideration investment returns determined by direct comparison with yields obtained on comparable property transactions as well as other forms of investment. We also have regard to the fact that the commercial space may well be delivered as flexible business use classes within the new Use Class E.

Based on evidence from recent transactions, as set out above, we apply a yield of 6% to the retail element, on the basis that the tenant mix is likely to include named High Street convenience retailers and service providers, 6.5% to the office element, and, whilst individually we would apply 8% for the Day Nursery and Community elements, as part of the whole, they are so much de minimis that we value them also at 6.5%. Our valuation assumes a sale that takes place after expiry of initial rent free periods and tenant incentives.

We summarise the result as follows (gross of purchasers' costs at 6.8%).

• Offices	17,500 sq ft	@ £25.00 psf	£437,500 pax @ 6.5%	£6,730,769
• Retail	25,000 sq ft	@ £20.00 psf	£500,000 pax @ 6.0%	£8,333,333
• Childcare	6,275 sq ft	@ £20.00 psf	£125,500 pax @ 6.5%	£1,923,077
• Community	6,275 sq ft	@ £12.50 psf	£78,500 pax @ 6.5%	£1,207,692
Total	**55,050 sq ft**		**£966,028 pax**	**£18,200,486**

After deduction of purchasers costs, the net proceeds amount to a rounded **£17,000,000.**

13.0 Strengths & Weaknesses

Strengths

- A major residential led mixed-use development that will form a new neighbourhood, with reasonable access to public transport, and provision for shuttle-bus service to local stations and other destinations.
- A wide variety of types and sizes of flats and houses, all with private outside space and extensive parking provision.
- Plentiful communal outside space, and generous provision of retail and work space, a substantial on-site creche, and community space.

Weaknesses

- Some of the larger units generate high unit values that may require increased sales incentives.
- Unit values in many areas would challenge SDLT Thresholds and, if still relevant, Help to Buy qualification.
- It will be important to select the right mix of retail and leisure tenants to support the marketing of a life-style oriented development.

14.0 Valuation

Gross Development Value

In our opinion, the estimated aggregate Gross Development Value of Proposed houses, flats, and commercial elements to be developed at the Property, subject to the comments and assumptions in this Report, as at 17 August 2021, is a rounded **£1,257,000,000 (One Billion Two Hundred and Fifty Seven Million Pounds)**.

15.0 Verification

This Report has been based, to some extent, on information provided verbally which should be checked. In particular, this applies to tenure and planning. Where we provide an opinion in respect of any legal issues, this should not be taken as legal advice and must be verified by your legal advisers before the Valuation can be relied upon. Such checks may also reveal whether any historical use of the Property is likely to have resulted in contamination.

We reserve the right to amend our Valuation following any information that is provided which differs from that stated in this Report and/or is not in line with the assumptions we have made.

16.0 Signatories

Whilst we trust that this Report is satisfactory for your immediate purposes, should you have any queries or points which require further clarification we shall be pleased to hear from you.

17 August 2021

Signatory: **Dated**

James Hewetson MRICS

Registered Valuer No: 0057950

For and on behalf of Matthews & Goodman LLP

17 August 2021

Counter Signatory: **Dated**

Beverley Robinson BSc (Hons) FRICS FNARA FARLA

Registered Valuer No. 0852823

For and on behalf of Matthews & Goodman LLP

TERMS OF ENGAGEMENT
FOR THE PROVISION OF VALUATION SERVICES

1 Compliance, Confidentiality and Publication

1.1 The report will be prepared in accordance with the 2020 edition of the RICS Valuation – Professional Standards (incorporating the International Valuation Standards) – Global and UK Edition published by the Royal Institution of Chartered Surveyors. We will be acting as independent External Valuers and The 2020 Edition of the RICS Valuation – Professional Standards (incorporating the International Valuation Standards) – Global and UK Edition.

1.2 The report will be confidential to you and your professional advisors. Whilst we can accept no responsibility to third parties, it is accepted that a copy of the report may be forwarded to the borrower (or other named party in the report) on a non-reliance basis.

1.3 Neither the whole nor any part of the report may be included in any published document, circular or statement, nor published in any way without our written approval of the form and context in which it may appear.

2 Sources of Information

2.1 We will rely on information provided by you, the vendor, the selling agents, other professional advisors and the local authority. Where possible we will take reasonable steps to verify this information, however it is assumed as being correct unless otherwise stated and no responsibility is accepted for any inaccurate information provided.

3 Client's Warranty and Indemnity

3.1 The client represents and undertakes to the valuer that all information provided is complete and correct, that there are no other material facts known relating to the property which may be relevant to the valuer in carrying out its instructions. The client agrees to indemnify and keep the valuer indemnified against all losses, damages costs and expenses (including legal fees on an indemnity basis), arising out of or by virtue of the client's instructions to the valuer other than any losses, damages, costs and expenses arising by virtue of the default or negligence of the valuer.

4 Valuer's Warranties, Liability and Indemnities

4.1 We do not provide, nor do we hold ourselves out as providing legal advice of any kind. It shall be the client's responsibility to obtain professional advice from an appropriately qualified solicitor as to the law relating to the ownership of real property in the jurisdiction within which any property is located; and comply with all such laws.

4.2 The valuer shall have no liability whatever for any loss or damage resulting from any failure to comply with such laws.

4.3 Neither party shall be liable to the other party in contract, tort, negligence, breach of statutory duty or otherwise for any loss, damage, costs or expenses of any nature whatsoever incurred or suffered by that other party of an indirect or consequential nature including without limitation any economic loss or other loss of turnover, profits, business or goodwill.

4.4 The client shall indemnify and hold harmless the valuer from and against all Claims and Losses arising from loss, damage, liability, injury to the valuer, its employees and third parties, by reason of or arising out of any act, omission, delay or representation made by the client or on the client's behalf, or in relation to any false or erroneous information provided by the client to the valuer. 'Claims' shall mean all demands, claims, proceedings, penalties, fines and liability (whether criminal or civil, in contract, tort or otherwise); and 'Losses' shall mean all losses including without limitation financial losses, damages, legal costs and other expenses of an nature whatsoever. The provisions of this paragraph shall not apply to the paragraph immediately below.

4.5 Our maximum aggregate liability to you in relation to this instruction (in contract, tort, negligence or otherwise) in whatever form it arises shall in no circumstances be in excess of the lower of:

1. Total value reported up to a value of £1,500,000 (One Million Five Hundred Thousand Pounds);
2. £1,500,000 (One Million Five Hundred Thousand Pounds) plus 25% of the value reported value above £1,500,000; or
3. £20,000,000 (Twenty Million Pounds).

4.6 Value reported in this instruction constitutes either the value on the basis agreed in this instruction of the single property or if multiple properties (portfolio) the aggregate value reported.

4.7 Each of the parties acknowledges that, in entering into these Terms of Engagement, it does not do so in reliance on any representation, warranty or other provision, except as expressly provided in this Agreement. Any conditions, warranties or other terms implied by statute or common law are excluded from the Agreement to the fullest extent permitted by law. Nothing in the Agreement excludes liability for fraud.

4.8 For the purposes of the Contracts (Rights of Third Parties) Act 1999 and notwithstanding any other provision of these Terms of Engagement, these Terms of Engagement are not intended to, and do not, give any person who is not a party to them any right to enforce any of their provisions.

5 Professional Indemnity Insurance

5.1 Matthews & Goodman LLP hold RICS Compliant PI Insurance cover in the sum of £20m, for each and every claim subject to the following exclusions:

5.2 Fire Combustibility Exclusion

M&G is not covered for any claim or claim circumstance arising directly or indirectly out of, or in any way connected with:

a) any actual or alleged failure of any product, material or system used in the construction, alteration, repair, treatment or refurbishment of any building or structure to comply with applicable regulations in respect of the performance of combustibility, fire resistance or fire protection.

b) any Survey or Valuation where such claim or claim circumstance relates in whole or in part to any actual or alleged failure of any product, material or system used in the construction, alteration, repair, treatment or refurbishment of any building or structure to comply with applicable regulations in respect of the performance of combustibility, fire resistance or fire protection.

5.3 Aggregate limit, defence costs in addition, excess not applied to defence costs, with round-the-clock reinstatements. The most Insurers will pay in total for all loss resulting from all claims in any one period of insurance is the limit of indemnity. Insurers will pay defence costs in addition to the loss. If the amount of loss for any claim is greater than the limit of indemnity, the most that will be paid for defence costs for that claim will be an amount in the same proportion that the limit of indemnity has to the loss.

5.4 When the limit of indemnity under the policy and all excess layer policies are exhausted the limit of indemnity will be reinstated but only in respect of any future claim which does not come from:
a) the same act, error or omission or series of acts, errors or omissions as a result of or arising directly or indirectly from the same source or original cause as any previous claim.
b) the same dishonest or fraudulent acts or omissions of one person or persons acting together or in which such person(s) is/are concerned or implicated, as is the subject of any previous claim.

5.5 The number of times that the limit of indemnity is reinstated is unlimited, but is subject to the exhaustion of all excess layer policies prior to each reinstatement.

5.6 Where for whatever reason the excess layer insurer(s) do(es) not pay in respect of a claim and/or defence costs, this will not count towards the exhaustion of the excess layer limit of indemnity with regards to when the limit of indemnity is reinstated under the policy.

5.7 In any event, reinstatement of the limit of indemnity will only occur if the excess layer professional indemnity insurance has been effected and maintained for the entire period of insurance.

6 Assignment

6.1 Neither party may assign any of its respective rights or obligations under this engagement to any third party without the prior written consent of the other party. The client agrees that the valuer may transfer all its rights under this engagement to any successor partnership or body corporate which succeeds to the business of the valuer and that such partnership or body corporate may assume all of the valuer's obligations under this engagement in its place.

7 Law

7.1 The validity, construction and performance of these Terms of Engagement shall be governed by English law and shall be subject to the exclusive jurisdiction of the English courts to which the Parties irrevocably submit.

8 Fees

8.1 Our fees are due and payable upon receipt of the invoice.

8.2 The instruction is accepted on the basis that should the instructing party advise that a third party is responsible for settling the account, but it remains outstanding beyond our terms, the instructing party will accept strict liability for settlement of our invoice.

8.3 If we are instructed to seek payment directly from a third party our agreed fee is to be paid in full prior to our inspection.

8.4 In the event that payment is not received in accordance with our terms, interest may be added in accordance with the Late Payment of Commercial Debts (Amendment) Regulations 2018.

8.5 In cases where we are required to invoice for and receive payment prior to completion of the valuation you acknowledge that monies paid are not protected by the RICS client money protection scheme.

8.6 In the event that we are instructed not to submit our final report a fee of 75% of the total fee will be payable.

9 General Data Protection Regulation (GDPR)

9.1 The GDPR is in force from 25 May 2018. As a result of Matthews & Goodman's relationship with the Client, Matthews & Goodman may hold personal data about individuals within the Client's business. Matthews & Goodman will process that information only in connection with providing the services set out in this document, and for the purpose of contacting the Client about other services Matthews & Goodman may offer. Should the Client not wish to receive any contact from Matthews & Goodman relating to these other services it should advise Matthews & Goodman accordingly in writing or by email or by opting out of communications from Matthews & Goodman.

10 Money Laundering Regulations

10.1 **The Money Laundering, Terrorist Financing and Transfer of Funds (information of the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017.** Estate Agency services fall within MLR 2017. Matthews & Goodman may be required to carry out certain checks of client identity including the identity of purchasers and vendors of property, including Members, principal shareholders and any beneficiaries. Checks will be undertaken using data held electronically by credit reference agencies, and in some cases the Client will be required to provide documentary evidence. The Client agrees to provide such information as Matthews & Goodman may request for verifying the Client's identification.

10.2 In certain circumstances, Estate Agents are required by statute to make a disclosure to the National Crime Agency where they know or suspect that a transaction may involve a crime including money laundering, drug trafficking or terrorist financing. If we make a disclosure in relation to your matter, we may not be able to tell you that a disclosure has been made. We may have to stop working on your matter for a period of time and we may not be able to tell you why.

11 Complaints Handling Procedure

11.1 Matthews & Goodman LLP operates a Quality Management System developed to meet the requirements of ISO 9001:2015.

11.2 Our Complaints Procedure has been developed in accordance with the RICS Rules of Conduct. A written copy of our Complaints Procedure is available upon request by writing to Juliet Sturridge at 21 Ironmonger Lane, London, EC2V 8EY.

12 Introduction

12.1 Our report and valuation(s) have been carried out in accordance with the Valuation Practice Statements and Practice Guidance contained in the Valuation – Professional Standards, incorporating the International Valuation Standards as published from time to time by the Royal Institution of Chartered Surveyors (“the RICS Red Book”).

13 Valuation Bases

13.1 **MARKET VALUE** is defined in IVS 104 paragraph 30.1 as: ‘The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion’.

13.2 **RENTAL VALUES** will be adopted as appropriate for formulating capital values and will be referred to in our report as Estimated Rental Value (ERV).

13.3 **MARKET RENT** is defined in IVS 104 paragraph 40.1 : ‘The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion’.

13.4 **INVESTMENT VALUE (WORTH)** is IVS 104 paragraph 60.1 as: ‘The value of an asset to the owner or a prospective owner for individual investment or operational objectives’.

13.5 **FAIR VALUE** is defined within International Financial Reporting Standard 13 (IFRS 13) is defined as: ‘The price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date’.

13.6 **FAIR VALUE WITHIN FINANCIAL REPORTING STANDARD 102 (FRS 102)** is defined as: ‘The amount for which an asset could be exchanged, a liability settled, or an equity instrument granted could be exchanged, between knowledgeable, willing parties in an arm’s length transaction’.

14 Alternative Use Potential

14.1 Unless we are preparing a residual appraisal our valuation is of the property in its existing use in accordance with its current planning consent. It may be that the property may have a higher alternative use value; however, any change of use would be subject to securing planning consent (unless it may be done under permitted development rights) and the impact on value would depend on the details of the proposed use. Without such detail we are unable to explicitly comment on the potential effect on value for an alternative use save for considering the likely impact on the marketability of the property.

15 Reinstatement Cost

15.1 Where you have requested our opinion of the insurance reinstatement cost of the building it should be acknowledged that our reinstatement cost assessment is indicative only, as it has not been prepared by a suitably qualified building surveyor as such we accept no liability whatsoever for its accuracy. The figure provided will be for guidance purposes only and we recommend that a formal assessment is obtained from a specialist insurance valuer if insurance cover is to be effected. The assessment is made without liability, and any decisions taken on the basis of it are entirely at the user's risk.

15.2 Our informal estimate makes allowance for the expense of demolition and site clearance and then rebuilding it to its existing design in modern materials, using modern techniques, to a standard equal to the existing property and in accordance with current Building Regulations and other statutory requirements. Where applicable it also includes VAT on professional fees. Where a building is listed, it is highly likely that average building cost rates will underestimate the actual cost of reinstatement, as listed buildings are required to be reinstated using traditional materials and techniques which can be significantly more expensive to procure and undertake.

15.3 It should be acknowledged that were a property forms part of a larger building, the reinstatement cost estimate reflects only the rebuilding cost of the interest under consideration. It is assumed that the whole block will be insured under a single policy and the reinstatement premium recoverable through the service charge.

16 Inspection

16.1 We will undertake a visual inspection of so much of the exterior and interior of the property which is safely accessible without undue difficulty. The inspection will be carried out from within the boundaries of the site and any adjacent, easily accessible, public / communal areas as we consider necessary.

16.2 We will not carry out a building or structural survey, nor will we test for damp, inspect woodwork or other parts of the property, which are covered, unexposed or inaccessible, and such parts will be assumed to be in good repair and condition and furthermore, we are under no duty to move anything.

16.3 The report will not purport to express an opinion or to advise upon the condition of uninspected parts and should not be taken as making any implied representation or statement about such parts.

16.4 We will not carry out investigations to ascertain whether or not the property has been constructed using any potentially deleterious materials or whether such materials have subsequently been incorporated into the construction of the property and we will therefore be unable to report that the property is free from risk in this respect. Similarly, we will not be undertaking an environmental audit of the property to determine whether contamination existing on or nearby to the property.

16.5 If, as a result of our inspection, we consider it appropriate that further investigation is necessary, we will recommend the appointment of appropriate consultants. We may reserve the right to delay the issue of our report until such advice is available.

17 Condition

17.1 Whilst we do have regard to the general condition of the property, taking into account its age and use, we will not undertake a building or structural survey and it is assumed that the property is free of any structural defects except those specifically noted.

17.2 Where the property has recently been constructed there is a risk of inherent or latent defects, which may not have manifested themselves, arising from the building design or construction techniques adopted. Our valuation assumes that there is sufficient inherent defects insurance in place which runs with the property or is transferable to a new occupier as appropriate.

18 Building and Property Services

18.1 We will not test the building services and unless otherwise stated it is assumed that the Building Services including but not limited to lifts, electrical, gas, plumbing, heating, drainage, air conditioning installations and security systems and the Property Services including but not limited to incoming mains, waste, drains, utility supplies are in good working order without defects whatsoever and in a condition consistent with the age and use of the property, and where appropriate meets necessary legislation.

18.2 Where we are reporting on a development site, we assume that there would not be any abnormal costs associated with connecting to mains service connections.

19 Measurements

19.1 Where we have been explicitly instructed to undertake property measurements, measurements and dimensions are calculated in accordance with the prevailing RICS Property Measurements Professional Statement or the prevailing RICS Code of Measuring Practice, depending upon the basis of measurement appropriate to the property type. The basis of measurement adopted is specified in our report. Where property measurements are provided, we will make every endeavour to undertake check measurements and/or refer to Valuation Office Agency assessments to cross-check for accuracy, notwithstanding, we assume the measurements provided are in accordance with the standards as stated above.

20 Planning and Other Statutory Enquiries

20.1 We will make verbal enquires and / or undertake a review of the available online planning history of the property to attempt to confirm the statutorily permitted planning use. However, in the absence of a copy of the original planning permission relating to development of the property or a clear planning history identifying the permitted use, we will assume that the property has been developed and is being used in accordance with its permitted use unless we have stated otherwise.

20.2 Furthermore, we will assume that the property is constructed and used in accordance with valid Permits, Licences and Building Regulation Approval and that there are no outstanding statutory notices and/or no abnormal costs of putting the property into a compliant state to adhere with the latest standards which may adversely affect the value of the property.

21 Warranties

21.1 It is assumed that for all new build and / or property conversions adequate warranties are available from the professional team and the contractor(s), or Structural Guarantee Insurance from Insurers, who are deemed to be of sufficient financial standing to satisfy any warranty claim.

21.2 For residential property it is assumed adequate building warranties are available from such body as the NHBC to satisfy mortgage lender's requirements under CML rules.

21.3 It is also assumed all warranties run with the property or are transferable to a new occupier as appropriate.

22 Energy Performance Certificates

22.1 The Energy Act 2011 provides that, from April 2018, it will be unlawful to rent out or sell residential or business premises which do not reach a minimum energy efficiency standard. The lowest acceptable energy rating is E. The Minimum Energy Efficiency Standard (MEES) was introduced in March 2015 by the Energy Efficiency (Private Rented Property)(England and Wales) Regulations 2015. The MEES Regulations originate from the Energy Act 2011.

22.2 Unless indicated otherwise, our valuation assumes that the property has a minimum rating of E. If a rating is not available our recommendation is to have a report commissioned, as there may be potential cost implications of improving the property to achieve a rating of E or above.

22.3 Where the property has a rating of F or G, and in the absence of a costed energy efficiency building report, we have assumed that costs of improving the rating to a minimum rating of E are immaterial. However, we reserve the right to amend our valuation, if it is subsequently established that these costs are significant.

23 Service Charges

23.1 Where the property is subject to a service charge (an estate or a property service charge) it is assumed, unless stated otherwise, that there is an accrued reserve fund sufficient to meet the costs of periodic major works, and that no excess charge will be levied for the foreseeable future.

23.2 Where the ownership of the property under consideration is, or may become separated, it is assumed that there are, or will be, suitable arrangements for management and maintenance between the respective parties.

24 Environmental Matters

24.1 We have not carried out an environmental audit, or any physical tests or investigations to determine the presence or otherwise of any contamination, but nothing contained in our report should be construed as a statement of fact regarding the existence or otherwise of contamination at the property. However, within our report we will pass comment on any potential sources of contamination or pollution at or in the area of the property based on the limitations of our inspection of the property as defined above.

24.2 If we have been provided with or been asked to commission an environmental audit or other environmental investigation report for the property we will consider the contents. However, unless otherwise stated, we have assumed that the property and any adjoining or nearby areas are not contaminated, or that the cost of any decontamination work would be immaterial to the overall property value, and that there would be no limitations, in respect of any environmental matters, concerning the future use and / or development of the property.

24.3 We would emphasise that we are not qualified to give assurances concerning the presence or otherwise of contamination, which should only be undertaken by an appropriately qualified Environmental Audit Assessor. If such an audit were undertaken and it was established that the property is contaminated it is likely that our valuation will be affected, unless we have already specifically accounted for the cost of remediation, and we reserve the right to amend our valuation advice.

25 Site/Ground Conditions

25.1 We will not carry out on site investigations to determine extant ground conditions and services, nor do will we undertake any technical investigations of an environmental, archaeological or geotechnical nature. Accordingly, we will assume that the site is not impacted by any adverse ground conditions, historic mining or mineral extraction activity, gas contamination such as radon, methane gas etc and/or any other noxious substances.

25.2 Similarly, unless stated otherwise in our report, we have assumed that the property or any adjacent property is free from any invasive or alien plant species, such as Japanese Knotweed or Giant Hogweed.

25.3 With regard to sites/properties with redevelopment potential, unless stated otherwise, we will assume that the load-bearing potential for any likely development would not require specialist foundations and/or drainage infrastructure nor would any assumed demolition/removal of existing buildings/structures require a specialist or unique approach.

26 Deleterious and Hazardous Materials

26.1 We have not carried out investigations to ascertain whether or not the property has been constructed using any deleterious or hazardous materials or whether such materials have subsequently been incorporated into the construction of the property.

26.2 For the purpose of our valuation we will assume that no such deleterious or hazardous materials or techniques have been used in the construction or since incorporated into the property, although we are unable to report that the property is free from risk in this respect.

27 Asbestos Regulations

27.1 The Control of Asbestos Regulations 2012 came into force on 6 April 2012, updating previous asbestos regulations and applies to all non-domestic property.

27.2 The Regulations prohibit the new use of asbestos, whilst existing asbestos containing materials may be left in place, provided that their condition is monitored and managed to ensure that they are not disturbed.

27.3 The responsibility to monitor and manage falls on the ‘Duty Holder’ who is the person or organisation with a clear responsibility for the maintenance of repair and may be a business owner, landlord or tenant. It should be noted that the Duty Holder is not responsible to survey or remove.

27.4 The Duty Holder must take reasonable steps to identify the existence of asbestos containing materials, record their amount, location and condition and provide these details to anyone who is liable to work or disturb it.

27.5 We assume an up-to-date survey or register is in place and the regulations have been complied with although this should be confirmed by solicitors.

28 Fire Safety

28.1 The Regulatory Reform (Fire Safety) Order 2005 replaced previous fire safety legislation and applies to virtually all non-domestic property. The Order became law in October 2006 at which point Fire Certificates ceased to have any effect.

28.2 The essence of the present legislation is to designate a ‘responsible person’ who has a degree of control over the premises or area of the premises, who will then become responsible for undertaking a Fire Risk Assessment. This assessment considers various matters to protect employees and anyone else who may lawfully be on or near the premises. Thus, both proportionate and appropriate remedial "fire safety" works may be necessary to discharge the "responsible persons" legal duty, to control or reduce the risk to life from fire in a building.

28.3 It is assumed that the property is compliant in regard to The Regulatory Reform (Fire Safety) Order 2005.

29 Accessibility

29.1 The Equality Act 2010 came into force on 1 October 2010 and replaces previous legislation concerning discrimination, much of which was contained within the Disability Discrimination Act. Under the Act the duty falls on service providers and property owners not to discriminate against a disabled person by not providing a service on the same terms as which it is provided to others, or subject a person to any other detriment.

29.2 Reasonable steps must be taken to avoid discrimination and may include changing physical characteristics of a building, such as adding access ramps or handrails on stairways, if alternative service provisions are still believed to disadvantage the disabled person.

29.3 Due to the many issues facing disabled individuals we are not able to comment fully on all matters relating to the Equality Act 2010. In order to properly assess what steps if any need to be taken to ensure that the property is compliant with the Act, we recommend that an Access Audit is undertaken so that any deficiencies are correctly identified.

29.4 In the absence of a suitable report we have assumed that there are no issues that negatively affect the value of the property reported.

30 Title Tenancies and Other Legal Documents

30.1 We will not carry out formal searches on Title and it is assumed that the property possesses a good and marketable title free of any restrictive covenants, easements and other encumbrances which may affect the value. You should rely on your solicitor in these matters and we reserve the right to amend our valuation should any restrictive covenants, easements or other encumbrances be shown to materially affect the value of the property reported herein.

30.2 If there is an occupational agreement in place or third party legal reports available we will ask to see a copy of these documents and provide our interpretation. However, no responsibility or liability will be accepted for the true interpretation of any legal documents, and you should rely on a solicitor in this regard.

31 Tenant Covenant Status

31.1 Unless stated otherwise we have assumed that any occupational tenant is capable of meeting their financial liabilities under the terms of their lease, and that there are no arrears of rent or undisclosed breaches of covenant. Furthermore, unless specifically stated, we have not undertaken detailed enquiries of any tenant's financial accounts. Instead we have considered a tenant's financial strength with reference to their recent financial highlights (e.g. turnover, pre-tax profit and tangible net worth), where the information is available, and on a more general market perception basis.

32 Taxation, Grants and Capital Allowances

32.1 Our valuation is provided exclusive of any Value Added Tax liability which may be come payable. Furthermore, no allowance is made for any other potential or existing tax liability such as Capital Gains Tax or Corporation Tax.

32.2 Similarly, unless stated otherwise, no adjustment is made for any unclaimed Capital Allowances or Government grants which may be available.

32.3 It should be noted that as from 1 April 2014 in order to protect the ability to claim historic Capital Allowances a claim must be made before completion of a purchase. We assume such an election will be made where relevant.

33 Plant, Machinery, Fixture and Fittings

33.1 Our valuation includes items usually regarded as forming part of the building and comprising landlord's fixtures, such as boilers, heating and cooling equipment, fixed demountable partitions, suspended ceilings, carpets, water systems, lighting, sprinklers, ventilations, lifts and other permanent structures forming an integral part of the building. However, it generally excludes operational plant and machinery, and fixtures and fittings normally considered to be the property of the tenant.

33.2 If we have valued the property as an operational entity (e.g. a petrol filling station, hotel etc) all items of equipment normally associated with such a property are included within the valuation unless otherwise stated. It is also assumed that these are not subject to any hire purchase or lease agreements or any other claim on title.

34 Operational Real Estate

34.1 Where the property is valued as an operational entity, we will have regard to RICS Valuation Practice Guidance Application 4 (VPGA 4). Accordingly, reference has been made to the trading history or trading potential of the property, reliance has been placed on information provided to us in this regard. Should this information subsequently prove to be inaccurate or unreliable, the valuation reported could be adversely affected and we reserve the right to amend the valuation accordingly.

35 Special Purchaser Value

35.1 Unless otherwise stated, our Valuations do not reflect any element of marriage value or special purchaser value which could possibly be realised by a merger of interests or by a sale to an owner or occupier of an adjoining property, other than in so far as this would be reflected in offers made in the open market by prospective purchasers apart from the purchaser with a special interest.

36 Aggregation

36.1 In the Valuation of portfolios, each property is valued separately and not as part of the portfolio. Accordingly, no allowance, either positive or negative, is made in the aggregate value reported to reflect the possibility of the whole or part of the property being put on the market at any one time. In the event that a valuation is required for the portfolio as a single entity is should be expressly requested.

37 Fire Regulations

37.1 We are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. We do not and will not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. Further, we are not responsible for the investigation or consideration of the performance, suitability or risk of failure of any product, material or system used in the construction, alteration, repair, treatment or refurbishment of any building or structure and its compliance with applicable regulations in respect of the performance of combustibility, fire resistance or fire protection. Responsibility for implementation and compliance with regulations falls to the building owners as stated in the Government Guidelines.

38 Professional Indemnity Insurance

38.1 Matthews & Goodman LLP hold RICS Compliant PI Insurance subject to the following exclusions:-

Fire Combustibility Exclusion

M&G is not covered for any claim or claim circumstance arising directly or indirectly out of, or in any way connected with:-

a) any actual or alleged failure of any product, material or system used in the construction, alteration, repair, treatment or refurbishment of any building or structure to comply with applicable regulations in respect of the performance of combustibility, fire resistance or fire protection.

b) any Survey or Valuation where such claim or claim circumstance relates in whole or in part to any actual or alleged failure of any product, material or system used in the construction, alteration, repair, treatment or refurbishment of any building or structure to comply with applicable regulations in respect of the performance of combustibility, fire resistance or fire protection.

38.2 Aggregate limit, defence costs in addition, excess not applied to defence costs, with round-the-clock reinstatements. The most Insurers will pay in total for all loss resulting from all claims in any one period of insurance is the limit of indemnity. Insurers will pay defence costs in addition to the loss. If the amount of loss for any claim is greater than the limit of indemnity, the most that will be paid for defence costs for that claim will be an amount in the same proportion that the limit of indemnity has to the loss.

38.3 When the limit of indemnity under the policy and all excess layer policies are exhausted the limit of indemnity will be reinstated but only in respect of any future claim which does not come from:-

a) the same act, error or omission or series of acts, errors or omissions as a result of or arising directly or indirectly from the same source or original cause as any previous claim.

b) the same dishonest or fraudulent acts or omissions of one person or persons acting together or in which such person(s) is/are concerned or implicated, as is the subject of any previous claim.

38.4 The number of times that the limit of indemnity is reinstated is unlimited, but is subject to the exhaustion of all excess layer policies prior to each reinstatement.

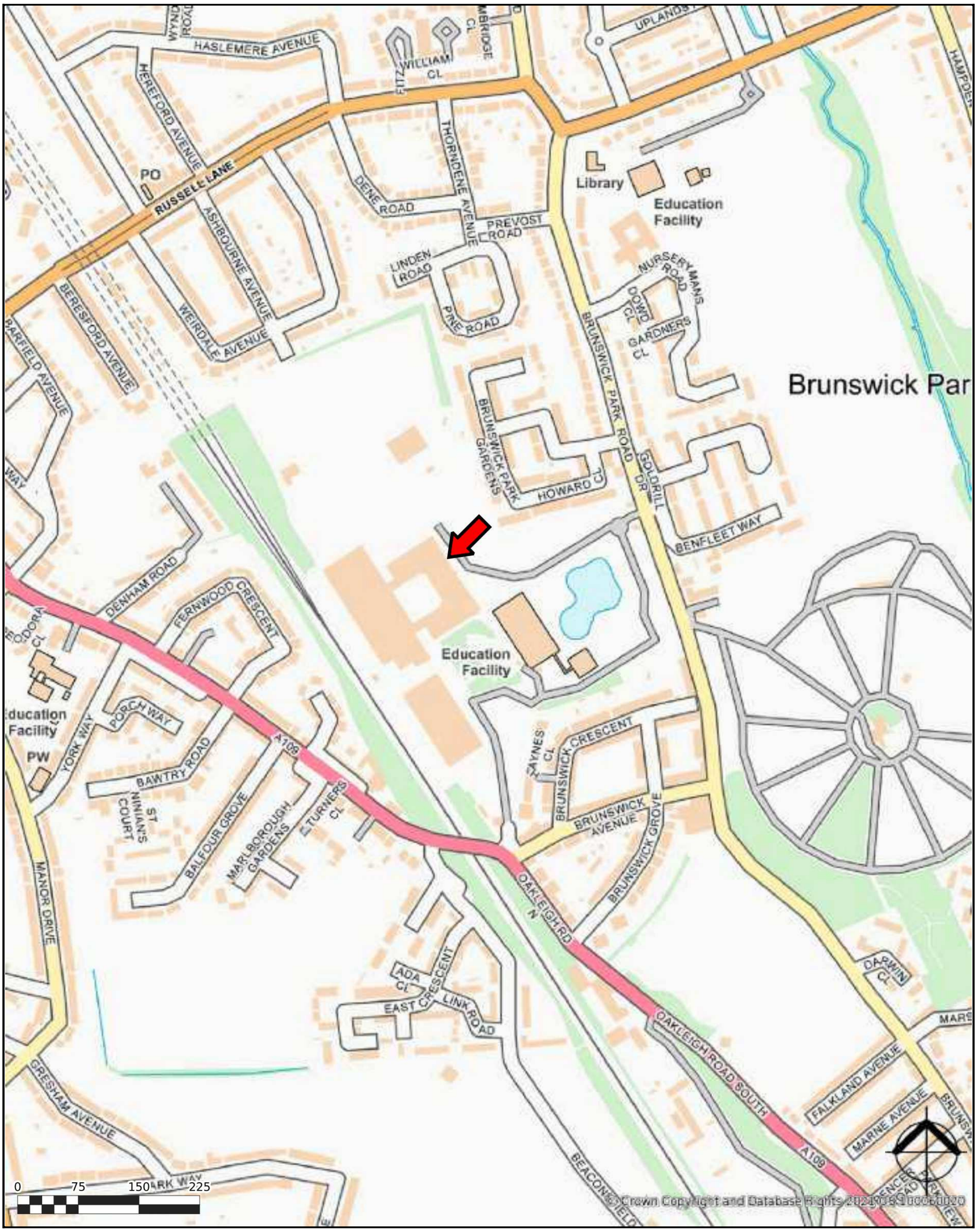
38.5 Where for whatever reason the excess layer insurer(s) do(es) not pay in respect of a claim and/or defence costs, this will not count towards the exhaustion of the excess layer limit of indemnity with regards to when the limit of indemnity is reinstated under the policy.

38.6 In any event, reinstatement of the limit of indemnity will only occur if the excess layer professional indemnity insurance has been effected and maintained for the entire period of insurance.

Appendix One

Location Plan

Royal Brunswick Park, Oakleigh Road South
London, N11 1NP



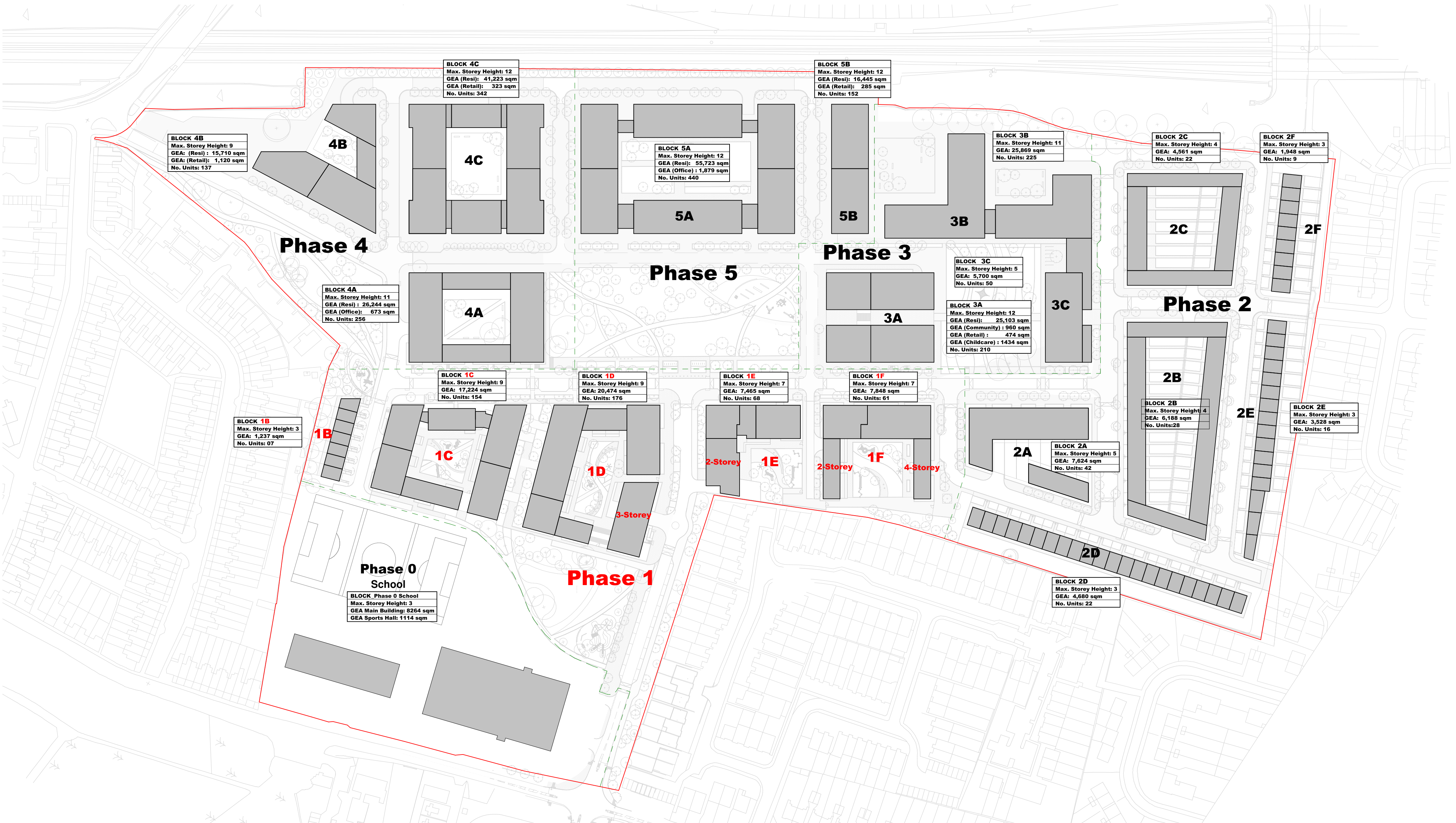
created on edozo

Plotted Scale - 1:7,500

NOTE: Matthews & Goodman is a Limited Liability Partnership (LLP) which is owned by Equity Members of Matthews & Goodman LLP. A list of Members is available on application to the LLP Secretary at our registered office at 33 Robert Adam Street, London W1U 3HR. It is registered in England and Wales with registered number OC312368. The term 'partner' is used to refer to a member of the partnership, or to an employee of equivalent standing and qualifications. Matthews & Goodman LLP provides its services subject to its Terms of Business, a copy of which is available on request.

Appendix Two

Phased Site Layout Plan



General Notes

1. Development Zones (within which development can occur) and public open spaces are identified on drawing number 211_WS_02_01
2. Access and circulation routes are identified on Drawing number 211_WS_02_02.
3. Landscape treatments are identified on drawing number 211_WS_02_03
4. Allowable uses at ground floor frontages are identified on Drawing number 211_WS_02_04

4. Allowable uses at ground floor frontages are identified on Drawing number 211_WS_02_04

5. Proposed site ground levels, heights, allowable horizontal and vertical deviations are identified on Drawing number 211_WS_02_05

Additional Notes

1. Refer to the Design Principles Document for further guidance on the Development Zone.
2. Refer to the Design Principles Document for further guidance on the Public Open Space Zones, access routes typologies , and landscaping treatments of streets and spaces.
3. Refer to the Design Principles Document for further guidance on the streets and circulation routes.

Legend

	Planning Application Boundary
	Public Open Space
	Detailed Application Zone Blocks
Phase 1	Detailed Application Zone Reference
1A	Detailed Application Zone Block Reference
+ 57.00	Proposed Ground Floor Level
	Detailed Application Phasing boundaries

NOTES:

Copyright of this drawing is vested in the Architect and it must not be copied or reproduced without consent. Figured dimensions only are to be taken from this drawing . All contractors must visit site and be responsible for taking and checking all dimensions relative their work. PLUS Architecture are to be advised of any variation between drawings and site conditions
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REV.	DATE:	DETAILS:	INITIALS:

NORTH POINT:

KEY PLAN:

PLUS ARCHITECTURE Chancery Lane, Dublin 8, Ireland. W: www.plusarchitecture.ie T: 353 (0) 1 521 3378

PROJECT: North London Business Park		PROJECT: 211	DATE: 21/06/2021
CLIENT: The Comer Group		DRAWING NO.: 211_WS_02_01	REVISION NO.:
TITLE: Proposed Development Zone Plan		DRAWN BY.: JG	SCALE AT A1 .: 1 : 1000
ISSUE TYPE: Planning		CHECKED BY.: DT	SCALE AT A3 .: 1 : 2000

Appendix Three

Detailed Breakdown of Phase 1

211 North London Business Park_ Phase 1_JULY 2021

Housing Quality Assessment **211_Plus_20210723**

Design Standards: *Quality Apartments & Urban Housing London, April 2018*

	BLOCK 0 (School)		**GIA Area (m²)**
0	Basement		2741.0
0	School		8327.0
Total GIA of School (minus parking):			**8327.0**

Areas provided by Stride Treglown Architects

Block	House Number	House Type	Ground Floor (m²)	First Floor (m²)	Second Floor (m²)	Total GIA Area (m²)	Living/ Dining/ Kitchen (m²)	Bedroom 1 (m²)	Bedroom 2 (m²)	Bedroom 3 (m²)	Bedroom 4/ Study (m²)	Garden (m²)	Balcony (m²)
	BLOCK B (Houses)												
B	H1	A	53.6	53.6	40.5	**147.7**	46.5	16.2	12.1	9.1	9.0	65.5	9.6
B	H2	B	53.8	53.8	40.7	**148.3**	44.7	15.4	12.0	8.6	9.0	62.9	9.0
B	H3	B	53.8	53.8	40.7	**148.3**	44.7	15.4	12.0	8.6	9.0	63.4	9.0
B	H4	B	53.8	53.8	40.7	**148.3**	44.7	15.4	12.0	8.6	9.0	63.8	9.0
B	H5	B	53.8	53.8	40.7	**148.3**	44.7	15.4	12.0	8.6	9.0	64.3	9.0
B	H6	B	53.8	53.8	40.7	**148.3**	44.7	15.4	12.0	8.6	9.0	64.7	9.0
B	H 7	C	50.1	50.1	36.1	**136.3**	33.2	13.5	11.4	11.4	8.2 / 5.0	52.8	10.8
B				**Total GIA of Houses:**		**1025.5**							

Block	Location No.	Apt. No.	Type	Floor Level	Primary Staircore	Area (m²)	Living/ Dining/ Kitchen (m²)	Bedroom 1 (m²)	Bedroom 2 (m²)	Bedroom 3 (m²)	Storage (m²)	Balcony/Winter Garden (m²)	Dual Aspect/ Direction
	BLOCK C												
	Basement Floor												
C	C1.000.01	1	1-Bed	Basement Floor	Core C1	57.8	32.9	12.6			6.2	5.1	Y (South&West)
C	C1.000.02	2	1-Bed	Basement Floor	Core C1	55.9	30.9	11.6			6.2	10.1	N (South)
C	C6.000.01	3	1-Bed	Basement Floor	Core C6	50.0	27.6	11.5			4.7	5.0	N (South)
C	C6.000.02	4	1-Bed	Basement Floor	Core C6	50.9	29.6	11.5			3.5	7.6	Y (East&South)
C	C6.000.03	5	1-Bed	Basement Floor	Core C6	50.4	27.9	11.5			4.4	8.2	N (East)
C		5		**Total GIA of Basement Floor:**		**265.0**							
	Ground Floor												
C	C1.00.01	6	1-Bed	Ground Floor	Core C1	57.8	32.9	12.6			6.2	5.2	Y (South&West)
C	C1.00.02	7	2-Bed	Ground Floor	Core C1	93.7	39.8	14.1	14.4		8.6	24.7	Y (North&South)
C	C2.00.01	8	2-Bed	Ground Floor	Core C2	117.1	51.9	24.4	11.5		9.2	11.3	Y (East&West)
C	C2.00.02	9	2-Bed	Ground Floor	Core C2	77.0	34.2	13.9	11.4		8.3	7.1	Y (East&West)
C	C3.00.01	10	2-Bed	Ground Floor	Core C3	77.7	34.0	13.9	12.1		7.0	7.4	Y (East&West)
C	C3.00.02	11	2-Bed	Ground Floor	Core C3	92.5	43.0	15.7	13.4		7.6	50.2	Y (North&West)
C	C3.00.03	12	1-Bed	Ground Floor	Core C3	50.6	28.7	11.4			4.0	5.9	N (North)
C	C3.00.04	13	2-Bed	Ground Floor	Core C3	79.0	35.0	13.1	11.4		7.7	7.0	Y (North&South)
C	C3.00.05	14	1-Bed	Ground Floor	Core C3	50.6	28.7	11.4			4	5.8	N (South)
C	C4.00.01	15	1-Bed	Ground Floor	Core C4	50.6	28.7	11.4			4.0	6.1	N (South)
C	C4.00.02	16	3-Bed	Ground Floor	Core C4	109.3	46.6	13.4	12.9	11.5	11.8	9.1	Y (North&South)
C	C4.00.03	17	1-Bed	Ground Floor	Core C4	60.7	36.4	12.6			4.6	11.2	Y (North&East)
C	C4.00.04	18	2-Bed	Ground Floor	Core C4	76.4	34.1	13.0	11.6		6.2	7.6	Y (East&South)

Block	Location No.	Apt. No.	Type	Floor Level	Primary Staircore	Area (m²)	Living/ Dining/ Kitchen (m²)	Bedroom 1 (m²)	Bedroom 2 (m²)	Bedroom 3 (m²)	Storage (m²)	Balcony/Winter Garden (m²)	Dual Aspect/ Direction
C	C5.00.01	19	1-Bed	Ground Floor	Core C5	67.2	39.2	11.6			5.7	6.7	Y (East&West)
C	C5.00.02	20	1-Bed	Ground Floor	Core C5	50.3	28.6	11.9			3.7	6.9	N (East)
C	C5.00.03	21	2-Bed	Ground Floor	Core C5	78.7	32.3	16.0	11.6		7.6	8.1	Y (East&West)
C	C6.00.01	22	1-Bed	Ground Floor	Core C6	50.9	29.6	11.5			3.5	7.6	Y (East&South)
C	C6.00.02	23	3-Bed	Ground Floor	Core C6	94.1	39.7	13.0	11.6	7.2	9.2	25.7	Y (North&South)
C	C6.00.03	24	1-Bed	Ground Floor	Core C6	50.4	27.9	11.5			4.4	8.3	N (East)
C		19		**Total GIA of Ground Floor:**		**1384.6**							
	First Floor												
C	C1.01.01	25	2-Bed	First Floor	Core C1	78.6	36.4	13.1	11.4		6.1	10.6	Y (South&West)
C	C1.01.02	26	2-Bed	First Floor	Core C1	82.3	37.9	13.3	11.5		8.1	13.1	Y (North&South)
C	C1.01.03	27	2-Bed	First Floor	Core C1	76.0	30.2	15.6	11.6		6.8	10.0	N (South)
C	C2.01.01	28	2-Bed	First Floor	Core C2	117.1	51.9	24.4	11.5		9.2	10.6	Y (East&West)
C	C2.01.02	29	2-Bed	First Floor	Core C2	77.0	34.2	13.9	11.4		8.3	7.1	Y (East&West)
C	C3.01.01	30	2-Bed	First Floor	Core C3	77.7	34.0	13.9	12.1		7.0	7.2	Y (East&West)
C	C3.01.02	31	2-Bed	First Floor	Core C3	92.5	43.0	15.7	13.4		7.6	15.2	Y (North&West)
C	C3.01.03	32	1-Bed	First Floor	Core C3	50.6	28.7	11.4			4.0	6.1	N (North)
C	C3.01.04	33	2-Bed	First Floor	Core C3	79.0	35.0	13.1	11.4		7.7	7.0	Y (North&South)
C	C3.01.05	34	1-Bed	First Floor	Core C3	50.6	28.7	11.4			4.0	6.1	N (South)
C	C4.01.01	35	1-Bed	First Floor	Core C4	50.6	28.7	11.4			4.0	6.1	N (South)
C	C4.01.02	36	3-Bed	First Floor	Core C4	109.3	46.6	13.4	12.9	11.5	11.8	9.1	Y (North&South)
C	C4.01.03	37	1-Bed	First Floor	Core C4	60.7	36.4	12.6			4.6	11.2	Y (North&East)
C	C4.01.04	38	2-Bed	First Floor	Core C4	76.4	34.1	13.0	11.6		6.2	7.6	Y (East&South)
C	C5.01.01	39	1-Bed	First Floor	Core C5	67.2	39.2	11.6			5.7	6.7	Y (East&West)
C	C5.01.02	40	1-Bed	First Floor	Core C5	50.3	28.6	11.9			3.7	6.9	N (East)
C	C5.01.03	41	2-Bed	First Floor	Core C5	78.7	32.3	16.0	11.6		7.6	8.4	Y (East&West)
C	C6.01.01	42	2-Bed	First Floor	Core C6	73.1	30.9	13.2	11.4		6.1	7.6	Y (East&South)
C	C6.01.02	43	1-Bed	First Floor	Core C6	50.0	27.6	11.5			4.7	5.0	N (South)
C	C6.01.03	44	2-Bed	First Floor	Core C6	76.5	31.8	15.2	11.5		6.4	7.2	Y (North&South)
C	C6.01.04	45	1-Bed	First Floor	Core C6	55.1	32.4	11.4			4.4	8.3	N (East)
C		21		**Total GIA of First Floor:**		**1529.3**							
	Second Floor												
C	C1.02.01	46	2-Bed	Second Floor	Core C1	78.6	36.4	13.1	11.4		6.1	12.7	Y (South&West)
C	C1.02.02	47	2-Bed	Second Floor	Core C1	82.3	37.9	13.3	11.5		8.1	13.1	Y (North&South)
C	C1.02.03	48	2-Bed	Second Floor	Core C1	76.0	30.2	15.6	11.6		6.8	10.0	N (South)
	C2.02.01	49	2-Bed	Second Floor	Core C2	117.1	51.9	24.4	11.5		9.2	11.3	Y (East&West)
C	C2.02.02	50	2-Bed	Second Floor	Core C2	77.0	34.2	13.9	11.4		8.3	7.1	Y (East&West)
C	C3.02.01	51	2-Bed	Second Floor	Core C3	77.7	34.0	13.9	12.1		7.0	7.1	Y (East&West)
C	C3.02.02	52	1-Bed	Second Floor	Core C3	50.1	26.5	12.6			4.5	7.7	N (West)
C	C3.02.03	53	3-Bed	Second Floor	Core C3	95.7	38.0	13.4	11.4	10.4	9.7	9.0	Y (North&West)
C	C3.02.04	54	1-Bed	Second Floor	Core C3	64.0	37.2	14.7			5.8	6.1	N (North)
C	C3.02.05	55	2-Bed	Second Floor	Core C3	79.0	35.0	13.1	11.4		7.7	7.0	Y (North&South)
C	C3.02.06	56	1-Bed	Second Floor	Core C3	50.6	28.7	11.4			4.0	6.1	N (South)
C	C4.02.01	57	1-Bed	Second Floor	Core C4	50.6	28.7	11.4			4.0	6.1	N (South)
C	C4.02.02	58	3-Bed	Second Floor	Core C4	109.3	46.6	13.4	12.9	11.5	11.8	9.1	Y (North&South)
C	C4.02.03	59	3-Bed	Second Floor	Core C4	95.5	38.5	13.4	11.4	10.1	9.0	11.2	Y (North&East)
C	C4.02.04	60	2-Bed	Second Floor	Core C4	76.4	34.1	13.0	11.6		6.2	7.6	Y (East&South)

Block	Location No.	Apt. No.	Type	Floor Level	Primary Staircore	Area (m²)	Living/ Dining/ Kitchen (m²)	Bedroom 1 (m²)	Bedroom 2 (m²)	Bedroom 3 (m²)	Storage (m²)	Balcony/Winter Garden (m²)	Dual Aspect/ Direction
C	C5.02.01	61	1-Bed	Second Floor	Core C5	67.2	39.2	11.6			5.7	6.7	Y (East&West)
C	C5.02.02	62	1-Bed	Second Floor	Core C5	50.3	28.6	11.9			3.7	6.9	N (East)
C	C5.02.03	63	2-Bed	Second Floor	Core C5	78.7	32.3	16.0	11.6		7.6	8.4	Y (East&West)
C	C6.02.01	64	2-Bed	Second Floor	Core C6	73.1	30.9	13.2	11.4		6.1	7.6	Y (East&South)
C	C6.02.02	65	1-Bed	Second Floor	Core C6	50.0	27.6	11.5			4.7	5.0	N (South)
C	C6.02.03	66	2-Bed	Second Floor	Core C6	76.5	31.8	15.2	11.5		6.4	7.2	Y (North&South)
C	C6.02.04	67	1-Bed	Second Floor	Core C6	55.1	32.4	11.4			4.4	8.3	N (East)
C		**22**		**Total GIA of Second Floor:**		**1630.8**							
	Third Floor												
C	C1.03.01	68	2-Bed	Third Floor	Core C1	78.5	36.4	13.1	11.4		6.1	12.7	Y (South&West)
C	C1.03.02	69	2-Bed	Third Floor	Core C1	82.3	37.9	13.3	11.5		8.1	13.1	Y (North&South)
C	C1.03.03	70	2-Bed	Third Floor	Core C1	76.0	30.2	15.6	11.6		6.8	10.0	N (South)
C	C2.03.01	71	2-Bed	Third Floor	Core C2	117.1	51.9	24.4	11.5		9.2	11.3	Y (East&West)
C	C2.03.02	72	2-Bed	Third Floor	Core C2	77.0	34.2	13.9	11.4		8.3	7.1	Y (East&West)
C	C3.03.01	73	2-Bed	Third Floor	Core C3	77.7	34.0	13.9	12.1		7.0	7.1	Y (East&West)
C	C3.03.02	74	1-Bed	Third Floor	Core C3	50.1	26.5	12.6			4.5	7.7	N (West)
C	C3.03.03	75	3-Bed	Third Floor	Core C3	95.7	38.0	13.4	11.4	10.4	9.7	9.0	Y (North&West)
C	C3.03.04	76	1-Bed	Third Floor	Core C3	63.6	37.2	14.7			5.8	6.1	N (North)
C	C3.03.05	77	2-Bed	Third Floor	Core C3	79.0	35.0	13.1	11.4		7.7	7.0	Y (North&South)
C	C3.03.06	78	1-Bed	Third Floor	Core C3	50.6	28.7	11.4			4.0	6.1	N (South)
C	C4.03.01	79	1-Bed	Third Floor	Core C4	50.6	28.7	11.4			4.0	6.1	N (South)
C	C4.03.02	80	3-Bed	Third Floor	Core C4	109.3	46.6	13.4	12.9	11.5	11.8	9.1	Y (North&South)
C	C4.03.03	81	3-Bed	Third Floor	Core C4	95.5	38.5	13.4	11.4	10.1	9.0	11.2	Y (North&East)
C	C4.03.04	82	2-Bed	Third Floor	Core C4	76.4	34.1	13.0	11.6		6.2	7.6	Y (East&South)
C	C5.03.01	83	1-Bed	Third Floor	Core C5	67.2	39.2	11.6			5.7	6.7	Y (East&West)
C	C5.03.02	84	1-Bed	Third Floor	Core C5	50.3	28.6	11.9			3.7	6.9	N (East)
C	C5.03.03	85	2-Bed	Third Floor	Core C5	78.7	32.3	16.0	11.6		7.6	8.4	Y (East&West)
C	C6.03.01	86	2-Bed	Third Floor	Core C6	73.1	30.9	13.2	11.4		6.1	7.6	Y (East&South)
C	C6.03.02	87	1-Bed	Third Floor	Core C6	50.0	27.6	11.5			4.7	5.0	N (South)
C	C6.03.03	88	2-Bed	Third Floor	Core C6	76.5	31.8	15.2	11.5		6.4	7.2	Y (North&South)
C	C6.03.04	89	1-Bed	Third Floor	Core C6	55.1	32.4	11.4			4.4	8.3	N (East)
C		**22**		**Total GIA of Third Floor:**		**1630.3**							
	Fourth Floor												
C	C1.04.01	90	2-Bed	Fourth Floor	Core C1	78.6	36.4	13.1	11.4		6.1	12.7	Y (South&West)
C	C1.04.02	91	2-Bed	Fourth Floor	Core C1	82.3	37.9	13.3	11.5		8.1	13.1	Y (North&South)
C	C1.04.03	92	2-Bed	Fourth Floor	Core C1	76.0	30.2	15.6	11.6		6.8	10.0	N (South)
C	C2.04.01	93	2-Bed	Fourth Floor	Core C2	117.1	51.9	24.4	11.5		9.2	11.3	Y (East&West)
C	C2.04.02	94	2-Bed	Fourth Floor	Core C2	77.0	34.2	13.9	11.4		8.3	7.1	Y (East&West)
C	C3.04.01	95	2-Bed	Fourth Floor	Core C3	77.7	34.0	13.9	12.1		7.0	7.1	Y (East&West)
C	C3.04.02	96	1-Bed	Fourth Floor	Core C3	50.1	26.5	12.6			4.5	7.7	N (West)
C	C3.04.03	97	3-Bed	Fourth Floor	Core C3	95.7	38.0	13.4	11.4	10.4	9.7	9.0	Y (North&West)
C	C3.04.04	98	1-Bed	Fourth Floor	Core C3	63.6	37.2	14.7			5.8	6.1	N (North)
C	C3.04.05	99	2-Bed	Fourth Floor	Core C3	79.0	35.0	13.1	11.4		7.7	7.0	Y (North&South)
C	C3.04.06	100	1-Bed	Fourth Floor	Core C3	50.6	28.7	11.4			4.0	6.1	N (South)
C	C4.04.01	101	1-Bed	Fourth Floor	Core C4	50.6	28.7	11.4			4.0	6.1	N (South)
C	C4.04.02	102	3-Bed	Fourth Floor	Core C4	109.3	46.6	13.4	12.9	11.5	11.8	9.1	Y (North&South)
C	C4.04.03	103	3-Bed	Fourth Floor	Core C4	95.5	38.5	13.4	11.4	10.1	9.0	11.2	Y (North&East)

Block	Location No.	Apt. No.	Type	Floor Level	Primary Staircore	Area (m^2)	Living/ Dining/ Kitchen (m^2)	Bedroom 1 (m^2)	Bedroom 2 (m^2)	Bedroom 3 (m^2)	Storage (m^2)	Balcony/Winter Garden (m^2)	Dual Aspect/ Direction
C	C4.04.04	104	2-Bed	Fourth Floor	Core C4	76.4	34.1	13.0	11.6		6.2	7.6	Y (East&South)
C	C6.04.01	105	2-Bed	Fourth Floor	Core C6	73.1	30.9	13.2	11.4		6.1	7.6	Y (East&South)
C	C6.04.02	106	1-Bed	Fourth Floor	Core C6	50.0	27.6	11.5			4.7	5.0	N (South)
C	C6.04.03	107	2-Bed	Fourth Floor	Core C6	76.5	31.8	15.2	11.5		6.4	7.2	Y (North&South)
C	C6.04.04	108	1-Bed	Fourth Floor	Core C6	55.1	32.4	11.4			4.4	8.3	Y (North&East)
C		**19**		**Total GIA of Fourth Floor:**		**1434.2**							
	Fifth Floor												
C	C1.05.01	109	2-Bed	Fifth Floor	Core C1	78.6	36.4	13.1	11.4		6.1	12.7	Y (South&West)
C	C1.05.02	110	2-Bed	Fifth Floor	Core C1	82.3	37.9	13.3	11.5		8.1	13.1	Y (North&South)
C	C1.05.03	111	2-Bed	Fifth Floor	Core C1	76.0	30.2	15.6	11.6		6.8	10.0	N (South)
C	C2.05.01	112	2-Bed	Fifth Floor	Core C2	117.1	51.9	24.4	11.5		9.2	11.3	Y (East&West)
C	C2.05.02	113	2-Bed	Fifth Floor	Core C2	77.0	34.2	13.9	11.4		8.3	7.1	Y (East&West)
C	C3.05.01	114	2-Bed	Fifth Floor	Core C3	77.7	34.0	13.9	12.1		7.0	7.1	Y (East&West)
C	C3.05.02	115	1-Bed	Fifth Floor	Core C3	50.1	26.5	12.6			4.5	7.7	N (West)
C	C3.05.03	116	3-Bed	Fifth Floor	Core C3	95.7	38.0	13.4	11.4	10.4	9.7	9.0	Y (North&West)
C	C3.05.04	117	1-Bed	Fifth Floor	Core C3	63.6	37.2	14.7			5.8	6.1	N (North)
C	C3.05.05	118	2-Bed	Fifth Floor	Core C3	79.0	35.0	13.1	11.4		7.7	7.0	Y (North&South)
C	C3.05.06	119	1-Bed	Fifth Floor	Core C3	50.6	28.7	11.4			4.0	6.1	N (South)
C	C4.05.01	120	1-Bed	Fifth Floor	Core C4	50.6	28.7	11.4			4.0	6.1	N (South)
C	C4.05.02	121	3-Bed	Fifth Floor	Core C4	109.3	46.6	13.4	12.9	11.5	11.8	9.0	Y (North&South)
C	C4.05.03	122	3-Bed	Fifth Floor	Core C4	95.5	38.5	13.4	11.4	10.1	9.0	11.2	Y (North&East)
C	C4.05.04	123	2-Bed	Fifth Floor	Core C4	76.4	34.1	13.0	11.6		6.2	7.6	Y (East&South)
C	C6.05.01	124	2-Bed	Fifth Floor	Core C6	73.1	30.9	13.2	11.4		6.1	7.6	Y (East&South)
C	C6.05.02	125	1-Bed	Fifth Floor	Core C6	50.0	27.6	11.5			4.7	5.0	N (South)
C	C6.05.03	126	2-Bed	Fifth Floor	Core C6	76.5	31.8	15.2	11.5		6.4	7.2	Y (North&South)
C	C6.05.04	127	1-Bed	Fifth Floor	Core C6	55.1	32.4	11.4			4.4	8.3	Y (North&East)
C		**19**		**Total GIA of Fifth Floor:**		**1434.2**							
	Sixth Floor												
C	C1.06.01	128	2-Bed	Sixth Floor	Core C1	78.6	36.4	13.1	11.4		6.1	12.7	Y (South&West)
C	C1.06.02	129	2-Bed	Sixth Floor	Core C1	82.3	37.9	13.3	11.5		8.1	13.1	Y (North&South)
C	C1.06.03	130	2-Bed	Sixth Floor	Core C1	76.0	30.2	15.6	11.6		6.8	10.0	N (South)
C	C2.06.01	131	2-Bed	Sixth Floor	Core C2	95.8	45.0	13.3	11.5		13.1	11.3	Y (East&West)
C	C2.06.02	132	2-Bed	Sixth Floor	Core C2	77.0	34.2	13.9	11.4		8.3	7.1	Y (East&West)
C	C3.06.01	133	2-Bed	Sixth Floor	Core C3	74.7	32.5	13.0	11.4		6.1	7.7	Y (South&West)
C	C3.06.02	134	3-Bed	Sixth Floor	Core C3	95.7	38.0	13.4	11.4	10.4	9.7	9.0	Y (North&West)
C	C3.06.03	135	1-Bed	Sixth Floor	Core C3	63.6	37.2	14.7			5.8	6.1	N (North)
C	C3.06.04	136	2-Bed	Sixth Floor	Core C3	79.0	35.0	13.1	11.4		7.7	7.0	Y (North&South)
C	C3.06.05	137	1-Bed	Sixth Floor	Core C3	50.6	28.7	11.4			4.0	6.1	N (South)
C		**10**		**Total GIA of Sixth Floor:**		**773.3**							
	Seventh Floor												
C	C1.07.01	138	2-Bed	Seventh Floor	Core C1	78.6	36.4	13.1	11.4		6.1	12.7	Y (South&West)
C	C1.07.02	139	2-Bed	Seventh Floor	Core C1	82.3	37.9	13.3	11.5		8.1	13.1	Y (North&South)
C	C1.07.03	140	2-Bed	Seventh Floor	Core C1	76.0	30.2	15.6	11.6		6.8	10.0	N (South)
C	C3.07.01	141	2-Bed	Seventh Floor	Core C3	74.7	32.5	13.0	11.4		6.1	7.7	Y (South&West)
C	C3.07.02	142	3-Bed	Seventh Floor	Core C3	95.7	38.0	13.4	11.4	10.4	9.7	9.0	Y (North&West)
C	C3.07.03	143	1-Bed	Seventh Floor	Core C3	63.6	37.2	14.7			5.8	6.1	N (North)

Block	Location No.	Apt. No.	Type	Floor Level	Primary Staircore	Area (m²)	Living/ Dining/ Kitchen (m²)	Bedroom 1 (m²)	Bedroom 2 (m²)	Bedroom 3 (m²)	Storage (m²)	Balcony/Winter Garden (m²)	Dual Aspect/ Direction
C	C3.07.04	144	2-Bed	Seventh Floor	Core C3	79.0	35.0	13.1	11.4		7.7	7.0	Y (North&South)
C	C3.07.05	145	1-Bed	Seventh Floor	Core C3	50.6	28.7	11.4			4.0	6.1	N (South)
C		8	Total GIA of Seventh Floor:			600.5							
	Eighth Floor												
C	C3.08.01	146	2-Bed	Eighth Floor	Core C3	74.7	32.5	13.0	11.4		6.1	7.7	Y (South&West)
C	C3.08.02	147	3-Bed Duplex	Eighth Floor	Core C3	160.3	53.9	19.3	16.1	11.1	13.3	11.8	Y (North&West)
C	C3.08.03	148	1-Bed	Eighth Floor	Core C3	63.6	37.2	14.7			5.8	6.1	N (North)
C	C3.08.04	149	2-Bed	Eighth Floor	Core C3	79.0	35.0	13.1	11.4		7.7	7.0	Y (North&South)
C	C3.08.05	150	1-Bed	Eighth Floor	Core C3	50.6	28.7	11.4			4.0	6.1	N (South)
C		5	Total GIA of Eighth Floor:			428.2							
	Ninth Floor												
C	C3.09.01	151	2-Bed	Ninth Floor	Core C3	74.7	32.5	13.0	11.4		6.1	7.7	Y (South&West)
C	C3.09.02	152	1-Bed	Ninth Floor	Core C3	63.6	37.2	14.7			5.8	6.1	N (North)
C	C3.09.03	153	2-Bed	Ninth Floor	Core C3	79.0	35.0	13.1	11.4		7.7	7.0	Y (North&South)
C	C3.09.04	154	1-Bed	Ninth Floor	Core C3	50.6	28.7	11.4			4.0	6.1	N (South)
C		4	Total GIA of Ninth Floor:			267.9							
	Total Apartments Block C:					154							
			Apartment mix:	**x58 1 Beds**	**x78 2 Beds**	**x18 3 Beds**		**DUAL ASPECT**	**101 (65.6%)**				
				37.7%	50.6%	11.7%							
	BLOCK D												
	Ground Floor												
D	D1.00.01	1	3-Bed Duplex	Ground Floor	Core D1	128.6	51.7	15.1	11.4	8.1	12.4	16.4	Y (South&West)
D	D1.00.02	2	1-Bed	Ground Floor	Core D1	62.6	35.0	13.1			7.5	11.0	N (West)
D	D1.00.03	3	1-Bed	Ground Floor	Core D1	77.0	44.9	17.9			7.3	9.1	N (South)
D	D4.00.01	4	2-Bed	Ground Floor	Core D4	81.1	37.1	13.2	12.6		6.1	7.0	Y (East&South)
D	D4.00.02	5	1-Bed	Ground Floor	Core D4	53.3	27.6	12.5			7.2	8.1	N (East)
D	D5.00.01	6	1-Bed	Ground Floor	Core D5	80.8	51.8	14.7			7.4	7.9	N (South)
D	D5.00.02	7	1-Bed	Ground Floor	Core D5	50.0	28.4	11.7			3.4	7.0	N (South)
D	D5.00.03	8	1-Bed	Ground Floor	Core D5	50.6	29.6	11.4			3.3	6.0	N (South)
D		8	Total GIA of Ground Floor:			584.0							
	First Floor												
D	D1.01.01	9	1-Bed	First Floor	Core D1	62.6	35.0	13.1			7.5	8.3	N (West)
D	D1.01.02	10	3-Bed	First Floor	Core D1	112.3	50.3	14.0	11.7	11.6	10.5	9.2	Y (East&West)
D	D1.01.03	11	2-Bed	First Floor	Core D1	86.1	36.2	16.2	11.4		11.0	9.1	Y (North&South)
D	D2.01.01	12	3-Bed	First Floor	Core D2	114.1	49.6	15.4	11.9	10.9	9.0	10.5	Y (East&West)
D	D2.01.02	13	1-Bed	First Floor	Core D2	52.9	27.6	12.1			6.5	5.9	N (West)
D	D2.01.03	14	3-Bed Duplex	First Floor	Core D2	139.4	55.1	14.5	11.4	8.8	18.0	25.7	Y (North&West)
D	D2.01.04	15	1-Bed	First Floor	Core D2	67.5	39.8	13.4			7.6	13.2	N (North)
D	D2.01.05	16	2-Bed Duplex	First Floor	Core D2	101.7	40.6	13.0	11.4		10.9	8.8	Y (North&East)
D	D2.01.06	17	1-Bed	First Floor	Core D2	62.8	32.6	16.5			7.2	9.0	Y (East&South)
D	D2.01.07	18	1-Bed	First Floor	Core D2	56.1	32.8	11.6			4.5	6.7	N (South)
D	D3.01.01	19	2-Bed	First Floor	Core D3	81.3	37.2	13.2	12.6		6.1	7.0	Y (East&South)
D	D3.01.02	20	1-Bed	First Floor	Core D3	59.9	31.9	12.6			8.2	7.0	N (South)
D	D3.01.03	21	2-Bed	First Floor	Core D3	85.9	36.7	15.5	13.2		7.6	7.0	Y (South&West)
D	D3.01.04	22	3-Bed	First Floor	Core D3	102.0	44.9	15.4	11.4	8.2	9.0	9.3	Y (North&West)
D	D3.01.05	23	1-Bed	First Floor	Core D3	67.0	40.9	12.4			6.5	8.7	Y (North&East)
D	D4.01.01	24	2-Bed	First Floor	Core D4	81.1	37.1	13.2	12.6		6.1	7.0	Y (East&South)

Block	Location No.	Apt. No.	Type	Floor Level	Primary Staircore	Area (m²)	Living/ Dining/ Kitchen (m²)	Bedroom 1 (m²)	Bedroom 2 (m²)	Bedroom 3 (m²)	Storage (m²)	Balcony/Winter Garden (m²)	Dual Aspect/ Direction
D	D4.01.02	25	2-Bed	First Floor	Core D4	87.8	37.9	16.2	11.4		11.0	7.9	Y (North&South)
D	D4.01.03	26	3-Bed	First Floor	Core D4	120.8	50.4	13.1	15.4	11.5	14.6	40.7	Y (East&West)
D	D4.01.04	27	1-Bed	First Floor	Core D4	53.3	27.6	12.5			7.2	8.1	N (East)
D	D5.01.01	28	1-Bed	First Floor	Core D5	54.4	28.2	13.5			6.4	5.7	Y (North&South)
D	D5.01.02	29	1-Bed	First Floor	Core D5	50.0	28.4	11.7			3.4	7.0	N (South)
D	D5.01.03	30	4-Bed	First Floor	Core D5	147.3	63.2	13.9	14.2	11.8	21.2	9.2	Y (North&South)
D	D5.01.04	31	1-Bed	First Floor	Core D5	50.0	28.4	11.7			3.4	7.3	N (North)
D		**23**	**Total GIA of First Floor:**			**1896.3**							
	Second Floor												
D	D1.02.01	32	1-Bed	Second Floor	Core D1	62.6	35.0	13.1			7.5	9.3	N (West)
D	D1.02.02	33	3-Bed	Second Floor	Core D1	112.3	50.3	14.0	11.7	11.6	10.5	9.2	Y (East&West)
D	D1.02.03	34	3-Bed	Second Floor	Core D1	116.7	47.1	17.9	13.6	11.1	14.2	9.3	Y (North&South)
D	D1.02.04	35	2-Bed	Second Floor	Core D1	84.2	40.4	14.0	11.4		6.5	7.1	Y (South&West)
D	D2.02.01	36	3-Bed	Second Floor	Core D2	114.1	49.6	14.9	11.9	10.9	9.0	10.5	Y (East&West)
D	D2.02.02	37	1-Bed	Second Floor	Core D2	52.9	27.6	12.1			6.5	5.9	N (West)
D	D2.02.03	38	1-Bed	Second Floor	Core D2	67.5	39.8	13.4			7.6	13.2	N (North)
D	D2.02.04	39	1-Bed	Second Floor	Core D2	62.8	32.6	16.5			7.2	9.0	Y (East&South)
D	D2.02.05	40	1-Bed	Second Floor	Core D2	56.1	32.8	11.6			4.5	6.7	N (South)
D	D3.02.01	41	2-Bed	Second Floor	Core D3	81.3	37.2	13.2	12.6		6.1	7.0	Y (East&South)
D	D3.02.02	42	2-Bed	Second Floor	Core D3	81.3	37.2	13.2	12.6		6.1	7.0	N (South)
D	D3.02.03	43	2-Bed	Second Floor	Core D3	85.9	36.7	15.5	13.2		7.6	7.0	Y (South&West)
D	D3.02.04	44	3-Bed	Second Floor	Core D3	102.0	44.9	15.4	11.4	8.2	9.0	9.3	Y (North&West)
D	D3.02.05	45	1-Bed	Second Floor	Core D3	50.0	28.4	11.7			3.4	7.3	N (North)
D	D3.02.06	46	2-Bed	Second Floor	Core D3	79.1	35.3	13.4	13.1		6.1	8.7	Y (North&East)
D	D4.02.01	47	2-Bed	Second Floor	Core D4	81.1	37.1	13.2	12.6		6.1	7.0	Y (East&South)
D	D4.02.02	48	2-Bed	Second Floor	Core D4	87.8	37.9	16.2	11.4		11.0	7.3	Y (North&South)
D	D4.02.03	49	2-Bed	Second Floor	Core D4	93.8	49.6	13.1	11.6		6.3	13.9	Y (East&West)
D	D4.02.04	50	1-Bed	Second Floor	Core D4	50.4	27.9	12.0			4.1	7.2	N (East)
D	D4.02.06	51	1-Bed	Second Floor	Core D4	53.3	27.6	12.5			7.2	8.1	N (East)
D	D5.02.01	52	1-Bed	Second Floor	Core D5	54.4	28.2	13.5			6.4	5.7	Y (North&South)
D	D5.02.02	53	1-Bed	Second Floor	Core D5	50.0	28.4	11.7			3.4	6.8	N (South)
D	D5.02.03	54	1-Bed	Second Floor	Core D5	50.8	29.0	11.7			3.4	6.0	N (South)
D	D5.02.04	55	3-Bed	Second Floor	Core D5	118.2	53.9	13.5	11.8	9.1	11.0	9.3	Y (North&South)
D	D5.02.05	56	1-Bed	Second Floor	Core D5	50.0	28.4	11.7			3.4	6.8	N (North)
D		**25**	**Total GIA of Second Floor:**			**1898.6**							
	Third Floor												
D	D1.03.01	57	1-Bed	Third Floor	Core D1	62.6	35.0	13.1			7.5	9.3	N (West)
D	D1.03.02	58	3-Bed	Third Floor	Core D1	112.3	50.3	14.0	11.7	11.6	10.5	9.2	Y (East&West)
D	D1.03.03	59	3-Bed	Third Floor	Core D1	116.7	47.1	17.9	13.6	11.1	14.2	9.4	Y (North&South)
D	D1.03.04	60	2-Bed	Third Floor	Core D1	84.2	40.4	14.0	11.4		6.5	7.1	Y (South&West)
D	D2.03.01	61	3-Bed	Third Floor	Core D2	114.1	49.6	14.9	11.9	10.9	9.0	10.5	Y (East&West)
D	D2.03.02	62	1-Bed	Third Floor	Core D2	52.9	27.6	12.1			6.5	5.9	N (West)
D	D2.03.03	63	3-Bed	Third Floor	Core D2	118.5	55.9	16.9	12.0	11.5	9.4	10.7	Y (North&West)
D	D2.03.04	64	2-Bed	Third Floor	Core D2	81.1	37.1	13.2	12.6		6.1	7.0	N (North)
D	D2.03.05	65	3-Bed	Third Floor	Core D2	105.9	39.7	18.1	11.5	8.2	11.8	9.0	Y (North&South)
D	D2.03.06	66	2-Bed	Third Floor	Core D2	83.8	39.1	13.2	13.3		6.0	7.0	N (South)
D	D3.03.01	67	2-Bed	Third Floor	Core D3	81.3	37.2	13.2	12.6		6.1	7.0	Y (East&South)
D	D3.03.02	68	2-Bed	Third Floor	Core D3	81.3	37.2	13.2	12.6		6.1	7.0	N (South)
D	D3.03.03	69	2-Bed	Third Floor	Core D3	85.9	36.7	15.5	13.2		7.6	7.0	Y (South&West)

Block	Location No.	Apt. No.	Type	Floor Level	Primary Staircore	Area (m²)	Living/ Dining/ Kitchen (m²)	Bedroom 1 (m²)	Bedroom 2 (m²)	Bedroom 3 (m²)	Storage (m²)	Balcony/Winter Garden (m²)	Dual Aspect/ Direction
D	D3.03.04	70	3-Bed	Third Floor	Core D3	102.0	44.9	15.4	11.4	8.2	9.0	9.3	Y (North&West)
D	D3.03.05	71	1-Bed	Third Floor	Core D3	50.0	28.4	11.7			3.4	7.3	N (North)
D	D3.03.06	72	2-Bed	Third Floor	Core D3	79.1	35.3	13.4	13.1		6.1	8.7	Y (North&East)
D	D4.03.01	73	2-Bed	Third Floor	Core D4	81.1	37.1	13.2	12.6		6.1	7.0	Y (East&South)
D	D4.03.02	74	2-Bed	Third Floor	Core D4	87.8	37.9	16.2	11.4		11.0	7.3	Y (North&South)
D	D4.03.03	75	2-Bed	Third Floor	Core D4	93.8	49.6	13.1	11.6		6.3	13.9	Y (East&West)
D	D4.03.04	76	1-Bed	Third Floor	Core D4	50.4	27.9	12.0			4.1	7.2	N (East)
D	D4.03.05	77	1-Bed	Third Floor	Core D4	53.3	27.6	12.5			7.2	8.1	N (East)
D	D5.03.01	78	1-Bed	Third Floor	Core D5	54.4	28.2	13.5			6.4	5.7	Y (North&South)
D	D5.03.02	79	1-Bed	Third Floor	Core D5	50.0	28.4	11.7			3.4	7.0	N (South)
D	D5.03.03	80	1-Bed	Third Floor	Core D5	50.8	29.0	11.7			3.4	6.2	N (South)
D	D5.03.04	81	3-Bed	Third Floor	Core D5	118.2	53.9	13.5	11.8	9.1	11.0	9.3	Y (North&South)
D	D5.03.05	82	1-Bed	Third Floor	Core D5	50.0	28.4	11.7			3.4	6.8	N (North)
D		**26**	**Total GIA of Third Floor:**			**2101.5**							
	Fourth Floor												
D	D1.04.01	83	1-Bed	Fourth Floor	Core D1	62.6	35.0	13.1			7.5	9.3	N (West)
D	D1.04.02	84	3-Bed	Fourth Floor	Core D1	112.3	50.3	14.0	11.7	11.6	10.5	9.2	Y (East&West)
D	D1.04.03	85	3-Bed	Fourth Floor	Core D1	116.7	47.1	17.9	13.6	11.1	14.2	9.3	Y (North&South)
D	D1.04.04	86	2-Bed	Fourth Floor	Core D1	84.2	40.4	14.0	11.4		6.5	7.1	Y (South&West)
D	D2.04.01	87	3-Bed	Fourth Floor	Core D2	114.1	49.6	14.9	11.9	10.9	9.0	10.5	Y (East&West)
D	D2.04.02	88	1-Bed	Fourth Floor	Core D2	52.9	27.6	12.1			6.5	5.9	N (West)
D	D2.04.03	89	3-Bed	Fourth Floor	Core D2	118.5	55.9	16.9	12.0	11.5	9.4	10.7	Y (North&West)
D	D2.04.04	90	2-Bed	Fourth Floor	Core D2	81.1	37.1	13.2	12.6		6.1	7.0	N (North)
D	D2.04.05	91	3-Bed	Fourth Floor	Core D2	105.9	39.7	18.1	11.5	8.2	11.8	9.0	Y (North&South)
D	D2.04.06	92	2-Bed	Fourth Floor	Core D2	83.8	39.1	13.2	13.3		6.0	7.0	N (South)
D	D4.04.01	93	2-Bed	Fourth Floor	Core D4	81.1	37.1	13.2	12.6		6.1	7.0	Y (East&South)
D	D4.04.02	94	2-Bed	Fourth Floor	Core D4	87.8	37.9	16.2	11.4		11.0	7.3	Y (North&South)
D	D4.04.03	95	2-Bed	Fourth Floor	Core D4	93.8	49.6	13.1	11.6		6.3	13.9	Y (East&West)
D	D4.04.04	96	1-Bed	Fourth Floor	Core D4	50.4	27.9	12.0			4.1	7.2	N (East)
D	D4.04.05	97	1-Bed	Fourth Floor	Core D4	53.3	27.6	12.5			7.2	8.1	N (East)
D	D5.04.01	98	1-Bed	Fourth Floor	Core D5	54.4	28.2	13.5			6.4	5.7	Y (North&South)
D	D5.04.02	99	1-Bed	Fourth Floor	Core D5	50.0	28.4	11.7			3.4	6.8	N (South)
D	D5.04.03	100	1-Bed	Fourth Floor	Core D5	50.8	29.0	11.7			3.4	6.0	N (South)
D	D5.04.04	101	3-Bed	Fourth Floor	Core D5	118.2	53.9	13.5	11.8	9.1	11.0	9.3	Y (North&South)
D	D5.04.05	102	1-Bed	Fourth Floor	Core D5	50.0	28.4	11.7			3.4	6.8	N (North)
D		**20**	**Total GIA of Fourth Floor:**			**1621.9**							
	Fifth Floor												
D	D1.05.01	103	1-Bed	Fifth Floor	Core D1	62.6	35.0	13.1			7.5	9.3	N (West)
D	D1.05.02	104	3-Bed	Fifth Floor	Core D1	112.3	50.3	14.0	11.7	11.6	10.5	9.2	Y (East&West)
D	D1.05.03	105	3-Bed	Fifth Floor	Core D1	116.7	47.1	17.9	13.6	11.1	14.2	9.3	Y (North&South)
D	D1.05.04	106	2-Bed	Fifth Floor	Core D1	84.2	40.4	14.0	11.4		6.5	7.1	Y (South&West)
D	D2.05.01	107	3-Bed	Fifth Floor	Core D2	114.1	49.6	14.9	11.9	10.9	9.0	10.5	Y (East&West)
D	D2.05.02	108	1-Bed	Fifth Floor	Core D2	52.9	27.6	12.1			6.5	5.9	N (West)
D	D2.05.03	109	3-Bed	Fifth Floor	Core D2	118.5	55.9	16.9	12.0	11.5	9.4	10.7	Y (North&West)
D	D2.05.04	110	2-Bed	Fifth Floor	Core D2	81.1	37.1	13.2	12.6		6.1	7.0	N (North)
D	D2.05.05	111	3-Bed	Fifth Floor	Core D2	105.9	39.7	18.1	11.5	8.2	11.8	9.0	Y (North&South)
D	D2.05.06	112	2-Bed	Fifth Floor	Core D2	83.8	39.1	13.2	13.3		6.0	7.0	N (South)
D	D4.05.01	113	2-Bed	Fifth Floor	Core D4	81.1	37.1	13.2	12.6		6.1	7.0	Y (East&South)
D	D4.05.02	114	2-Bed	Fifth Floor	Core D4	87.8	37.9	16.2	11.4		11.0	7.3	Y (North&South)

Block	Location No.	Apt. No.	Type	Floor Level	Primary Staircore	Area (m²)	Living/ Dining/ Kitchen (m²)	Bedroom 1 (m²)	Bedroom 2 (m²)	Bedroom 3 (m²)	Storage (m²)	Balcony/Winter Garden (m²)	Dual Aspect/ Direction
D	D4.05.03	115	1-Bed	Fifth Floor	Core D4	53.3	27.6	12.5			7.2	8.1	Y (North&East)
D	D5.05.01	116	1-Bed	Fifth Floor	Core D5	54.4	28.2	13.5			6.4	5.7	Y (North&South)
D	D5.05.02	117	1-Bed	Fifth Floor	Core D5	50.0	28.4	11.7			3.4	6.8	N (South)
D	D5.05.03	118	1-Bed	Fifth Floor	Core D5	50.8	29.0	11.7			3.4	6.0	N (South)
D	D5.05.04	119	3-Bed	Fifth Floor	Core D5	118.2	53.9	13.5	11.8	9.1	11.0	9.3	Y (North&South)
D	D5.05.05	120	1-Bed	Fifth Floor	Core D5	50.0	28.4	11.7			3.4	6.8	N (North)
D		18	**Total GIA of Fifth Floor:**			**1477.7**							
	Sixth Floor												
D	D1.06.01	121	1-Bed	Sixth Floor	Core D1	62.6	35.0	13.1			7.5	9.3	N (West)
D	D1.06.02	122	3-Bed	Sixth Floor	Core D1	112.3	50.3	14.0	11.7	11.6	10.5	9.2	Y (East&West)
D	D1.06.03	123	3-Bed	Sixth Floor	Core D1	116.7	47.1	17.9	13.6	11.1	14.2	9.3	Y (North&South)
D	D1.06.04	124	2-Bed	Sixth Floor	Core D1	84.2	40.4	14.0	11.4		6.5	7.1	Y (South&West)
D	D2.06.01	125	3-Bed	Sixth Floor	Core D2	114.1	49.6	14.9	11.9	10.9	9.0	10.5	Y (East&West)
D	D2.06.02	126	1-Bed	Sixth Floor	Core D2	52.9	27.6	12.1			6.5	5.9	N (West)
D	D2.06.03	127	3-Bed	Sixth Floor	Core D2	118.5	55.9	16.9	12.0	11.5	9.4	10.7	Y (North&West)
D	D2.06.04	128	2-Bed	Sixth Floor	Core D2	81.1	37.1	13.2	12.6		6.1	7.0	N (North)
D	D2.06.05	129	3-Bed	Sixth Floor	Core D2	105.9	39.7	18.1	11.5	8.2	11.8	9.0	Y (North&South)
D	D2.06.06	130	2-Bed	Sixth Floor	Core D2	83.8	39.1	13.2	13.3		6.0	7.0	N (South)
D	D4.06.01	131	2-Bed	Sixth Floor	Core D4	81.1	37.1	13.2	12.6		6.1	7.0	Y (East&South)
D	D4.06.02	132	2-Bed	Sixth Floor	Core D4	87.8	37.9	16.2	11.4		11.0	7.3	Y (North&South)
D	D4.06.03	133	1-Bed	Sixth Floor	Core D4	53.3	27.6	12.5			7.2	8.1	Y (North&East)
D	D5.06.01	134	1-Bed	Sixth Floor	Core D5	54.4	28.2	13.5			6.4	5.7	Y (North&South)
D	D5.06.02	135	1-Bed	Sixth Floor	Core D5	50.0	28.4	11.7			3.4	6.8	N (South)
D	D5.06.03	136	1-Bed	Sixth Floor	Core D5	50.8	29.0	11.7			3.4	6.0	N (South)
D	D5.06.04	137	3-Bed	Sixth Floor	Core D5	118.2	53.9	13.5	11.8	9.1	11.0	9.3	Y (North&South)
D	D5.06.05	138	1-Bed	Sixth Floor	Core D5	50.0	28.4	11.7			3.4	6.8	N (North)
D		18	**Total GIA of Sixth Floor:**			**1477.7**							
	Seventh Floor												
D	D1.07.01	139	1-Bed	Seventh Floor	Core D1	62.6	35.0	13.1			7.5	9.3	N (West)
D	D1.07.02	140	3-Bed	Seventh Floor	Core D1	112.3	50.3	14.0	11.7	11.6	10.5	9.2	Y (East&West)
D	D1.07.03	141	3-Bed	Seventh Floor	Core D1	116.7	47.1	17.9	13.6	11.1	14.2	9.3	Y (North&South)
D	D1.07.04	142	2-Bed	Seventh Floor	Core D1	84.2	40.4	14.0	11.4		6.5	7.1	Y (South&West)
D	D2.07.01	143	3-Bed	Seventh Floor	Core D2	114.1	49.6	14.9	11.9	10.9	9.0	10.5	Y (East&West)
D	D2.07.02	144	1-Bed	Seventh Floor	Core D2	52.9	27.6	12.1			6.5	5.9	N (West)
D	D2.07.03	145	3-Bed	Seventh Floor	Core D2	118.5	55.9	16.9	12.0	11.5	9.4	10.7	Y (North&West)
D	D2.07.04	146	2-Bed	Seventh Floor	Core D2	81.1	37.1	13.2	12.6		6.1	7.0	N (North)
D	D2.07.05	147	3-Bed	Seventh Floor	Core D2	105.9	39.7	18.1	11.5	8.2	11.8	9.0	Y (North&South)
D	D2.07.06	148	2-Bed	Seventh Floor	Core D2	83.8	39.1	13.2	13.3		6.0	7.0	N (South)
D	D5.07.01	149	2-Bed	Seventh Floor	Core D5	77.7	34.4	13.0	11.7		6.8	7.3	Y (East&South)
D	D5.07.02	150	1-Bed	Seventh Floor	Core D5	50.8	29.0	11.7			3.4	6.0	N (South)
D	D5.07.03	151	3-Bed	Seventh Floor	Core D5	118.2	53.9	13.5	11.8	9.1	11.0	9.3	Y (North&South)
D	D5.07.04	152	2-Bed	Seventh Floor	Core D5	85.8	37.8	13.5	13.2		8.2	13.3	Y (North&East)
D		14	**Total GIA of Seventh Floor:**			**1264.6**							
	Eighth Floor												
D	D1.08.01	153	1-Bed	Eighth Floor	Core D1	62.6	35.0	13.1			7.5	9.3	Y (North&West)
D	D1.08.02	154	3-Bed	Eighth Floor	Core D1	116.7	47.1	17.9	13.6	11.1	14.2	9.3	Y (North&South)
D	D1.08.03	155	2-Bed	Eighth Floor	Core D1	84.2	40.4	14.0	11.4		6.5	7.1	Y (South&West)

Block	Location No.	Apt. No.	Type	Floor Level	Primary Staircore	Area (m²)	Living/ Dining/ Kitchen (m²)	Bedroom 1 (m²)	Bedroom 2 (m²)	Bedroom 3 (m²)	Storage (m²)	Balcony/Winter Garden (m²)	Dual Aspect/ Direction
D	D2.08.01	156	1-Bed	Eighth Floor	Core D2	62.9	35.8	13.1			7.2	5.9	Y (South&West)
D	D2.08.02	157	3-Bed	Eighth Floor	Core D2	118.5	55.9	16.9	12.0	11.5	9.4	10.7	Y (North&West)
D	D2.08.03	158	4-Bed	Eighth Floor	Core D2	148.8	59.9	15.7	15.6	13.1	18.8	11.4	Y (North&East)
D	D2.08.04	159	1-Bed	Eighth Floor	Core D2	62.6	35.9	11.7			5.7	9.7	Y (East&South)
D	D2.08.05	160	1-Bed	Eighth Floor	Core D2	56.1	28.9	14.7			7.7	7.2	N (South)
D	D5.08.01	161	2-Bed	Eighth Floor	Core D5	77.7	34.4	13.0	11.7		6.8	7.3	Y (East&South)
D	D5.08.02	162	1-Bed	Eighth Floor	Core D5	50.8	29.0	11.7			3.4	6.0	N (South)
D	D5.08.03	163	3-Bed	Eighth Floor	Core D5	118.2	53.9	13.5	11.8	9.1	11.0	9.3	Y (North&South)
D	D5.08.04	164	2-Bed	Eighth Floor	Core D5	85.8	37.8	13.5	13.2		8.2	13.3	Y (North&East)
D		**12**	**Total GIA of Eighth Floor:**			**1044.9**							
	Ninth Floor												
D	D1.09.01	165	1-Bed	Ninth Floor	Core D1	62.6	35.0	13.1			7.5	9.3	Y (South&West)
D	D1.09.02	166	3-Bed	Ninth Floor	Core D1	116.7	47.1	17.9	13.6	11.1	14.2	9.3	Y (North&South)
D	D1.09.03	167	2-Bed	Ninth Floor	Core D1	84.2	40.4	14.0	11.4		6.5	7.1	N (South)
D	D2.09.01	168	1-Bed	Ninth Floor	Core D2	62.9	35.8	13.1			7.2	5.9	Y (South&West)
D	D2.09.02	169	3-Bed	Ninth Floor	Core D2	118.5	55.9	16.9	12.0	11.5	9.4	10.7	Y (North&West)
D	D2.09.03	170	4-Bed	Ninth Floor	Core D2	148.8	59.9	15.7	15.6	13.1	18.8	11.4	Y (North&East)
D	D2.09.04	171	1-Bed	Ninth Floor	Core D2	62.6	35.9	11.7			5.7	9.7	Y (East&South)
D	D2.09.05	172	1-Bed	Ninth Floor	Core D2	56.1	28.9	14.7			7.7	7.2	N (South)
D	D5.09.01	173	2-Bed	Ninth Floor	Core D5	77.7	34.4	13.0	11.7		6.8	7.3	Y (East&South)
D	D5.09.02	174	1-Bed	Ninth Floor	Core D5	50.8	29.0	11.7			3.4	6.0	N (South)
D	D5.09.03	175	3-Bed	Ninth Floor	Core D5	118.2	53.9	13.5	11.8	9.1	11.0	9.3	Y (North&South)
D	D5.09.04	176	2-Bed	Ninth Floor	Core D5	85.8	37.8	13.5	13.2		8.2	13.3	Y (North&East)
D		**12**	**Total GIA of Ninth Floor:**			**1044.9**							
	Total Apartments Block D:					**176**		**DUAL**					
		mix:	**x73 1 Beds**	**x52 2 Beds**	**x48 3 Beds**	**x3 4 Beds**		**ASPECT**	**108 (61.4%)**				
			41.5%	29.5%	27.3%	1.7%							
	BLOCK E												
	Ground Floor												
E	E1.00.01	1	1-Bed	Ground Floor	Core E1	50.5	24.6	13.8			6.5	5.2	N (South)
E	E1.00.02	2	1-Bed	Ground Floor	Core E1	50.5	24.6	13.8			6.5	5.2	N (South)
E	E1.00.03	3	1-Bed	Ground Floor	Core E1	61.9	34.6	14.7			6.8	5.6	N (South)
E	E1.00.04	4	2-Bed	Ground Floor	Core E1	80.2	36.0	13.3	13.4		6.3	7.0	Y (South&West)
E	E1.00.05	5	2-Bed	Ground Floor	Core E1	83.3	38.8	13.4	13.0		6.8	7.0	N (West)
E	E1.00.06	6	3-Bed	Ground Floor	Core E1	132.3	53.2	16.5	13.6	10.8	14.7	12.4	Y (North&East)
E	E2.00.01	7	2-Bed	Ground Floor	Core E2	82.0	37.7	14.8	12.0		7.3	7.1	N (East)
E	E2.00.02	8	2-Bed	Ground Floor	Core E2	83.3	38.8	13.4	13.0		6.8	7.0	N (West)
E	E2.00.03	9	1-Bed	Ground Floor	Core E2	54.9	31.7	11.5			4.2	7.0	Y (North&West)
E	E2.00.04	10	1-Bed	Ground Floor	Core E2	64.4	39.5	12.7			4.9	7.3	Y (North&East)
E		**10**		**Total GIA of Ground Floor:**		**743.3**							
	First Floor												
E	E1.01.01	11	1-Bed	First Floor	Core E1	61.9	34.6	14.7			6.8	5.6	Y (East&South)
E	E1.01.02	12	1-Bed	First Floor	Core E1	50.5	24.6	13.8			6.5	5.2	N (South)
E	E1.01.03	13	1-Bed	First Floor	Core E1	50.5	24.6	13.8			6.5	5.2	N (South)
E	E1.01.04	14	1-Bed	First Floor	Core E1	61.9	34.6	14.7			6.8	5.6	N (South)
E	E1.01.05	15	2-Bed	First Floor	Core E1	80.2	36.1	13.3	13.4		6.3	7.0	Y (South&West)
E	E1.01.06	16	2-Bed	First Floor	Core E1	83.3	37.5	15.6	12.1		6.7	7.0	N (West)
E	E1.01.07	17	3-Bed	First Floor	Core E1	132.3	53.2	16.5	13.6	10.8	14.7	12.3	Y (North&East)

Block	Location No.	Apt. No.	Type	Floor Level	Primary Staircore	Area (m²)	Living/ Dining/ Kitchen (m²)	Bedroom 1 (m²)	Bedroom 2 (m²)	Bedroom 3 (m²)	Storage (m²)	Balcony/Winter Garden (m²)	Dual Aspect/ Direction
E	E1.01.08	18	3-Bed	First Floor	Core E1	113.1	47.7	16.0	12.7	12.2	11.4	13.2	Y (North&South)
E	E2.01.01	19	2-Bed	First Floor	Core E2	82.0	37.7	14.8	12.0		7.3	7.1	N (East)
E	E2.01.02	20	2-Bed	First Floor	Core E2	83.3	38.8	13.4	13.0		6.8	7.0	N (West)
E	E2.01.03	21	1-Bed	First Floor	Core E2	54.9	31.7	11.5			4.2	7.0	Y (North&West)
E	E2.01.04	22	1-Bed	First Floor	Core E2	64.4	39.5	12.7			4.9	7.3	Y (North&East)
E		12		**Total GIA of First Floor:**		**918.3**							
	Second Floor												
E	E1.02.01	23	1-Bed	Second Floor	Core E1	61.9	34.6	14.7			6.8	5.6	Y (East&South)
E	E1.02.02	24	1-Bed	Second Floor	Core E1	50.5	24.6	13.8			6.5	5.2	N (South)
E	E1.02.03	25	1-Bed	Second Floor	Core E1	50.5	24.6	13.8			6.5	5.2	N (South)
E	E1.02.04	26	1-Bed	Second Floor	Core E1	61.9	34.6	14.7			6.8	5.6	N (South)
E	E1.02.05	27	2-Bed	Second Floor	Core E1	80.2	36.1	13.3	13.4		6.3	7.0	Y (South&West)
E	E1.02.06	28	2-Bed	Second Floor	Core E1	83.3	37.5	15.6	12.1		6.7	7.0	N (West)
E	E1.02.07	29	2-Bed	Second Floor	Core E1	93.1	43.6	15.5	11.4		8.8	12.4	Y (North&East)
E	E1.02.08	30	3-Bed	Second Floor	Core E1	113.1	47.7	16.0	12.7	12.2	11.4	13.2	Y (North&South)
E	E2.02.01	31	2-Bed	Second Floor	Core E2	82.0	37.7	14.8	12.0		7.3	7.1	N (East)
E	E2.02.02	32	2-Bed	Second Floor	Core E2	83.3	38.8	13.4	13.0		6.8	7.0	N (West)
E	E2.02.03	33	2-Bed	Second Floor	Core E2	80.2	36.0	13.3	13.4		6.3	7.0	Y (North&West)
E	E2.02.04	34	1-Bed	Second Floor	Core E2	64.4	39.5	12.7			4.9	7.3	Y (North&East)
E		12		**Total GIA of Second Floor:**		**904.4**							
	Third Floor												
E	E1.03.01	35	1-Bed	Third Floor	Core E1	61.9	34.6	14.7			6.8	5.6	Y (East&South)
E	E1.03.02	36	2-Bed	Third Floor	Core E1	80.2	36.1	13.3	13.4		6.3	7.0	Y (South&West)
E	E1.03.03	37	2-Bed	Third Floor	Core E1	83.3	37.5	15.6	12.1		6.7	7.0	N (West)
E	E1.03.04	38	1-Bed	Third Floor	Core E1	53.0	29.0	12.0			4.8	8.5	N (East)
E	E2.03.01	39	2-Bed	Third Floor	Core E2	82.0	37.7	14.8	12.0		7.3	7.1	N (East)
E	E2.03.02	40	2-Bed	Third Floor	Core E2	83.3	38.8	13.4	13.0		6.8	7.0	N (West)
E	E2.03.03	41	2-Bed	Third Floor	Core E2	80.2	36.0	13.3	13.4		6.3	7.0	Y (North&West)
E	E2.03.04	42	1-Bed	Third Floor	Core E2	64.4	39.5	12.7			4.9	7.3	Y (North&East)
E		8		**Total GIA of Third Floor:**		**588.3**							
	Fourth Floor												
E	E3.04.01	43	1-Bed	Fourth Floor	Core E1	61.9	34.6	14.7			6.8	7.3	Y (East&South)
E	E3.04.02	44	2-Bed	Fourth Floor	Core E1	80.2	36.1	13.3	13.4		6.3	7.0	Y (South&West)
E	E3.04.03	45	2-Bed	Fourth Floor	Core E1	83.3	37.5	15.6	12.1		6.7	7.0	N (West)
E	E3.04.04	46	1-Bed	Fourth Floor	Core E1	53.0	29.0	12.0			4.8	9.3	N (East)
E	E2.04.01	47	2-Bed	Fourth Floor	Core E2	82.0	37.7	14.8	12.0		7.3	7.1	N (East)
E	E2.04.02	48	2-Bed	Fourth Floor	Core E2	83.3	38.8	13.4	13.0		6.8	7.0	N (West)
E	E2.04.03	49	2-Bed	Fourth Floor	Core E2	80.2	36.0	13.3	13.4		6.3	7.0	Y (North&West)
E	E2.04.04	50	1-Bed	Fourth Floor	Core E2	64.4	39.5	12.7			4.9	7.3	Y (North&East)
E		8		**Total GIA of Fourth Floor:**		**588.3**							
	Fifth Floor												
E	E3.05.01	51	1-Bed	Fifth Floor	Core E1	61.9	34.6	14.7			6.8	7.3	Y (East&South)
E	E3.05.02	52	2-Bed	Fifth Floor	Core E1	80.2	36.1	13.3	13.4		6.3	7.0	Y (South&West)
E	E3.05.03	53	2-Bed	Fifth Floor	Core E1	83.3	37.5	15.6	12.1		6.7	7.0	N (West)
E	E3.05.04	54	1-Bed	Fifth Floor	Core E1	53.0	29.0	12.0			4.8	9.3	N (East)
E	E2.05.01	55	2-Bed	Fifth Floor	Core E2	82.0	37.7	14.8	12.0		7.3	7.1	N (East)
E	E2.05.02	56	2-Bed	Fifth Floor	Core E2	83.3	38.8	13.4	13.0		6.8	7.0	N (West)

Block	Location No.	Apt. No.	Type	Floor Level	Primary Staircore	Area (m^2)	Living/ Dining/ Kitchen (m^2)	Bedroom 1 (m^2)	Bedroom 2 (m^2)	Bedroom 3 (m^2)	Storage (m^2)	Balcony/Winter Garden (m^2)	Dual Aspect/ Direction
E	E2.05.03	57	2-Bed	Fifth Floor	Core E2	80.2	36.0	13.3	13.4		6.3	7.0	Y (North&West)
E	E2.05.04	58	1-Bed	Fifth Floor	Core E2	64.4	39.5	12.7			4.9	7.3	Y (North&East)
E		8		Total GIA of Fifth Floor:		588.3							
	Sixth Floor												
E	E3.06.01	59	1-Bed	Sixth Floor	Core E1	61.9	34.6	14.7			6.8	6.5	Y (East&South)
E	E3.06.02	60	2-Bed	Sixth Floor	Core E1	80.2	36.1	13.3	13.4		6.3	9.9	Y (South&West)
E	E3.06.03	61	1-Bed	Sixth Floor	Core E1	59.1	33.2	11.8			4.0	11.3	Y (East&West)
E	E2.06.01	62	1-Bed	Sixth Floor	Core E2	61.1	37.4	12.5			3.8	5.1	Y (East&South)
E	E2.06.02	63	1-Bed	Sixth Floor	Core E2	69.8	38.1	15.5			8.4	9.9	Y (South&West)
E	E2.06.03	64	2-Bed	Sixth Floor	Core E2	80.2	36.0	13.3	13.4		6.3	9.9	Y (North&West)
E	E2.06.04	65	1-Bed	Sixth Floor	Core E2	64.4	39.5	12.7			4.9	7.3	Y (North&East)
E		7		Total GIA of Sixth Floor:		476.7							
	Seventh Floor												
E	E3.07.01	66	1-Bed	Seventh Floor	Core E1	61.9	34.6	14.7			6.8	6.5	Y (East&South)
E	E3.07.02	67	2-Bed	Seventh Floor	Core E1	80.2	36.1	13.3	13.4		6.3	9.9	Y (South&West)
E	E3.07.03	68	1-Bed	Seventh Floor	Core E1	59.1	33.2	11.8			4.0	11.3	Y (East&West)
E		3		Total GIA of Seventh Floor:		201.2							
	Total Apartments Block E:					68							
			Apartment mix	x32 1 Beds	x32 2 Beds	x4 3 Beds		DUAL ASPECT	38 (55.9%)				
				47.0%	47.0%	6.0%							
	BLOCK F												
	Ground Floor												
F	F1.00.01	1	3-Bed	Ground Floor	Core F1	91.8	37.9	13.0	11.5	8.0	9.1	9.0	N (South)
F	F2.00.01	2	1-Bed	Ground Floor	Core F2	60.2	30.9	13.3			7.7	6.3	N (South)
F	F2.00.02	3	2-Bed	Ground Floor	Core F2	79.9	34.2	14.6	11.4		8.0	8.1	Y (South&West)
F		3		Total GIA of Ground Floor:		231.9							
	First Floor												
F	F1.01.01	4	3-Bed	First Floor	Core F1	91.8	37.9	13.0	11.5	8.0	9.1	9.0	Y (East&South)
F	F1.01.02	5	3-Bed	First Floor	Core F1	91.8	37.9	13.0	11.5	8.0	9.1	9.0	Y (North&South)
F	F2.01.01	6	2-Bed	First Floor	Core F2	83.2	38.5	14.0	11.6		6.3	7.3	Y (East&South)
F	F2.01.02	7	2-Bed	First Floor	Core F2	80.0	34.2	14.6	11.4		8.0	7.9	Y (South&West)
F	F2.01.03	8	2-Bed	First Floor	Core F2	83.0	38.6	13.4	13.0		6.8	7.0	N (West)
F	F2.01.04	9	2-Bed	First Floor	Core F2	83.3	39.0	13.8	13.2		6.8	7.0	N (East)
F	F3.01.01	10	1-Bed	First Floor	Core F3	53.8	30.4	11.9			5.6	6.8	N (East)
F	F3.01.02	11	3-Bed	First Floor	Core F3	113.6	46.8	16.3	15.6	9.8	13.0	9.3	N (West)
F	F3.01.03	12	2-Bed	First Floor	Core F3	84.1	39.3	13.0	11.5		8.7	10.2	Y (North&West)
F	F3.01.04	13	2-Bed	First Floor	Core F3	81.3	39.8	13.0	11.5		7.3	8.5	Y (North&East)
F	F4.01.01	14	3-Bed	First Floor	Core F4	91.8	37.9	13.0	11.5	8.0	9.1	19.0	Y (East&South)
F	F4.01.02	15	3-Bed	First Floor	Core F4	91.8	37.9	13.0	11.5	8.0	9.1	19.0	Y (North&South)
F		12		Total GIA of First Floor:		1029.5							
	Second Floor												
F	F1.02.01	16	3-Bed	Second Floor	Core F1	91.8	37.9	13.0	11.5	8.0	9.1	9.0	Y (East&South)
F	F1.02.02	17	3-Bed	Second Floor	Core F1	91.8	37.9	13.0	11.5	8.0	9.1	9.0	Y (North&South)

Block	Location No.	Apt. No.	Type	Floor Level	Primary Staircore	Area (m^2)	Living/ Dining/ Kitchen (m^2)	Bedroom 1 (m^2)	Bedroom 2 (m^2)	Bedroom 3 (m^2)	Storage (m^2)	Balcony/Winter Garden (m^2)	Dual Aspect/ Direction
F	F2.02.01	18	2-Bed	Second Floor	Core F2	83.2	38.5	14.0	11.6		6.3	7.3	Y (East&South)
F	F2.02.02	19	2-Bed	Second Floor	Core F2	80.0	34.2	14.6	11.4		8.0	7.9	Y (South&West)
F	F2.02.03	20	2-Bed	Second Floor	Core F2	83.0	38.6	13.4	13.0		6.8	7.0	N (West)
F	F2.02.04	21	2-Bed	Second Floor	Core F2	83.3	39.0	13.8	13.2		6.8	7.0	N (East)
F	F3.02.01	22	1-Bed	Second Floor	Core F3	53.8	30.4	11.9			5.6	6.8	N (East)
F	F3.02.02	23	3-Bed	Second Floor	Core F3	113.6	46.8	16.3	15.6	9.8	13.0	9.3	N (West)
F	F3.02.03	24	2-Bed	Second Floor	Core F3	84.1	39.3	13.0	11.5		8.7	10.3	Y (North&West)
F	F3.02.04	25	2-Bed	Second Floor	Core F3	81.3	39.8	13.0	11.5		7.3	8.5	Y (North&East)
F	F4.02.01	26	3-Bed	Second Floor	Core F4	91.8	37.9	13.0	11.5	8.0	9.1	17.5	Y (East&South)
F	F4.02.02	27	3-Bed	Second Floor	Core F4	91.8	37.9	13.0	11.5	8.0	9.1	17.5	Y (North&South)
F		**12**		**Total GIA of Second Floor:**		**1029.5**							
	Third Floor												
F	F2.03.01	28	2-Bed	Third Floor	Core F2	83.2	38.5	14.0	11.6		6.3	7.3	Y (East&South)
F	F2.03.02	29	2-Bed	Third Floor	Core F2	80.0	34.2	14.6	11.4		8.0	7.9	Y (South&West)
F	F2.03.03	30	2-Bed	Third Floor	Core F2	83.0	38.6	13.4	13.0		6.8	7.0	N (West)
F	F2.03.04	31	2-Bed	Third Floor	Core F2	83.3	39.0	13.8	13.2		6.8	7.0	N (East)
F	F3.03.01	32	1-Bed	Third Floor	Core F3	53.8	30.4	11.9			5.6	6.8	N (East)
F	F3.03.02	33	3-Bed	Third Floor	Core F3	113.6	46.8	16.3	15.6	9.8	13.0	9.3	N (West)
F	F3.03.03	34	3-Bed	Third Floor	Core F3	112.7	43.9	18.9	11.7	11.7	9.1	10.3	Y (North&West)
F	F3.03.04	35	2-Bed	Third Floor	Core F3	81.3	39.8	13.0	11.5		7.3	8.5	Y (North&East)
F	F4.03.01	36	3-Bed	Third Floor	Core F4	91.8	37.9	13.0	11.5	8.0	9.1	9.0	Y (East&South)
F	F4.03.02	37	3-Bed	Third Floor	Core F4	91.8	37.9	13.0	11.5	8.0	9.1	9.0	Y (North&South)
F		**10**		**Total GIA of Third Floor:**		**874.5**							
	Fourth Floor												
F	F2.04.01	38	2-Bed	Fourth Floor	Core F2	83.2	38.5	14.0	11.6		6.3	7.3	Y (East&South)
F	F2.04.02	39	2-Bed	Fourth Floor	Core F2	80.0	34.2	14.6	11.4		8.0	7.9	Y (South&West)
F	F2.04.03	40	2-Bed	Fourth Floor	Core F2	83.0	38.6	13.4	13.0		6.8	7.0	N (West)
F	F2.04.04	41	2-Bed	Fourth Floor	Core F2	83.3	39.0	13.8	13.2		6.8	7.0	N (East)
F	F3.04.01	42	1-Bed	Fourth Floor	Core F3	53.8	30.4	11.9			5.6	6.8	N (East)
F	F3.04.02	43	3-Bed	Fourth Floor	Core F3	113.6	46.8	16.3	15.6	9.8	13.0	9.3	N (West)
F	F3.04.03	44	3-Bed	Fourth Floor	Core F3	112.7	43.9	18.9	11.7	11.7	9.1	10.3	Y (North&West)
F	F3.04.04	45	2-Bed	Fourth Floor	Core F3	81.3	39.8	13.0	11.5		7.3	8.5	Y (North&East)
F	F4.04.01	46	3-Bed	Fourth Floor	Core F4	91.8	37.9	13.0	11.5	8.0	9.1	9.0	Y (East&South)
F	F4.04.02	47	3-Bed	Fourth Floor	Core F4	91.8	37.9	13.0	11.5	8.0	9.1	9.0	Y (North&South)
F		**10**		**Total GIA of Fourth Floor:**		**874.5**							
	Fifth Floor												
F	F2.05.01	48	2-Bed	Fifth Floor	Core F2	83.2	38.5	14.0	11.6		6.3	7.3	Y (East&South)
F	F2.05.02	49	2-Bed	Fifth Floor	Core F2	80.0	34.2	14.6	11.4		8.0	7.9	Y (South&West)
F	F2.05.03	50	2-Bed	Fifth Floor	Core F2	83.0	38.6	13.4	13.0		6.8	7.0	N (West)
F	F2.05.04	51	2-Bed	Fifth Floor	Core F2	83.3	39.0	13.8	13.2		6.8	7.0	N (East)
F	F3.05.01	52	1-Bed	Fifth Floor	Core F3	53.8	30.4	11.9			5.6	6.8	N (East)
F	F3.05.02	53	3-Bed	Fifth Floor	Core F3	113.6	46.8	16.3	15.6	9.8	13.0	9.3	N (West)
F	F3.05.03	54	3-Bed	Fifth Floor	Core F3	112.7	43.9	18.9	11.7	11.7	9.1	10.3	Y (North&West)
F	F3.05.04	55	2-Bed	Fifth Floor	Core F3	81.3	39.8	13.0	11.5		7.3	8.5	Y (North&East)
F		**8**		**Total GIA of Fifth Floor:**		**690.9**							

Block	Location No.	Apt. No.	Type	Floor Level	Primary Staircore	Area (m²)	Living/ Dining/ Kitchen (m²)	Bedroom 1 (m²)	Bedroom 2 (m²)	Bedroom 3 (m²)	Storage (m²)	Balcony/Winter Garden (m²)	Dual Aspect/ Direction
	Sixth Floor												
F	F2.06.01	56	2-Bed	Sixth Floor	Core F2	83.2	38.5	14.0	11.6		6.3	7.3	Y (East&South)
F	F2.06.02	57	2-Bed	Sixth Floor	Core F2	80.0	34.2	14.6	11.4		8.0	11.2	Y (South&West)
F	F2.06.03	58	2-Bed	Sixth Floor	Core F2	83.0	38.6	13.4	13.0		6.8	10.1	Y (North&West)
F		**3**		**Total GIA of Sixth Floor:**		**246.2**							
	Seventh Floor												
F	F2.06.01	59	2-Bed	Seventh Floor	Core F2	83.2	38.5	14.0	11.6		6.3	7.3	Y (East&South)
F	F2.06.02	60	2-Bed	Seventh Floor	Core F2	80.0	34.2	14.6	11.4		8.0	11.2	Y (South&West)
F	F2.06.03	61	2-Bed	Seventh Floor	Core F2	83.0	38.6	13.4	13.0		6.8	10.1	Y (North&West)
F		**3**		**Total GIA of Seventh Floor:**		**246.2**							
	Total Apartments Block F:					**61**							
			Apartment mix	**x6 1 Beds**	**x34 2 Beds**	**x21 3 Beds**		**DUAL ASPECT**	**39 (63.9%)**				
				9.8%	55.7%	34.5%							

PHASE 1 APARTMENT TOTALS:

BLOCK	1 Bed	2 Bed	3 Bed	4 Bed	Total Beds	Dual Aspect	Dual Aspect %
C	58	78	18	0	154	101	65.6
D	73	52	48	3	176	108	61.4
E	32	32	4	0	68	38	55.9
F	6	34	21	0	61	39	63.9
TOTAL	**169**	**196**	**91**	**3**	**459**	**286**	**62.3**
	36.8%	42.7%	19.8%	0.7%			

APARTMENT CARPARKING SPACES:		MOTORBIKE PARKING SPACES:	APARTMENT BICYCLE PARKING SPACES:	
379	**0.8 ratio**	**52**	**901**	846 required (1 bike per bed)

Appendix Four

Target Areas Summary of Overall Development

	Phase	Building	Use	Use Typology	GEA	Resi Unit Count	TOTAL UNITS PER PHASE
Detail Planning Area	Phase 1	**1A**	School		10,194	**n/a**	461
		1B	Residential	Houses	1,230	**7**	
		1C	Residential	Apartments	17,224	**154**	
		1D	Residential	Apartments	19,846	**171**	
		1E	Residential	Apartments	7,465	**68**	
		1F	Residential	Apartments	7,848	**61**	

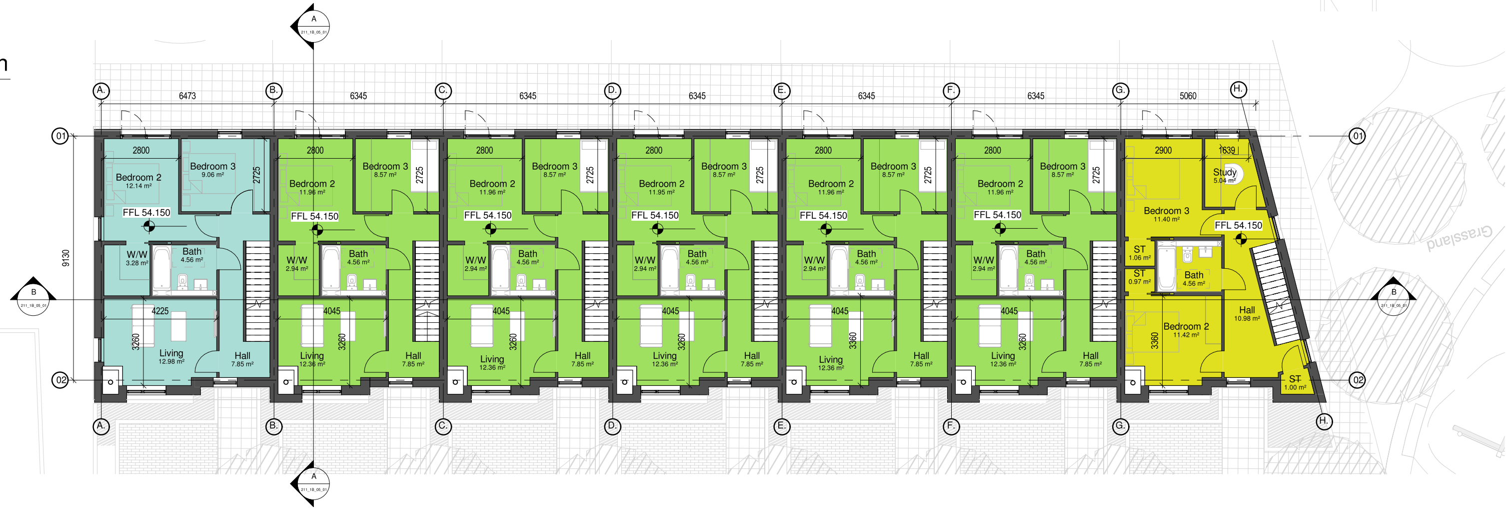
						Reductions to GEA									
	Phase	Building	Use	Use Typology	GEA	Wall Thickness & Façade (10%)	External Open Space (10%)	Net:Gross	TARGET NET AREA	Average Unit Size	Target Unit Count		1 bed	2 bed	3 bed
Outline Planning Area	Phase 2	**2A**	Residential	Apartments	7,624	6,862	6,175	0.75	4,648	80	**58**	**155**	**11**	**37**	**107**
		2B	Residential	Houses	6,188	4,950	4,208	1.00	4,208	150	**28**				
		2C	Residential	Houses	4,561	3,649	3,101	1.00	3,101	150	**22**				
		2D	Residential	Houses	4,680	3,744	3,182	1.00	3,182	150	**22**				
		2E	Residential	Houses	3,528	2,822	2,399	1.00	2,399	150	**16**				
		2F	Residential	Houses	1,948	1,558	1,325	1.00	1,325	150	**9**				
	Phase 3	**3A**	Residential	Apartments	25103	22,593	20,333	0.75	15,250	73	**210**	**485**	**85**	**315**	**85**
		3A	Retail	Retail	474										
		3A	Childcare	Childcare	960										
		3A	Office	Office	474										
		3A	Community	Community	960										
		3B	Residential	Apartments	25,869	23,282	20,954	0.75	15,715	70	**225**				
		3C	Residential	Apartments	5,700	5,130	4,617	0.75	3,463	70	**50**				
	Phase 4	**4A**	Residential	Apartments	26,244	23,620	21,258	0.75	15,943	62	**256**	**735**	**129**	**478**	**128**
		4A	Retail	Retail	673										
		4B	Retail	Retail	1,120										
		4B	Residential	Apartments	15,710	14,139	12,725	0.75	9,544	70	**137**				
		4C	Retail	Retail	323										
		4C	Residential	Apartments	41,223	37,101	33,391	0.75	25,043	73	**342**				
	Phase 5	**5A**	Residential	Apartments	55,723	50,151	45,136	0.75	33,852	77	**440**	**592**	**104**	**385**	**103**
		5A	Office	Office	1,879										
		5B	Retail	Retail	285										
		5B	Residential	Apartments	16,445	14,801	13,320	0.75	9,990	66	**152**				
TOTALS					**311,501**							**1967**	**329**	**1215**	**423**

Appendix Five

Block 1B House Layout Plans

Block 1B_Ground Floor Plan

1 : 100



Block 1B_First Floor Plan

1 : 100

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REV.	DATE:	DETAILS:	INITIALS:

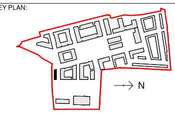
LEGEND:

TOTAL NUMBER OF HOUSES IN BLOCK 1B: x7

House Type A:		House Type B:		House Type C:	
Total Number of Houses:	x1	Total Number of Houses:	x5	Total Number of Houses:	x1
Ground Floor Area:	53.6m²	Ground Floor Area:	53.8m²	Ground Floor Area:	50.1m²
First Floor Area:	53.6m²	First Floor Area:	53.8m²	First Floor Area:	50.1m²
Second Floor Area:	40.5m²	Second Floor Area:	40.7m²	Second Floor Area:	36.1m²
TOTAL FLOOR AREA:	**147.7m²**	**TOTAL FLOOR AREA:**	**148.3m²**	**TOTAL FLOOR AREA:**	**136.3m²**

NORTH POINT:

KEY PLAN:



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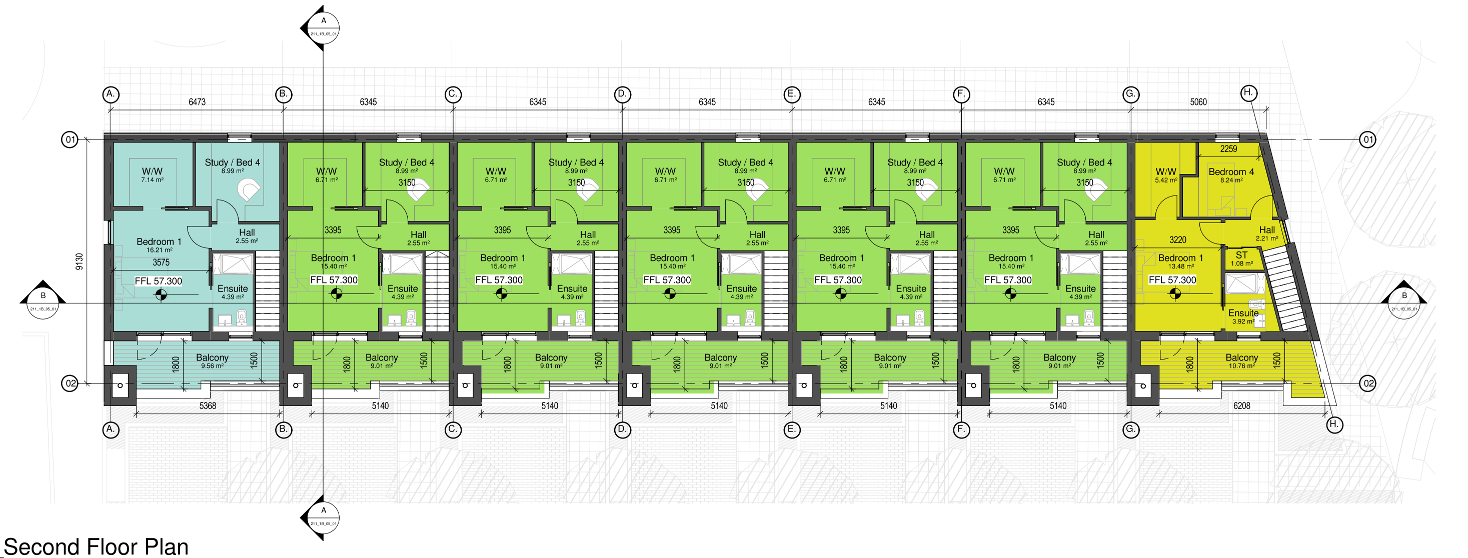
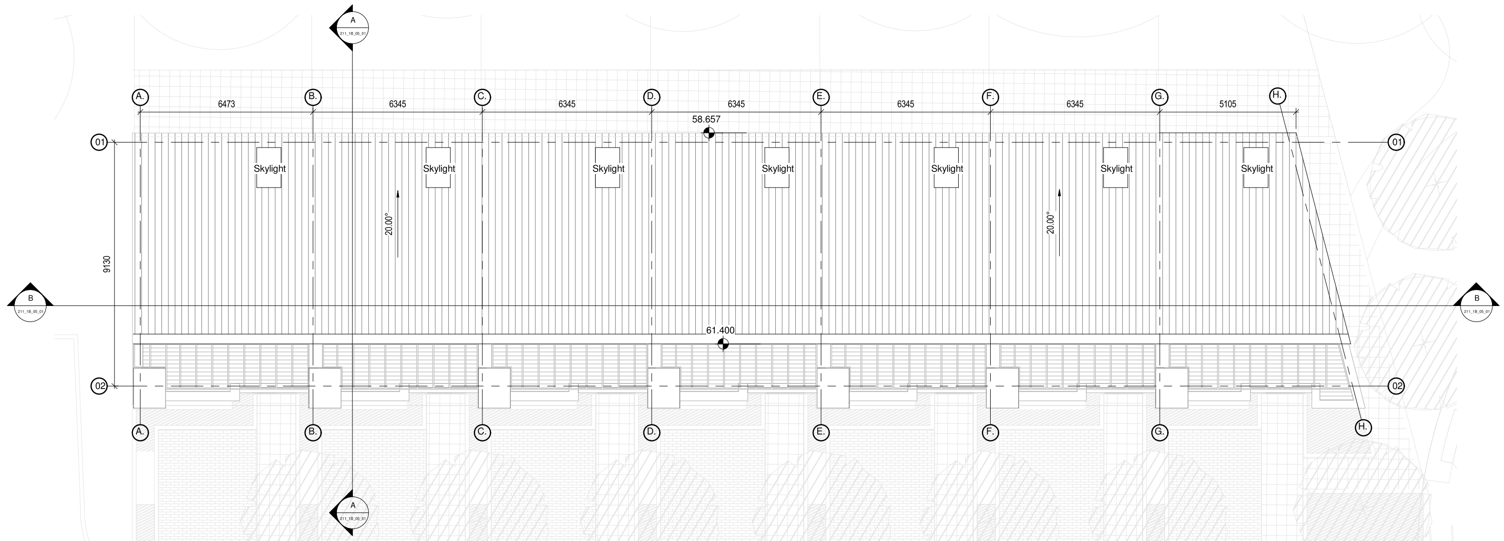
TITLE:	Block 1B_Ground and First Floor Plan	DRAWN BY.: JG	SCALE AT A1 .: 1 : 100
ISSUE TYPE:	Planning	CHECKED BY.: DT	SCALE AT A3 .:



1

Block 1B_Second Floor Plan

1 : 100



2

Block 1B_Roof Plan

1 : 100

NOTES:

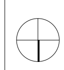
REV.	DATE:	DETAILS:	INITIALS:

LEGEND:

TOTAL NUMBER OF HOUSES IN BLOCK 1B: x7

House Type A:		House Type B:		House Type C:	
Total Number of Houses:	x1	Total Number of Houses:	x5	Total Number of Houses:	x1
Ground Floor Area:	53.6m²	Ground Floor Area:	53.8m²	Ground Floor Area:	50.1m²
First Floor Area:	53.6m²	First Floor Area:	53.8m²	First Floor Area:	50.1m²
Second Floor Area:	40.5m²	Second Floor Area:	40.7m²	Second Floor Area:	36.1m²
TOTAL FLOOR AREA:	**147.7m²**	**TOTAL FLOOR AREA:**	**148.3m²**	**TOTAL FLOOR AREA:**	**136.3m²**

NORTH POINT:



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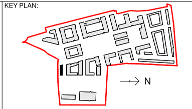

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TITLE: Block 1B_Second Floor and Roof Plan		DRAWN BY.: JG	SCALE AT A1 .: 1 : 100
ISSUE TYPE: Planning		CHECKED BY.: DT	SCALE AT A3 .:

Appendix Six

Block 1C Indicative Floor Plan

Block 1C_First Floor Plan

1 : 200

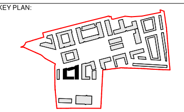
Room Legend

- Bed 1
- Bed 2
- Bed 3
- Core

REV.	DATE:	DETAILS:	INITIALS:

NORTH POINT:

KEY PLAN:



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TITLE: Block 1C_First Floor Plan	DRAWN BY.: JG	SCALE AT A1 .: 1 : 200
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Appendix Seven

Unit Valuation of Block 1C Flats

SCHEMATIC VALUATION OF PHASE 1 B and C ROYAL BRUNSWICK PARK

Phase	Floor	Unit No	Type	GIA Sq m	Sq Ft	Aspect	Value £psf	Valuation	Rounded
1B		1	House	147.7	1,590		£550	£874,414	£874,000
		2	House	148.3	1,596		£550	£877,966	£878,000
			House	148.3	1,596		£550	£877,966	£878,000
			House	148.3	1,596		£550	£877,966	£878,000
			House	148.3	1,596		£550	£877,966	£878,000
			House	148.3	1,596		£550	£877,966	£878,000
			House	136.3	1,467		£575	£843,602	£844,000
Phase 1B sub-total				**1025.5**	**11,038**		**£553**	**£6,107,843**	**£6,108,000**
					-			£0	£0

Phase	Floor	Unit No	Type	GIA Sq m	Sq Ft	Aspect	Value £psf	Valuation	Rounded
1C	**Basement**	1	1 bed	57.8	622	South/West	£550	£342,188	£342,000
		2	1 bed	55.9	602		£550	£330,939	£331,000
		3	1 bed	50	538		£550	£296,010	£296,000
		4	1 bed	50.9	548		£550	£301,338	£301,000
		5	1 bed	50.4	543		£550	£298,378	£298,000
	Total Basement			**265**	**2,852**		**£550**		**£1,568,000**
	Ground	6	1 bed	57.8	622		£650	£404,403	£404,000
		7	2 bed	93.7	1,009		£590	£595,066	£595,000
		8	2 bed	117.1	1,260		£550	£693,255	£693,000
		9	2 bed	77	829		£600	£497,297	£497,000
		10	2 bed	77.7	836		£595	£497,636	£498,000
		11	2 bed	92.5	996		£600	£597,402	£597,000
		12	1 bed	50.6	545		£650	£354,028	£354,000
		13	2 bed	79	850		£585	£497,458	£497,000
		14	1 bed	50.6	545		£650	£354,028	£354,000
		15	1 bed	50.6	545		£650	£354,028	£354,000
		16	3 bed	109.3	1,177		£550	£647,078	£647,000
		17	1 bed	60.7	653		£600	£392,025	£392,000
		18	2 bed	76.4	822		£600	£493,422	£493,000

	19	1 bed	67.2	723	£600	£434,004	£434,000
	20	1 bed	50.3	541	£650	£351,929	£352,000
	21	2 bed	78.7	847	£590	£499,805	£500,000
	22	1 bed	50.9	548	£650	£356,127	£356,000
	23	3 bed	94.1	1013	£590	£597,607	£598,000
	24	1 bed	50.4	543	£650	£352,629	£353,000
Total Ground			**1384.6**	**14,904**	**£602**		**£8,968,000**
First	25	2 bed	78.6	846	£590	£499,170	£499,000
	26	2 bed	82.3	886	£600	£531,526	£532,000
	27	2 bed	76	818	£600	£490,838	£491,000
	28	2 bed	117.1	1260	£550	£693,255	£693,000
	29	2 bed	77	829	£600	£497,297	£497,000
	30	2 bed	77.7	836	£595	£497,636	£498,000
	31	2 bed	92.5	996	£600	£597,402	£597,000
	32	1 bed	50.6	545	£650	£354,028	£354,000
	33	2 bed	79	850	£585	£497,458	£497,000
	34	1 bed	50.6	545	£650	£354,028	£354,000
	35	1 bed	50.6	545	£650	£354,028	£354,000
	36	3 bed	109.3	1177	£600	£705,903	£706,000
	37	1 bed	60.7	653	£625	£408,359	£408,000
	38	2 bed	76.4	822	£600	£493,422	£493,000
	39	1 bed	67.2	723	£600	£434,004	£434,000
	40	1 bed	50.3	541	£650	£351,929	£352,000
	41	2 bed	78.7	847	£585	£495,569	£496,000
	42	2 bed	73.1	787	£600	£472,109	£472,000
	43	1 bed	50	538	£650	£349,830	£350,000
	44	2 bed	76.5	823	£600	£494,068	£494,000
	45	1 bed	55.1	593	£650	£385,513	£386,000
Total First			**1529.3**	**16461**	**£605**		**£9,957,000**
Second	46	2 bed	78.6	846	£585	£494,939	£495,000
	47	2 bed	82.3	886	£600	£531,526	£532,000
	48	2 bed	76	818	£600	£490,838	£491,000

	49	2 bed	117.1	1260	£550	£693,255	£693,000
	50	2 bed	77	829	£600	£497,297	£497,000
	51	2 bed	77.7	836	£595	£497,636	£498,000
	52	1 bed	50.1	539	£650	£350,530	£351,000
	53	3 bed	95.7	1030	£580	£597,467	£597,000
	54	1 bed	64	689	£600	£413,338	£413,000
	55	2 bed	79	850	£585	£497,458	£497,000
	56	1 bed	50.6	545	£650	£354,028	£354,000
	57	1 bed	50.6	545	£650	£354,028	£354,000
	58	3 bed	109.3	1177	£600	£705,903	£706,000
	59	3 bed	95.5	1028	£580	£596,218	£596,000
	60	2 bed	76.4	822	£600	£493,422	£493,000
	61	1 bed	67.2	723	£600	£434,004	£434,000
	62	1 bed	50.3	541	£650	£351,929	£352,000
	63	2 bed	78.7	847	£585	£495,569	£496,000
	64	2 bed	73.1	787	£600	£472,109	£472,000
	65	1 bed	50	538	£650	£349,830	£350,000
	66	2 bed	76.5	823	£600	£494,068	£494,000
	67	1 bed	55.1	593	£650	£385,513	£386,000
Total Second			**1630.8**	**17554**	**£601**		**£10,551,000**
Third	68	2 bed	78.6	846	£585	£494,939	£495,000
	69	2 bed	82.3	886	£600	£531,526	£532,000
	70	2 bed	76	818	£600	£490,838	£491,000
	71	2 bed	117.1	1260	£550	£693,255	£693,000
	72	2 bed	77	829	£600	£497,297	£497,000
	73	2 bed	77.7	836	£595	£497,636	£498,000
	74	1 bed	50.1	539	£650	£350,530	£351,000
	75	3 bed	95.7	1030	£580	£597,467	£597,000
	76	1 bed	63.6	685	£600	£410,754	£411,000
	77	2 bed	79	850	£585	£497,458	£497,000
	78	1 bed	50.6	545	£650	£354,028	£354,000
	79	1 bed	50.6	545	£650	£354,028	£354,000
	80	3 bed	109.3	1177	£600	£705,903	£706,000

	81	3 bed	95.5	1028	£580	£596,218	£596,000
	82	2 bed	76.4	822	£600	£493,422	£493,000
	83	1 bed	67.2	723	£600	£434,004	£434,000
	84	1 bed	50.3	541	£650	£351,929	£352,000
	85	2 bed	78.7	847	£590	£499,805	£500,000
	86	2 bed	73.1	787	£600	£472,109	£472,000
	87	1 bed	50	538	£650	£349,830	£350,000
	88	2 bed	76.5	823	£600	£494,068	£494,000
	89	1 bed	55.1	593	£650	£385,513	£386,000
Total Third			**1630.4**	**17550**	**£601**		**£10,553,000**
Fourth	90	2 bed	78.6	846	£580	£490,709	£491,000
	91	2 bed	82.3	886	£600	£531,526	£532,000
	92	2 bed	76	818	£600	£490,838	£491,000
	93	2 bed	117.1	1260	£550	£693,255	£693,000
	94	2 bed	77	829	£600	£497,297	£497,000
	95	2 bed	77.7	836	£595	£497,636	£498,000
	96	1 bed	50.1	539	£650	£350,530	£351,000
	97	3 bed	95.7	1030	£580	£597,467	£597,000
	98	1 bed	63.6	685	£600	£410,754	£411,000
	99	2 bed	79	850	£585	£497,458	£497,000
	100	1 bed	50.6	545	£650	£354,028	£354,000
	101	1 bed	50.6	545	£650	£354,028	£354,000
	102	3 bed	109.3	1177	£600	£705,903	£706,000
	103	3 bed	95.5	1028	£580	£596,218	£596,000
	104	2 bed	76.4	822	£600	£493,422	£493,000
	105	2 bed	73.1	787	£600	£472,109	£472,000
	106	1 bed	50	538	£650	£349,830	£350,000
	107	2 bed	76.5	823	£600	£494,068	£494,000
	108	1 bed	55.1	593	£650	£385,513	£386,000
Total Fourth			**1434.2**	**15438**	**£600**		**£9,263,000**
Fifth	109	2 bed	78.6	846	£590	£499,170	£499,000
	110	2 bed	82.3	886	£600	£531,526	£532,000

	111	2 bed	76	818	£600	£490,838	£491,000
	112	2 bed	117.1	1260	£550	£693,255	£693,000
	113	2 bed	77	829	£600	£497,297	£497,000
	114	2 bed	77.7	836	£595	£497,636	£498,000
	115	1 bed	50.1	539	£650	£350,530	£351,000
	116	3 bed	95.7	1030	£580	£597,467	£597,000
	117	1 bed	63.6	685	£600	£410,754	£411,000
	118	2 bed	79	850	£585	£497,458	£497,000
	119	1 bed	50.6	545	£650	£354,028	£354,000
	120	1 bed	50.6	545	£650	£354,028	£354,000
	121	3 bed	109.3	1177	£600	£705,903	£706,000
	122	3 bed	95.5	1028	£580	£596,218	£596,000
	123	2 bed	76.4	822	£600	£493,422	£493,000
	124	2 bed	73.1	787	£600	£472,109	£472,000
	125	1 bed	50	538	£650	£349,830	£350,000
	126	2 bed	76.5	823	£600	£494,068	£494,000
	127	1 bed	55.1	593	£650	£385,513	£386,000
Total Fifth			**1434.2**	**15438**	**£601**		**£9,271,000**
Sixth	128	2 bed	78.6	846	£590	£499,170	£499,000
	129	2 bed	82.3	886	£600	£531,526	£532,000
	130	2 bed	76	818	£600	£490,838	£491,000
	131	2 bed	95.8	1031	£580	£598,091	£598,000
	132	2 bed	77	829	£600	£497,297	£497,000
	133	2 bed	74.7	804	£600	£482,442	£482,000
	134	3 bed	95.7	1030	£580	£597,467	£597,000
	135	1 bed	63.6	685	£600	£410,754	£411,000
	136	2 bed	79	850	£585	£497,458	£497,000
	137	1 bed	50.6	545	£675	£367,644	£368,000
Total Sixth			**773.3**	**8324**	**£597**		**£4,972,000**
Seventh	138	2 bed	78.6	846	£625	£528,782	£529,000
	139	2 bed	82.3	886	£625	£553,673	£554,000
	140	2 bed	76	818	£625	£511,290	£511,000

	141	2 bed	74.7	804	£625	£502,544	£503,000
	142	3 bed	95.7	1030	£625	£643,822	£644,000
	143	1 bed	63.6	685	£625	£427,869	£428,000
	144	2 bed	79	850	£625	£531,473	£531,000
	145	1 bed	50.6	545	£675	£367,644	£368,000
Total Seventh			**600.5**	**6464**	**£629**		**£4,068,000**
Eighth	146	2 bed	74.7	804	£635	£510,585	£511,000
	147	3 bed dupl	160.3	1725	£600	£1,035,282	£1,035,000
	148	1 bed	63.6	685	£635	£434,715	£435,000
	149	2 bed	79	850	£635	£539,976	£540,000
	150	1 bed	50.6	545	£685	£373,091	£373,000
Total Eighth			**428.2**	**4609**	**£628**		**£2,894,000**
Ninth	151	2 bed	74.7	804	£650	£522,646	£523,000
	152	1 bed	63.6	685	£650	£444,984	£445,000
	153	2 bed	79	850	£650	£552,731	£553,000
	154	1 bed	50.6	545	£695	£378,538	£379,000
Total Ninth			**267.9**	**2884**	**£659**		**£1,900,000**

Overall Total Block 1C	**11,378.40**	**122,477**	**£604**	**£73,965,000**

Average Unit Sizes	**No**	**Agg GIA sq**	**Agg Sq ft**	**Average**	**Average sq ft**	**Single Average**	**Unit Values**	**Av per Flat**	**£per sq ft**	**Single Av**
Small One bed	41	2090.50	22,502	50.99	549	587	£14,540,000	£354,634	£646.16	£371,000
Large one bed	17	1070.9	11,527	62.99	678	54.51	£6,978,000	£410,471	£605.35	£632.34
small two bed	68	5273.5	56,764	77.55	835	876	£34,079,000	£501,162	£600.36	£520,821
large 2 bed	10	1077.1	11,594	107.71	1159	81.42	£6,545,000	£654,500	£564.52	£594.28
Three bed	18	1866.4	20,090	103.69	1116		£11,823,000	£656,833	£588.50	
		11378.40	122,477				£73,965,000		£603.91	

Appendix Eight

Indicative Valuation of Commercial Elements

Royal Brunswick Park, Oakleigh Road South, New Southgate, London, N11 1NP

Valuation Date:	28/07/2021		
Freehold			
Value:	17,051,485	Net Initial Yield:	6.269%
Net Rent:	1,141,000	Nominal Equivalent Yield:	6.271%
Total ERV:	1,141,500	True Equivalent Yield:	6.525%
Total Area:	55,050 sqft	Reversionary Yield:	6.272%
Net value / sqft	310		
WAULT (to First Break):	13 yrs, 9 mths		
WAULT (to Lease Expiry):	13 yrs, 9 mths		

Offices

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
Current	437,500	437,500	6.5000%	437,500	6.500%	15.3846	6,730,769
Unit Gross Value							**6,730,769**

Retail

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
Current	500,000	500,000	6.0000%	500,000	6.000%	16.6667	8,333,333
Unit Gross Value							**8,333,333**

Children's Day Nursery

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
Current	125,000	125,000	6.4811%	125,000	6.500%	15.3846	1,923,077
Jul 2026	125,500	125,500	6.5070%	500	6.500%	11.2289	5,614
Unit Gross Value							**1,928,691**

Community use

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
Current	78,500	78,500	6.5000%	78,500	6.500%	15.3846	1,207,692
Unit Gross Value							**1,207,692**

Summary of Unit Values

Offices	6,730,769	
Retail	8,333,333	
Children's Day Nursery	1,928,691	
Community use	1,207,692	
Total of Unit Values		**18,200,486**

Buyers Costs

Agents Fees	1.0000%	-204,618	v	
Legal Fees	0.5000%	-102,309	v	
Stamp Duty	(=4.9384%)	-842,074		
Total (=6.7384% of Say Value):				-1,149,001

Net Value	**17,051,485**

Total VAT Amount: 51,154

Royal Brunswick Park, Oakleigh Road South, New Southgate, London, N11 1NP

Running Yield Report

Date	Cumulative Capital Invested	Capital Adjustment	Gross Income	Net Income	Running Yield	Cap Adj Running Yield
28/07/2021	18,200,486	0	1,141,000	1,141,000	6.269%	6.269%
28/07/2026	18,200,486	0	1,141,500	1,141,500	6.272%	6.272%

Assumptions

All dates for capitalisation calculations taken from the nearest month start/end.
Running Yields and Net Initial Yield are based on say value plus buyer's costs 18,200,486.
Formulae as in Parry's Tables: rent annually in arrears.
Stamp Duty is progressive and derived from the set "HMRC (UK excl Scotland, 2019-)"
Cap Adj Running Yield is based on cumulative capital invested.
VAT rate of 20.00% applied where applicable.

Royal Brunswick Park, Oakleigh Road South, New Southgate, London, N11 1NP

Offices

Lease Start:	28/07/2021
Contracted Rent:	437,500
ERV:	437,500
Rent reviews:	5 years, upwards only
Next review:	28/07/2026
Lease Expiry:	27/07/2031 (10y unexpired)

Areas	Area (sqft)	Rate	Area (sqm)	Rate	ERV
Area1	17,500	25.00	1,625.75	269.11	437,500
ERV Offset: 0.00%	17,500	25.00	1,625.75	269.11	437,500

Unit Rents as % of Property Totals

Current Rent:	38.34%
Say ERV:	38.33%

Retail

Lease Start:	28/07/2021
Contracted Rent:	500,000
ERV:	500,000
Rent reviews:	5 years, upwards only
Next review:	28/07/2026
Lease Expiry:	27/07/2036 (15y unexpired)

Areas	Area (sqft)	Rate	Area (sqm)	Rate	ERV
Area1	25,000	20.00	2,322.50	215.29	500,000
ERV Offset: 0.00%	25,000	20.00	2,322.50	215.29	500,000

Unit Rents as % of Property Totals

Current Rent:	43.82%
Say ERV:	43.80%

Children's Day Nursery

Lease Start:	28/07/2021
Contracted Rent:	125,000
ERV:	125,500
Rent reviews:	5 years, upwards only
Next review:	28/07/2026
Lease Expiry:	27/07/2036 (15y unexpired)

Areas	Area (sqft)	Rate	Area (sqm)	Rate	ERV
Area1	6,275	20.00	582.95	215.29	125,500
ERV Offset: 0.00%	6,275	20.00	582.95	215.29	125,500

Unit Rents as % of Property Totals

Current Rent:	10.96%
Say ERV:	10.99%

Royal Brunswick Park, Oakleigh Road South, New Southgate, London, N11 1NP

Community use

Lease Start:	28/07/2021
Contracted Rent:	78,500
ERV:	78,438
Say ERV:	78,500
Rent reviews:	5 years, upwards only
Next review:	28/07/2026
Lease Expiry:	27/07/2046 (25y unexpired)

Areas	Area (sqft)	Rate	Area (sqm)	Rate	ERV
Area1	6,275	12.50	582.95	134.55	78,438
ERV Offset: 0.00%	6,275	12.50	582.95	134.55	78,438

Unit Rents as % of Property Totals

Current Rent:	6.88%
Say ERV:	6.88%

Property Totals

Current Rent:	1,141,000 p.a.
ERV:	1,141,438 p.a.
Say ERV:	1,141,500 p.a.
Floor Area:	55,050 sqft †
	5,114.14 sqm †

Appendix Nine

Summary Valuation of all Phases

UNIT VALUATION OF FLAT AND HOUSE TYPES BY PHASE

Flat Types	**1 Bed**	**2 Bed**	**3 Bed**	**4 Bed**	**Totals**	**Total NIA Sq Ft / Sq m**		**Av Sq m**
AVERAGE UNIT VALUES Ph 1	**£371,000**	**£521,141**	**£656,833**	**£875,000**				
Average Unit Sizes (Phase 1C, D, F	587	876	1,116	1,596				
Average Unit Size Phase 1E	642	878	1,318					
Phase 1	**1 bed**	**2 bed**	**3 bed**	**4 bed**	**Total Flats**			
1C	58	78	18	0	154	122,462	11,377	74
1D	70	52	47	2	171	142,286	13,219	77
1E	32	32	4	0	68	53,912	5,009	74
1F	6	34	21	0	61	56,742	5,271	86
Total	**166**	**196**	**90**	**2**	454	**375,402**	**34,876**	
Aggregate Value	**£61,586,000**	**£102,143,636**	**£59,114,970**	**£1,750,000**	**£224,594,606**			
Aggregate Sizes/Unit Type	97,442	171,696	100,440	3,192	372,770			
Average Value per sq ft	£632	£595	£589	£548	£603			
Standard Unit Sizes (Phases 2-5)	538	807	969			50	75	90
Large Unit Size Phase 2A	617	886	1,048			57	82	97
Large Unit Size Phase 5A	578	847	1,009			54	79	94
Small Unit Size Phases 4A	410	680	842			38	63	78
Small Unit Sizes Phases 3B, 3C	500	770	930			46	72	86
Small Unit Size Phases 5B	453	723	885			42	67	82
Standard Unit Values (Phases 2-5)	£350,000	£500,000	£575,000					
Phase 4A 5B Small Unit Values	£300,000	£450,000	£550,000					
Phase 2A 5A Large Unit Values	£400,000	£550,000	£625,000					
Phase 2	**1 bed**	**2 bed**	**3 bed**		**Total Beds**			
2A	**11**	**37**	**10**		**58**	**50,049**	**4,650**	80.17
Aggregate Value	**£4,400,000**	**£20,350,000**	**£6,250,000**		**£31,000,000**			
Aggregate Sizes/Unit Type	6,787	32,782	10,480		50,049			
Phase 2A Value per sq ft	£648	£621	£596		£619			

Phase 3	1 bed	2 bed	3 bed		Total Beds			
3A	37	136	37		210	165,511	15,376	73.22
3B	39	147	39		225	168,960	15,697	69.76
3C	9	32	9		50	37,510	3,485	69.70
Total	**85**	**315**	**85**		**485**	**371,981**	**34,558**	
Aggregate Value	**£29,750,000**	**£157,500,000**	**£48,875,000**		**£236,125,000**			
Aggregate Sizes/Unit Type	43,906	247,582	80,493		371,981			
	£678	£636	£607		£635			
Phase 4	**1 bed**	**2 bed**	**3 bed**		**Total Beds**			
4A	45	166	45		256	169,220	15,721	61.41
4B	24	89	24		137	107,991	10,033	73.23
4C	60	223	59		342	269,412	25,029	73.18
Total	**129**	**478**	**128**		**735**	**546,623**	**50,783**	
Aggregate Value	**£42,900,000**	**£230,700,000**	**£72,475,000**		**£346,075,000**			
Aggregate Sizes/Unit Type	63,642	364,664	118,317		546,623			
	£674	£633	£613		£633			
Phase 5	**1 bed**	**2 bed**	**3 bed**		**Total Beds**			
5A	77	286	77		440	364,441	33,857	76.95
5B	27	99	26		152	106,818	9,924	65.29
Total	**104**	**385**	**103**		**592**	**471,259**	**43,781**	
Aggregate Value	**£38,900,000**	**£201,850,000**	**£62,425,000**		**£303,175,000**			
Aggregate Sizes/Unit Type	56,737	313,819	100,703		471,259	1,815,314	168,647	
	£686	£643	£620		£643			
Total Value Flats	**£177,536,000**	**£712,543,636**	**£249,139,970**	**£1,750,000**	**£1,140,969,606**			
Overall Sizes/Unit Type	268,514	1,130,543	410,433	3,192	1,812,682			
Overall Flat Value per sq ft	**£661.18**	**£630.27**	**£607.02**	**£548.25**	**£629.44**			
Total Flat Numbers	495	1,411	416	2	2,324			
Average Value per flat	**£358,659**	**£504,992**	**£598,894**	**£875,000**	**£490,951**			

HOUSES	Number	Aggregate NIA	Unit Size	Unit value	Valuation		
1B Three Bed	7	10,724	1532	£900,000	£6,300,000	£587.47	
2B - Four bed	28	45,295	1618	£975,000	£27,300,000	£602.72	
2C - Four Bed	22	33,380	1517	£925,000	£20,350,000	£609.65	
2D - Three bed	22	34,250	1557	£940,000	£20,680,000	£603.80	
2E - Three bed	16	25,823	1614	£965,000	£15,440,000	£597.92	
2F - Three bed	9	14,262	1585	£950,000	£8,550,000	£599.50	
Aggregate Value Houses	**104**				**£98,620,000**		
Aggregate GIA and Value per sq ft Houses		163,734	15,211		£602.32		
		Sq Ft	**Sq M**		**Valuation**	**£ per sq ft**	**£ Per sq m**
Totals and Gross Development Value		**1,979,048**	**183,858**		**£1,239,589,606**	**£626**	**£6,742**

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APPENDIX 3

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House Price Statistics

Barnet for April 2018 to August 2021

Type of property

Track the index, average price and both monthly and annual change for all property types or focus on one in particular.

Average price by type of property in Barnet

All property types   Detached houses   Semi-detached houses   Terraced houses   Flats and maisonettes

See data graph   See data table   Download this data   Compare with location ...

Date	All property types
Apr 2018	£541,502
May 2018	£533,088
Jun 2018	£524,702
Jul 2018	£523,397
Aug 2018	£533,715
Sep 2018	£534,951
Oct 2018	£537,114
Nov 2018	£534,800
Dec 2018	£533,634

Date	All property types
Jan 2019	£528,639
Feb 2019	£523,679
Mar 2019	£516,531
Apr 2019	£512,302
May 2019	£504,092
Jun 2019	£512,471
Jul 2019	£514,203
Aug 2019	£528,555
Sep 2019	£530,889
Oct 2019	£531,182
Nov 2019	£530,343
Dec 2019	£522,633
Jan 2020	£521,666
Feb 2020	£517,312
Mar 2020	£522,194
Apr 2020	£530,635
May 2020	£527,919
Jun 2020	£521,636
Jul 2020	£521,029
Aug 2020	£527,720
Sep 2020	£532,592
Oct 2020	£528,845
Nov 2020	£527,835
Dec 2020	£528,134
Jan 2021	£538,413
Feb 2021	£538,538
Mar 2021	£542,795
Apr 2021	£538,530
May 2021	£540,475
Jun 2021	£548,442

print this table

Percentage change (yearly) by type of property in Barnet

- [x] All property types
- [ ] Detached houses
- [ ] Semi-detached houses
- [ ] Terraced houses
- [ ] Flats and maisonettes

See data graph   See data table   Download this data   Compare with location ...

APPENDIX 4

PBA PETER BUSHNELL ASSOCIATES Ltd
Chartered Quantity Surveyors
Construction Cost Consultants

13 High Street South, OLNEY, Buckinghamshire MK46 4AA
Tel: 01234 714447

North London Business Park	15035
Budget Estimate Report - 2021 Application Revision B	**06 August 2021**

PROPOSED SCHEME

The proposed scheme allows for the construction of new residential blocks including external works, drainage and external services all as the revised planning submissions due to be submitted August 2021. Reviosion A allows for the change to a CHP led heating installation. Revision B allows for the reduction of 5no units to accommodate roof mounted plant.

Areas measured as gross internal (GIA) as follows:

Phase 1				
	Block 1B	965	m2	
	Block 1C	15,479	m2	
	Block 1D	18,112	m2	
	Block 1E	6,770	m2	
	Block 1F	6,899	m2	
			48,225	
Phase 2				
	Block 2A - Apartments	6,862	m2	
	Block 2B - Houses	4,950	m2	
	Block 2C - Houses	3,649	m2	
	Block 2D - Houses	3,744	m2	
	Block 2E - Houses	2,822	m2	
	Block 2F - Houses	1,558	m2	
			23,585	
Phase 3				
	Block 3A - Apartments	22,593	m2	
	Block 3A - Retail	445	m2	
	Block 3A - Childcare	902	m2	
	Block 3A - Office	445	m2	
	Block 3A - Community	902	m2	
	Block 3B - Apartments	23,282	m2	
	Block 3C - Apartments	5,130	m2	
			53,699	
Phase 4				
	Block 4A - Apartments	23,620	m2	
	Block 4A - Retail	632	m2	
	Block 4B - Retail	1,053	m2	
	Block 4B - Apartments	14,139	m2	
	Block 4C - Retail	304	m2	
	Block 4C - Apartments	37,101	m2	
			76,849	
Phase 5				
	Block 5A - Apartments	50,151	m2	
	Block 5A - Office	1,766	m2	
	Block 5B - Retail	268	m2	
	Block 5B - Apartments	15,057	m2	
			67,242	
		TOTAL M2	**269600**	

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North London Business Park	15035
Budget Estimate Report - 2021 Application Revision B	**06 August 2021**

SUMMARY OF COSTS

Phase 1

Block 1B	£	2,071,000	£	2,146.53		
Block 1C	£	39,008,000	£	2,520.03		
Block 1D	£	44,963,000	£	2,482.47		
Block 1E	£	16,105,000	£	2,378.90		
Block 1F	£	17,374,000	£	2,518.29		
Car Park 1C 1D	£	19,946,000	£	1,560.98		
Car Park 1E 1F	£	10,804,000	£	2,713.86		
Demolition Phase 1	£	1,204,000	£	24.70		
External Works Phase 1	£	16,713,000				
School Infrastructure	£	974,000				
External Infrastructure	£	1,384,000				
	£	**170,546,000**			**£**	**170,546,000**

Phase 2

Block 2A - Apartments	£	16,324,000	£	2,378.90		
Block 2B - Houses	£	12,474,000	£	2,520.03		
Block 2C - Houses	£	9,196,000	£	2,520.03		
Block 2D - Houses	£	9,435,000	£	2,520.03		
Block 2E - Houses	£	7,112,000	£	2,520.03		
Block 2F - Houses	£	3,926,000	£	2,520.03		
Basement Car Park Plant Rooms etc	£	3,213,000				
Demolition Phase 2	£	250,000				
External Works Phase 2	£	13,248,000				
	£	**75,178,000**			**£**	**75,178,000**

Phase 3

Block 3A - Apartments	£	56,935,000	£	2,520.03		
Block 3A - Retail	£	591,000	£	1,328.03		
Block 3A - Childcare	£	2,589,000	£	2,870.11		
Block 3A - Office	£	1,205,000	£	2,706.91		
Block 3A - Community	£	2,311,000	£	2,562.64		
Block 3B - Apartments	£	58,671,000	£	2,520.03		
Block 3C - Apartments	£	12,928,000	£	2,520.03		
Basement Car Park Plant Rooms etc	£	26,010,000				
Demolition Phase 3	£	327,000				
External Works Phase 3	£	12,041,000				
	£	**173,608,000**			**£**	**173,608,000**

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Tel: 01234 714447

North London Business Park	15035
Budget Estimate Report - 2021 Application Revision B	**06 August 2021**

Phase 4						
Block 4A - Apartments	£	59,523,000	£	2,520.03		
Block 4A - Retail	£	839,000	£	1,328.03		
Block 4B - Retail	£	1,398,000	£	1,328.03		
Block 4B - Apartments	£	35,631,000	£	2,520.03		
Block 4C - Retail	£	404,000	£	1,328.03		
Block 4C - Apartments	£	93,496,000	£	2,520.03		
Basement Car Park Plant Rooms etc	£	36,175,000				
Demolition Phase 4	£	713,000				
External Works Phase 4	£	18,139,000				
	£	**246,318,000**			**£**	**246,318,000**
Phase 5						
Block 5A - Apartments	£	126,382,000	£	2,520.03		
Block 5A - Office	£	4,780,000	£	2,706.91		
Block 5B - Retail	£	356,000	£	1,328.03		
Block 5B - Apartments	£	37,944,000	£	2,520.03		
Basement Car Park Plant Rooms etc	£	32,755,000				
Demolition Phase 5	£	6,959,000				
External Works Phase 5	£	15,484,000				
	£	**224,660,000**			**£**	**224,660,000**
				TOTAL BUDGET ESTIMATE	**£**	**890,310,000**

RESIDENTIAL (based on nett internal area) NIA			**m2**		**Cost/m2 NIA**
Phase 1					
Block 1B	£	2,071,000	1026	£	2,018.52
Block 1C	£	39,008,000	11378	£	3,428.37
Block 1D	£	44,963,000	14163	£	3,174.68
Block 1E	£	16,105,000	5009	£	3,215.21
Block 1F	£	17,374,000	5223	£	3,326.44
	£	**119,521,000**	**36799**	**£**	**3,247.94**

BASIS OF ESTIMATE

Building Costs reflect completed residential units for sale/let	
Accuracy:	Initial Budget Estimate
Phases 2 to 5:	Costs apportioned from Phase 1 detailed costings
VAT:	Estimate excludes VAT. It is assumed that project will be subject to VAT.
Base Date:	Jun-21
Exclusions:	Contingencies, Off-site works, unknown service diversions, buried structures etc.
Fees:	Professional, Building Control and Planning Fees are excluded.

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Chartered Quantity Surveyors
Construction Cost Consultants

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North London Business Park	15035
Budget Estimate Report - 2021 Application Revision B	**06 August 2021**

Block 1B		£		£/m2	Specification Notes
SUBSTRUCTURES	£	76,852.54	£	79.64	Excavation, foundations and slab etc
UPPER FLOORS	£	74,043.19	£	76.73	Concrete floors and balconies and balustrades
ROOF	£	167,963.34	£	174.06	Flat roof and roof glazing
STAIRS	£	60,272.52	£	62.46	Concrete & timber staircases
EXTERNAL WALLS	£	217,981.50	£	225.89	Mixture of traditional brick with traditional detailing
WINDOWS AND EXTERNAL DOORS	£	143,069.36	£	148.26	Powder coated aluminium triple glazed windows and doors with solar reflective glass
INTERNAL WALLS AND PARTITIONS	£	95,319.29	£	98.78	Block and metal stud partitions plasterboard both sides
INTERNAL DOORS	£	73,232.46	£	75.89	Panelled doors frames & ironmongery as required. Fire resistant where required
WALL FINISHES	£	88,123.86	£	91.32	Plastered and emulsion painted walls, ceramic tiles to kitchens and bathrooms.
FLOOR FINISHES	£	111,621.38	£	115.67	Screed, carpets, timber flooring and ceramic tiles
CEILING FINISHES	£	40,964.82	£	42.45	Plasterboarded ceilings. Emulsion finish
FITTINGS AND FURNISHINGS	£	90,378.18	£	93.66	Kitchens
SANITARY APPLIANCES	£	41,359.98	£	42.86	White quality sanitaryware
DISPOSAL INSTALLATIONS	£	38,033.04	£	39.41	Rainwater goods and soil waste pipes
HEATING INSTALLATION	£	293,184.72	£	303.82	Heating system, hot & cold water and provision of CHP plant etc
VENTILATING INSTALLATION	£	21,161.84	£	21.93	Mechanical ventilation to bathrooms & kitchens etc.
ELECTRICAL INSTALLATION	£	148,989.92	£	154.39	Lighting, power, alarms, security and comms
PROTECTIVE INSTALLATION	£	4,372.97	£	4.53	Lightning protection
BUILDERS WORK IN CONNECTION WITH	£	14,292.08	£	14.81	Builders work
GENERAL PRELIMINARIES	£	270,182.55	£	279.98	
CONTINGENCIES	£	-	£	-	
TOTAL	**£**	**2,071,399.54**	**£**	**2,146.53**	

Block 1C		£		£/m2	Specification Notes
SUBSTRUCTURES	£	625,518.39	£	40.41	Basement excavation, piling & retaining walls.
FRAME	£	4,940,399.10	£	319.17	Post tensioned concrete frame & floors
UPPER FLOORS	£	309,427.02	£	19.99	Steel balconies & balustrades

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ROOF	£	790,299.30	£	51.06	Concrete structure with single membrane green roof. Roof glazing
STAIRS	£	429,284.48	£	27.73	Concrete & timber staircases
EXTERNAL WALLS	£	1,807,793.24	£	116.79	Mixture of traditional brick with traditional detailing
WINDOWS AND EXTERNAL DOORS	£	3,507,667.82	£	226.61	Powder coated aluminium triple glazed windows and doors with solar reflective glass
INTERNAL WALLS AND PARTITIONS	£	1,490,274.35	£	96.28	Block and metal stud partitions plasterboard both sides
INTERNAL DOORS	£	1,173,741.60	£	75.83	Panelled doors frames & ironmongery as required. Fire resistant where required
WALL FINISHES	£	1,353,608.70	£	87.45	Plastered and emulsion painted walls, ceramic tiles to kitchens and bathrooms.
FLOOR FINISHES	£	1,762,098.65	£	113.84	Screed, carpets, timber flooring and ceramic tiles
CEILING FINISHES	£	413,614.29	£	26.72	Plasterboarded ceilings. Emulsion finish
FITTINGS AND FURNISHINGS	£	2,550,056.62	£	164.74	Kitchens
SANITARY APPLIANCES	£	718,234.05	£	46.40	White quality sanitaryware
DISPOSAL INSTALLATIONS	£	438,352.06	£	28.32	Rainwater goods and soil waste pipes
HEATING INSTALLATION	£	5,916,761.79	£	382.24	Heating system, hot & cold water and provision of CHP plant etc
VENTILATING INSTALLATION	£	593,221.58	£	38.32	Mechanical ventilation to bathrooms & kitchens etc.
ELECTRICAL INSTALLATION	£	2,644,741.94	£	170.86	Lighting, power, alarms, security and comms
LIFT INSTALLATION	£	1,311,370.74	£	84.72	6 Nr lifts
PROTECTIVE INSTALLATION	£	27,077.33	£	1.75	Lightning protection
BUILDERS WORK IN CONNECTION WITH	£	253,700.81	£	16.39	Builders work
GENERAL PRELIMINARIES	£	5,950,303.89	£	384.41	
CONTINGENCIES	£	-	£	-	
TOTAL	**£**	**39,007,547.75**	**£**	**2,520.03**	

Block 1D		**£**		**£/m2**	**Specification Notes**
SUBSTRUCTURES	£	990,098.94	£	54.67	Basement excavation, piling & retaining walls.
FRAME	£	5,757,978.66	£	317.91	Post tensioned concrete frame & floors
UPPER FLOORS	£	327,270.78	£	18.07	Steel balconies & balustrades
ROOF	£	938,742.46	£	51.83	Concrete structure with single membrane green roof. Roof glazing
STAIRS	£	484,517.74	£	26.75	Concrete & timber staircases

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North London Business Park			15035
Budget Estimate Report - 2021 Application Revision B			**06 August 2021**
EXTERNAL WALLS	£ 2,030,794.92	£ 112.12	Mixture of traditional brick with traditional detailing
WINDOWS AND EXTERNAL DOORS	£ 3,536,421.46	£ 195.25	Powder coated aluminium triple glazed windows and doors with solar reflective glass
INTERNAL WALLS AND PARTITIONS	£ 1,737,503.41	£ 95.93	Block and metal stud partitions plasterboard both sides
INTERNAL DOORS	£ 1,400,080.96	£ 77.30	Panelled doors frames & ironmongery as required. Fire resistant where required
WALL FINISHES	£ 1,529,348.80	£ 84.44	Plastered and emulsion painted walls, ceramic tiles to kitchens and bathrooms.
FLOOR FINISHES	£ 2,366,017.32	£ 130.63	Screed, carpets, timber flooring and ceramic tiles
CEILING FINISHES	£ 899,976.45	£ 49.69	Plasterboarded ceilings. Emulsion finish
FITTINGS AND FURNISHINGS	£ 2,812,078.13	£ 155.26	Kitchens
SANITARY APPLIANCES	£ 738,966.37	£ 40.80	White quality sanitaryware
DISPOSAL INSTALLATIONS	£ 472,694.72	£ 26.10	Rainwater goods and soil waste pipes
HEATING INSTALLATION	£ 6,785,277.12	£ 374.63	Heating system, hot & cold water and provision of CHP plant etc
VENTILATING INSTALLATION	£ 667,978.08	£ 36.88	Mechanical ventilation to bathrooms & kitchens etc.
ELECTRICAL INSTALLATION	£ 3,094,616.32	£ 170.86	Lighting, power, alarms, security and comms
LIFT INSTALLATION	£ 1,203,818.02	£ 66.47	6 Nr lifts
PROTECTIVE INSTALLATION	£ 32,791.01	£ 1.81	Lightning protection
BUILDERS WORK IN CONNECTION WITH	£ 296,855.68	£ 16.39	Builders work
GENERAL PRELIMINARIES	£ 6,858,688.92	£ 378.68	
CONTINGENCIES	£ -	£ -	
TOTAL	**£ 44,962,516.27**	**£ 2,482.47**	

Block 1E	**£**	**£/m2**	**Specification Notes**
FRAME	£ 1,986,724.20	£ 293.46	Post tensioned concrete frame & floors
UPPER FLOORS	£ 124,095.24	£ 18.33	Steel balconies & balustrades
ROOF	£ 480,913.96	£ 71.04	Concrete structure with single membrane green roof. Roof glazing
STAIRS	£ 169,454.40	£ 25.03	Concrete & timber staircases
EXTERNAL WALLS	£ 716,828.86	£ 105.88	Mixture of traditional brick with traditional detailing
WINDOWS AND EXTERNAL DOORS	£ 1,280,320.02	£ 189.12	Powder coated aluminium triple glazed windows and doors with
INTERNAL WALLS AND PARTITIONS	£ 679,173.58	£ 100.32	Block and metal stud partitions plasterboard both sides

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North London Business Park					15035
Budget Estimate Report - 2021 Application Revision B					**06 August 2021**
INTERNAL DOORS	£	474,580.52	£	70.10	Panelled doors frames & ironmongery as required. Fire resistant where required
WALL FINISHES	£	580,643.25	£	85.77	Plastered and emulsion painted walls, ceramic tiles to kitchens and bathrooms.
FLOOR FINISHES	£	666,940.79	£	98.51	Screed, carpets, timber flooring and ceramic tiles
CEILING FINISHES	£	328,316.19	£	48.50	Plasterboarded ceilings. Emulsion finish
FITTINGS AND FURNISHINGS	£	1,167,086.04	£	172.39	Kitchens
SANITARY APPLIANCES	£	278,080.80	£	41.08	White quality sanitaryware
DISPOSAL INSTALLATIONS	£	193,049.84	£	28.52	Rainwater goods and soil waste pipes
HEATING INSTALLATION	£	2,597,477.70	£	383.67	Heating system, hot & cold water and provision of CHP plant etc
VENTILATING INSTALLATION	£	257,622.40	£	38.05	Mechanical ventilation to bathrooms & kitchens etc.
ELECTRICAL INSTALLATION	£	1,156,722.20	£	170.86	Lighting, power, alarms, security and comms
LIFT INSTALLATION	£	384,248.04	£	56.76	6 Nr lifts
PROTECTIVE INSTALLATION	£	15,211.42	£	2.25	Lightning protection
BUILDERS WORK IN CONNECTION WITH	£	110,960.30	£	16.39	Builders work
GENERAL PRELIMINARIES	£	2,456,720.96	£	362.88	
CONTINGENCIES	£	-			
TOTAL	**£**	**16,105,170.71**	**£**	**2,378.90**	

Block 1F		**£**		**£/m2**	**Specification Notes**
SUBSTRUCTURES	£	387,714.25	£	56.20	Basement excavation, piling & retaining walls.
FRAME	£	2,024,580.54	£	293.46	Post tensioned concrete frame & floors
UPPER FLOORS	£	103,007.16	£	14.93	Steel balconies & balustrades
ROOF	£	548,257.76	£	79.47	Concrete structure with single membrane green roof. Roof glazing
STAIRS	£	180,751.36	£	26.20	Concrete & timber staircases
EXTERNAL WALLS	£	895,970.02	£	129.87	Mixture of traditional brick with traditional detailing
WINDOWS AND EXTERNAL DOORS	£	1,426,086.02	£	206.71	Powder coated aluminium triple glazed windows and doors with solar reflective glass
INTERNAL WALLS AND PARTITIONS	£	628,602.30	£	91.11	Block and metal stud partitions plasterboard both sides
INTERNAL DOORS	£	565,735.66	£	82.00	Panelled doors frames & ironmongery as required. Fire resistant where required

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North London Business Park	15035
Budget Estimate Report - 2021 Application Revision B	**06 August 2021**

WALL FINISHES	£ 595,731.89	£ 86.35	Plastered and emulsion painted walls, ceramic tiles to kitchens and bathrooms.
FLOOR FINISHES	£ 783,152.32	£ 113.52	Screed, carpets, timber flooring and ceramic tiles
CEILING FINISHES	£ 331,956.30	£ 48.12	Plasterboarded ceilings. Emulsion finish
FITTINGS AND FURNISHINGS	£ 1,037,844.83	£ 150.43	Kitchens
SANITARY APPLIANCES	£ 309,044.20	£ 44.80	White quality sanitaryware
DISPOSAL INSTALLATIONS	£ 211,027.82	£ 30.59	Rainwater goods and soil waste pipes
HEATING INSTALLATION	£ 2,522,535.99	£ 365.64	Heating system, hot & cold water and provision of CHP plant etc
VENTILATING INSTALLATION	£ 247,731.54	£ 35.91	Mechanical ventilation to bathrooms & kitchens etc.
ELECTRICAL INSTALLATION	£ 1,178,763.14	£ 170.86	Lighting, power, alarms, security and comms
LIFT INSTALLATION	£ 614,520.70	£ 89.07	6 Nr lifts
PROTECTIVE INSTALLATION	£ 17,379.11	£ 2.52	Lightning protection
BUILDERS WORK IN CONNECTION WITH	£ 113,074.61	£ 16.39	Builders work
GENERAL PRELIMINARIES	£ 2,650,224.15	£ 384.15	
CONTINGENCIES	£ -		
TOTAL	**£ 17,373,691.67**	**£ 2,518.29**	

Car Park 1C 1D	**£**	**£/m2**	**Specification Notes**
SUBSTRUCTURES	£ 12,029,680.74	£ 941.44	Basement excavation, piling & retaining walls.
UPPER FLOORS	£ 711,656.40	£ 55.69	Concrete floors
ROOF	£ 1,106,202.24	£ 86.57	Roof membrane to landscaped areas
STAIRS	£ 205,397.70	£ 16.07	Concrete staircases
WINDOWS AND EXTERNAL DOORS	£ 214,431.07	£ 16.78	Steel doors
INTERNAL WALLS AND PARTITIONS	£ 550,880.00	£ 43.11	Block walls fair faced
WALL FINISHES	£ 26,871.48	£ 2.10	Paint etc to lobby walls
FLOOR FINISHES	£ 50,249.23	£ 3.93	White lining, Floor finish to lobbies
CEILING FINISHES	£ 16,353.33	£ 1.28	Plasterboarded ceilings. Emulsion finish
DISPOSAL INSTALLATIONS	£ 549,428.88	£ 43.00	Rainwater goods
VENTILATING INSTALLATION	£ 577,761.84	£ 45.22	Mechanical ventilating to
ELECTRICAL INSTALLATION	£ 577,761.84	£ 45.22	Power and lighting to basement
BUILDERS WORK IN CONNECTION WITH SERVICES INSTALLATIONS	£ 199,748.56	£ 15.63	Builders work
EXTERNAL WORKS	£ 362,700.00	£ 28.38	Cycle racks etc
DRAINAGE	£ 165,395.84	£ 12.94	Surface water drainage
GENERAL PRELIMINARIES	£ 2,601,677.87	£ 203.61	
CONTINGENCIES	£ -		
TOTAL	**£ 19,946,197.02**	**£ 1,560.98**	

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Car Park 1E 1F	£	£/m2	Specification Notes
SUBSTRUCTURES	£ 6,355,650.41	£ 1,596.50	Basement excavation, piling & retaining walls.
UPPER FLOORS	£ 677,637.66	£ 170.22	Concrete floors
ROOF	£ 854,299.68	£ 214.59	Roof membrane to landscaped areas
STAIRS	£ 82,159.08	£ 20.64	Concrete staircases
WINDOWS AND EXTERNAL DOORS	£ 104,499.08	£ 26.25	Steel doors
INTERNAL WALLS AND PARTITIONS	£ 260,480.00	£ 65.43	Block walls fair faced
WALL FINISHES	£ 8,331.66	£ 2.09	Paint etc to lobby walls
FLOOR FINISHES	£ 35,586.23	£ 8.94	White lining, Floor finish to lobbies
CEILING FINISHES	£ 4,672.38	£ 1.17	Plasterboarded ceilings. Emulsion finish
DISPOSAL INSTALLATIONS	£ 208,167.96	£ 52.29	Rainwater goods
VENTILATING INSTALLATION	£ 270,221.58	£ 67.88	Mechanical ventilating to
ELECTRICAL INSTALLATION	£ 270,221.58	£ 67.88	Power and lighting to basement
BUILDERS WORK IN CONNECTION WITH SERVICES INSTALLATIONS	£ 93,423.22		Builders work
EXTERNAL WORKS	£ 106,650.00		Cycle racks etc
DRAINAGE	£ 62,665.28		Surface water drainage
GENERAL PRELIMINARIES	£ 1,409,199.87	£ 353.98	
CONTINGENCIES	£ -		
TOTAL	**£ 10,803,865.67**	**£ 2,713.86**	

Demolition Phase 1	£	£/m2	Specification Notes
DEMOLITION AND PREPARATION	£ 1,046,596.03	£ 21.48	Demolition of existing buildings and breaking up surfaces.
GENERAL PRELIMINARIES	£ 156,989.40	£ 3.22	
CONTINGENCIES	£ -		
TOTAL	**£ 1,203,585.43**	**£ 24.70**	

External Works Phase 1	£	£/m2	Specification Notes
EXTERNAL WORKS	£ 6,987,791.04	£ 143.40	Hard surfacing, steps, handrailing, timber decking, roads, retaining walls, play areas, seating, bridges, remediation, asbestos removal and landscaping,
DRAINAGE	£ 2,955,313.72	£ 60.65	Surface and foul drainage, remodelling pond,
EXTERNAL SERVICES	£ 4,589,710.04	£ 94.19	Statutory services and external lighting
GENERAL PRELIMINARIES	£ 2,179,922.22	£ 44.74	
CONTINGENCIES	£ -		
TOTAL	**£ 16,712,737.02**	**£ 342.97**	

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Budget Estimate Report - 2021 Application Revision B	**06 August 2021**

School Infrastructure		£		£/m2	Specification Notes
DRAINAGE	£	127,524.90	£	6.38	Surface water drainage and attenuation
EXTERNAL SERVICES	£	719,557.12	£	35.98	Statutory services
GENERAL PRELIMINARIES	£	127,062.30	£	6.35	
CONTINGENCIES	£	-			
TOTAL	**£**	**974,144.32**	**£**	**0.94**	

External Infrastructure		£		£/m2	Specification Notes
EXTERNAL WORKS	£	1,203,701.04	£	24.70	Adoptable highway and roundabout construction
GENERAL PRELIMINARIES	£	180,555.16	£	3.71	
CONTINGENCIES	£	-			
TOTAL	**£**	**1,384,256.20**	**£**	**28.41**	

APPENDIX 5

DETAILED ESTIMATE ANALYSIS

PETER BUSHNELL ASSOCIATES Ltd
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13 High Street South, OLNEY, Buckinghamshire MK46 4AA
Tel: 01234 714447 E-Mail: enquiries@peterbushnell.com Fax: 01234 714406

SCHEME: North London Business Park
REF: 15035

DATE: 11 February 2016

BUILD UP TO REMEDIATION ALLOWANCES

1	**Foundation Impact**							
	Cost of Substructures included in estimate							
	Block 1B	£ 64,644.70						
	Block 1C	£ 476,937.25						
	Block 1D	£ 583,406.71						
	Block 1E	£ 359,517.67						
	Block 1F	£ 222,541.29						
	Car Park 1C 1D	£ 9,553,636.62						
	Car Park 1E 1F	£ 4,187,780.57						
		£15,448,464.81						
	Assumed impact of made ground on foundation to be 10% of value	£ 1,544,846.48						
	Assumed that 50% of substructure could be affected	£ 772,423.24					£	772,423.24
2	**Buried Structures**							
	Assumed air raid shelter 40 x 10 x 5m high to be broken out and filled							
	Breaking out		2000	m3	£ 11.60	£ 23,200.00		
	Cart away		2000	m3	£ 20.00	£ 40,000.00		
	Replacement material		2000	m3	£ 24.50	£ 49,000.00		
						£ 112,200.00	£	112,200.00
3	**Contaminated Material**							
	Bulk excavation on site							
	Car Park 1C 1D		36878	m3				
	Car Park 1E 1F		9204	m3				
	Allowance for External works		20000	m3				
	Allowance for Blocks B-F		22556	m3				
			88638	m3				
	Excavating				£ 11.60			
	Carting				£ 30.00			
	Licenced Tipping Charge				£ 40.00			
	Replacement Material				£ 24.50			
	Assumed 12.5% to be dealt with		11080	m3	£ 106.10	£1,175,554.84	£	1,175,554.84
							£	2,060,178.08
	ALLOWANCE FOR PHASE 1					**SAY**	**£**	**2,000,000.00**

APPENDIX 6

Existing Use Valuation Report

Property: North London Business Park, Oakleigh Road South, London N11 1NP

Client: Ridgeland Properties Ltd

3 September 2021

Matthews Goodman

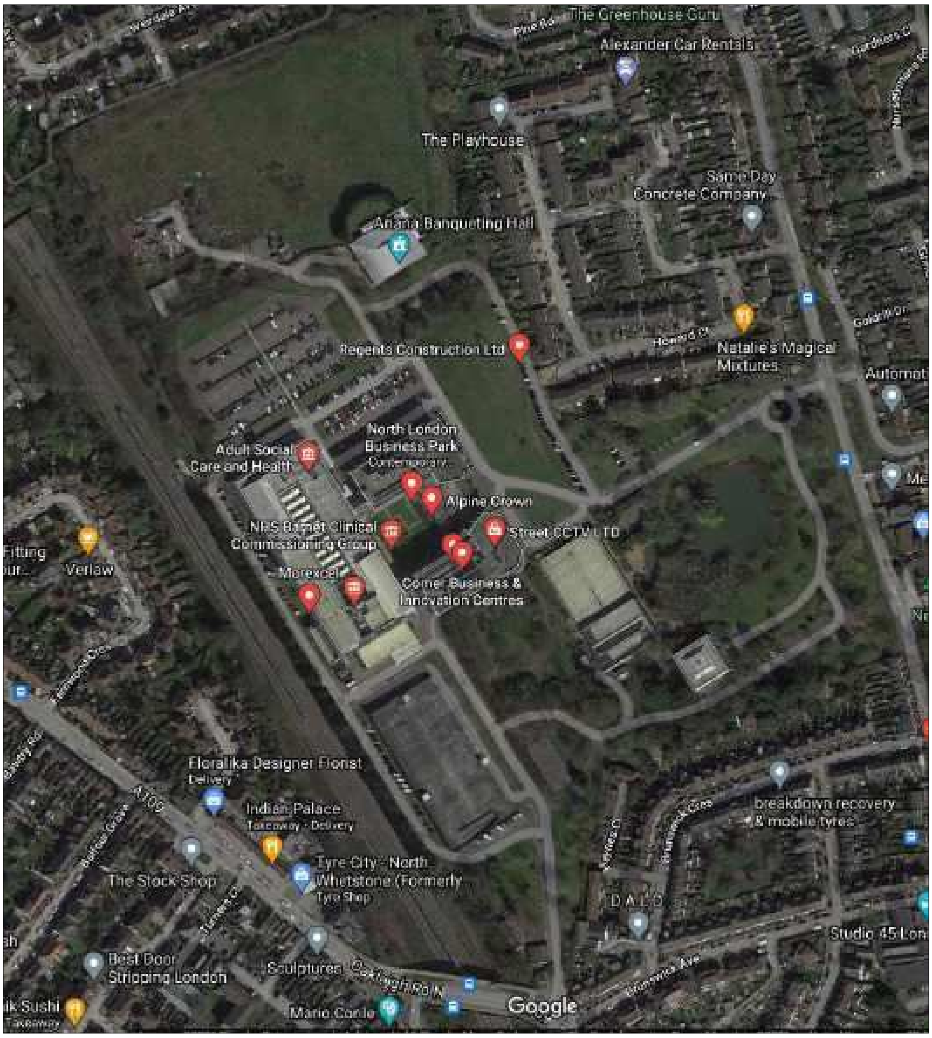
CONTENTS

EXECUTIVE SUMMARY

Address

North London Business Park, Oakleigh Road South, London N11 1NP
(*hereinafter in this Report to be referred to as 'the Property'*)

The Property



Type

Substantial Business Park with a range of office buildings, vacant land and an internal network of estate roads and extensive car parking, held as an investment.

Location

The Property is located in New Southgate, within the north London Borough of Barnet. The nearest public transport connections are at Arnos Grove (Piccadilly line) and New Southgate (GNER suburban rail line). The North Circular Road is a mile to the south, where there are retail parks and a large Tesco superstore. Southgate town centre is a mile to the east.

Description

The property comprises a campus style office park with buildings dating from the 1980s, 1990s and 2000s. In addition there is excess land that has formerly been the subject of a Planning Brief for Residential development, and is valued separately from the Brownfield Business Park element.

Tenure

We understand the Property is held Freehold

Tenancies

Until recently the Property was fully let, but the vacancy rate has increased owing to the anticipated redevelopment. The Property is still subject to a number of Commercial Tenancies, and serviced office licences, with a current gross rental income of £5,276,716 pa (estimated Net income £2,618,829).

Factors Affecting Value

Strengths

- NLBP is one of the few major office and business parks in the North London office sector.
- Very high parking ratio, vital given the relative distance from public transport.
- Good quality buildings, and a history over the last 20 years of blue chip tenants including local authority departments and colleges.

Weaknesses

- Most of the existing leases are short term, the Park having been managed towards proposed redevelopment.
- Further investment will be required in several of the buildings before they can be re-let.
- Currently a distance from public transport and retail facilities.

Valuation Approach

As the Property is a standing investment and not a development asset, we have valued the Property using the Comparable and Investment Methods of Valuation, including a profit return on top of the costs of refurbishment.

Valuations

Aggregate Market Value In Existing Use

£71,000,000 (Seventy One Million Pounds)

Information Relied Upon

We have relied upon information provided by the Company as to rental income and tenancies / occupational agreements, the Local Authority's planning database, as well as information provided by the Company as to costs of fit out for past lettings, planning details relating to the approved application Ref.

18/00017, and information provided by various estate agents, including comparable evidence details.

Other Pertinent Issues

We have assumed that any development works undertaken are in accordance with full planning permission and/or building regulations.

We have not been provided with environmental or ground condition reports, and have assumed no contamination exists, thus the Property is suitable for occupation and/or development. We have further assumed that there will be no additional as yet unidentified costs incurred due to damage of any of the buildings as at the Valuation Date.

INTRODUCTION

Report Date	3 September 2021
Addressee	Ridgeland Properties Ltd Princess Park Manor Royal Drive London N11 6 FAO: Jack O'Brien
Our Reference	117588
The Property	North London Business Park, Oakleigh Road South, London N11 1NP
Valuation Date	3 September 2021
Valuer Credentials	*Reporting Valuer:* James Hewetson MRICS Registered Valuer No: 0057950 *Counter Signatory:* Tom Norfolk MRICS Registered Valuer No. 1165875 We are acting as External Valuers.
Inspection Date	The Property was last externally and partly internally inspected on 29 July 2020 by James Hewetson MRICS. We were able to inspect all of the Property for the purposes of our Valuation, except the attic spaces and roof voids.
Purpose and Bases of Valuation	To provide our opinion of existing use value in connection with a Viability Assessment pending future redevelopment. Our Valuation is reported in Pounds Sterling.

The basis of Valuation is as follows, and this is defined the Definitions and Basis of Valuation section of this Report:

- Market Value in Existing Use

Instructions

Acting in accordance with your emailed instructions of 23 June 2021, the agreed scope and details of which are set out in our Letter of Engagement of 12 July 2021, we have assessed the Property in order to advise you of our opinion of the Market Value of its Freehold interest.

We confirm that this Valuation is prepared in accordance with the 2020 edition of the RICS Valuation – Professional Standards (incorporating the International Valuation Standards) – Global and UK edition published by The Royal Institution of Chartered Surveyors, effective from 31 January 2020. We confirm that in this respect we are acting as External Valuers and are qualified as asset Valuers as defined in the Standards.

This Valuation Report is provided for the stated purpose and for the sole use of Ridgeland Properties Ltd. It is confidential to you and your professional advisors, and we accept no responsibility whatsoever to any third party.

Neither the whole nor any part of this Report may be included in any published document, circular or statement, nor published in any way without the Valuer's written approval of the form and context in which it may appear.

We confirm that, other than the preparation of other reports on this Property in connection with the Viability assessment, and the preparation of a report and valuation under Section 18(1) of the Law of Property Act in connection with a dilapidations claim, of which you are aware, we have no current, recent or prospective fee earning involvement with the Property, the client, or any party connected with this transaction, and you have confirmed you are happy for us to undertake this Valuation.

Assumptions and Special Assumptions

We have made normal and necessary assumptions about the future costs of refurbishment, the length of time such works would take, and the marketing and rent free periods attendant on new lettings, as would be made by any investor purchasing a property of this nature.

Our valuation is prepared on the Special Assumption of Existing Use, meaning that any development potential or value in alternative use is disregarded, other than where it is the current use, or consented.

PROPERTY REPORT

1.0 Location

New Southgate is a generally residential suburb of north London situated at the meeting point of three north London boroughs: Barnet, Enfield and Haringey. The subject property lies within the London Borough of Barnet, which has a population of 356,600 (2011 Census).

The nearest London Underground Station is Arnos Grove, which is on the Piccadilly line, 1.66km (1.03 miles) to the south. The nearest mainline railway station is New Southgate which is 1.38km (0.86miles) away to the south, and the East Coast Main rail line forms the western boundary to the Park.

The North London Business Park has its main access off Oakleigh Road South (A109), with a secondary access off Brunswick Park Road, on its east side. These lead onto Bowes Road (A1110), which is part of the North Circular Road, to the south, and Barnet Road (A1003) and High Road North Finchley (A1000) which in turn lead to the M25 to the north.

Surrounding property is mainly residential, with local shops, although there are a number of industrial type commercial uses on Oakleigh Road South. The residential surroundings are mainly two storey houses. The nearest commercial centres are at Enfield, 3.21km (two miles) to the north, or Barnet, 1.6km (one mile) to the west.

The approximate location of the Property is indicated in red on the attached Land Registry Plan and map extract for identification purposes only (Copies at Appendices Three and Four).

2.0 Description

Business Park Element

The North London Business Park (NLBP) was formerly the home of the Standard Telephone Company (STC), latterly known as Nortel, and was laid out in the 1930s. In the 1980s, 1990s, and the early years of this century it was partly redeveloped by Nortel, mostly for their own occupation and now offers nearly 400,000 sq ft of office and ancillary space contained in six principal buildings, with 1,300 car parking spaces, some in a three storey car park south of Building 4. Overall, it occupies circa 10.66 hectares (26.33 acres) of the Park.

There is additional surface car parking close to the main entrance, and attached to some of the office buildings (such as Building 5), with the majority being to the north of Buildings 3 and 4, on the escarpment slope up to the higher level of the site, where it is again effectively set out over three levels.

The park is serviced by an internal network of roads that connect the two main entrances and the car parking areas. The roads drain to a balancing pond/ornamental lake situated between Buildings 5 and 6 (formerly Buildings 7 and 5 respectively) and the Brunswick Park Road entrance, at the lowest part of the site.

The areas either side of this road form land with potential for future development, either with additional offices (subject to demand), or for other commercial or residential elements possibly including local shops serving the office workers (and future occupiers of the residential elements of the Park, once built).

We detail the individual buildings below, as referenced in the layout plan overleaf.

The Main Car Park is a three storey concrete frame car park, built on ground and two upper floors, and containing about 600 spaces. The car park is in good condition, well presented, with fully intercepted drainage, and fully marked out.

Buildings 2 and 3 comprise two Grade A three storey office buildings which were constructed in circa 2002 of steel frame construction with glazed curtain walling and metal panelling. Internally the properties are finished to a Grade A specification and include full air conditioning, a fully glazed triple height atrium, category 5e structured cabling, high frequency control category II lighting and two passenger lifts. The properties are linked to Building 4 and to each other. They were constructed by Nortel for their own occupation, and were consequently fitted to a very high technological specification. Building 2 is occupied by Middlesex University.

Building 3 is a mirror image of Building 2, although without the cylindrical reception area. It is currently used as a serviced office centre, and consequently the office floors have been heavily subdivided to provide a range of suite sizes. Some of the suites in the centre of the floor-plate do not have natural light. A single storey 'link building' has been added between Buildings 2 and 3, and at present this forms the main entrance to Building 3 and reception for the serviced office operation.

Building 4 is an enormous three storey office building constructed in the 1980's around a large central lightwell running almost the entire length of the building. The property is of frame construction with metal panelling. Internally the property was fitted out by the former tenants, the London Borough of Barnet, to include full access raised floors, full air conditioning, category II lighting, category 5e cabling, large flexible floor plates, a 26 person passenger lift and a 5 tonne goods lift.

It is now subdivided into a number of suites let to separate tenants, including part occupied in connection with the Serviced Office business.

Building 5 was formerly used as a conference and canteen facility, with 300 covers and a commercial kitchen, but is now occupied by St Andrew the Apostle School. This is a mainly single storey building of concrete frame construction, under a flat roof, with continuous run glazing to two elevations. There is a partial first floor around a central atrium.

It is situated at a lower level than the buildings above, and adjacent to the roadway that enters from Brunswick Park Road and runs through to the over-ground parking and the raised areas to the north of the site. It overlooks the upper end of the ornamental lake.

Building 6 is a three storey, self contained, roughly square office building which was built in the 1980's of steel and concrete frame construction. The property is fully air conditioned, has full access raised floors and a 13 person passenger lift. It has its own parking in front of the building, and is in a sloping part of the site, such that the ground floor is approached up a substantial flight of steps from its car park.

Again it is well fitted out with modern cabling suitable to a modern technology company (it was formerly let to and fitted out by Philips Electronics)

The Emerald Suite comprises the former Nortel Sports Club pavilion, which has been split into two parts. It is a single storey building situated at the upper level of the site, adjacent to the three level external car park beyond Buildings 3 and 4. A smaller part has been adapted and refurbished to form a crèche, known as Little Leos, operated by a private operator. We presume that most of the take-up comes from workers at the council offices and Colleges on site.

The remainder of the Emerald Suite is occupied by a Banqueting operation, and has been adapted for catering purposes with commercial kitchen, bar area and seating with capacity for circa 200 covers.

Surplus (or Development) Land Element

The balance of the Park is shown in the layout plan overleaf, comprising the northern and north-eastern parts, generally undeveloped to date. The northern element is a raised plateau with a number of former football pitches, understood to have been part of the in-house sports facility of STC and Nortel.

The areas to the east of the main site road form part of the Phase One scheme, and part of the land to be gifted for construction of the new Secondary school.

Excluding the portion of this land included within the Brownfield area of the site above, there is a total of some 3.55 hectares (9.55 acres).

Within the development proposals for Royal Brunswick Park, the northern end of the site will accommodate 95 terraced houses and a block of 41 Apartments. There is also provision for roads, open space, and parking for each unit.

Land for Proposed Secondary School

It is proposed to gift an area of 2.0 hectares (5.0 acres) at the south eastern side of the Park, close to the Brunswick Park Road access point, for development of a new five-form entry Secondary school. This land is shown below.

We would note that some enabling works will be done to the land prior to its transfer, principally concerning re-modelling and re-landscaping the balancing pond, and altering the present vehicular entrance and estate road layout to a configuration to suit the proposed residential development.

3.0 Accommodation

We have agreed that for the purposes of this Valuation exercise, it is not appropriate to re-measure the property in accordance with the RICS Property Measurement (incorporating the International Property Measurement Standards (IPMS) Second Edition (January 2018).

We have been provided with floor areas from the original sales brochure, which we have been instructed to assume are calculated in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th edition) to show Net Internal Areas as follows:

Building	**Accommodation**	**Area Net Internal Approx**	
		m^2	**ft^2**
Building 2	Offices	6,116.5	65,837
Building 3	Offices	6,691.8	72,031
Building 4	Offices	18,042.7	194,212
Building 5	School	3,711.7	39,953
Building 6	Offices	1,053.9	11,344
Emerald Suite	Creche and Banqueting	1,254.2	13,500
Total		**36,870.8**	**396,877**

The overall site area is approximately 16.53 hectares (40.83 acres), of which the Brownfield Business Park land comprises circa 10.66 ha (26.35 acres).

We have measured the northern plateau and eastern boundary element that we have valued separately from the main area of the Business Park from the Promap digital OS publication to amount to circa 3.87 hectares (9.56 acres).

The School site occupies a further 2.0 hectares (5.0 acres).

4.0 Condition

We would specifically refer you to our Letter of Engagement, where it has been agreed that we would not carry out a structural survey. However, we are informed that the property generally continues to be in a good and well maintained condition. The buildings are let on generally internal repairing and insuring lease terms, with some of the repairing liability funded by a service charge. There are a variety of caps or limitations on the current service charge contributions.

Our opinion of value is based on the assumption that no major expenditure would be required to rectify any wants of repair, and we reserve the right to revise our figures should this prove to not be the case.

5.0 Tenure

You have advised us that the Property is owned Freehold, with the title split between two related companies and we have assumed for the purposes of this Valuation that the Title is unencumbered and free from any onerous or restrictive covenants.

6.0 Tenancies

We have not been provided with copies of the occupational leases, and have relied on information provided to us by the Company. We assume that the information that we have been provided with is correct. If this is not the case the valuation figure reported below may be affected.

The property is currently let on a total of eleven commercial internal repairing and insuring leases. Two of the buildings (or parts thereof) are owner occupied as a serviced office business, with substantial parts still under conversion. The aggregate passing gross rental income is £3,376,000 pa from contracted tenancies and a further circa £1,900,000 gross from operation of the serviced office business.

The principal tenants on the site currently include the DWP (as sub-tenants of Instant Offices), LB Barnet's Clinical Commissioning Group, and two substantial lettings to schools and colleges

We assume that all leases are drawn on acceptable terms containing no onerous or unusual clauses. We have assumed that the tenants have complied with all covenants in their leases and that there are no breaches or disputes which would affect our valuation. In particular, no allowance has been made for any arrears of rent or service charge.

Unit	Tenant	Area sq ft	Term and Lease Dates	Rent pa (£per sq ft)	Comments
Pt 2 – Ground and First	Instant Offices (sub-let to Dept of Work & Pensions)	32,995	5 yrs wef 08/02/21 -	£912,142.50 (£27.64)	5 months rent free; Break after 3 years, index-linked Service Charge Cap
Pt 2 – Lower Ground Second	Vacant	3,459 18,653			To be Refurbished
3/4	Ariana Café	4,040	3 yrs wef 01 Sept 2020	£39,000 (£9.65)	Service charge capped at £2,500 Estate charge and £2,500 index linked Building
3	Comer Business and Innovation Centre	60,572	136 Licences from 159 suites	Estimated £159,375 pcm £1,912,500 pa (£26.50)	Serviced Offices –less 25% average running costs and estate service charge of £325,000
Pt 4	Comer Business and Innovation Centre	14,719	61 Licences from 76 suites		
Pt 4	Clinical Commissioning Group (NHS)	10,925	5 yrs wef 15/06/20 -	£400,000 (£36.61)	Break after 3 years; Rent fully inclusive of service charges and utilities
Pt 4	College of Animal Welfare	11,000	3 yrs wef 09/04/21 -	£270,833 (£24.62)	Inclusive of Estate and Building Service Charges

Pt 4	Walsingham Trust	3,844	3 yrs wef 11 Sept 2020	£102,825 (£26.75)	Service Charge capped at £10,000 pa
Pt 4 and Parking	Passenger Transport Team – LB Barnet	2,583 and 108 spaces	1 yrs wef 01/03/21 -	£98,166 (£38.00)	
Pt 4	Russell Educational Trust – St Andrew the Apostle School	28,739	4 yrs wef 28/05/20	£407,880 (£14.19)	Break after 3 years; Rent inclusive of Service Charges
Pt 4 First	Vacant	32,634		£0	To be refurbished
Second		28,739			
5	Russell Education Trust for St Andrew the Apostle School	39,953	4 yrs wef 28/05/20 -	£493,370 (£12.46)	Break after 3 years; Rent inclusive of Service Charges
6	Vacant	11,344			To be refurbished
Site Parking	Passenger Transport Team – LB Barnet	180 Minibus Spaces	1 yr wef 01/03/21	£495,000 (£2,750 per space)	Inclusive of Service Charge
Emerald Suite	Little Leos' Nursery (30%)	13,500	2 yrs wef 08/02/21 -	£ 50,000 (share of £10.00)	Break after 18 months; Service Charge capped at £5,000
	Ariana Banqueting Hall (70%)		2 yrs wef 21/10/20 -	£ 95,000 (share of £10.74)	Break after 18 months; Service Charge capped at £5,000
	Total	**314,439**		**£3,364,216**	**Excluding Serviced Offices**

We comment that the initial net income shown in the attached valuation print out, which is £2,616,829 varies from the figure above as it is calculated after deduction of void costs from the vacant suites, and inclusion of the Serviced Office income less its running costs.

7.0 Statutory Enquiries

Planning

The Property is located in the London Borough of Barnet.

Barnet Council's planning policy is contained within the saved policies of its Unitary Development Plan (May 2006) as well as documents that make up the borough's Local Development Framework (LDF), with the Core Strategy adopted September 2012, in conjunction with the London Plan (July 2011).

The NLBP is identified as an Employment area and has been safeguarded as an Industrial location, despite its predominant use as offices over the past 10 to 20 years.

Planning permission has also been granted under a separate and comprehensive application, for residential-led mixed-use redevelopment with 10% Affordable Housing.

For the purposes of this report into the Existing Use of the land (ignoring development potential), we have had regard to this mixed use planning background in considering the non-brownfield elements of the site.

Planning History

We have inspected the Local Authority's on-line planning website and note that the property has the following relevant planning history.

Date	Appl' No	Decision	Description/Conditions
22/10/2015	15/05245/192	Lawful	Use of suite as office for taxi administrative purposes.
25/07/2013	B/01735/13	Approved	Change of use of Building 5, from Business (B1) to Educational (D1) use for a temporary period (3 years)
21/12/2012	B/04375/12	Lawful	Lawful Development Certificate for an Existing Use relating to the use of the existing café at Building 4 ancillary to the use of the main office.
21/12/2009	B/03102/09	Approved	Change of use of Building 3 from B1 office to D1 college for a temporary period.
11/09/2007	N00429GJ/07	Approved	Single storey rear extension to provide garage plus associated works to Building 4.
10/10/2007	N00429GH/07	Approved	Temporary change of use of existing Building 5 (4,800 sq m) for 3 years for Class D1 further education use for Barnet College.
02/08/2006	N00429GD/06	Approved	Change of use of part of existing social club to day nursery.
28/09/2005	N00429GA/05	Approved	Temporary change of use of part ground floor of Building 2 from offices(B1) to higher education (D1).
17/12/2004	N00429FU/04	Approved	Construction of a new glazed link between buildings 2 and 3 for temporary use for 5 years as entrance to Barnet College.
23/07/2004	N00429FN/04	Approved	Use of Building 3 for Class D1 education use for a temporary period incorporating provision for 180 car parking spaces.

Planning permission for redevelopment of the Property was granted on Appeal following a history of applications made between 2013 and 2018, as described hereunder:

18/00017/AREF | Hybrid planning application for the phased comprehensive redevelopment of the North London Business Park to deliver a residential-led mixed use development. The detailed element comprises 360 residential units in five blocks reaching eight storeys, the provision of a 5 form entry secondary school, a gymnasium, a multi-use sports pitch and associated changing facilities and improvements to open space and transport infrastructure, including improvements to the access from Brunswick Park Road and; the outline element comprises up to 990 additional residential units in buildings ranging from two to nine storeys, up to 5,177 sqm of non-residential floor space (use Classes A1-A4, B1 and D1) and 2.54 hectares of open space. Associated site preparation/enabling work, transport infrastructure and junction work, landscaping and car parking. March 2017 RECONSULTATION Amended Plans: involving the provision of 10% Affordable Housing across the site with an overall increase in the proposed number of housing units from 1,200 to 1,350. The tallest buildings have been reduced in height from 11 to 9 storeys with some buildings along the boundary of the rail line increased from 7 to 9 storeys.

We have assumed for the purposes of our Report that the existing buildings at the Property fall within Use Class E (Commercial, Business and Service) / F1 (Learning and non-residential institutions).

We have also assumed for the purpose of our Report that any conversion and/or development works that have been undertaken in relation with the Property, comply with all planning consents, conditions and/or building regulations.

The Property is not in a Conservation Area, nor are the buildings Listed.

Business Rates

We have researched the Valuation Office Agency's online rating database which records that the Property is assessed as follows:

Address	Description	Rateable Value
Building 1	Offices	£12,500
Building 2	Offices	Currently not in List
Building 3	Offices	Multiple room by room assessments
Building 4	Offices	Multiple Assessments
Building 5	School	£
Building 6	Offices	Not in List
Building 7	Hall	£48,000

The current uniform business rate is 49.9p (for small units) / 51.2p (for standard units) for 2021/22.

Highways

Oakleigh Road South and Brunswick Park Road are adopted highways, to and from which it is assumed the Property has full unencumbered access. We are not aware of any highway proposals in the immediate vicinity that are likely to have a material effect on the value of the Property.

8.0 Environmental Matters

Contamination

We have not been provided with an environmental report in respect of the Property, nor have we carried out any physical tests or investigations to determine the presence or otherwise of pollution or contamination in the Property or any neighbouring land or property (including ground water).

Our inspection did not reveal any visible signs of contamination affecting the Property or neighbouring property which would affect our Valuation. In view of the location of the Property within a predominantly residential location, we consider that the risk of contamination is low. However, should it be established subsequently that contamination exists at the Property, or on any neighbouring land, or that the premises have been or are being put to any contaminative use, this might reduce the values now reported.

Flooding

Our enquiries of the Environment Agency website in this regard reveal that the Property is situated outside the zone of extreme flood, in Flood Zone 1 for planning and development purposes. This means there is less than a 0.1 per cent (1 in 1000) chance of flooding by a river or sea occurring each year. The majority of England falls within this area.

Energy Performance Certificates & Sustainability

Property owners are required to produce an Energy Performance Certificate (EPC) when properties are either sold or let. EPCs give information on a building's energy efficiency on a sliding scale from 'A' (very efficient) to 'G' (least efficient), as well as making recommendations as to how to improve these ratings. Similarly, all public buildings greater than 1,000 sq m are now required to exhibit a Display Energy Certificate (DEC) which provides information regarding that building's energy performance.

The Buildings have the following EPC ratings (under Postcode N11 1GN):

• Building 2 (Ground and First	C(60)	16 June 2031
• Building 2 (Second Floor)	D (99)	21 November 2030
• Building 3 (Suite 445)	C (57)	06 January 2030
• Building 4	D (91)	10 May 2030
• Building 5	E (123)	02 December 2022
• Building 6	E (122)	15 July 2029
• Emerald Suite	D (95)	09 June 2023

A number of the buildings have been subdivided, and some of those elements have their own EPC ratings.

The Energy Act 2011 stipulates that, as of 1 April 2018, a property with an Energy Efficiency Rating below Band E (Bands F and G), will not be able to be let or sold until improvements have been carried out to improve the Energy Efficiency Rating at or above band E, unless they are exempt. Furthermore, with effect from 01 April 2023, landlords will not be allowed to continue letting non-domestic property if that property has an energy rating of F or G.

Air Conditioning Inspection

Following the European Directive on the Energy Performance of Buildings, air conditioning systems with an effective rated output of more than 12kw must be inspected by an accredited inspector, with the first inspection date based on when the system was first installed. The resulting report provides information about the efficiency of the system and advice as to how its effectiveness may be improved.

Air conditioning Certificates are held on the national EPC Register for a number of the buildings, and our valuation is prepared on the assumption that any equipment has been inspected and appropriately managed on this basis.

Invasive Plants

We have not undertaken any detailed inspection of the Property for the presence of Japanese Knotweed or any other invasive plant species. Japanese Knotweed is more easily identifiable during the spring/summer periods and is less identifiable during the autumn/winter due to die back. It can typically be found near a railway embankment or sloping ground, close to a water source or other source or pathway. We cannot give a guarantee as to the presence of invasive plant species on the subject or any neighbouring land.

Mining

The Property is not located in an historic coal mining location.

Deleterious Materials

Due to the age of the Property, it is possible that asbestos and/or other deleterious materials such as high alumina cement concrete, woodwool shuttering or calcium chloride, may be present within the fabric of the building, whether incorporated in its original construction or subsequent alteration. We assume than an Asbestos register is maintained on the various premises.

9.0 Equality Act 2010

The Equality Act 2010 came into effect on 1 October 2010 and replaced previous legislation concerning discrimination, much of which was contained within the Disability Discrimination Act. Under the 2010 Act the duty falls on service providers and property owners not to discriminate against a disabled person by not providing a service on the same terms as which it is provided to others or subject a person to any other detriment.

Reasonable steps must be taken to avoid discrimination and may include changing physical characteristics of a building, such as adding access ramps or handrails on stairways, if alternative service provisions are still believed to disadvantage the disabled person.

10.0 General Market Commentary

General Economic Overview

The impact of Coronavirus (Covid-19) began to be felt in the UK from Q1 2020, and at that time rendered most economic forecasts out of date in a very short timeframe.

The Bank of England announced on 19 March 2020 that the Base Rate was being reduced from 0.25% to a historic low of 0.1%, following a rate cut from 0.75% to 0.25% just eight days earlier. This was an emergency measure in response to concerns that Coronavirus would put a strain on those making mortgage repayments during illness absence from work, and remains the rate now. Any future changes in the Bank Rate are envisaged to be gradual and to a limited extent, but ultimately depend on the remaining length and full depth of the global recession, stemming from the enforced periods of reduced economic inactivity.

The Spring Budget was delivered on 3 March 2021, and was set against a backdrop of UK government borrowing having hit over £270bn - around £212bn more than a year earlier according to the ONS. That amount was £34.1bn in December 2020 alone, which is the highest December figure on record and the third-highest borrowing figure recorded in any month since records began in 1993 - a reflection of the aforementioned cost of Covid relief measures.

The independent Office for Budget Responsibility (OBR) estimated that borrowing would reach £393.5bn by the end of the financial year in March 2021. One of the key measures announced in the 2021 Spring Budget, pertinent to the property industry, was the tapered extension of the "Stamp Duty" holiday, with the zero tax threshold of £500,000 extended until 30 June 2021, after which time it reduced to £250,000 until 30 September 2021, before reversion to the original £125,000 threshold from 1 October 2021.

Undoubtedly, unemployment in the UK rose significantly throughout 2020, with some of the nation's largest businesses forced to lay off thousands of staff, and in some case, fold completely themselves – the biggest casualties have expectedly been in the retail, hospitality and travel sectors. The Bank of England's expectation is that UK unemployment will peak at 7.75% in 2021, notably higher than the early January 2021 level of around 4.9%. The government's furlough scheme, helping employers pay their staff at least 80% of their salaries, which was due to come to an end in Autumn 2020, was extended to April 2021.

Recent economic data has been encouraging, with the economy reported to have grown by 4.8% on the quarter to June 2021, now standing some 4.4% below its pre-pandemic level. The Consumer Price Index including owner occupiers' housing costs (CPIH) 12-month inflation rate was 1.0% in March 2021 - up from 0.7% the previous month, but currently stands at 2.4%, as transport costs in particular rose by 0.8%. The Confederation of British Industry (CBI) reported that the manufacturing output stabilised in the quarter to January 2021, following 15 consecutive months of decline, but according to their latest quarterly Industrial Trends Survey, business confidence now stands at its highest level for nearly 50 years at +38%..

On 22 February 2021, a "one-way roadmap" out of lockdown was unveiled, with a phased return to normal life between 8 March 2021 until 21 June 2021. On 14 June 2021, it was announced by the Prime Minister, however, that, owing to the rise in UK cases of the so-called 'Delta' or Indian' variant of the virus, the full lifting of restrictions is being delayed until 19 July 2021. The ongoing rollout of vaccines is still hoped to bring the pandemic to an end. By September 2021, it is hoped that the whole adult population will have been offered a vaccination.

Further from home, the new US administration, with its focus on stemming the virus there, cross-border strengthening in relations and trade and entering into worldwide climate change initiatives, has brought with it a renewed confidence. This is in addition to the securing of a free trade agreement between the UK and the EU, following many months of Brexit negotiations and the end of the so-called "transition period", ahead of complete separation on 1 January of this year.

Residential Development Land

There continues to be a significant imbalance in the demand for and the supply of new housing across the country, whilst prices of completed flats and houses are largely rising ahead of inflation. A number of the larger volume house-builders have been taking advantage of strong receipts to buy land both with and without planning permission, although research from Molior indicates that construction starts across London, both Inner and Outer London Boroughs, have been falling, since 2018 in the case of outer London, with the peak in Inner London locations coming in 2015.

Our experience with larger-scale sites outside the capital, but in the wider South East of England, indicates that pricing has remained more or less stable, with slight declines over the past three years, matching the London experience. We attach Savills Research paper from July 2021 confirming that average values across the UK have barely moved over the past ten years, although all metrics are showing a degree of growth over the last twelve months.

Whilst larger, phased schemes will be likely to be bought with phased payments, smaller schemes such as the land at the top of the Property with a prior consent for development would be expected to attract good demand and payment in full.

The slight drift in pricing is largely the result of more stringent Planning conditions, especially with regard to affordable Housing, but is also affected by pricing for the completed product flat-lining in many locations, whilst build costs are rising, squeezing profitability.

Offices

The office market is adapting to new working practices, whose impact on space usage has been highlighted during Covid 19. A large proportion of office workers have worked well from home since March 2020 and their return to the office will be gradual with the rate improving in H2 2021 as confidence increases in workplace and transport safety. Daily desk usage rates in private and public sectors before Covid were estimated at only 50-60% so a lower trend was evident and will continue as tenants rationalise, cutting costs and ecological impact.

The advent of vaccines, agreement of a Brexit trade deal with the EU, and resolution of the American elections have also aided sentiment. Meanwhile, by way of example, Google has announced that most of its staff won't return to the office until September 2021 and tenant sublets on offer in London have increased by 75% this year. A large amount of pent up demand is being deferred to H2 2021 / H1 2022 but in due course is expected to assist a return to more normal levels of leasing activity. For all that occupation headcounts will be reduced by between 10-15% of pre Covid levels, there will be some balancing from the need to provide greater distancing between employees in the workplace.

Markets accordingly have changed, with tenants preferring shorter lease terms and fully fitted space ready to move into.

To the surprise of some, but evidenced by our own experience in dealing with clients' post-pandemic deliberations on their own occupational requirements, and as confirmed in Savills research of the office sector across Greater London and the South East, take up has recovered from the 2020 pause in decision-making. H1 take-up across the region was 1.87m sq ft, compared with five and ten year averages of 1.54m and 1.56m sq ft respectively, not far short of the total for the whole of 2020.

Total supply of available offices across the region is 13.4m sq ft, of which Grade A accounts for 6.2m sq ft. Take-up is, however, concentrated on new Grade A space, accounting for 68% of take up this year, and it is only the lack of supply, currently some 19% below the 10 year sector average, according to the Savills research, that is constraining further take-up. For instance, there is currently no new development in Watford, despite achievement of record high rents for exceptional quality space. Supply is split roughly 50/50 between town centre and out of town locations.

Second-hand sector rentals will suffer, particularly in overpriced submarkets where rents could fall by up to 15% depending on quality, location, connectivity and fitout. Rent free periods and other concessions such as provision of lease flexibility, fitout, furniture, tenant amenities and connectivity have increased substantially. Investment in repositioning second hand stock will be required, as would be expected from any long-term owner of NLBP.

The investment market continues its recovery from a shaky 2020 to reach a total volume across all sectors of over £25bn at end Q2, according to Savills research, as demand remains strong from overseas investors, despite stronger sterling, supplemented by reinvigorated institutional demand from increasing investor confidence and renewed fund inflows.

They note that whilst the Industrial sector continues to lead the way, it is the office sector that is now gaining momentum. As noted above, whilst overseas money is largely responsible for the lower yield, income-based investments, there is also strong activity for asset management and repositioning opportunities. However, M25 offices, along with High Street retail, shopping centres and Leisure parks is one of the few sectors not to have reversed the softening of yields since the start of the pandemic, currently standing at 5.5%.

Fierce competition from overseas for prime, long-income assets continues drive modest yield compression due to the perception of comparative UK political and economic stability, the importance of London as a financial sector, driving better yields and greater long-term security.

11.0 Factors Affecting Value

Buyer Profile and Likely Business Plan

The buyer of NLBP is likely to be a speculative investor that will run the park and the existing buildings for income, whilst taking opportunities on phased lease expiries to upgrade and refurbish buildings and suites one by one. The typical business plan would be to maintain an income stream, whilst re-positioning the Park to take advantage of its locational and campus advantages. Croxley Park (see below in the Comparables section), whilst in a superior location and with a wider range of buildings, would be the template for such a programme, albeit there, the owners have comprehensively redeveloped the buildings.

Although in reality such a plan might have a rather shorter time-scale, our valuation is based on a rolling programme starting with undertaking the refurbishment of the vacant suites in Buildings 2, 4 and 6, delivering one suite every six months, and lasting for the first three years ownership. The initial void is inclusive of the marketing and letting period, but in each case we have allowed a further six months rent free.

We have also assumed that on expiry of most of the existing leases, there would be an 18 month void for refurbishment and reletting, with a further six month rent free period. In our opinion, in reality, tenants such as the College and School might chose to stay should the Property be managed on a normal, longer term basis, but we have only treated the Little Leos nursery and the Ariana businesses as long term tenants.

We are advised that the Serviced Office centre operates at circa 80% occupancy (the three sections operate at 78%, 84% and 86%), generating an average gross income of £170,000 per month, but this includes a rolling number of very short term requirements. We have based our valuation on 75% occupancy and income of £159,375 pcm (£1,912,500 pa) with costs based on current information running at 25% of income, plus the estate service charge currently costed at £325,000 per annum.

Location and Competing Markets

North London Business Park offers a rare, if not quite unique, product in this area of north London, a true out of town Business Park within the metropolis. It offers a wide range of business spaces and opportunities that can attract occupiers both large and small. For much of the last 15 years it has been home to large sections of Barnet Council, as well as Middlesex University, whilst it also operates a successful Serviced Office centre in Building 3, the sister building to Building 2, and part of Building 4.

More widely, vacant space on the Property will be competing with the established office locations across North London at Harrow and Borehamwood, as well as those situated further out on the M25 at Potters Bar and Watford.

Within this wider area, Watford is the largest distinct market that operates independently of London, due to its excellent transport links to central London, the M25 and the Midlands/North. The town has an estimated stock of 5,200,000 sq ft, divided between the town centre and out of town business parks, the largest of which is Croxley Park at 650,000 sq ft. Rents are significantly higher here, in the region of £35 to £38.50 per sq ft.

We have summarised in table form the key office accommodation either recently let or currently available in these competing locations:

Address	Space Let or Available	Rent (psf)	Comment
Kings House, Kymberley Rd, Harrow HA1 1PT	3rd flr – 2,899 sq ft 7th flr – 10,471 sq ft	£32.50 £21.00	3rd floor is refurbished. 100 yds from Harrow on the Hill. 7th floor un-refurbished
Tasman House, Elstree Rd, Borehamwood WD6 3BS	Grnd – 3,115 sq ft 1st flr – 15,892 sq ft	£27.00	Fully refurbished, 1:260 sq ft parking ratio, located three miles from the A1, also in a business park location.
Imperial Place, Borehamwood WD6 1JN	1st flr – 17,222 sq ft 2nd Fl – 8,694 sq ft 3rd Fl – 8,694 sq ft	£30.00	Refurbished, within walking distance of train station with Thameslink services, also business park location.
40 Clarendon Rd, Watford WD17 1TQ	1st Fl – 10,263 sq ft	£38.50	HQ style building, comprehensive refurbishment, 129 car spaces, walking distance from Watford Junction.
	Grnd – 8,609 sq ft	**£36.50**	**Let to 15 Marketing**
	2nd to 4th flrs – 28,448 sq ft	**£36.50**	**Let to PwC**
Building 4, Croxley Business Park, Watford, WD18 8YG	1st – 15,150 sq ft	£30.00	Business park location, 1:250 sq ft car parking ratio, full height glazed atrium, free shuttle bus to Watford Junction.
	Ground – 14,230 sq ft	**£28.50**	**Let 10 yrs wef July 2020**
The Edward Hyde Building, 38 Clarendon Road, Watford WD17 1SE	Grnd – 3,100 sq ft 1st – 17,502 sq ft 2nd – 17,911 sq ft 4th – 13,853 sq ft	£37.00	Newly completely refurbished completed Q4 2020.
	3rd/pt 2nd	**£37.00**	**Let to ENRA Group wef Aug 2021**

Oak House, Reeds Crescent, Watford WD24 4QP	Grnd – 16,788 sq ft	£24.58	A fitted office suite to let via an assignment to August 2031. Has 61 car parking spaces and is a short walk from Watford Junction.

NLBP is some distance from public transport, being around a mile from both an Underground Station and train station. This may be an issue of perception rather than reality, as the business park is under 10 minutes by bus from Arnos Grove Underground and New Southgate GNR Overground stations. This distance from public transport is more broadly reflected in the area not being regarded as a conventional business location. The distance from competitors and clients may again limit the appeal to corporate occupiers, although will not affect its attractiveness as a location for administrative teams.

Whilst office campus parks have been slightly out of favour with corporate occupiers, who normally prefer to be based closer to transport links, NLBP has a number of amenities which would make it appealing to tenants including cafes, gym, and nursery. In general, the landscaping make the NLBP an attractive place to work.

The Property

The NLBP comprises an office campus park that is especially well suited to the type of occupier that is and has been in occupation. This type of Park has been slightly out of favour with both investors and corporate occupiers over the past ten years or so as firms have tended to prefer more centralised town centre related locations, in order to attract staff, and reduce reliance on car use. However, the Covid pandemic and lock-down experience has caused a degree of reappraisal of occupational requirements, and a more devolved model is again gaining currency. In addition, a secure business park location can offer a more secure facility than a town centre property.

The buildings are generally of a high quality, having been either newly constructed in the early part of the 21st Century, and/or fitted out by Nortel for their own occupation, and subsequently upgraded, whether by occupational tenants, or the current owners.

The accommodation is flexible, with the newer buildings being readily capable of being let on a floor by floor basis, and either linked or on a stand-alone basis. Building 4 is very large, but is readily sub-divisible, as, indeed, it has been since the departure of the London Borough of Barnet three years ago. The buildings have a low profile, and are capable of extension if demand exists for additional accommodation.

The newer buildings comprise Grade A office buildings, even if of a 20 year old vintage, that where now vacant would require refurbishment to something closer to modern Grade A standard. Subject to being in good repair, the buildings are therefore ideal for the current market.

Whilst NLBP is located in a slightly atypical commercial location, it is unusual in being able to offer nearly 20,000 sq ft floors. The size of Buildings 2 and 3, for instance, means that it can offer 'Headquarters' style office space, of which there is a lack in the area. Letting it as a whole would also offer the tenant the bonus of greater security. Alternatively, the buildings could also be let on a floor-by-floor basis.

NLBP is well set up to target not only the North London and North M25 markets due to the combination of its size, quality and rent, but also Central London where rental growth in recent years means many tenants are facing unexpectedly higher rents at review. The current focus on local employment hubs as an answer to possible changes in office occupational requirements post Covid would be expected to give a boost to developments such as NLBP.

Therefore, there are multiple options for marketing vacant space at the property, with each major building having a large atrium providing excellent natural light, a high parking ratio, and air conditioning throughout. The ability to provide as much additional parking as may be required is an essential feature of a campus business park of this nature. Its internal road network operates efficiently to distribute traffic.

Overall, the buildings are of a category that could be attractive to a wide variety of potential tenants, assuming they are prepared to accept the location.

However, we would comment that the existing buildings are not particularly suitable for conversion to residential flats, owing to the depth of floor-plate in most and lack of decent natural light and ventilation. Thus, whilst some investors may eye the potential for use of Permitted Development rights to kick-start a redevelopment of the assets, we regard that as too speculative.

Refurbishment

We have been provided with information from the Owner demonstrating the level of cost they have incurred in refurbishing or fitting out the space let to the NHS CCG (£7.00 per sq ft), and the space let to the College of Animal Welfare (£15.00 per sq ft) The breakdowns are attached at Appendix Six.

Elsewhere in north London we have been provided by clients with a fully specified fit out on a new building from shell at a cost of £65.00 per sq ft. BCIS indicates a median cost of £1,310 per sq m (£122 per sq ft), inclusive of Prelims.

We have based our appraisal on a base cost of £100 per sq ft, to which we have added 5% for contingencies, 10% for professional fees, and a 15% margin for Profit, making a total cost of £132.85 per sq ft, which we have applied to all refurbishments. In our opinion, this is well in excess of the expenditure budget for most speculative investors.

We have also allowed for legal and agents fees on lettings at 15% of the initial rent.

Furthermore, we have allowed for Void costs of empty rates and void service charge contributions from the landlords. Empty Rates may or may not obtain some relief, but we have budgeted in full for payment at a rate of £6.00 per sq ft, in line with the current rating liability across NLBP. We are informed that the Service Charge running costs as administered by the Owner are a further £6.00 per sq ft, and we have therefore applied a void charge of £15 per sq ft, inclusive of a 20% contingency, to each suite as it remains or becomes vacant through the period of the appraisal.

Existing Tenancies

Owing to the prospective re-development of the Property, the management of NLBP has focused in recent years on shorter term lettings, despite which the Property is still over 70% let. We do not consider that the occupancy status of the Property is a reflection of any other factor, although some areas of the buildings do need some refurbishment or redecoration before being offered to the market – alternatively let refurbished, or with a landlord contribution to fitting out.

Two of the major tenants now at the Property are again educational businesses, with the extensive parking available making it a suitable location for student-oriented operations. Others are government, local government or other institutional entities, for whom, again, the large floor plates and extensive parking are good attractions. We would expect those two categories to provide useful demand for accommodation to meet local needs.

Each of the lettings is subject to some degree of capping or limitation on collection of the Service Charge. We have therefore made adjustments in our valuation for the duration of the current tenancies to reflect the shortfall in income, generally at a rate of £2.50 per sq ft, necessarily an average allocation. In respect of the CCG letting, the service charge cost is £325,000 pa, circa £4.40 per sq ft, putting the partial allocation at £2.50 per sq ft in context..

The letting to Instant Offices is in fact for occupation by the Department of Work & Pensions (DWP) in connection with their requirement for large-scale offices for post-pandemic Job-Centre space. It is fair to say that the rent agreed reflects both the urgent nature of the tenant's requirement, but also the short term that they were prepared to commit to. The rent free period was the Owner's contribution to the refurbishment of the two floors

Alternative Use Potential

There is a substantial area of land totalling circa 9.56 acres on the north and east boundaries that is outside the brown-field area of the site, or the school site, and which has been the subject both of a former Planning Brief for residential development, and an outline consent for development with houses under the permission granted on appeal for the 2018 application detailed earlier. We would regard residential development as being a suitable definition of Existing Use for this element, subject to moderation of the value to reflect the lack of detailed planning permission. Furthermore, as a single site coming forward for development, we appreciate that our valuation needs to allow for fully Policy-compliant Affordable housing and other contributions.

We are aware that current proposals are for redevelopment of the site with an exclusively residential scheme of circa 95 relatively low rise houses and 41 flats on this highest part of the site, designed to chime in with the surrounding terraced housing. We have therefore assumed that nature of development.

We have listed a number of local sales of land for development over the last three to five years, which support a fairly narrow range of land values, albeit there are contrasting metrics depending on whether a site is large in scale but with low density or the reverse. It is therefore necessary to have regard to a range of metrics.

However, for the purposes of this exercise, it may be necessary to adjust the values derived from the comparable sales, as they may not include fully "Policy-compliant" levels of Affordable Housing, and we therefore discount the values by 65% to take account of the potential impact of fully policy compliant standards.

Land to be Gifted for New School

Schools are a form of community asset that when valued for Financial Reporting purposes are assessed on a Depreciated Replacement Cost (DRC) basis, with the land on which they are developed assessed on a use for alternative development. The land use is not expected to reflect the highest or best use, but an appropriate and economic use and value. We attach an excerpt from the relevant RICS Guidance Note on DRC valuations explaining the relevant considerations.

However, it is recognised that on those occasions when a school is within a residential area, the school would have to compete with residential developers to acquire the site. As above, however, the land value would need to have regard to Policy-compliant measures of Affordable Housing.

On this basis, we have applied a discounted rate of £1.5m per acre to the five acres on which the school is to be built, discounted by 65% for the uncertainty applicable to the lack of planning. Although this area includes the land for the multi-use sports pitch, we are of the opinion that the school would require that amount of land as play and outside association facilities to function normally, in any event.

12.0 Comparable Evidence & Opinion of Value

Disclaimer: Where possible we have taken reasonable steps to corroborate comparable transaction evidence. Where we have no direct involvement with the transaction, we are unable to guarantee the accuracy of the information provided and we reserve the right to amend our Valuation, if it is established that any information on which we have relied is subsequently established to be materially inaccurate.

Commercial Rental Comparables

Ground and First Floors, Building 2, NLBP
Let in December 2020 at £942,142.50 pax (£27.64 per sq ft)
A major part of Building 2, comprising the ground and first floors, excluding the cafeteria area, and part of the entrance hall, totalling 32,112 sq ft, was re-let, by Matthews & Goodman LLP, following it being vacated on the exercise of a break clause in the lease by Middlesex University effective in early June 2020. The letting is for a term of five years, with a break clause at three years, and five months rent free against the cost of fitting out the accommodation. The space is occupied by the Department of Work & Pensions as an emergency Job Centre to cope with the recruitment drive anticipated to follow recovery from the pandemic.

Building 5, North London Business Park
Lease Renewal in May 2020 for £407,880 pax (£10.21 per sq ft)
A further four year term was agreed with the Russell Educational Trust in May 2020 for the continued letting of Building 5 for St Andrew the Apostle School. The former Canteen and office building totals 3,711.6 sq m (39,953 sq ft) and was let for a term of four years with a break option after three years. The school has been in occupation since 2013.

Parts of Building 4, North London Business Park (and Separate Car Park Lease)
Let to College of Animal Welfare in April 2021 at £270,833 pax (£24.62 per sq ft)
Let to NHS Clinical Commissioning Group in June 2020 at £400,000 pax (£36.61 per sq ft)
Re-let to Russell Educational Trust in May 2020 at £407,800 pax (£14.16 per sq ft)
The departures of London Borough of Barnet and Middlesex University has prompted some new letting activity for a number of suites created within Building 4. Most of these include a cap or other limitation of-n service charge contributions, and we have allowed a blanket £2.50 per sq ft adjustment against the passing rents for each of the current tenancies.

The College of Animal Welfare were already tenants on the site in Building 6, which has been decommissioned in anticipation of the commencement of development under the approved planning permission. They have taken an equivalent amount of space on the second floor, on a three year lease. There was no break, or rent free period. The landlord refurbished the space using their own contractors, at a cost of just under £190,000, including new carpet tiled and vinyl flooring, some partitioning, new air conditioning, new electrical circuitry, plumbing and decoration. The cost is circa £15 per sq ft.

The NHS Clinical Commissioning Group took a five year lease of 10,925 sq ft on the first floor, with a break after three years. The lease/rent is inclusive of all costs of occupation, and we have allowed £10 per sq ft against the income in our valuation. The space was fitted out for them by the landlord at a cost of just £76,000, the bulk of which was spent on cabling. The suite is open plan.

In addition, Capita/London Borough of Barnet continue to lease 2,583 sq ft of office space with 108 parking spaces for a further one year term from 01 March 2021, without break, at a rent of £98,166, equating to £25 per sq ft for the offices and £300 per space.

The Grange, 100 High Street, London N14 6PW
Suite Let in February 2021 at circa £39,000 per annum (£27.50 per sq ft asking)
Suite Let in June 2020 at circa £147,500 per annum (£21.50 per sq ft overall)
Two Suites Under offer in October 2020 at £26.50 and £24.50 per sq ft

The Grange is situated in the middle of Southgate, and is a substantial "T"-shaped 1960s office building of steel and clad concrete frame construction over Ground and five upper floors, totalling 62,300 sq ft, multi let, with the specification including air conditioning, raised floors, "accent" LED lighting, and 24 hour access. There are three rather small four person lifts. The reception area has recently been modernised, and vacant space is now refurbished before letting. The property is owned by Lazari Properties, a well-known and substantial north London-based investor.

The letting in February 2021 involved a small refurbished suite of 1,420 sq ft on the first floor, let on undisclosed and confidential terms – although the agents say that owing to the shortage of good quality space in the area, they are achieving close to asking terms.

The letting in June 2020 involved a letting to Voneus of an un-refurbished suite of 6,850 sq ft on the first floor, for a term of five years, with nine months rent free.

Other vacant space in the building on the fourth/fifth floors totalling some 12,412 sq ft is being offered at £27.50 per sq ft. Although we understand the two suites were under offer to the same tenant at rents reflecting £26.50 per sq ft for a refurbished suite and £24.50 for an un-refurbished suite, the space appears still to be vacant.

The agents confirm that demand is strong for the few buildings able to offer substantial single floor suites and that re-lettings at The Grange tend to take place with little more than three to six months marketing.

Molteno House, 302 Regents Park Road, Finchley Central, London N3 2JX
Let in December 2019 at £165,000 per annum asking rent (£32.50 per sq ft overall)

Molteno House is one of four office buildings forming the Regent Office Park, a small campus-style development just to the north of the North Circular Road close to Finchley Central underground station, to the south west of the Property. The building had been comprehensively refurbished to include VRF Heat Recovery and comfort cooling system, new LED Lighting with motion sensors, new WCs and showers, and new Video entry-phone. The building is over four floors, with the first and second floors offering circa 2,550 sq ft each, and the Ground and top floors offering circa 2,000 sq ft each. There are 26 parking spaces.

This letting is of the two middle floors of circa 2,534 sq ft each, totalling 5,067 sq ft, to Creative Car parks Ltd. The other tenants in the building have been in occupation since 2016.

Solar House, 282 Chase Road, Southgate, London N14 6HA
Let in December 2019 at £110,000 per annum (£40 per sq ft inclusive, Say £22.50 per sq ft exclusive)
Solar House is situated in Southgate, within 100 m of the underground station, and is a purpose-built 1980s office building with brick exterior built over Ground and two upper floors. The available space included 900 sq ft at first floor and 1,850 sq ft on second floor, the space appearing poorer in specification and standard to the proposed new build suites, but with lift, Cat 5 cabling to floor-boxes, and a parking space. The space was let on an effectively serviced basis, inclusive of Business Rates, service charge, heating, lighting, water rates, and building insurance. Only telephone and broadband and other IT connections are not included.

This is a poorer building in a better connected location. The net rent equates to circa £20 to £25 per sq ft.

Day Nursery

2-16 Burleigh Prade, Burleigh Gardens, Southgate, London N14 5AD
Let in September 2020 at £90,000 pax (£17.50 per sq ft)
The property comprises a substantial corner building close to the centre of Southgate, and close to the rail line and other college and school buildings. This letting concerned the Ground floor, extending to a gross internal area of 480 sq m (5,166 sq ft), with a 1,200 sq ft playground and eight parking spaces, formerly occupied by a day nursery, and let again to a new operator in the same field.

The lease is for a term of 20 years, with a break after ten years, five yearly rent reviews, and the tenant is Monkey Puzzle, trading here as Tara Kindergarten.

Capital Value Comparables

Across the North London market segment over the past 24 months there have been 11 sales involving office buildings in excess of 10,000 sq ft, three of which were part of portfolio transactions, two involving the Bruton Portfolio below. Most of the remainder have been sold for redevelopment, rendering the transactions irrelevant for present purposes.

We therefore reviewed sales of similar office buildings in a ring around outer London, and found a total of 33 transactions, again many involving redevelopment opportunities, owner-occupier purchasers, or numbers of buildings from portfolio sales swelling the number of buildings to 49.

Bruton and Stratton Portfolios of Government-Let Offices
Sold in December 2019 for £115m (4.45% Net initial yield)
This sale was part of the realisation of the Telereal Trillium portfolio of Government-let office buildings, and comprised 14 assets, of which three were out of London (the Stratton portfolio) and 11 were in various outer London locations around the capital (the Bruton portfolio). Whilst the properties are mostly 1960s era buildings, and will likely have long term redevelopment potential, they are all let to the Government on co-terminus leases for ten years from 2018, with no breaks, and a CPI linked rent review after five years. The combined floor area was 294,000 sq ft, and the overall rent roll totalled £5.46m pax.

The two north London assets are 10 Finchley Lane, Hendon (16,000 sq ft), and Raydean House in Enfield (circa 28,700 sq ft), both curiously let at low rents of £16 and circa £11.80 per sq ft respectively, where the rest of the portfolio was let at rents between £20 to £25per sq ft.

The relatively low yield is reflective of the Government covenant, but the underlying buildings are much poorer quality than those proposed at the Property.

2 Roundwood Avenue, Stockley Park UB11 1AE
Sold in February 2020 for £40,500,000 (6.70% Net initial yield)
Stockley Park is situated north of Heathrow, to the west of London, and was laid out in the mid 1980s. This building dates from 1988, but was refurbished and newly let to Gilead Sciences in 2014. It comprises two co-joined buildings totalling 97,730 sq ft NIA, let for a term certain of ten years to November 2024 at a passing rent of £3,060,000 (£31.30 per sq ft). The property has 234 parking spaces (I to 417 sq ft).

Thameslink House, 1-17 Church Road, Richmond TW9 2QE
Sold in September 2020 as part of a portfolio for £33.75m (5.9% Net initial yield)
This was part of a portfolio of three office buildings, also including Priory Place in Chelmsford town centre (41,000 sq ft) and Kings Court in the centre of Leatherhead (30,759 sq ft), sold by Aviva to CLS Holdings. Thameslink House was built in 1984, refurbished in 2012, and totals circa 47,000 sq ft. It was let to four tenants generating an implied rent of £2.125m (which at £45 per sq ft looks high).

Overall, the portfolio was generating a rent roll of £3.7m pax, with a WAULT of 3.8 years to breaks, but the portfolio was stated still to have further asset management and refurbishment opportunities, suggesting that the yield on the London asset was probably lower than the overall portfolio average.

Croxley Green Business Park, Watford
Sold in Q3 2019 for £400,000,000 (NIY 2.5% or £551 per sq ft)
The Croxley Green Business Park was acquired by a fund operated by Goldman Sachs in mid to late 2019, at a time when office occupancy was rising and rents were firm. The Park is situated to the south west of Watford, and is the premier business park in the area. It comprises 725,000 sq ft of modern office accommodation in 13 buildings in a 75 acre business park setting, with tenants including Smith & Nephew and Kodak. A number of the buildings were vacant at the date of purchase, and there have been refurbishments and new lettings since completion, as noted above, with rents achieved on refurbished (effectively new) space in the region of £28.50 per sq ft from an asking rent of £30 per sq ft.

Land Value Comparables

231 Colney Hatch Lane, London N11 3DG
Land Acquired in Nov 2019 for £16,078,801 (£8,039,400 per acre overall / £54,300 per plot net of Retail)
Colney Hatch Lane borders the western boundary of Princess Park Manor, and provides a direct link to the North Circular Road and the retail parks. This site is on the western side of the road, and was a former car showroom and workshops, extending to 0.811 hectares (2.00 acres). It was acquired by Montreaux, an active developer in several suburban London markets, on a seemingly unconditional basis.

They have subsequently obtained planning permission subject to signing of the Section 106 Agreement for a development of two x seven storey buildings plus basements to provide an A1 retail food store of 1,220 sq m (13,130 sq ft) with 420 sq m (4,520 sq ft) storage, and 204 residential units, including 131 private sector units and 73 Affordable units (35.8%, all of Intermediate tenure. We believe the proposed supermarket is one of the discount operators Aldi or Lidl, and would allocate £5m of the purchase price to the store, compared to their standard payment of circa £2m for sites for a stand-alone Convenience store.

The metrics above reflect that this site was acquired without planning permission or indeed any planning history. The high density of the site would suggest that the purchase price might reflect an estimated £75,000 per plot for the site with planning permission.

One Cockfosters (Blackhorse Tower, Holbrook House, Churchwood House), 116 Cockfosters Road EN4 0DY
Site Acquired in October 2020 for £34,000,000 (£17m per acre for Permitted Development scheme)
This site is situated immediately south of Cockfosters station, and comprises an office park with three buildings that are to be converted to provide between 197 and 216 flats, detailed planning negotiations apparently continuing whilst construction work proceeds. Construction has commenced on the conversion of Blackhorse Tower into 131 flats, with a target completion date from June 2022, subject to possible delays if consent is gained for replacing the façade. Whilst the transaction reflects £157,400 per plot, the acquisition includes the significant cost benefit of the existing structures. We include this transaction to complete the local picture of future supply of new stock.

Oakleigh Grove, Sweets Way/Oakleigh Road North, London N20 0NX
Land Acquired by Taylor Wimpey in November 2015 for £68,050,000 (£4,536,666 /acre, £236,000 / plot)
The Oakleigh Grove site is situated at the northern end of Oakleigh Road North, stretching down to the junction with Friern Barnet Lane, adjacent to Whetstone town centre. It is a site of 6.07 ha (14.99 acres) and was acquired by Taylor Wimpey after grant of planning permission for redevelopment with a mix of 201 houses and 87 flats, a new community building. 229 of the units are for the private sector and 59 were Affordable, all Intermediate tenure. Construction commenced in Q1 2017 and was completed in mid-2021. Sales started in Q2 2017, with immediate sales off plan. Construction and sales have proceeded side by side.

The metrics are interesting on this site, the low price per acre reflecting the low density of the scheme. However, the high per plot value reflects the predominant use as houses rather than flats, which are of course much more efficient to build in terms of construction cost and “wasted space” of communal areas. There is also very little pubic open space on this scheme as all the houses have their own gardens. As the eventual houses prices ranged from £600,000 to £750,000, the value per plot is understandable.

The Place, 109 Station Road London N11 1QH
Land Acquired in 2014 for £3,100,000 (£8.66m per acre / £70,455 per plot)
This is a site measuring circa 0.36 of an acre on a long, thin site between Station Road and the rail lines, immediately north of New Southgate station and close to the junction with Friern Barnet Road.

Planning permission was gained in 2015 for a scheme of 44 all private sector units in a part five, part six storey building with cycle storage, amenity space and landscaping. The sales brochure suggests that the scheme was actually delivered in three blocks, A, B and C, with Blocks A and B remaining private and the third, Block C, nearest the station and the rail lines, delivered as Shared Ownership. As the developer was Origin Housing, that is understandable.

The high density on this small but narrow site is reflected in the high price per acre, and the value per consented plot is the relevant metric on this property.

Abbotts Depot, Oakleigh Road South, London N11
Sold in 2015 for £13.5m (£5,000,000 per acre net developable / £3m per acre gross)
The Abbotts Depot site is situated between Oakleigh Road South and the East Coast main-line, and is a former industrial site, adjoining a skip-hire business and waste transfer station on one side and an Affordable housing scheme on the other side. The site occupies a plateau adjoining the rail line above a steep bank up from Oakleigh Road South. This means that of the 1.84 hectare (4.54 acre) overall land, only 1.09 ha (2.7 acres) is actually capable of development.

The land had been the subject of a Planning Brief for residential development, and although Barnet Council required it for a Depot for their own purposes, we are informed that the price agreed reflected full residential development land value.

Oakwell Grange, High Road/Chandos Avenue, London N20
Sold in May 2015 for £25,245,000 (£5,000,000 per acre or £363,000 per plot)
Oakwell Grange is a site of 2.05 hectares (5.05 acres) behind a formerly commercial section of the High Road, north of the junction with Totteridge Lane, where the main road is now fronted by new and converted apartment blocks, a Travelodge hotel, and a Marks & Spencer food store. Surrounding property in the hinterland is mostly residential.

The site was sold to Barratt (David Wilson Homes) with full planning permission for a scheme of 70 dwellings (62 houses and 8 flats) of which 12 are Social Rent and eight Intermediate tenure, and 50 private sector four and five bedroom houses. The development reflects a density of 28 dwellings per hectare.

Again, the metrics reflect the low density and superior housing, where re-sale values ranged from £975,000 to £1.54m, generating a low value per acre and a high value per plot.

13.0 Appraisal of the Brownfield Land and buildings

We have set out above our approach to the valuation of the Property based on a conservative treatment of the potential for void periods, to the potential costs of refurbishment, and to the treatment of void costs. The valuation results in a volatile cash flow over the initial three to four years of the project, reaching a stable but growing income level based purely on current rental values. However, for much of the first three years, the income is dependent on the serviced office operation, which provides net cashflow of £1,110,000 pa, sometimes circa 50% of projected rental income.

We have applied varying capitalisation yields to the various buildings and current uses, with the buildings currently let to good quality tenants valued at 6.50%, but smaller space users such as Little Leos and the Ariana space at 8.00%, and the Serviced Offices business at 10.00%. All reversions (including initial voids) have been valued at 7.50% after refurbishment to reflect the unknown status of new tenants. This yield also offers an investor an eventual appreciation in capital value from the inevitable positive (downward) yield shift once the Property is again fully let.

The aggregate cost of the refurbishment projects (including fees, contingences and profit) is £25,490,328.

The yield profile shows an equivalent yield of 7.40%, with a more or less irrelevant initial yield of 5.01%, and a reversionary yield on the acquisition price of 13.02%. The "capital adjusted" reversionary yield (ie after allowing for the additional capital expenditure) is 8.66%. The capital value equates to £155 per sq ft.

14.0 Appraisal of Surplus Land and School Site

We have based our valuation of the surplus land at the northern and north eastern area of the site which is earmarked for development with terraces of town houses and a single block of flats, as described earlier, to a reasonably low to medium density.

The surplus land totals some 3.866 hectares (9.556 acres), and if developed to the same density as the Oakwell Grange site referred to above, would support some 108 units. However, that site is in a generally lower density area. The land value equates to £363,000 per plot. The proposed number of houses and flats in Phase Two totals 139 (98 houses and 41 flats), a density of 36 units per hectare. In part that reflects the number of apartments.

The land sale comparables show little variation over the years, with the latest sale at Colney Hatch Lane giving a higher nominal value before allowing for the retail element, although also allowing for the lack of planning on the site, which reduces the value per acre. The value per plot reflects that this is a development of flats rather than houses. The Oakleigh Road North (Oakleigh Grove) site provides another good template for the Property, with similar proportions of flats and houses, and likely affordable allowance. This equates to £236,000 per plot.

Applying a mid-point value of £300,000 per plot to the surplus land at the northern end of the Property, that would indicate a land value of £41,700,000 (£4,363,000 per acre), which we would regard as the lower end of the scale. Having regard to the uncertainty over viability from the Planning perspective, we reduce that figure by 65% to a net £1,527,000 per acre.

With regard to the school site, we repeat our comments from previous reports as to methodology. As before, we apply the market value of the land for residential development, and apply a value of ££1,527,000 per acre to this land.

15.0 Valuations

Market Value in Existing Use of Brownfield Land
In our opinion the Existing Use Value (EUV) of the commercial areas of NLBP, freehold, subject to and with the benefit of the lettings set out within this report, in its present condition, on the Special Assumption that we have disregarded any development potential, is in the order of **£48,800,000 (Forty Eight Million Eight Hundred Thousand Pounds)**

Market Value in Existing Use of Surplus Land
In our opinion the Existing Use Value (EUV) of the Surplus Land, freehold, with vacant possession, in its present condition, without planning permission in place but having regard to the former planning brief for residential development, is in the order of **£14,600,000 (Fourteen Million Six Hundred Thousand Pounds)**

Market Value in Existing Use of School Site
In our opinion the Existing Use Value of the land to be gifted for construction of the St Andrew the Apostle Secondary School (MV) based on alternative land use value in accordance with Local Authority asset valuation guidelines is **£7,600,000 (Seven Million Six Hundred Thousand Pounds)**

The Aggregate value of the component parts of the site is **£71,000,000 (Seventy One Million Pounds)**

16.0 Strengths & Weaknesses

Strengths

- Popular type of asset management opportunity with potential in both continued use in the business park sector and the residential development sector.
- Convenient location with high car parking count.
- 43 acre Business Park with varied topography.
- High quality buildings and some good tenants.
- Positive zoning from Local Authority.

Weaknesses

- Most of the existing leases are short term, the Park having been managed towards proposed redevelopment.
- Further investment will be required in several of the buildings before they can be re-let.
- Currently a distance from public transport and retail facilities.

17.0 Verification

This Report has been based, to some extent, on information provided verbally which should be checked. In particular, this applies to the tenancy information. We reserve the right to amend our Valuation following any information that is provided which differs from that stated in this Report and/or is not in line with the assumptions we have made.

18.0 Signatories

Whilst we trust that this Report is satisfactory for your immediate purposes, should you have any queries or points which require further clarification we shall be pleased to hear from you.

3 September 2021

Signatory: **Dated**

James Hewetson MRICS

Registered Valuer No: 0057950

For and on behalf of Matthews & Goodman LLP

3 September 2021

Counter Signatory: **Dated**

Tom Norfolk MRICS

Registered Valuer No. 1165875

For and on behalf of Matthews & Goodman LLP

TERMS OF ENGAGEMENT
FOR THE PROVISION OF VALUATION SERVICES

1 Compliance, Confidentiality and Publication

1.1 The report will be prepared in accordance with the 2020 edition of the RICS Valuation – Professional Standards (incorporating the International Valuation Standards) – Global and UK Edition published by the Royal Institution of Chartered Surveyors. We will be acting as independent External Valuers and The 2020 Edition of the RICS Valuation – Professional Standards (incorporating the International Valuation Standards) – Global and UK Edition.

1.2 The report will be confidential to you and your professional advisors. Whilst we can accept no responsibility to third parties, it is accepted that a copy of the report may be forwarded to the borrower (or other named party in the report) on a non-reliance basis.

1.3 Neither the whole nor any part of the report may be included in any published document, circular or statement, nor published in any way without our written approval of the form and context in which it may appear.

2 Sources of Information

2.1 We will rely on information provided by you, the vendor, the selling agents, other professional advisors and the local authority. Where possible we will take reasonable steps to verify this information, however it is assumed as being correct unless otherwise stated and no responsibility is accepted for any inaccurate information provided.

3 Client's Warranty and Indemnity

3.1 The client represents and undertakes to the valuer that all information provided is complete and correct, that there are no other material facts known relating to the property which may be relevant to the valuer in carrying out its instructions. The client agrees to indemnify and keep the valuer indemnified against all losses, damages costs and expenses (including legal fees on an indemnity basis), arising out of or by virtue of the client's instructions to the valuer other than any losses, damages, costs and expenses arising by virtue of the default or negligence of the valuer.

4 Valuer's Warranties, Liability and Indemnities

4.1 We do not provide, nor do we hold ourselves out as providing legal advice of any kind. It shall be the client's responsibility to obtain professional advice from an appropriately qualified solicitor as to the law relating to the ownership of real property in the jurisdiction within which any property is located; and comply with all such laws.

4.2 The valuer shall have no liability whatever for any loss or damage resulting from any failure to comply with such laws.

4.3 Neither party shall be liable to the other party in contract, tort, negligence, breach of statutory duty or otherwise for any loss, damage, costs or expenses of any nature whatsoever incurred or suffered by that other party of an indirect or consequential nature including without limitation any economic loss or other loss of turnover, profits, business or goodwill.

4.4 The client shall indemnify and hold harmless the valuer from and against all Claims and Losses arising from loss, damage, liability, injury to the valuer, its employees and third parties, by reason of or arising out of any act, omission, delay or representation made by the client or on the client's behalf, or in relation to any false or erroneous information provided by the client to the valuer. 'Claims' shall mean all demands, claims, proceedings, penalties, fines and liability (whether criminal or civil, in contract, tort or otherwise); and 'Losses' shall mean all losses including without limitation financial losses, damages, legal costs and other expenses of an nature whatsoever. The provisions of this paragraph shall not apply to the paragraph immediately below.

4.5 Our maximum aggregate liability to you in relation to this instruction (in contract, tort, negligence or otherwise) in whatever form it arises shall in no circumstances be in excess of the lower of:

1. Total value reported up to a value of £1,500,000 (One Million Five Hundred Thousand Pounds);
2. £1,500,000 (One Million Five Hundred Thousand Pounds) plus 25% of the value reported value above £1,500,000; or
3. £20,000,000 (Twenty Million Pounds).

4.6 Value reported in this instruction constitutes either the value on the basis agreed in this instruction of the single property or if multiple properties (portfolio) the aggregate value reported.

4.7 Each of the parties acknowledges that, in entering into these Terms of Engagement, it does not do so in reliance on any representation, warranty or other provision, except as expressly provided in this Agreement. Any conditions, warranties or other terms implied by statute or common law are excluded from the Agreement to the fullest extent permitted by law. Nothing in the Agreement excludes liability for fraud.

4.8 For the purposes of the Contracts (Rights of Third Parties) Act 1999 and notwithstanding any other provision of these Terms of Engagement, these Terms of Engagement are not intended to, and do not, give any person who is not a party to them any right to enforce any of their provisions.

5 Professional Indemnity Insurance

5.1 Matthews & Goodman LLP hold RICS Compliant PI Insurance cover in the sum of £20m, for each and every claim subject to the following exclusions:

5.2 Fire Combustibility Exclusion

M&G is not covered for any claim or claim circumstance arising directly or indirectly out of, or in any way connected with:

a) any actual or alleged failure of any product, material or system used in the construction, alteration, repair, treatment or refurbishment of any building or structure to comply with applicable regulations in respect of the performance of combustibility, fire resistance or fire protection.

b) any Survey or Valuation where such claim or claim circumstance relates in whole or in part to any actual or alleged failure of any product, material or system used in the construction, alteration, repair, treatment or refurbishment of any building or structure to comply with applicable regulations in respect of the performance of combustibility, fire resistance or fire protection.

5.3 Aggregate limit, defence costs in addition, excess not applied to defence costs, with round-the-clock reinstatements. The most Insurers will pay in total for all loss resulting from all claims in any one period of insurance is the limit of indemnity. Insurers will pay defence costs in addition to the loss. If the amount of loss for any claim is greater than the limit of indemnity, the most that will be paid for defence costs for that claim will be an amount in the same proportion that the limit of indemnity has to the loss.

5.4 When the limit of indemnity under the policy and all excess layer policies are exhausted the limit of indemnity will be reinstated but only in respect of any future claim which does not come from:
a) the same act, error or omission or series of acts, errors or omissions as a result of or arising directly or indirectly from the same source or original cause as any previous claim.
b) the same dishonest or fraudulent acts or omissions of one person or persons acting together or in which such person(s) is/are concerned or implicated, as is the subject of any previous claim.

5.5 The number of times that the limit of indemnity is reinstated is unlimited, but is subject to the exhaustion of all excess layer policies prior to each reinstatement.

5.6 Where for whatever reason the excess layer insurer(s) do(es) not pay in respect of a claim and/or defence costs, this will not count towards the exhaustion of the excess layer limit of indemnity with regards to when the limit of indemnity is reinstated under the policy.

5.7 In any event, reinstatement of the limit of indemnity will only occur if the excess layer professional indemnity insurance has been effected and maintained for the entire period of insurance.

6 Assignment

6.1 Neither party may assign any of its respective rights or obligations under this engagement to any third party without the prior written consent of the other party. The client agrees that the valuer may transfer all its rights under this engagement to any successor partnership or body corporate which succeeds to the business of the valuer and that such partnership or body corporate may assume all of the valuer’s obligations under this engagement in its place.

7 Law

7.1 The validity, construction and performance of these Terms of Engagement shall be governed by English law and shall be subject to the exclusive jurisdiction of the English courts to which the Parties irrevocably submit.

8 Fees

8.1 Our fees are due and payable upon receipt of the invoice.

8.2 The instruction is accepted on the basis that should the instructing party advise that a third party is responsible for settling the account, but it remains outstanding beyond our terms, the instructing party will accept strict liability for settlement of our invoice.

8.3 If we are instructed to seek payment directly from a third party our agreed fee is to be paid in full prior to our inspection.

8.4 In the event that payment is not received in accordance with our terms, interest may be added in accordance with the Late Payment of Commercial Debts (Amendment) Regulations 2018.

8.5 In cases where we are required to invoice for and receive payment prior to completion of the valuation you acknowledge that monies paid are not protected by the RICS client money protection scheme.

8.6 In the event that we are instructed not to submit our final report a fee of 75% of the total fee will be payable.

9 General Data Protection Regulation (GDPR)

9.1 The GDPR is in force from 25 May 2018. As a result of Matthews & Goodman’s relationship with the Client, Matthews & Goodman may hold personal data about individuals within the Client’s business. Matthews & Goodman will process that information only in connection with providing the services set out in this document, and for the purpose of contacting the Client about other services Matthews & Goodman may offer. Should the Client not wish to receive any contact from Matthews & Goodman relating to these other services it should advise Matthews & Goodman accordingly in writing or by email or by opting out of communications from Matthews & Goodman.

10 Money Laundering Regulations

10.1 **The Money Laundering, Terrorist Financing and Transfer of Funds (information of the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017.** Estate Agency services fall within MLR 2017. Matthews & Goodman may be required to carry out certain checks of client identity including the identity of purchasers and vendors of property, including Members, principal shareholders and any beneficiaries. Checks will be undertaken using data held electronically by credit reference agencies, and in some cases the Client will be required to provide documentary evidence. The Client agrees to provide such information as Matthews & Goodman may request for verifying the Client’s identification.

10.2 In certain circumstances, Estate Agents are required by statute to make a disclosure to the National Crime Agency where they know or suspect that a transaction may involve a crime including money laundering, drug trafficking or terrorist financing. If we make a disclosure in relation to your matter, we may not be able to tell you that a disclosure has been made. We may have to stop working on your matter for a period of time and we may not be able to tell you why.

11 Complaints Handling Procedure

11.1 Matthews & Goodman LLP operates a Quality Management System developed to meet the requirements of ISO 9001:2015.

11.2 Our Complaints Procedure has been developed in accordance with the RICS Rules of Conduct. A written copy of our Complaints Procedure is available upon request by writing to Juliet Sturridge at 21 Ironmonger Lane, London, EC2V 8EY.

12 Introduction

12.1 Our report and valuation(s) have been carried out in accordance with the Valuation Practice Statements and Practice Guidance contained in the Valuation – Professional Standards, incorporating the International Valuation Standards as published from time to time by the Royal Institution of Chartered Surveyors ("the RICS Red Book").

13 Valuation Bases

13.1 **MARKET VALUE** is defined in IVS 104 paragraph 30.1 as: 'The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion'.

13.2 **RENTAL VALUES** will be adopted as appropriate for formulating capital values and will be referred to in our report as Estimated Rental Value (ERV).

13.3 **MARKET RENT** is defined in IVS 104 paragraph 40.1 : 'The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion'.

13.4 **INVESTMENT VALUE (WORTH)** is IVS 104 paragraph 60.1 as: 'The value of an asset to the owner or a prospective owner for individual investment or operational objectives'.

13.5 **FAIR VALUE** is defined within International Financial Reporting Standard 13 (IFRS 13) is defined as: 'The price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date'.

13.6 **FAIR VALUE WITHIN FINANCIAL REPORTING STANDARD 102 (FRS 102)** is defined as: 'The amount for which an asset could be exchanged, a liability settled, or an equity instrument granted could be exchanged, between knowledgeable, willing parties in an arm's length transaction'.

14 Alternative Use Potential

14.1 Unless we are preparing a residual appraisal our valuation is of the property in its existing use in accordance with its current planning consent. It may be that the property may have a higher alternative use value; however, any change of use would be subject to securing planning consent (unless it may be done under permitted development rights) and the impact on value would depend on the details of the proposed use. Without such detail we are unable to explicitly comment on the potential effect on value for an alternative use save for considering the likely impact on the marketability of the property.

15 Reinstatement Cost

15.1 Where you have requested our opinion of the insurance reinstatement cost of the building it should be acknowledged that our reinstatement cost assessment is indicative only, as it has not been prepared by a suitably qualified building surveyor as such we accept no liability whatsoever for its accuracy. The figure provided will be for guidance purposes only and we recommend that a formal assessment is obtained from a specialist insurance valuer if insurance cover is to be effected. The assessment is made without liability, and any decisions taken on the basis of it are entirely at the user's risk.

15.2 Our informal estimate makes allowance for the expense of demolition and site clearance and then rebuilding it to its existing design in modern materials, using modern techniques, to a standard equal to the existing property and in accordance with current Building Regulations and other statutory requirements. Where applicable it also includes VAT on professional fees. Where a building is listed, it is highly likely that average building cost rates will underestimate the actual cost of reinstatement, as listed buildings are required to be reinstated using traditional materials and techniques which can be significantly more expensive to procure and undertake.

15.3 It should be acknowledged that were a property forms part of a larger building, the reinstatement cost estimate reflects only the rebuilding cost of the interest under consideration. It is assumed that the whole block will be insured under a single policy and the reinstatement premium recoverable through the service charge.

16 Inspection

16.1 We will undertake a visual inspection of so much of the exterior and interior of the property which is safely accessible without undue difficulty. The inspection will be carried out from within the boundaries of the site and any adjacent, easily accessible, public / communal areas as we consider necessary.

16.2 We will not carry out a building or structural survey, nor will we test for damp, inspect woodwork or other parts of the property, which are covered, unexposed or inaccessible, and such parts will be assumed to be in good repair and condition and furthermore, we are under no duty to move anything.

16.3 The report will not purport to express an opinion or to advise upon the condition of uninspected parts and should not be taken as making any implied representation or statement about such parts.

16.4 We will not carry out investigations to ascertain whether or not the property has been constructed using any potentially deleterious materials or whether such materials have subsequently been incorporated into the construction of the property and we will therefore be unable to report that the property is free from risk in this respect. Similarly, we will not be undertaking an environmental audit of the property to determine whether contamination existing on or nearby to the property.

16.5 If, as a result of our inspection, we consider it appropriate that further investigation is necessary, we will recommend the appointment of appropriate consultants. We may reserve the right to delay the issue of our report until such advice is available.

17 Condition

17.1 Whilst we do have regard to the general condition of the property, taking into account its age and use, we will not undertake a building or structural survey and it is assumed that the property is free of any structural defects except those specifically noted.

17.2 Where the property has recently been constructed there is a risk of inherent or latent defects, which may not have manifested themselves, arising from the building design or construction techniques adopted. Our valuation assumes that there is sufficient inherent defects insurance in place which runs with the property or is transferable to a new occupier as appropriate.

18 Building and Property Services

18.1 We will not test the building services and unless otherwise stated it is assumed that the Building Services including but not limited to lifts, electrical, gas, plumbing, heating, drainage, air conditioning installations and security systems and the Property Services including but not limited to incoming mains, waste, drains, utility supplies are in good working order without defects whatsoever and in a condition consistent with the age and use of the property, and where appropriate meets necessary legislation.

18.2 Where we are reporting on a development site, we assume that there would not be any abnormal costs associated with connecting to mains service connections.

19 Measurements

19.1 Where we have been explicitly instructed to undertake property measurements, measurements and dimensions are calculated in accordance with the prevailing RICS Property Measurements Professional Statement or the prevailing RICS Code of Measuring Practice, depending upon the basis of measurement appropriate to the property type. The basis of measurement adopted is specified in our report. Where property measurements are provided, we will make every endeavour to undertake check measurements and/or refer to Valuation Office Agency assessments to cross-check for accuracy, notwithstanding, we assume the measurements provided are in accordance with the standards as stated above.

20 Planning and Other Statutory Enquiries

20.1 We will make verbal enquires and / or undertake a review of the available online planning history of the property to attempt to confirm the statutorily permitted planning use. However, in the absence of a copy of the original planning permission relating to development of the property or a clear planning history identifying the permitted use, we will assume that the property has been developed and is being used in accordance with its permitted use unless we have stated otherwise.

20.2 Furthermore, we will assume that the property is constructed and used in accordance with valid Permits, Licences and Building Regulation Approval and that there are no outstanding statutory notices and/or no abnormal costs of putting the property into a compliant state to adhere with the latest standards which may adversely affect the value of the property.

21 Warranties

21.1 It is assumed that for all new build and / or property conversions adequate warranties are available from the professional team and the contractor(s), or Structural Guarantee Insurance from Insurers, who are deemed to be of sufficient financial standing to satisfy any warranty claim.

21.2 For residential property it is assumed adequate building warranties are available from such body as the NHBC to satisfy mortgage lender’s requirements under CML rules.

21.3 It is also assumed all warranties run with the property or are transferable to a new occupier as appropriate.

22 Energy Performance Certificates

22.1 The Energy Act 2011 provides that, from April 2018, it will be unlawful to rent out or sell residential or business premises which do not reach a minimum energy efficiency standard. The lowest acceptable energy rating is E. The Minimum Energy Efficiency Standard (MEES) was introduced in March 2015 by the Energy Efficiency (Private Rented Property)(England and Wales) Regulations 2015. The MEES Regulations originate from the Energy Act 2011.

22.2 Unless indicated otherwise, our valuation assumes that the property has a minimum rating of E. If a rating is not available our recommendation is to have a report commissioned, as there may be potential cost implications of improving the property to achieve a rating of E or above.

22.3 Where the property has a rating of F or G, and in the absence of a costed energy efficiency building report, we have assumed that costs of improving the rating to a minimum rating of E are immaterial. However, we reserve the right to amend our valuation, if it is subsequently established that these costs are significant.

23 Service Charges

23.1 Where the property is subject to a service charge (an estate or a property service charge) it is assumed, unless stated otherwise, that there is an accrued reserve fund sufficient to meet the costs of periodic major works, and that no excess charge will be levied for the foreseeable future.

23.2 Where the ownership of the property under consideration is, or may become separated, it is assumed that there are, or will be, suitable arrangements for management and maintenance between the respective parties.

24 Environmental Matters

24.1 We have not carried out an environmental audit, or any physical tests or investigations to determine the presence or otherwise of any contamination, but nothing contained in our report should be construed as a statement of fact regarding the existence or otherwise of contamination at the property. However, within our report we will pass comment on any potential sources of contamination or pollution at or in the area of the property based on the limitations of our inspection of the property as defined above.

24.2 If we have been provided with or been asked to commission an environmental audit or other environmental investigation report for the property we will consider the contents. However, unless otherwise stated, we have assumed that the property and any adjoining or nearby areas are not contaminated, or that the cost of any decontamination work would be immaterial to the overall property value, and that there would be no limitations, in respect of any environmental matters, concerning the future use and / or development of the property.

24.3 We would emphasise that we are not qualified to give assurances concerning the presence or otherwise of contamination, which should only be undertaken by an appropriately qualified Environmental Audit Assessor. If such an audit were undertaken and it was established that the property is contaminated it is likely that our valuation will be affected, unless we have already specifically accounted for the cost of remediation, and we reserve the right to amend our valuation advice.

25 Site/Ground Conditions

25.1 We will not carry out on site investigations to determine extant ground conditions and services, nor do will we undertake any technical investigations of an environmental, archaeological or geotechnical nature. Accordingly, we will assume that the site is not impacted by any adverse ground conditions, historic mining or mineral extraction activity, gas contamination such as radon, methane gas etc and/or any other noxious substances.

25.2 Similarly, unless stated otherwise in our report, we have assumed that the property or any adjacent property is free from any invasive or alien plant species, such as Japanese Knotweed or Giant Hogweed.

25.3 With regard to sites/properties with redevelopment potential, unless stated otherwise, we will assume that the load-bearing potential for any likely development would not require specialist foundations and/or drainage infrastructure nor would any assumed demolition/removal of existing buildings/structures require a specialist or unique approach.

26 Deleterious and Hazardous Materials

26.1 We have not carried out investigations to ascertain whether or not the property has been constructed using any deleterious or hazardous materials or whether such materials have subsequently been incorporated into the construction of the property.

26.2 For the purpose of our valuation we will assume that no such deleterious or hazardous materials or techniques have been used in the construction or since incorporated into the property, although we are unable to report that the property is free from risk in this respect.

27 Asbestos Regulations

27.1 The Control of Asbestos Regulations 2012 came into force on 6 April 2012, updating previous asbestos regulations and applies to all non-domestic property.

27.2 The Regulations prohibit the new use of asbestos, whilst existing asbestos containing materials may be left in place, provided that their condition is monitored and managed to ensure that they are not disturbed.

27.3 The responsibility to monitor and manage falls on the ‘Duty Holder’ who is the person or organisation with a clear responsibility for the maintenance of repair and may be a business owner, landlord or tenant. It should be noted that the Duty Holder is not responsible to survey or remove.

27.4 The Duty Holder must take reasonable steps to identify the existence of asbestos containing materials, record their amount, location and condition and provide these details to anyone who is liable to work or disturb it.

27.5 We assume an up-to-date survey or register is in place and the regulations have been complied with although this should be confirmed by solicitors.

28 Fire Safety

28.1 The Regulatory Reform (Fire Safety) Order 2005 replaced previous fire safety legislation and applies to virtually all non-domestic property. The Order became law in October 2006 at which point Fire Certificates ceased to have any effect.

28.2 The essence of the present legislation is to designate a ‘responsible person’ who has a degree of control over the premises or area of the premises, who will then become responsible for undertaking a Fire Risk Assessment. This assessment considers various matters to protect employees and anyone else who may lawfully be on or near the premises. Thus, both proportionate and appropriate remedial "fire safety" works may be necessary to discharge the "responsible persons" legal duty, to control or reduce the risk to life from fire in a building.

28.3 It is assumed that the property is compliant in regard to The Regulatory Reform (Fire Safety) Order 2005.

29 Accessibility

29.1 The Equality Act 2010 came into force on 1 October 2010 and replaces previous legislation concerning discrimination, much of which was contained within the Disability Discrimination Act. Under the Act the duty falls on service providers and property owners not to discriminate against a disabled person by not providing a service on the same terms as which it is provided to others, or subject a person to any other detriment.

29.2 Reasonable steps must be taken to avoid discrimination and may include changing physical characteristics of a building, such as adding access ramps or handrails on stairways, if alternative service provisions are still believed to disadvantage the disabled person.

29.3 Due to the many issues facing disabled individuals we are not able to comment fully on all matters relating to the Equality Act 2010. In order to properly assess what steps if any need to be taken to ensure that the property is compliant with the Act, we recommend that an Access Audit is undertaken so that any deficiencies are correctly identified.

29.4 In the absence of a suitable report we have assumed that there are no issues that negatively affect the value of the property reported.

30 Title Tenancies and Other Legal Documents

30.1 We will not carry out formal searches on Title and it is assumed that the property possesses a good and marketable title free of any restrictive covenants, easements and other encumbrances which may affect the value. You should rely on your solicitor in these matters and we reserve the right to amend our valuation should any restrictive covenants, easements or other encumbrances be shown to materially affect the value of the property reported herein.

30.2 If there is an occupational agreement in place or third party legal reports available we will ask to see a copy of these documents and provide our interpretation. However, no responsibility or liability will be accepted for the true interpretation of any legal documents, and you should rely on a solicitor in this regard.

31 Tenant Covenant Status

31.1 Unless stated otherwise we have assumed that any occupational tenant is capable of meeting their financial liabilities under the terms of their lease, and that there are no arrears of rent or undisclosed breaches of covenant. Furthermore, unless specifically stated, we have not undertaken detailed enquiries of any tenant's financial accounts. Instead we have considered a tenant's financial strength with reference to their recent financial highlights (e.g. turnover, pre-tax profit and tangible net worth), where the information is available, and on a more general market perception basis.

32 Taxation, Grants and Capital Allowances

32.1 Our valuation is provided exclusive of any Value Added Tax liability which may be come payable. Furthermore, no allowance is made for any other potential or existing tax liability such as Capital Gains Tax or Corporation Tax.

32.2 Similarly, unless stated otherwise, no adjustment is made for any unclaimed Capital Allowances or Government grants which may be available.

32.3 It should be noted that as from 1 April 2014 in order to protect the ability to claim historic Capital Allowances a claim must be made before completion of a purchase. We assume such an election will be made where relevant.

33 Plant, Machinery, Fixture and Fittings

33.1 Our valuation includes items usually regarded as forming part of the building and comprising landlord's fixtures, such as boilers, heating and cooling equipment, fixed demountable partitions, suspended ceilings, carpets, water systems, lighting, sprinklers, ventilations, lifts and other permanent structures forming an integral part of the building. However, it generally excludes operational plant and machinery, and fixtures and fittings normally considered to be the property of the tenant.

33.2 If we have valued the property as an operational entity (e.g. a petrol filling station, hotel etc) all items of equipment normally associated with such a property are included within the valuation unless otherwise stated. It is also assumed that these are not subject to any hire purchase or lease agreements or any other claim on title.

34 Operational Real Estate

34.1 Where the property is valued as an operational entity, we will have regard to RICS Valuation Practice Guidance Application 4 (VPGA 4). Accordingly, reference has been made to the trading history or trading potential of the property, reliance has been placed on information provided to us in this regard. Should this information subsequently prove to be inaccurate or unreliable, the valuation reported could be adversely affected and we reserve the right to amend the valuation accordingly.

35 Special Purchaser Value

35.1 Unless otherwise stated, our Valuations do not reflect any element of marriage value or special purchaser value which could possibly be realised by a merger of interests or by a sale to an owner or occupier of an adjoining property, other than in so far as this would be reflected in offers made in the open market by prospective purchasers apart from the purchaser with a special interest.

36 Aggregation

36.1 In the Valuation of portfolios, each property is valued separately and not as part of the portfolio. Accordingly, no allowance, either positive or negative, is made in the aggregate value reported to reflect the possibility of the whole or part of the property being put on the market at any one time. In the event that a valuation is required for the portfolio as a single entity is should be expressly requested.

37 Fire Regulations

37.1 We are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. We do not and will not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. Further, we are not responsible for the investigation or consideration of the performance, suitability or risk of failure of any product, material or system used in the construction, alteration, repair, treatment or refurbishment of any building or structure and its compliance with applicable regulations in respect of the performance of combustibility, fire resistance or fire protection. Responsibility for implementation and compliance with regulations falls to the building owners as stated in the Government Guidelines.

38 Professional Indemnity Insurance

38.1 Matthews & Goodman LLP hold RICS Compliant PI Insurance subject to the following exclusions:-

Fire Combustibility Exclusion

M&G is not covered for any claim or claim circumstance arising directly or indirectly out of, or in any way connected with:-

a) any actual or alleged failure of any product, material or system used in the construction, alteration, repair, treatment or refurbishment of any building or structure to comply with applicable regulations in respect of the performance of combustibility, fire resistance or fire protection.

b) any Survey or Valuation where such claim or claim circumstance relates in whole or in part to any actual or alleged failure of any product, material or system used in the construction, alteration, repair, treatment or refurbishment of any building or structure to comply with applicable regulations in respect of the performance of combustibility, fire resistance or fire protection.

38.2 Aggregate limit, defence costs in addition, excess not applied to defence costs, with round-the-clock reinstatements. The most Insurers will pay in total for all loss resulting from all claims in any one period of insurance is the limit of indemnity. Insurers will pay defence costs in addition to the loss. If the amount of loss for any claim is greater than the limit of indemnity, the most that will be paid for defence costs for that claim will be an amount in the same proportion that the limit of indemnity has to the loss.

38.3 When the limit of indemnity under the policy and all excess layer policies are exhausted the limit of indemnity will be reinstated but only in respect of any future claim which does not come from:-

a) the same act, error or omission or series of acts, errors or omissions as a result of or arising directly or indirectly from the same source or original cause as any previous claim.

b) the same dishonest or fraudulent acts or omissions of one person or persons acting together or in which such person(s) is/are concerned or implicated, as is the subject of any previous claim.

38.4 The number of times that the limit of indemnity is reinstated is unlimited, but is subject to the exhaustion of all excess layer policies prior to each reinstatement.

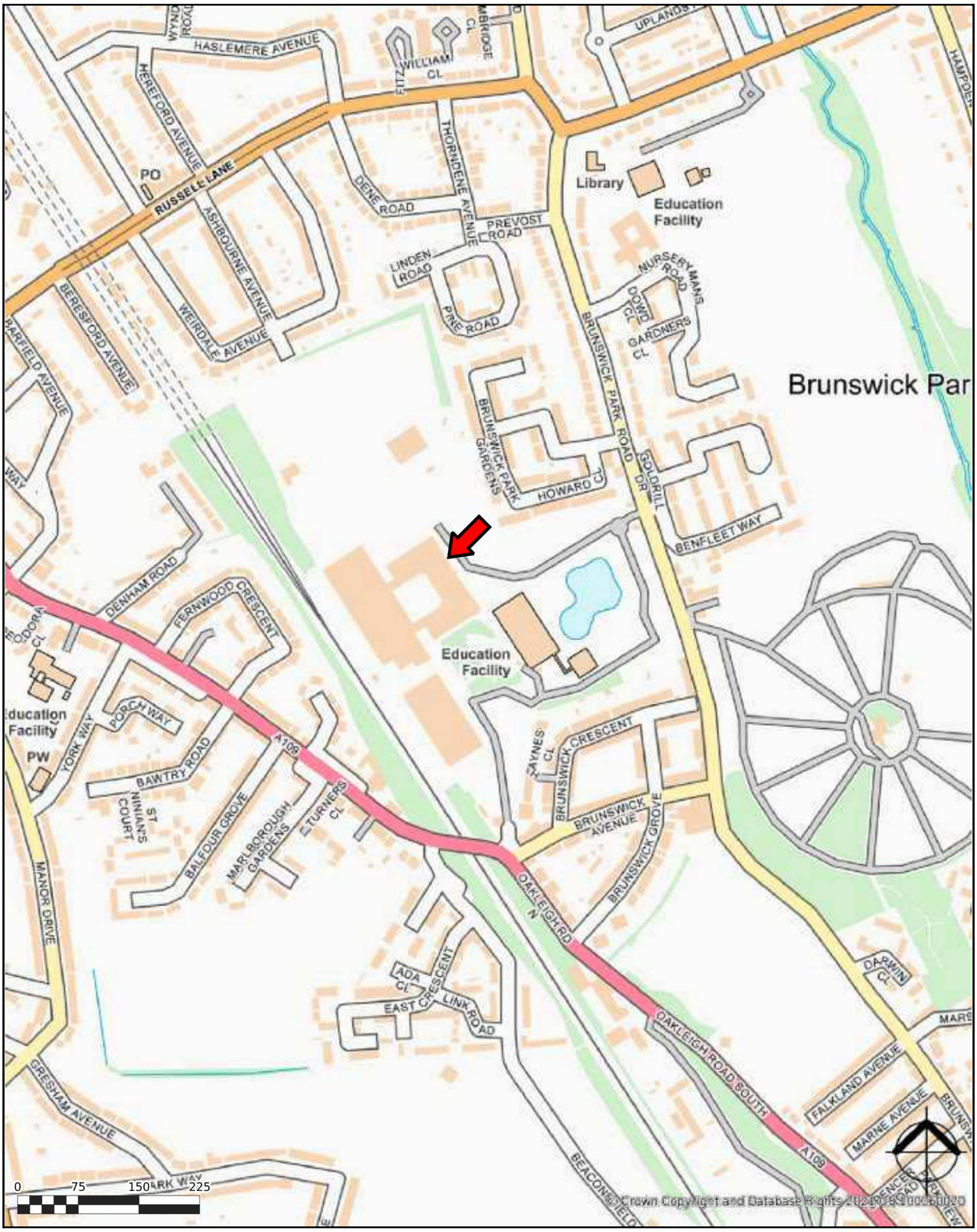
38.5 Where for whatever reason the excess layer insurer(s) do(es) not pay in respect of a claim and/or defence costs, this will not count towards the exhaustion of the excess layer limit of indemnity with regards to when the limit of indemnity is reinstated under the policy.

38.6 In any event, reinstatement of the limit of indemnity will only occur if the excess layer professional indemnity insurance has been effected and maintained for the entire period of insurance.

Appendix One

Location Plan

North London Business Park, Oakleigh Road South
London, N11 1NP



created on edozo

Plotted Scale - 1:7,500

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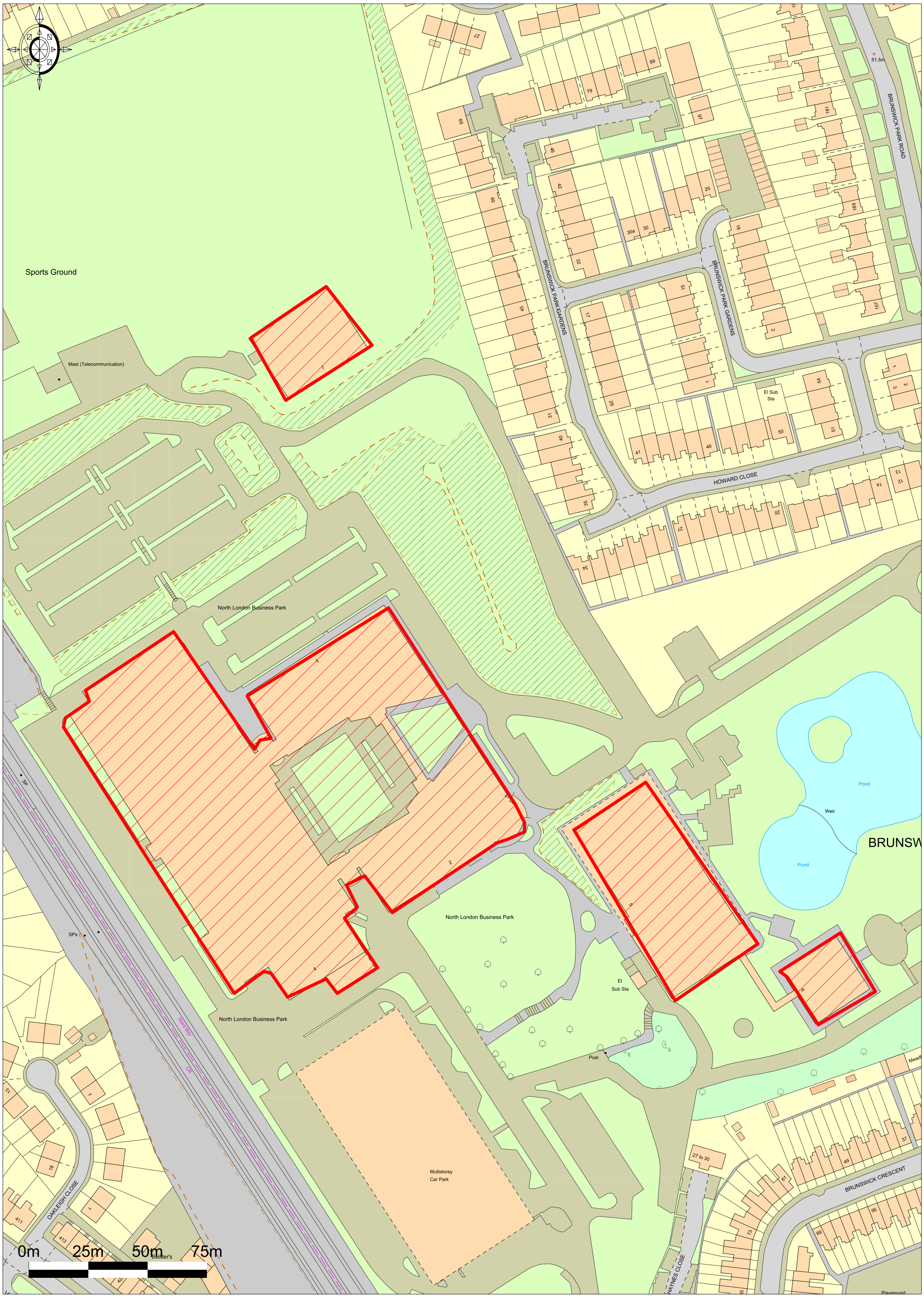
Appendix Two

Estate Layout Plan

North London Business Park, Brunswick Park Road, N11



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Getmapping plc 2011. Plotted Scale - **1:2560**

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Appendix Three

Photographs

Building 2

Buildings 2 & 3

Open Spaces on the Park

Atrium

Central Courtyard between Buildings 2, 3 & 4

Appendix Four

RICS Guidance Note on Depreciated Replacement Cost Valuation

GN 6 Depreciated replacement cost method of valuation for financial reporting

1 Introduction

1.1 The purpose of this *guidance note* is to provide information on the use of the *depreciated replacement cost (DRC)* approach. The 'cost approach' and *DRC* are regarded as synonymous terms; both are in common use around the world to describe a method of valuation of all types of assets. This *guidance note* also highlights the reporting requirements outlined in these *valuation standards* that are particularly relevant when the *DRC* method has been used.

1.2 It is important to understand that the word 'depreciation' is used in a different context for valuation than for financial reporting. In a *DRC* valuation, 'depreciation' refers to the reduction, or writing down, of the cost of a modern equivalent asset to reflect the obsolescence and relative disabilities affecting the actual asset. In financial reporting, 'depreciation' accounting refers to a charge made against an entity's income to reflect the consumption of an asset over a particular accounting period. These are distinct usages of the word, and there is no direct correlation between the methods used to assess depreciation in each case.

1.3 The intention of this guidance is to provide guidelines that better ensure:

- client involvement and understanding;
- valuations are appropriate to the needs of both public and private sector clients;
- transparency; and
- year-on-year consistency in asset valuation approach, including where there is a change of valuer.

1.4 The appendix contains a list that will assist the valuer in checking that all the matters to be considered within this guidance have been addressed.

1.5 Where *DRC* is used for valuations in the public sector, there may be specific requirements within the rules governing those valuations that amend specific parts of this guidance, for instance, the date at which the building is assumed to be available. Such specific requirements take precedence over this *guidance note*.

2 Definition of depreciated replacement cost

2.1 There are three principal valuation approaches that are generally recognised internationally:

- direct market comparison;
- income approach; and
- cost approach.

These approaches may all be used to assess different *bases of value*, including *Market Value*.

2.2 This *guidance note* focuses on the use of *DRC* to derive *Market Value*. When used to assess *Market Value* the objective is to establish the price that would be paid between a willing buyer and willing seller acting at arm's length. Therefore when considering comparative costs and depreciation adjustments, the valuer must have regard to the evidence of the market (in so far as is practicable), not only the circumstances of the current owner.

2.3 IVS defines *DRC* as:

> The current cost of replacing an asset with its modern equivalent asset less deductions for physical deterioration and all relevant forms of obsolescence and optimisation.
>
> © IVSC 2007

2.4 The *DRC* approach is based on the economic theory of substitution. Like the other valuation approaches listed in paragraph 2.1, it involves comparing the asset being valued with another. However, *DRC* is normally used in situations where there is no directly comparable alternative. The comparison therefore has to be made with a hypothetical substitute, also described as the modern equivalent asset. The underlying theory is that the potential buyer (described in the *Market Value* definition) in the exchange would not pay any more to acquire the asset being valued than the cost of acquiring an equivalent new one. The technique involves assessing all the costs of providing a modern equivalent asset using pricing at the *date of valuation*.

2.5 In order to assess the price that the buyer would bid for the actual asset, depreciation adjustments have to be made to the gross replacement cost to reflect the differences between it and the modern equivalent. These differences can reflect factors such as the comparative age or remaining economic life, the comparative running costs and the comparative efficiency and functionality of the actual asset.

2.6 This *guidance note* discusses factors that may need to be taken into account in assessing both the cost of a modern equivalent asset and the depreciation adjustments applied to the actual asset.

3 When depreciated replacement cost is used

3.1 *DRC* is used where there is no active market for the asset being valued – that is, where there is no useful or relevant evidence of recent sales transactions due to the specialised nature of the asset.

3.2 Although the *DRC* method may be used for the valuation of different types of specialised asset, particular complications arise when applying the *DRC* method to *specialised property*, which is defined in the Glossary as:

> a property that is rarely, if ever, sold in the market, except by way of a sale of the business or entity of which it is part, due to the uniqueness arising from its specialised nature and design, its configuration, size, location or otherwise.

This definition is broad and can apply to properties or assets that may be of conventional construction, but become specialised by virtue of being of a size or in a location where is no relevant or reliable evidence of sales involving similar property.

3.3 However, *DRC* is often referred to as a method of last resort and is only to be relied on if it is impractical to produce a reliable valuation using other methods. The classification of an asset as specialised should not automatically lead to the conclusion that a *DRC* valuation must be adopted. If sufficient direct market evidence exists, it still may be possible to undertake a valuation of the *specialised property* using the sales comparison and/or the income capitalisation approach.

3.4 For certain types of specialised asset that are associated with an identifiable and dedicated cash flow, the income (or 'profits test') approach may be more appropriate. The use of *DRC* may not be preferred but may be used as a cross-check to establish whether the return on capital is realistic.

3.5 The market for assets will change over time. Assets that might previously have been classified as having no market may have an active market that has recently emerged. For example, within the healthcare and leisure sectors, evidence of market transactions is growing. Therefore, before adopting the *DRC* method the valuer will need to be satisfied that there are no transactions involving similar buildings in similar use that could provide sufficient evidence to use a sales comparison approach.

3.6 The value of a *specialised property* (or a specialised plant & equipment asset) is intrinsically linked to its use. If there is no demand in the market for the use for which the property is designed, then the specialised features will either be of no value or have a detrimental effect on value as they represent an encumbrance. It is therefore important to establish the entity's intentions when valuing for inclusion in a *financial statement*. If the *specialised property* is not to be retained for the delivery of a product or service because there is no longer demand for it, it follows that the use of *DRC* would be inappropriate. No hypothetical buyer would consider procuring a modern equivalent asset if this would immediately be redundant. Such surplus property is valued having regard to its potential for alternative use, with due allowance for any costs associated in achieving that alternative use.

3.7 Some buildings (or specialised plant & equipment assets) have a conventional basic design that is superficially similar to other buildings that are regularly bought and sold in the market, but on closer *inspection* have specialised features or extensive adaptations designed to meet the requirements of the actual occupier. Typical examples, which may be purpose built or adapted, include an office building with enhanced security features such as thickened walls, toughened glazing and extra stand-off land, or an industrial building with structural alterations to accommodate a particular production process.

3.8 Where the entity has significantly adapted an existing asset to its requirements, it may elect to treat the cost of specialised adaptations as a separate item in its *financial statements*. In such case, the valuer would need to value the interest in the asset on the *special assumption* that the adaptations do not exist. If detrimental to value it may also be appropriate to state that no account has been taken of the costs associated with their removal and reinstatement.

3.9 If the entity does not treat the costs of specialised adaptations separately, the latter will then be valued as part of the property interest. The valuer will have to decide whether the adaptations are sufficiently extensive for the property to meet the definition of a *specialised property.* The valuer will also have to decide whether there is no other reliable method of assessing the *Market Value* plus adaptation, before using the *DRC* method. In respect of real property this decision will reflect the market in the locality. In one location there may be sales evidence of other similarly adapted buildings, thus using the *DRC* method would be inappropriate. However, the same building in another location may properly be valued using the *DRC* method because there is no remotely comparable property bought and sold in that location.

3.10 *DRC* method is not suitable for use in valuations of real property for loan security. This is due to the specialised nature of assets that are normally valued using *DRC*, and because the method assumes that there is a continuing demand for the use of the asset. Exceptionally, in rare cases, it may be used to support a valuation for loan security arrived at using a different approach.

4 Valuer qualifications

4.1 It is fundamental that *DRC* is recognised as a valuation to which the *valuation standards* apply, and not a cost estimation exercise. Each valuation to which the standards apply must be prepared by, or under the supervision of, an appropriately qualified valuer.

4.2 The valuer's task includes consideration of the key elements of a market transaction involving the specialised asset. The specialised knowledge required in order to properly undertake a *DRC* valuation includes:

- an understanding of the asset, its function and its environment;
- knowledge of the specification that would be required for an equivalent asset in the current market, and the cost of acquiring or procuring that asset;
- sufficient knowledge of the asset and its marketplace to determine the remaining physical and economic life of the asset; and
- sufficient knowledge of the sector in question to assess functional, technical or economic obsolescence.

4.3 Although a single valuer may not have all the knowledge or skills required, the *valuation standards* accept that these can be met in aggregate by more than one valuer. VS 1.6 requires that if the valuer proposes to employ another *firm* to provide valuation advice, as opposed to providing information to assist the valuer in preparing his or her own valuation, the client's approval must be obtained.

5 Settling the terms of engagement

5.1 The discussion of the *terms of engagement* provides an essential link between the valuer and the client that will help to establish whether the use of the *DRC* method is appropriate.

5.2 VS 2.1 (a) to (t) stipulates certain matters that must be addressed by the *terms of engagement*. The following particular points may need more detailed attention:

- (c) the subject of the valuation;
- (d) the interest to be valued;
- (e) the type of property and how it is used, or classified, by the client
- (l) the extent of the valuer's investigations; and
- (m) the nature and source of information to be relied upon by the valuer.

(c) the subject of the valuation; and (d) the interest to be valued

5.3 If the asset is specialised it may be necessary to define what is to be included in the valuation. The identification of assets that are classified as part of the property interest and those that are classified as plant & equipment is often unclear in a *specialised property*. Many specialised assets comprise separately identifiable components, and the valuer will need to discuss with the client whether it is appropriate to value these as separate items, or to what degree would be appropriate to regard them as aggregated into a single asset, and valued accordingly. The entity's accounting policies may influence this decision.

(e) the type of property and how it is used, or classified, by the client

5.4 The valuer will need to establish how the entity uses the asset and confirm that there is an intention to continue that use. For a *specialised property* it may be necessary to establish the extent of the land occupied by the specialised improvements and distinguish this from land that is properly classified as either surplus or in conventional use.

(l) the extent of the valuer's investigations; and (m) the nature and source of information to be relied upon by the valuer

5.5 With specialised assets the valuer may have to place greater reliance on information provided by the client, or its other advisers, than would be the case with more conventional assets. This information can include information of the cost, design features and performance of the asset. Since the asset is specialised it follows that detailed knowledge of these matters may be outside the knowledge and expertise that could normally be expected of a valuer in that sector. It may be important to discuss and agree the extent to which the valuer may rely on such information provided by the client or, if further specialist input is to be obtained by the valuer, the source and cost of that further advice.

5.6 Where the valuer has not provided an earlier valuation it is recommended that the client be asked to provide a copy of any previous report. The information in that report will enable the valuer to establish the approach taken and assist the client in reconciling any significant valuation differences that may arise.

5.7 It is essential that the valuer maintains accurate and comprehensive records of discussions with the client and the reasons for the conclusions reached.

6 Assessing replacement cost

6.1 The general principle is that the costs reflect those of a modern equivalent asset. Although the actual or estimated cost of reproducing the actual asset may be relevant in this assessment, there will be many cases, especially with old or obsolete assets, where this information is irrelevant.

6.2 The principle can be illustrated by considering the value of an item of machinery that is a few years old. If technological advances mean that the same output can now be achieved with a smaller and more efficient machine, the actual machine would not be replaced. The modern equivalent is defined by its comparative performance and output, not its physical characteristics.

6.3 In assessing the cost of the replacement asset, due account has to be taken of all the costs that would be incurred by a potential buyer on the *date of valuation*. These could include the costs of delivery, transportation, installation, commissioning and any unrecoverable duties or taxes. Quite often a specialised asset will have to be especially commissioned, so design and other fees may also be incurred.

6.4 When considering *specialised property*, the current gross replacement cost of the asset is assessed. This comprises the cost of replacing the land plus the cost of replacing the improvements to the land. For the latter, the approach is to assess the cost of their replacement with a modern equivalent and then make depreciation adjustments to reflect the differences between it and the actual asset when compared with a modern equivalent. Costs that may be expected to be incurred in replacing the asset include:

- setting up costs, where appropriate, such as planning fees and site preparation works;
- professional fees related to the project;
- a contingency allowance, if appropriate; and
- finance costs, taking into account the likely pattern of payment.

Once the gross replacement cost has been derived, the depreciation factors are applied as a further and separate calculation.

6.5 The asset being valued may take a considerable period, often years, to replace. In assessing the replacement cost of the modern equivalent asset, based upon current prices the prospect for cost fluctuation and related issues that may occur over such a prolonged period may be taken into account.

7 The site value of a specialised property

7.1 Although the ultimate objective of the *DRC* method is to produce a valuation of the actual property in its actual location, the initial stage of estimating the gross replacement cost has to reflect the cost of a site suitable for a modern equivalent facility. Often this will be a site of a similar size and in a similar location to the actual site. However, if the actual site is clearly one that a prudent buyer would no longer consider appropriate because it would be commercially wasteful or would be an inappropriate use of resources, the modern equivalent site is assumed to have the appropriate characteristics. The fundamental principle is that the hypothetical buyer for a modern equivalent asset would purchase the least expensive site that would be suitable and appropriate for its proposed operations.

7.2 The property being valued may be located in a situation that would now be considered unnecessarily expensive. This may be due to changes in the way in which the service provided is delivered, or to changes in the market for the product it produces. An example could be a hospital that was originally constructed in the centre of a city that might now be better situated in the suburbs because of changes in the transport infrastructure or the migration of the population it served. Another example could be where a specialised industrial facility was originally located close to a source of raw materials that are now imported, thus rendering the original location irrelevant.

7.3 Other factors need to be considered in addition to establishing the location of the modern equivalent site. The modern equivalent asset may not require a site as extensive as the actual site. In this respect land is no different to any other asset. If 2 hectares are now sufficient to provide the same service, the modern equivalent site will be 2 hectares, even if the actual site is 4 hectares.

7.4 There may also be geographical limitations on where the modern equivalent site might be located, imposed by physical or practical considerations. For example, a specialist industrial operation may require a site located next or close to a dock if material has to be imported by sea. A local authority may have an obligation to provide a service within a particular geographical locality, even though cheaper sites may be available elsewhere.

7.5 Sites of *specialised properties* often include areas of vacant land. This may be held for possible future expansion, as a safety or security cordon, or may simply be surplus. The valuer will need to enquire as to the purpose of any vacant land at the actual property in order to assess whether this would be a necessary feature of the notional replacement site. If not then it is not reflected in the *DRC* calculation, although its value will need to be considered separately. Surplus land will normally be reported as a separate asset as it needs to be identified and treated separately in the *financial statements*.

7.6 Once the extent and location of the site that would be necessary to create the modern equivalent asset has been identified, the next step is to estimate what it would cost to acquire that site in the market at the *date of valuation*. Because many *specialised properties* will be *sui generis* uses under planning legislation, there can be practical difficulties in determining from what planning use it is appropriate to draw the sales comparison. In the case of a specialised industrial property, it would usually be appropriate to assume that land with an industrial planning consent (or where such permission could be anticipated) would provide the best comparable evidence. Likewise for the site of a specialised administration building in a town centre, sites for office use would provide the most appropriate comparables.

7.7 The actual use of the property may be so specialised that it may be impossible to categorise it in general market terms. In such cases the valuer has to determine what other uses the property can offer to a buyer of an alternative site for the specialised use to make it competitive in the market. This may be a range of uses that prevail in the locality of the actual site, but for the reasons discussed earlier, this may not be appropriate if the modern equivalent site would be located elsewhere. In that case, it is the range of uses in that locality that would be considered.

7.8 In the public sector, particular issues can arise with *specialised property* that provides a service to a defined local community, such as schools, libraries and health centres. One characteristic of such property is that the service requirement may be attached to a tightly defined geographical area, which limits the availability of alternative sites.

7.9 The valuer may need to decide and agree with the entity on the possible locations for the current defined service requirement. This might mean competing against other users, but where land could be made available by using statutory powers, this might indicate the appropriate approach to the valuation. The overriding objective is for the valuer to establish the lowest amount that a prudent purchaser would pay to acquire a site for an equivalent development in a relevant location at the *date of valuation*.

7.10 A particular problem that arises with schools, within either the public or private sector, is when they have playing fields within the curtilage. This land will be considered separately from the land upon which the buildings are constructed, as no prudent purchaser would buy land with consent for residential or commercial development for use as a playing field. The potential on the existing site is not relevant in the *DRC* calculation, as the purchaser of the equivalent asset would acquire land for which playing field use would be the only permitted form of development. There are many examples of schools, universities and private businesses that have their main facilities within a town, but have their associated playing fields in an out-of-town location that is outside the permitted development boundary.

7.11 In some circumstances the actual site may be leasehold. The consideration of the land value will therefore reflect the terms of the existing lease.

7.12 Incidental costs, such as fees and carrying costs, are restricted to those costs associated with the normal acquisition and development of land.

8 Calculating the cost of the buildings and site improvements of a specialised property

8.1 When valuing a *specialised property* it is often difficult to distinguish between what may be classified as a building or structure and what may be classified as plant. In the specialised industrial sector, many structures effectively only provide support and weather protection for process plant – if the plant was removed then the ‘building’ would not exist. In such cases there has to be discussion with the entity as to whether a distinction needs to be made between buildings and plant and, if so, what items fall under each heading.

8.2 Because of the diverse nature of the buildings, structures and plant that may form part of a *specialised property*, the term ‘site improvement’ refers to all additions to the land. These are buildings, structures or some modifications to land of a permanent nature, involving expenditures of labour and capital, and they are intended to enhance the value or utility of the property. Improvements have differing patterns of use and economic lives.

8.3 Site improvements will include all site works associated with the development, including services, fencing, paving and any other items of a permanent nature that support the specialised use. The following paragraphs provide guidance on calculating the cost of buildings and site improvements. Although they refer specifically to buildings, the same principles apply to all improvements.

8.4 In order to assess the cost of a modern equivalent building, the valuer needs first to establish the size and specification that the hypothetical buyer would ideally require at the *date of valuation* in order to provide the same level of productive output or an equivalent service. If the actual building is old, it will usually be the case that a new building could be smaller but still provide the same level of service. For example, a modern building will often be able to offer more efficient space, as it can provide open plan or clear span areas that have a greater capacity than an older building with fragmented accommodation and a poor net to gross floor area.

8.5 Having established the size of the notional building to be costed, the valuer may need to determine an appropriate specification for the building. It cannot be assumed that this would be the same as the actual building, especially if it is not new. The design and construction of a modern equivalent may differ from the existing building because features of the latter are now unsuitable or just irrelevant for the needs of the entity. In other cases, the existing materials may still be suitable but are simply unavailable, or only available at a cost that would be uneconomic. Care has to be taken to consider the service that is being provided within the building, and to price for a specification that would be compatible with the service potential of the subject building.

8.6 For example, the specification that would be appropriate for a high security government department (for example, a defence weapons establishment) will be different from that appropriate for a specialised, but not security-sensitive, use. Similarly the specification required for a general care, private sector hospital will be different from that for a specialised, high-dependency unit within public sector provision.

Historic buildings

8.7 Historic buildings can present particular valuation difficulties. The principle that the cost is based on a modern equivalent asset still applies, but there may be situations where the only way that a replacement asset could provide equivalent service potential would be if it reproduced the actual building. However, reproduction will be very rare. In most cases the fact that the entity currently occupies a historic building is incidental to the service provided and would be totally irrelevant when specifying a modern equivalent.

8.8 Only where the historic nature of the building itself creates an intrinsic part of the benefit or service potential of the asset would it be correct to reflect the cost of reproducing the actual asset in the cost of the modern equivalent. An example could be an art gallery housed in a building that itself is as important as the exhibits it contains in attracting visitors. Another example provided in International Public Sector Accounting Standard 17 (IPSAS 17, *Property Plant and Equipment*, paragraph 47), published by the International Federation of Accountants (IFAC, www.ifac.org), is of a parliament building that may be reproduced rather than replaced with an alternative because of its significance to the community. In cases where it would not be possible to reproduce the actual building, it may be appropriate to assess the cost of constructing a building with a similarly distinctive design and high specification.

8.9 Some historic or heritage assets may be impossible to replace because a modern reproduction could never recreate the historic significance of the asset. The decision of whether or not a historic asset is to be capitalised is a matter for the entity, although the valuer may be asked to comment upon the practicability or otherwise of valuing the asset.

Sources of cost information

8.10 Having determined the nature, size and specification of the modern equivalent building and all other necessary improvements, the cost of providing these may be assessed by reference to published building cost data. However, published construction price data may be of limited assistance where the replacement building or structure is highly specialised. Instead, the valuer may have to rely on actual costs involved in the creation of the current asset, or discuss with the entity the need to commission specialist cost advice.

8.11 If the valuer has access to the actual costs incurred in constructing the asset, those costs may need adjustment to reflect differences between these costs and those that would be incurred in constructing the modern equivalent.

8.12 The most obvious of these differences is the date on which the price is fixed. The cost of the modern equivalent will reflect the cost that would be incurred if the works were commissioned on the *date of valuation*. Various cost indices are published for construction and engineering work that show typical historic price fluctuations, and they can be used to adjust historic cost data to the *date of valuation*.

8.13 Other factors that may result in the cost of creating the actual asset to differ from that of a notional replacement include the following:

- **Site preparation**: work may have been undertaken to prepare the actual site for development that would not be necessary for the assumed equivalent site. For example, costs actually incurred in levelling a site or providing services to the site boundary may already be reflected in the cost of acquiring an equivalent site in the market if the available evidence was for level, serviced land.
- **Phasing of work**: a large site may have been developed in phases, whereas the cost of the modern equivalent reflects the cost that would be incurred in replacing the whole asset at the *date of valuation* let as a single contract. This could create economies of scale and reduce contract overheads, for example, on preliminaries work.
- **Optimal working conditions**: if the cost of the equivalent site is based on a site that is assumed to be free of any difficulties or constraints on development, then any additional costs incurred because of abnormal conditions on the actual site are ignored.
- **Contract variations**: any additional costs incurred in constructing the actual building caused by design or specification changes during the progress of the contract are ignored.
- **Planning changes**: when the actual asset was constructed it may have had deemed planning consent. As the planning legislation has changed, the cost of obtaining consent for a modern equivalent may need to be taken into account.

Two other related factors are the additional cost of footings for heavy machinery (where specialised plant & equipment is required) and additional costs arising from extending an existing property.

8.14 Incidental costs, such as fees and carrying costs, are to be restricted to those costs associated with the assumed procurement of the building. Allowance for VAT is made only where this is an irrecoverable cost. Although it would not normally be appropriate to make an addition to the cost to reflect developer's profit (because the purchaser is deemed to be procuring the building for owner occupation), it may be appropriate to add for management time if this were a significant cost that would be incurred in constructing a modern equivalent.

8.15 The entity may require the valuer to provide an estimate of the cost of components within the actual building for depreciation accounting as part of the valuation instruction (see paragraph 1.4). These costs are not to be confused with the cost of creating an equivalent component in the modern equivalent building, but are intended to reflect a realistic allocation of the end value attributed to the building in exactly the same way as if the asset had been valued using a sales comparison or income approach.

9 Assessing depreciation

9.1 Having established the replacement cost of a modern equivalent asset, it is then necessary to adjust or depreciate it to reflect differences between this modern equivalent and the actual asset being valued. The underlying principle is that the hypothetical buyer has the option of procuring either the modern equivalent or the actual asset. If the modern equivalent provides the ideal facility for the buyer, the price paid for the actual asset is expected to reflect all the disadvantages that it suffers in comparison.

9.2 Applying depreciation is primarily a process of replicating how the market would view the asset. Depreciation rates and estimates of the future economic life of an asset are influenced by market trends and/or the entity's intentions. The valuer is recommended to identify these trends and intentions, and to be capable of using them to support the depreciation rates applied. The application of *DRC* should replicate the deductive process of a potential buyer with a limited market for reference.

9.3 Three principal types of depreciation allowance, or obsolescence, may be identified as:

- physical deterioration;
- functional obsolescence; and
- external obsolescence.

Physical deterioration

9.4 This is the result of wear and tear over the years, which may be combined with a lack of maintenance. The valuer compares the decline in value of an asset of a similar age with the value of new assets in the same market.

9.5 The asset is valued in its existing condition, with the valuer fully taking into account any physical deterioration arising from a lack of maintenance or other causes, and the recognition that a lack of adequate maintenance can accelerate the rate of depreciation. Thus, depreciation caused by inadequate maintenance is to be reflected in the allowance made, just as a deduction for disrepair would be made from a valuation based on sales comparison. Physical deterioration is frequently measured by reference to the anticipated physical life of the asset.

9.6 The physical deterioration of the asset is to be viewed not in absolute terms, but within context. In some markets and for some types of asset, a degree of physical deterioration will not adversely affect the value, while in other cases it will. It would be inappropriate to determine the effect of physical deterioration on value depreciation only in purely mechanistic terms.

Functional obsolescence

9.7 Functional obsolescence arises where the design or specification of the asset no longer fulfils the function for which it was originally designed. An example would be a building that was designed with specific features to accommodate a process that is no longer carried out. In some cases functional obsolescence is absolute, i.e. the asset is no longer fit for purpose. In other cases the asset will still be capable of use, but at a lower level of efficiency than the modern equivalent or may be capable of modification to bring it up to a current specification. The depreciation adjustment will reflect either the cost of upgrading or, if this is not possible, the financial consequences of the reduced efficiency compared with the modern equivalent.

9.8 Functional obsolescence may also arise because of advances in technology. A machine may be capable of replacement with a smaller, cheaper equivalent that provides a similar output, or a modern building may be more efficient because of superior insulation and modern services.

9.9 The modern equivalent asset may be cheaper to recreate than the current asset, and so the replacement cost already reflects that of an 'optimised' asset, thus making further adjustment under this heading unnecessary. An example would be where the modern equivalent reflects a smaller building because there is no need for it to reflect historic or redundant features that exist in the actual building. Further depreciation to account for these features would be double counting.

9.10 There will be situations where the asset being valued is too small, as technological advances now make it possible to achieve economies of scale. An example would be an aircraft terminal, designed to cater for a maximum number of passengers per plane, which is now too small to handle larger modern planes.

9.11 Another cause of functional obsolescence is legislative change. In the industrial sector an existing plant may be incapable of meeting current environmental regulations, or in some cases the product it was built to produce is now illegal. In the service sector, the need for occupiers to comply with current regulations on health and safety or disabled access may also give rise to differing degrees of functional obsolescence.

Economic obsolescence

9.12 This arises from the impact of changing economic conditions on the demand for goods or services produced by the asset. However, care has to be taken to distinguish these factors that are due to economic conditions, from factors that are specific to the entity. Any writing down of a valuation derived solely from the *DRC* approach to reflect the profitability of the business is a matter for the occupier.

9.13 A common example of economic obsolescence is where over-capacity in a particular market reduces the demand and therefore value for the actual asset, regardless of how modern or efficient it may be. In the industrial sector, falling commodity prices have seen periods when excess market capacity has made the production of commodities such as oil or steel uneconomic. During such periods, this would have had a significant impact on the demand and therefore on the value of specialised facilities used to produce these products. In these particular examples, the cyclical nature of the markets might mean that a purchaser might be willing to buy and hold the facility in anticipation of a return to profitability, but the price would need to reflect the risks involved.

Measuring obsolescence

9.14 The three principal categories of obsolescence identified are not the only reasons why it may be necessary to adjust the cost of the modern equivalent asset in order to establish the value of the actual asset. Depreciation rates may be all encompassing or analysed separately. The three main headings simply illustrate common reasons for the actual asset being worth less than the modern equivalent. Frequently it will be not be possible to identify a separate adjustment under each category; in other cases, the distinction between the categories may be blurred. It is important to ensure that separate consideration of depreciation under each heading does not result in double counting.

9.15 There will be cases where obsolescence is total. Examples include:

- **Physical obsolescence:** if the cost of repairing, reconditioning or refurbishing the actual asset to render it useable has exceeded the cost of a modern equivalent, the asset would have no value.
- **Functional obsolescence:** the introduction of new technology may render obsolete a relatively new asset with an otherwise long anticipated life, with the result that there would be no demand for it other than any value for salvage or an alternative use.
- **Economic obsolescence:** if demand for the product or service provided by the asset has collapsed and is not expected to recover, there would be no demand for the asset other than for any salvage value or alternative use.

9.16 Total obsolescence is often clear from the outset of the instruction, and the asset in question is classified accordingly as surplus or redundant by the entity. However, if the valuer concludes that an asset is completely obsolete during the course of the valuation exercise, this matter should be discussed with the entity before proceeding, as reclassification as surplus will indicate that a different valuation approach is required.

9.17 It follows that the *DRC* method is normally used where obsolescence is only partial. Although the actual asset may not be in the same condition, as efficient or as technically advanced as a modern equivalent, it may still have a useful remaining life and will therefore have a value for that use. Assessing the remaining life of the asset is therefore an important aspect of the *DRC* method.

Asset life

9.18 The depreciation that will affect an asset when compared with its modern equivalent will depend on its anticipated remaining life. An asset that is expected to have a remaining life of 20 years will be worth a higher percentage of a new replacement than one with an expected life of five years. The remaining life can depend on physical or economic factors, or a combination of both. The physical life is how long the asset could be used for any purpose, ignoring any potential for refurbishment or reconstruction. The economic life is how long a succession of owners could use the asset for its designed purpose. The remaining life for valuation purposes will be the lower of the physical life and economic life where these do not coincide.

9.19 The life of the asset (and its pattern of depreciation) determined as part of the *DRC* valuation is not necessarily based on the same criteria as the estimate of the 'useful life' or 'future useful economic life', or in the public sector 'service delivery lifespan' and attendant depreciation, which has to be determined by the entity for depreciation accounting (the latter two tasks are not to be confused).

9.20 In assessing the remaining life, it may be assumed that routine servicing and repairs are undertaken, but the possibility of materially extending the life of the asset by significant refurbishment or the replacement of components is disregarded.

9.21 For some classes of asset a regular pattern of depreciation can be determined over the whole life of an asset, although the value will reflect the remaining life available at the *date of valuation*. Where this is the case, the percentage of the current replacement cost remaining at the *date of valuation* may be estimated using a 'straight-line', 'reducing balance' or an 'S-curve' method. These are described in the following paragraphs.

9.22 It will be helpful to discuss with the client how the entity deals with depreciation in its *financial statements* and how the valuer's approach may differ.

Straight-line

9.23 The straight-line basis tends to be the most commonly adopted method for calculating depreciation of buildings because of its simplicity and relative ease of application. Straight-line depreciation assumes the same amount is allocated for depreciation for each year of the estimated life.

9.24 The weakness of this method is the very simplistic *assumption* of the uniform erosion of the asset's value over its total life, compared with the equivalent replacement asset. The *assumption* is clearly correct at two points in the life – the beginning and the end – but it would be entirely fortuitous if it were correct at any intermediate point, which is when a valuation is most likely to take place. However, this effect may be mitigated by frequent valuations.

Reducing balance

9.25 The reducing balance method of depreciation assumes a constant percentage rate of depreciation from the reducing base. The reduction of the balance at the end of each period by a fixed proportion of itself creates a sagging depreciating value curve over the life of the asset. This method effectively 'compounds' the total depreciation. This may match reasonable expectations of declining value over time better than the straight-line method.

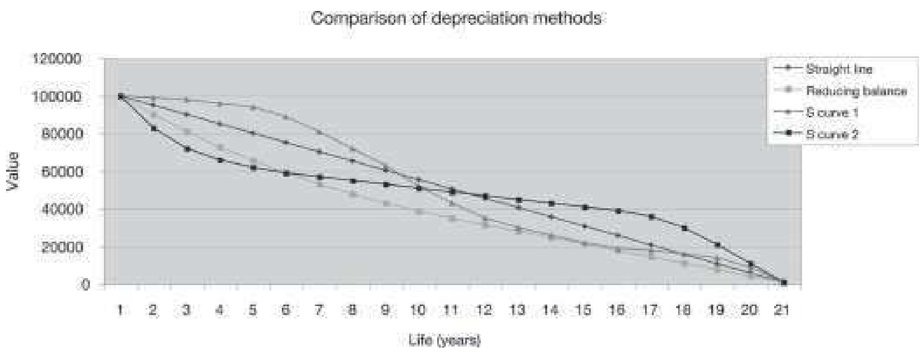
S-curve

9.26 The S-curve is recommended where sufficient data is available for the valuer to be confident that the curve represents the likely reality. In some cases it presents the most realistic representation of an asset's depreciation by assuming that depreciation is at a low rate in the early years, then accelerates in the middle years and reduces again in the final years. However, some assets, such as plant, may have a different depreciation pattern (high at first rather than low).

9.27 Although it is normally accepted that the S-curve realistically represents the pattern of depreciation over the life of most assets, the percentage for any given year will depend on decisions made as to the rates of depreciation at different times and when these change. In the absence of empirical evidence in support of these inputs, the exact pattern of the curve may be dependent on subjective inputs and may be no more relevant than the other methods discussed.

9.28 The chart in Figure 1 compares the patterns of each of the methods where it is assumed an asset has an original cost of £100,000, which reduces to a value of £1,000 over 20 years. Two types of S-curve are shown to illustrate the possible range of differences, as it is recognised that the pattern of depreciation will differ between, for example, buildings and plant & equipment.

Figure 1



Guidance notes

9.29 The three methods outlined are all in common use. Of these, the straight-line approach has the advantage of simplicity. However, it does not represent the way in which asset values are normally reflected in the marketplace. The reducing balance method may also be open to similar criticism that it does not reflect market perceptions. The S-curve attempts a surrogate for market behaviour and is appropriate where there is empirical evidence available.

9.30 Other forms of depreciation curves are available, and where they are used by a particular market the valuer is expected to reflect them. In making adjustments for depreciation and obsolescence the valuer is advised to rely on professional knowledge, judgment and market experience, as well as take due account of the nature of the asset and the type of use to which it is put.

10 Other considerations

10.1 It is not normally appropriate to make any deduction for depreciation from the cost of acquiring a modern equivalent site in the market, because freehold land rarely depreciates. When valuing *specialised property* the normal practice is to assess the cost of the improvements separately, assess the appropriate depreciation and then add this to the cost of replacing the land in order to arrive at the final valuation.

10.2 Where a *specialised property* has many buildings or structures, some may have a longer anticipated life than others. Although it may be appropriate to adopt different rates of depreciation for different structures in making the valuation, care has to be taken not to lose sight of the objective of the exercise, which is to establish the value of the whole of the defined *specialised property*. It would therefore be inappropriate to assign a substantially longer life to an individual building or component than the anticipated life of the whole of the defined property.

10.3 If individual buildings are identified as having potential for an alternative use beyond the anticipated life of the overall *specialised property*, this may be separately reported and based on a different valuation method, but should not be reflected in the *DRC* calculations. The objective of the *DRC* approach is to establish how valuable the *specialised property* is in comparison with a modern equivalent. The modern equivalent cannot be assumed to be exactly alike with the same alternative potential; it is purely the utility of the asset for the current use that is being assessed as part of the *DRC* calculation.

10.4 There will be situations where the valuer can readily identify that the site of a *specialised property* could be redeveloped for an alternative, and more valuable, use if the current use was to be discontinued. In assessing the cost of the equivalent replacement site as part of the *DRC* calculation, this potential has to be disregarded for the simple reason that the hypothetical buyer would not buy a site to construct the specialised facilities if it had to compete with more valuable uses. In most cases, the potential of the actual site will have been identified using a sales comparison, not a *DRC* approach. However, the fact that this potential is irrelevant to the *DRC* process does not mean that it is irrelevant to the entity. In these circumstances VS 6.7 requires the valuer to report the value based on the alternative use. Further discussion on this can be found in section 9.

11 Final reconciliation

11.1 The *DRC* calculation usually involves the consideration of many separate elements, and an essential final step is for the valuer to ensure that the resulting mathematical conclusion is consistent with the underlying valuation objective – that is, to establish the price that would be paid in an exchange between a willing seller and willing buyer in an arm's-length transaction.

11.2 The valuer is advised to 'stand back and look' at the overall conclusion, taking particular care to check that the process of adjusting for depreciation has not resulted in any factor being either double counted or ignored. An attribute of the actual asset may be identified that has not been reflected in the process of depreciating by comparison with the hypothetical modern equivalent. In the case of a *specialised property* this could include an adjustment for any additional value in the land in its current location, which could lead to a buyer of the specialised facility for its continued use to bid more for this property than it would for a modern equivalent with no such potential.

12 Reporting

12.1 The report must comply with VS 6, Valuation reports. The matters that have to be covered in all valuation reports are listed in VS 6.1, and VS 6.5 and VS 6.6 impose additional requirements when the *DRC* approach is used. A summary is given in the following paragraphs.

12.2 A statement that the *DRC* method has been used is necessary (see VS 6.1(q)). If the valuation is being undertaken for inclusion in accounts prepared under *International Financial Reporting Standards* (*IFRS)*, the value is reported as being on the basis of *Market Value.* However, in order to comply with VS 6.1 (q), a statement is required explaining that because of the specialised nature of property, the value is estimated using a *DRC* method and is not based on the evidence of sales of similar assets in the market. This statement matches a requirement in International Accounting Standards (IAS) 16 for the entity to include a similar statement in the published accounts.

12.3 For assets held in the private sector, to comply with VS 6.5 a statement that the valuation is subject to the adequate profitability of the business paying due regard to the total assets employed must be included.

12.4 For assets held in the public sector, to comply with VS 6.6 a statement that the valuation is subject to the prospect and viability of the continued occupation and use must be included. If the valuer was readily able to identify that the asset has a higher value for an alternative use, this must be reported in accordance with VS 6.7 (a) as the *Market Value*, together with a statement that the value for alternative use takes no account of matters such as business closure or disruption and any associated costs that would be incurred. This is most likely to arise in connection with a *specialised property*, where the land may have a higher value for redevelopment than the *DRC* value.

12.5 If the valuer considers that the value of the asset would be materially lower if the business ceased, the report must also contain a statement to this effect (see VS 6.7 (b)). The *valuation standards* do not require the valuer to provide an actual figure for this purpose. If the entity wishes to establish the impact of possible closure of a specialised facility on the value of the assets employed, it may commission valuations to reflect the ‘break-up’, salvage or alternative use value of the asset. This would be a separate exercise and not part of the *DRC* valuation for inclusion in the *financial statements*. Any valuations provided would need to be on the *special assumption* that the entity had ceased operations (see VS 2.2).

Appendix to GN 6: Checklist

This checklist is intended to provide the valuer with a simple way of confirming that all the matters discussed in this *guidance note* have been considered.

Where large numbers of properties are to be valued it may be helpful for a separate list and a schedule to be prepared for groups of properties. The schedule could indicate against each entry the matters that have been discussed and agreed.

It may be helpful to attach such a schedule to the report so that any reader will be fully aware of the approach taken. This will also help ensure that consistency is achieved when a revaluation is undertaken.

Item for consideration	Ref. in GN	Comments
1 Appropriate to use *DRC*	3.1–3.9	
2 Qualification of the valuer (a) Specialist assistance	4.1–4.2 4.3	
3 *Terms of engagement* settled	5.1–5.2	
4 Assessing replacement cost (a) Site value (b) Actual (c) Modern equivalent	6.1–6.5 7.1–7.12	
5 Buildings and site improvements (a) Plant identified (b) Infrastructure works (c) Size of modern equivalent (d) Specification of modern equivalent	8.1–8.6	
6 Consideration of historic buildings	8.7–8.8	
7 Sources of cost information	8.9–8.14	
8 Assessment of depreciation (a) Physical deterioration (b) Functional or technical obsolescence	9.1–9.2 9.4–9.6 9.7–9.11	

Guidance notes

(c) Economic obsolescence (d) Asset life	9.12–9.13 9.18–9.22	
9 Depreciation method (a) Straight line (b) Reducing balance (c) S-curve	9.23–9.30 9.23–9.24 9.25 9.26–9.27	
10 Other considerations	10.1–10.4	
11 Final Reconciliation	11.1–11.2	
12 Reporting (a) All items under VS 6.1 (b) Statement that *DRC* used (c) VS 6.5 (private sector) (d) VS 6.6 (public sector) (e) VS 6.7 (alternative values) (f) Alternative value statements	 12.1	

Ensure file contains all relevant information on the decisions taken during the *DRC* process.

Appendix Five

Savills Housing Land Market Report

UK Development – Q2 2021

Residential Development Land

savills

Land values increase across all regions

An exceptionally strong housing market in addition to robust demand for land and a lack of immediate sites have underpinned high land value growth over the last quarter. UK greenfield and UK urban values increased by 1.7% and 1.8% in Q2 2021 respectively, marking the strongest growth in greenfield land values since 2014.

Competition for sites

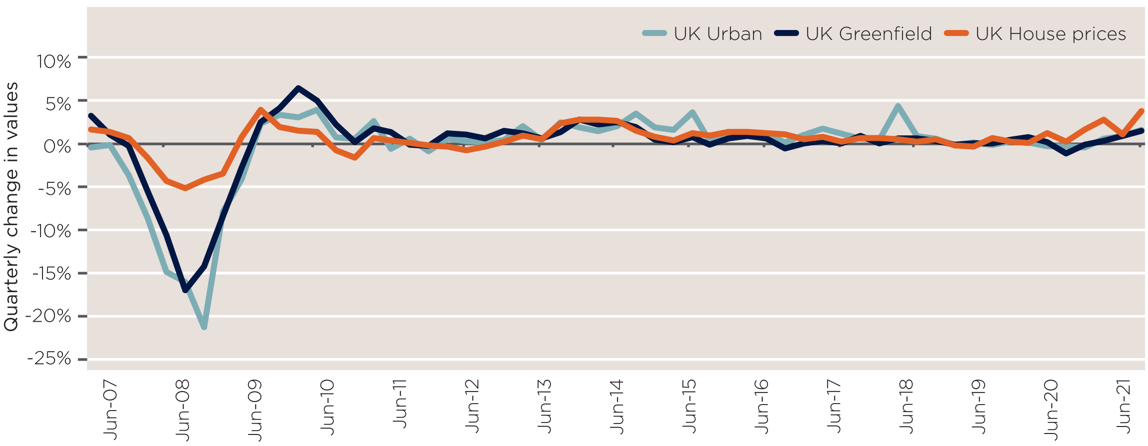
Demand for land has increased over the last quarter as all players continue to seek land opportunities. Against a backdrop of limited stock, there is pent up demand and increased competition for sites. A net balance of 82% of Savills development agents reported increasing bid levels in Q2 2021 compared to normal levels.

Although appetite remains for bulk sales for Build to Rent and affordable housing, developers have favoured open market sales opportunities supported by the resilient housing market. Deferred payments are still being offered, however as land sales have become increasingly competitive, some vendors have been able to negotiate more favourable, upfront payment terms.

High new home sales rates averaging 0.84 sales per outlet per week in April 2021, robust order books and completions, have brought forward land purchasing requirements for many housebuilders.

Major housebuilders have deployed capital into new land opportunities, with some investing at rates ahead of previous years in order to match ongoing demand for new homes and to meet medium term growth targets.

UK greenfield land values grow at their highest rate since 2014



Source Savills Research, Nationwide

Shortage of supply

There is still a shortage of supply of development land across the country driving competition and upward pressure on values. More new sites have been brought to the market over the last quarter, according to a net balance of 79% of Savills development agents in Q2 2021. However, there is still a scarcity of immediate stock relative to the level of demand for sites.

In Q1 2021, the rolling annual total of planning consents in the UK fell by 14% compared to the equivalent period in 2020. Additionally, this pipeline of new homes is not distributed across the country in line with the areas where new homes are most needed and demand is strongest.

Oven-ready sites of 50-150 units continue to be in the highest demand across a range of players. There is a preference in many regions for smaller housing-led sites in greenfield locations and edge of settlement sites in rural towns and villages.

A strong housing market

Housing market activity has continued to bolster confidence in the land market across all regions. National house prices grew by 13.4% in the year to June 2021, representing the strongest growth since November 2004, according to Nationwide. Completed transactions in April 2021 were 59% higher than the 2018-20 average, according to HMRC, dominated by home movers and buyers seeking extra space.

Buyer priorities have transformed as a result of Covid-19 with many upsizing to larger homes with gardens. 54% of respondents considered extra living space as a top priority, followed by 40% prioritising a larger garden and 41% a separate work from home space, according to a survey of Savills prospective buyers and sellers in June 2021. House-led greenfield development lends itself to meeting this demand.

Focal points

Development news and analysis in brief

STRONG LAND VALUE GROWTH

High demand for sites and a strong housing market have led to land value growth across all regions. UK greenfield and urban land values rose by 1.7% and 1.8% in Q2 2021.

DEMAND AND SUPPLY IMBALANCE CONTINUES

There is still a shortage of immediate land opportunities relative to increasing demand creating further upward pressure on values. Oven ready sites of 50-150 units continue to attract the highest demand.

RISING COST PRESSURES

The impact of Covid-19, Brexit and a global surge in construction demand have all driven build cost inflation and materials shortages. However, cost pressures are currently outweighed by house price growth.

UK land value growth

	Q2 change	Annual change (Year to June 2021)
UK Greenfield	1.7%	3.0%
UK Urban	1.8%	3.1%

Source: Savills Research

House price growth tempers build cost inflation

The impact of Covid-19, Brexit and a global surge in construction demand have all driven build cost inflation. However, rising build cost pressures have so far largely been offset by strong house price growth over the last year.

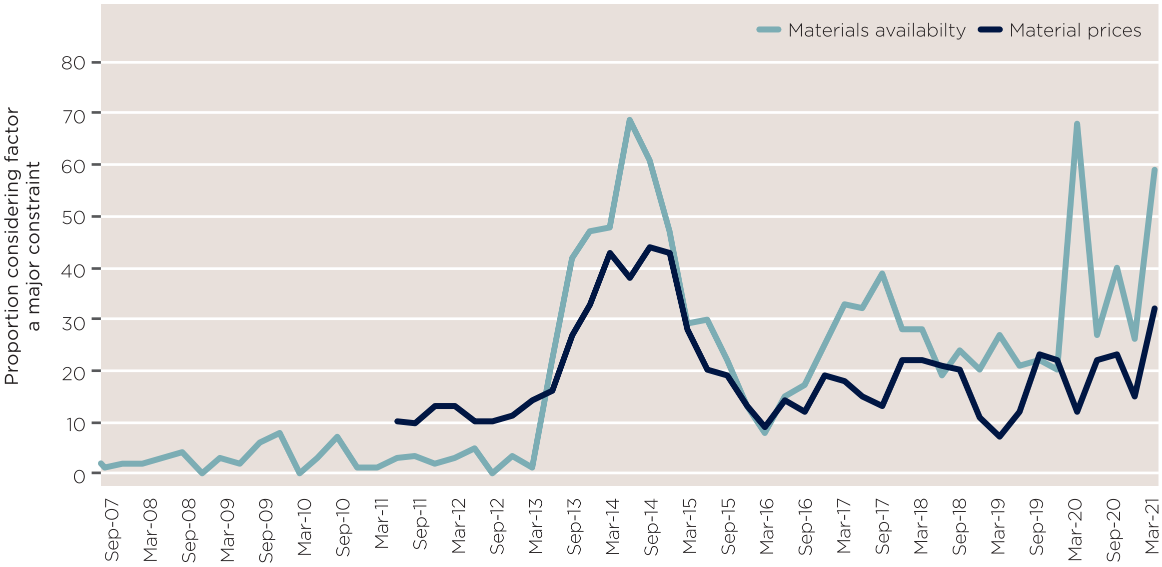
The availability of materials was cited as a major development constraint by 59% of respondents in the Q1 2021 HBF survey, up from 26% the previous quarter. Global demand for raw materials has outstripped supply resulting in disrupted supply chains and inflated prices.

Material prices rose by 5.6% in the year to Q1 2021 and are forecast to increase by 7.2% in the year to Q2 2021, according to BCIS Materials Cost Index, with materials such as timber, steel and concrete seeing the greatest price increases.

Cost pressures will have the biggest impact on smaller and medium sized players with less ability to forward plan supply chains. Housing associations have faced unprecedented development delays of up to ten weeks on completion as a result of material shortages, according to Inside Housing in June 2021.

Despite the current strength of the residential market, cost inflation will continue to impact the sector, especially as increasing costs to meet building regulations under the Future Homes Standard come into effect from 2022 and pressures on better design are introduced under the National Model Design Code.

Limited availability of materials puts pressure on build costs



Source HBF Survey

Private mortgage guarantee schemes

In June, Newcastle Building Society became the first lender to offer 95% LTV mortgages for new build homes under the insurance backed Deposit Unlock scheme.

As an alternative to Help to Buy and the Government mortgage guarantee scheme, housebuilders participating in Deposit Unlock will pay the cost of insuring mortgages through a percentage of income from house sales.

Market Mortgage is another scheme set to support high LTV loans from mainstream lenders over the summer. The initiative involves a loan of 85% of the property's value provided by the lender whilst the investment bank tops up the loan by 10%. Developers are supporting the extension of the product to 95% LTV on new homes. Both initiatives have the potential to support new home sales after Help to Buy.

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UK Commercial – August 2021

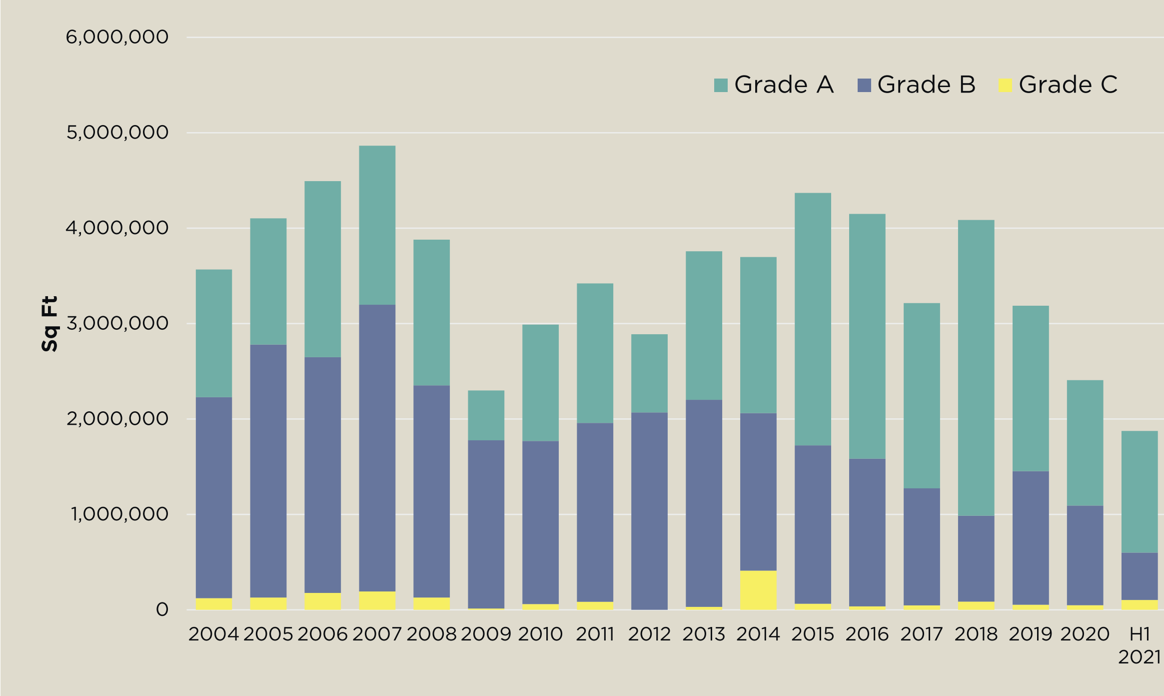
MARKET IN MINUTES

Savills Research

Greater London & South East Offices

Summary The pent-up demand, which was on hold in 2020, has returned in 2021, with take-up recorded in H1 2021 being 22% above the five-year average. Supply levels in the market remain low, and the development pipeline equates to five months of take-up in an average year.

Take-up



Source Savills Research

Corporate occupier demand present in the market with H1 2021 take-up 22% above the five-year average

The resurgence in transactional activity in the Greater London & South East office market has continued as we begin to emerge out the Covid-19 pandemic. There was 775,000 sq ft transacted in Q2 2021, which was 4% above the five-year quarterly average for the second quarter. After combining the take-up recorded in the first quarter of the year, H1 2021 take-up totalled 1.87 million sq ft, which was 22% above the five-year average.

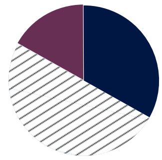
There has been strong corporate activity in the market with six deals over 50,000 sq ft in H1 2021, which is the joint highest total at the half-year stage in the last ten years. The largest deal recorded in Q2 2021 was ITV leasing 120,000 sq ft at the Broadcast Centre, White City. ITV are consolidating their London operations into one location in White City. Another notable transaction over 50,000 sq ft in Q2 2021 was InterContinental Hotels Group acquiring 57,387 sq ft at Windsor 1, Windsor Dials. The building has been comprehensively refurbished by Canmoor and was let prior to practical completion.

The flight to quality in the market has been evident, with 68% of take-up recorded being of Grade A quality, which is the highest proportion in the last three years. This is a trend we expect to continue as we emerge out of the pandemic. Grade A office buildings which can enhance the workplace experience and satisfy environmental, social and governance criteria have proved attractive to occupiers.

The public sector was the most active business sector in Q2 2021, acquiring 141,000 sq ft – this followed high levels of activity from the public sector in Q1 2021. At the half-year stage, the public sector accounted for 28% of take-up, which was the highest proportion amongst all business sectors. This can be primarily attributed to the Department for Work and Pensions (DWP) expanding the Jobcentre Plus office footprint. Other notable business sectors also active in the market include life sciences, technology and professional services.

Occupier sentiment is improving in the market, which is reflected in the number of requirements recorded. There have been 3.99 million sq ft of requirements in H1 2021, which is a 56% increase on H1 2020.

Key Data Points



68%

Grade A space accounted for 68% of take-up in H1 2021.

19%

Supply is 19% below the 10-year average.

£

1%

Average Grade A rents increased by 1% from Q4 2020

Jon Gardiner - Head of National Office Agency

“Demand has grown stronger through 2021, resulting in increased levels of occupational take-up and overall deal activity. We expect this to continue through the second half of the year.”

SUPPLY LEVELS REMAIN LOW WHEN COMPARED WITH HISTORIC AVERAGES

Supply levels in the market have remained stable with 13.4 million sq ft currently available – this reflects a 1% increase from 2020, but is 19% below the long-term average, highlighting the current supply shortage present in the market.

Occupier demand is focused on leasing Grade A space – the current quantum of Grade A space equates to 46% of total available supply. The provision of available Grade A space varies by submarket. Notable towns with below two years of Grade A supply – when using the five-year average Grade A take-up – include Croydon, Crawley, Bracknell and Basingstoke.

The development pipeline is limited with 1.3 million sq ft under construction, which equates to five months of take-up in an average year.

RECORD HEADLINE RENTS CONTINUED TO BE ACHIEVED ACROSS THE MARKET

The ongoing flight to quality from occupiers has resulted in rental growth continuing in the market: average Grade A rents have increased by 16% in the last five years.

The rental growth has been driven by a combination of limited supply and new developments of unprecedented high-quality specification setting new rental tones. Record high headline rents were achieved in Bromley, Windsor and Chelmsford in Q2 2021.

Key Statistics

The tables below detail key statistics relating to the Greater London & South East office market. Savills Research tracks take-up and supply over 5,000 sq ft.

Take-Up

	Data (Sq Ft)	Year-on-Year Change
H1 2021 Take-up	1.87 million sq ft	+67%
H1 2021 Grade A Take-up	1.27 million sq ft	+78%
Average Deal Size	19,527 sq ft	+5%
10-Year Average H1 Take-Up	1.56 million sq ft	-
5-Year Average H1 Take-Up	1.54 million sq ft	-

Supply

	Data	Change from Q4 2020
Total Supply	13.4 million sq ft	+1%
Grade A Supply	6.2 million sq ft	-5%
In-Town Supply Proportion	47%	+2%
Out-of-Town Supply Proportion	53%	-2%
Development Pipeline (Under Construction)	1.3 million sq ft	

Source Savills Research

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Appendix Six

Comer Group Costs of Fit-out

Building 4 – Vet Collage (12,809 square Foot)

Vinyl flooring - 280 sq. meters £9,588.00 Supply and fit.

Carpet tiles, - 910 sq. meters - £9,609.60 vat included

Carpet tile layers - £3,830.00

Plaster boarding - £6,671.00

Tape & Jointing - £5,241.51

Ac installation - £34,000.00

Ac Electrical costs - £10,852.86

Electrical - £56,067.11 labour & materials

Decorators, Plumbing & Labours - £9,208.00

Stud & Carpentry works- £6,500.00

Materials – Plasterboards, Windows, studs, timer, Paint, Door closers, handles etc - £35,344.69

Total - £186,912.77

Appendix Seven

Schedule of Capital and Revenue Adjustments to Valuation

Adjustment Report for North London Business Park, Oakleigh Road South, London, N11 1GI

Valuation Date:	29/09/2021
Net Value:	48,820,783
True Equivalent Yield:	7.704%
Nominal Equivalent Yield:	7.404%

Capital Adjustments that apply to individual Units

Description	Unit	Link to	Amount	Sum	Basis	Start Date	Frequency
Letting Fees	Building 4	First Reletting	-15.00%	-15.00%	% ERV	09/10/2025	Once only
Letting Fees	Building 4	First Reletting	-15.00%	-15.00%	% ERV	15/12/2026	Once only
Letting Fees	Building 2	First Reletting	-15.00%	-15.00%	% ERV	29/09/2022	Once only
Letting Fees	Building 2	First Reletting	-15.00%	-15.00%	% ERV	25/03/2023	Once only
Letting Fees	Building 4	First Reletting	-15.00%	-15.00%	% ERV	11/03/2025	Once only
Letting Fees	Building 6	First Reletting	-15.00%	-15.00%	% ERV	25/03/2024	Once only
Letting Fees	Building 4	First Reletting	-15.00%	-15.00%	% ERV	29/09/2024	Once only
Letting Fees	Building 4	First Reletting	-15.00%	-15.00%	% ERV	01/09/2023	Once only
Letting Fees	Building 5	First Reletting	-15.00%	-15.00%	% ERV	28/11/2025	Once only
Letting Fees	Building 2	First Reletting	-15.00%	-15.00%	% ERV	08/08/2027	Once only
Letting fees	Building 4	First Reletting	-15.00%	-15.00%	% ERV	28/11/2024	Once only
Letting fees	Building 4	First Reletting	-15.00%	-15.00%	% ERV	29/09/2023	Once only
Letting fees	Building 4	First Reletting	-15.00%	-15.00%	% ERV	09/10/2025	Once only
Refubishment	Building 4	End Void	-133	-510,675	Amount/sqft	10/09/2023	Quarterly
Refurbishment	Building 4	Initial Void	-133	-3,817,976	Amount/sqft	29/09/2021	Quarterly
Refurbishment	Building 2	Initial Void	-133	-2,478,051	Amount/sqft	29/09/2021	Quarterly
Refurbishment	Building 2	Initial Void	-133	-459,528	Amount/sqft	29/09/2021	Quarterly
Refurbishment	Building 6	Initial Void	-133	-1,507,050	Amount/sqft	29/09/2021	Quarterly
Refurbishment	Building 5	End Void	-133	-5,307,756	Amount/sqft	27/05/2024	Quarterly
Refurbishment	Building 4	End Void	-133	-1,461,350	Amount/sqft	08/04/2024	Quarterly
Refurbishment	Building 4	End Void	-133	-3,817,976	Amount/sqft	27/05/2023	Quarterly
Refurbishment	Building 4	End Void	-133	-1,451,386	Amount/sqft	14/06/2025	Quarterly
Refurbishment	Building 4	Initial Void	-133	-4,335,427	Amount/sqft	29/09/2021	Quarterly
Refurbishment	Building 4	End Void	-133	-343,152	Amount/sqft	28/02/2022	Quarterly

Revenue Adjustments that apply to individual Units

Description	Unit	Link to	Amount	Sum	Basis	Start Date	Frequency
Estate Service Charge	Building 3	Hypothetical Lease	-325,000	-325,000	Amount p.a.		Quarterly
Running Costs	Building 3	Current Lease	-25.00%	-25.00%	% Rent		Quarterly
Service Charge Cap	Building 4	Current Lease	-3	-71,848	Amount/sqft	28/05/2020	Quarterly
Service Charge Cap	Building 4	Current Lease	-10	-109,250	Amount/sqft	15/06/2020	Quarterly
Service Charge Cap	Building 2	Current Lease	-3	-82,488	Amount/sqft	08/02/2021	Quarterly
Service Charge Cap	Building 4	Current Lease	-3	-27,500	Amount/sqft	09/04/2021	Quarterly
Service Charge Cap	Building 7	Current Lease	-3	-10,125	Amount/sqft	08/02/2021	Quarterly
Service Charge Cap	Building 5	Current Lease	-3	-99,883	Amount/sqft	28/05/2020	Quarterly
Service Charge cap	Building 7	Current Lease	-3	-23,625	Amount/sqft	21/10/2020	Quarterly
Servoce Charge Cap	Building 4	Current Lease	-3	-9,610	Amount/sqft	11/09/2020	Quarterly
Void Cost	Building 2	Initial Void	-15	-279,795	Amount/sqft	29/09/2021	Quarterly
Void Costs	Building 6	Initial Void	-15	-170,160	Amount/sqft	29/09/2021	Quarterly
Void Costs	Building 4	End Void	-15	-165,000	Amount/sqft	08/04/2024	Quarterly
Void Costs	Building 4	End Void	-15	-163,875	Amount/sqft	14/06/2025	Quarterly
Void Costs	Building 2	Initial Void	-15	-51,885	Amount/sqft	29/09/2021	Quarterly
Void Costs	Building 4	Initial Void	-15	-431,085	Amount/sqft	29/09/2021	Quarterly
Void Costs	Building 2	End Void	-15	-494,925	Amount/sqft	07/02/2026	Quarterly
Void Costs	Building 4	Initial Void	-15	-489,510	Amount/sqft	29/09/2021	Quarterly
Void Costs	Building 5	End Void	-15	-599,295	Amount/sqft	27/05/2024	Quarterly
Void Costs	Building 4	End Void	-15	-38,745	Amount/sqft	28/02/2022	Quarterly
Void Costs	Building 4	End Void	-15	-431,085	Amount/sqft	27/05/2023	Quarterly
Void Costs	Building 4	End Void	-15	-57,660	Amount/sqft	10/09/2023	Quarterly

# Months	Discount	Inflation	Calculate
1	6.000%	0.000%	Always
1	6.000%	0.000%	Always
1	6.000%	0.000%	Always
1	6.000%	0.000%	Always
1	6.000%	0.000%	Always
1	6.000%	0.000%	Always
1	6.000%	0.000%	Always
1	6.000%	0.000%	Always
1	6.000%	0.000%	Always
1	6.000%	0.000%	Always
1	6.000%	0.000%	Always
1	6.000%	0.000%	Always
1	6.000%	0.000%	Always
4	6.000%	0.000%	Always
10	6.000%	0.000%	Always
10	6.000%	0.000%	Always
4	6.000%	0.000%	Always
10	6.000%	0.000%	Always
16	6.000%	0.000%	Always
7	6.000%	0.000%	Always
10	6.000%	0.000%	Always
7	6.000%	0.000%	Always
16	6.000%	0.000%	Always
4	6.000%	0.000%	Always

Relief (months)	End Date	Inflation	Calculate
0		0.000%	Always
0		0.000%	Always
0	27/05/2023	0.000%	Always
0	14/06/2025	0.000%	Always
0	07/02/2026	0.000%	Always
0	08/04/2024	0.000%	Always
0	07/02/2023	0.000%	Always
0	27/05/2024	0.000%	Always
0	20/10/2022	0.000%	Always
0	10/09/2023	0.000%	Always
0	25/03/2023	0.000%	Always
0	25/03/2024	0.000%	Always
0	08/10/2025	0.000%	Always
0	14/12/2026	0.000%	Always
0	29/09/2022	0.000%	Always
0	29/09/2024	0.000%	Always
0	07/08/2027	0.000%	Always
0	29/09/2023	0.000%	Always
0	27/11/2025	0.000%	Always
0	31/08/2023	0.000%	Always
0	27/11/2024	0.000%	Always
0	10/03/2025	0.000%	Always

Appendix Eight

Commercial Valuation Appraisal

North London Business Park, Oakleigh Road South, London, N11 1GN

Valuation Date:	29/09/2021		
Freehold			
Value:	48,820,783	Net Initial Yield:	5.017%
Net Rent:	2,616,829	Nominal Equivalent Yield:	7.404%
Total ERV:	7,595,578	True Equivalent Yield:	7.704%
Total Area:	314,439 sqft	Reversionary Yield:	13.022%
Net value / sqft	155		
WAULT (to First Break):	2 yrs, 1 mths		
WAULT (to Lease Expiry):	2 yrs, 8 mths		

Building 2, Instant Offices (DWP)

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
Current	912,142	829,655	8.1412%	829,655	6.500%	15.3846	12,763,915
Jan 2026	0	-494,925	-4.8566%	-1,324,580	6.500%	11.7104	-15,511,354
Jul 2027	0	0	0.0000%	494,925	6.500%	10.6548	5,273,351
Jan 2028	742,388	742,388	7.2849%	742,388	6.500%	10.3246	7,664,845
Unit Gross Value							**10,190,758**

Capital Adjustments

Description	Frequency	Start	Period	Discount	Rate	Amount	Value
Letting Fees		Jul 2027	1 Mnth	6.00%	-15%	-111,358	-79,269
						-111,358	
Adjusted Unit Value							**10,111,488**

Building 2, Vacant

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
Current	0	-51,885	-7.7499%	-51,885	7.500%	13.3333	-691,800
Sep 2022	0	0	0.0000%	51,885	7.500%	12.4031	643,535
Mar 2023	60,000	60,000	8.9620%	60,000	7.500%	11.9626	717,757
Unit Gross Value							**669,492**

Capital Adjustments

Description	Frequency	Start	Period	Discount	Rate	Amount	Value
Refurbishment	Quarterly	Sep 2021	4 Mnth	6.00%	-132.85/sqft	-459,528	-456,205
Letting Fees		Sep 2022	1 Mnth	6.00%	-15%	-9,000	-8,491
						-468,528	
Adjusted Unit Value							**204,796**

Building 2, Vacant

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
Current	0	-279,795	-6.2751%	-279,795	7.500%	13.3333	-3,730,600
Mar 2023	0	0	0.0000%	279,795	7.500%	11.9626	3,347,079
Sep 2023	419,692	419,692	9.4127%	419,692	7.500%	11.5378	4,842,309
Unit Gross Value							**4,458,788**

Capital Adjustments

Description	Frequency	Start	Period	Discount	Rate	Amount	Value
Refurbishment	Quarterly	Sep 2021	10 Mnth	6.00%	-132.85/sqft	-2,478,051	-2,424,812
Letting Fees		Mar 2023	1 Mnth	6.00%	-15%	-62,954	-57,685
						-2,541,005	
Adjusted Unit Value							**1,976,291**

North London Business Park, Oakleigh Road South, London, N11 1GN

Building 3, Comer Business Innovation Centre

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
Current	1,912,500	1,109,375	10.0000%	1,109,375	10.000%	10.0000	11,093,750
Unit Gross Value							**11,093,750**

Building 4, College of Animal Welfare

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
Current	270,833	243,333	6.9304%	243,333	6.000%	16.6667	4,055,550
Mar 2024	0	-165,000	-4.6994%	-408,333	6.000%	14.4073	-5,882,996
Sep 2025	0	0	0.0000%	165,000	6.000%	13.2016	2,178,258
Mar 2026	247,500	247,500	7.0491%	243,333	6.000%	12.8225	3,120,135
Mar 2026	247,500	247,500	7.0491%	4,167	7.500%	9.6294	40,126
Unit Gross Value							**3,511,072**

Capital Adjustments

Description	Frequency	Start	Period	Discount	Rate	Amount	Value
Refurbishment	Quarterly	Mar 2024	7 Mnth	6.00%	-132.85/sqft	-1,461,350	-1,245,070
Letting Fees		Sep 2025	1 Mnth	6.00%	-15%	-37,125	-29,406
Letting fees		Sep 2025	1 Mnth	6.00%	-15%	-37,125	-29,406
						-1,535,600	

Adjusted Unit Value **2,207,189**

Building 4, NHS CCG

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
Current	400,000	290,750	7.8744%	290,750	6.000%	16.6667	4,845,833
May 2025	0	-163,875	-4.4382%	-454,625	6.000%	13.4605	-6,119,471
Nov 2026	0	0	0.0000%	163,875	6.000%	12.3339	2,021,224
May 2027	245,812	245,812	6.6573%	245,812	6.000%	11.9798	2,944,774
Unit Gross Value							**3,692,360**

Capital Adjustments

Description	Frequency	Start	Period	Discount	Rate	Amount	Value
Refurbishment	Quarterly	May 2025	7 Mnth	6.00%	-132.85/sqft	-1,451,386	-1,155,311
Letting Fees		Nov 2026	1 Mnth	6.00%	-15%	-36,872	-27,286
						-1,488,258	

Adjusted Unit Value **2,509,762**

Building 4, RET St Andrews

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
Current	407,880	336,033	4.3797%	336,033	6.000%	16.6667	5,600,542
May 2023	0	-431,085	-5.6186%	-767,118	6.000%	15.1242	-11,602,036
Nov 2024	0	0	0.0000%	431,085	6.000%	13.8584	5,974,154
May 2025	646,628	646,628	8.4279%	336,033	6.000%	13.4605	4,523,159
May 2025	646,628	646,628	8.4279%	310,596	7.500%	10.2276	3,176,651
Unit Gross Value							**7,672,470**

Capital Adjustments

Description	Frequency	Start	Period	Discount	Rate	Amount	Value
Refurbishment	Quarterly	May 2023	10 Mnth	6.00%	-132.85/sqft	-3,817,976	-3,390,195
Letting fees		Nov 2024	1 Mnth	6.00%	-15%	-96,994	-80,651

North London Business Park, Oakleigh Road South, London, N11 1GN

	-3,914,970
Adjusted Unit Value	**4,201,624**

Building 4, Walsingham Support

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
Current	102,825	93,215	8.2349%	93,215	6.500%	15.3846	1,434,077
Aug 2023	0	-57,660	-5.0939%	-150,875	6.500%	13.6354	-2,057,235
Feb 2025	0	0	0.0000%	57,660	6.500%	12.4063	715,347
Aug 2025	86,490	86,490	7.6408%	86,490	6.500%	12.0217	1,039,760
Unit Gross Value							**1,131,950**

Capital Adjustments

Description	Frequency	Start	Period	Discount	Rate	Amount	Value
Refubishment	Quarterly	Aug 2023	4 Mnth	6.00%	-132.85/sqft	-510,675	-453,409
Letting Fees		Feb 2025	1 Mnth	6.00%	-15%	-12,974	-10,632
						-523,649	
Adjusted Unit Value							**667,909**

Building 4, Passenger Support

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
Current	98,166	98,166	9.2075%	98,166	8.000%	12.5000	1,227,075
Feb 2022	0	-38,745	-3.6341%	-136,911	8.000%	12.1055	-1,657,379
Aug 2023	100,000	100,000	9.3795%	138,745	8.000%	10.7857	1,496,460
Unit Gross Value							**1,066,156**

Capital Adjustments

Description	Frequency	Start	Period	Discount	Rate	Amount	Value
Refurbishment	Quarterly	Feb 2022	4 Mnth	6.00%	-132.85/sqft	-343,152	-332,499
Letting Fees		Aug 2023	1 Mnth	6.00%	-15%	-15,000	-13,415
						-358,152	
Adjusted Unit Value							**720,243**

Building 4, Vacant

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
Current	0	-489,510	-6.7130%	-489,510	7.500%	13.3333	-6,526,800
Sep 2023	0	0	0.0000%	489,510	7.500%	11.5378	5,647,853
Mar 2024	734,265	734,265	10.0695%	734,265	7.500%	11.1280	8,170,910
Unit Gross Value							**7,291,962**

Capital Adjustments

Description	Frequency	Start	Period	Discount	Rate	Amount	Value
Refurbishment	Quarterly	Sep 2021	1 Yrs 4 Mnth	6.00%	-132.85/sqft	-4,335,427	-4,181,673
Letting fees		Sep 2023	1 Mnth	6.00%	-15%	-110,140	-98,024
						-4,445,567	
Adjusted Unit Value							**3,012,265**

Building 5, RET St Andrews

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
Current	493,370	393,488	4.3319%	393,488	6.000%	16.6667	6,558,125
May 2024	0	-599,295	-6.5976%	-992,783	6.000%	14.2681	-14,165,130
Nov 2025	0	0	0.0000%	599,295	6.000%	13.0740	7,835,168

North London Business Park, Oakleigh Road South, London, N11 1GN

Building 5, RET St Andrews

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
May 2026	799,060	799,060	8.7968%	393,488	6.000%	12.6986	4,996,727
May 2026	799,060	799,060	8.7968%	405,573	7.500%	9.5141	3,858,641
Unit Gross Value							**9,083,532**

Capital Adjustments

Description	Frequency	Start	Period	Discount	Rate	Amount	Value
Letting Fees		Nov 2025	1 Mnth	6.00%	-15%	-119,859	-94,022
Refurbishment	Quarterly	May 2024	1 Yrs 4 Mnth	6.00%	-132.85/sqft	-5,307,756	-4,382,752
						-5,427,615	
Adjusted Unit Value							**4,606,758**

Building 7, Little Leo's Nursery

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
Current	50,000	39,875	4.7014%	39,875	8.000%	12.5000	498,438
Jan 2023	70,875	70,875	8.3565%	31,000	8.000%	11.2809	349,709
Unit Gross Value							**848,146**

Building 7, Ariana Hall

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
Current	95,000	71,375	6.1630%	71,375	8.000%	12.5000	892,188
Oct 2022	94,500	94,500	8.1597%	23,125	8.000%	11.5001	265,939
Unit Gross Value							**1,158,127**

Site Parking, Passenger Support

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
Current	495,000	495,000	8.6182%	495,000	8.000%	12.5000	6,187,500
Feb 2022	0	0	0.0000%	-495,000	8.000%	12.1055	-5,992,232
Feb 2023	495,000	495,000	8.6182%	495,000	8.000%	11.2088	5,548,363
Unit Gross Value							**5,743,631**

Building 3/4, Ariana Cafe

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
Current	39,000	39,000	8.0000%	39,000	8.000%	12.5000	487,500
Unit Gross Value							**487,500**

Building 6, Vacant

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
Current	0	-170,160	-7.1974%	-170,160	7.500%	13.3333	-2,268,800
Mar 2024	0	0	0.0000%	170,160	7.500%	11.1280	1,893,542
Sep 2024	255,240	255,240	10.7961%	255,240	7.500%	10.7328	2,739,442
Unit Gross Value							**2,364,184**

Capital Adjustments

Description	Frequency	Start	Period	Discount	Rate	Amount	Value
Letting Fees		Mar 2024	1 Mnth	6.00%	-15%	-38,286	-33,096
Refurbishment	Quarterly	Sep 2021	10 Mnth	6.00%	-132.85/sqft	-1,507,050	-1,474,673

North London Business Park, Oakleigh Road South, London, N11 1GN

	-1,545,336	
Adjusted Unit Value		**856,415**

Building 4, Vacant

Date	Gross Income	Net Income	Running Yield	Income Change	Cap Rate	YP	Value
Current	0	-431,085	-7.7358%	-431,085	7.500%	13.3333	-5,747,800
Sep 2024	0	0	0.0000%	431,085	7.500%	10.7328	4,626,752
Mar 2025	646,628	646,628	11.6037%	646,628	7.500%	10.3516	6,693,660
Unit Gross Value							**5,572,612**

Capital Adjustments

Description	Frequency	Start	Period	Discount	Rate	Amount	Value
Letting Fees		Sep 2024	1 Mnth	6.00%	-15%	-96,994	-81,438
Refurbishment	Quarterly	Sep 2021	10 Mnth	6.00%	-132.85/sqft	-3,817,976	-3,735,950
						-3,914,970	
Adjusted Unit Value							**1,755,223**

Summary of Unit Values

Building 2, Instant Offices (DWP)	10,111,488	
Building 2, Vacant	204,796	
Building 2, Vacant	1,976,291	
Building 3, Comer Business Innovation Centre	11,093,750	
Building 4, College of Animal Welfare	2,207,189	
Building 4, NHS CCG	2,509,762	
Building 4, RET St Andrews	4,201,624	
Building 4, Walsingham Support	667,909	
Building 4, Passenger Support	720,243	
Building 4, Vacant	3,012,265	
Building 5, RET St Andrews	4,606,758	
Building 7, Little Leo's Nursery	848,146	
Building 7, Ariana Hall	1,158,127	
Site Parking, Passenger Support	5,743,631	
Building 3/4, Ariana Cafe	487,500	
Building 6, Vacant	856,415	
Building 4, Vacant	1,755,223	
Total of Unit Values		**52,161,118**

Buyers Costs	(based on 49,276,988)			
Agents Fees	1.0000%	-591,324	v	
Legal Fees	0.5000%	-295,662	v	
Stamp Duty	(=4.9787%)	-2,453,349		
Total (=6.7787%):				-3,340,335

Net Value	**48,820,783**

Total VAT Amount: 147,831

Running Yield Report

Date	Cumulative Capital Invested	Capital Adjustment	Gross Income	Net Income	Running Yield	Cap Adj Running Yield
29/09/2021	64,759,150	-12,598,033	5,276,716	2,616,829	5.017%	4.041%
28/02/2022	65,102,302	-343,152	5,276,716	2,578,084	4.943%	3.960%
01/03/2022	65,102,302	0	4,683,550	1,984,918	3.805%	3.049%
29/09/2022	65,111,302	-9,000	4,683,550	2,036,803	3.905%	3.128%
20/10/2022	65,111,302	0	4,683,550	2,060,428	3.950%	3.164%

North London Business Park, Oakleigh Road South, London, N11 1GN

Running Yield Report (Continued)

Date	Cumulative Capital Invested	Capital Adjustment	Gross Income	Net Income	Running Yield	Cap Adj Running Yield
21/10/2022	65,111,302	0	4,683,050	2,059,928	3.949%	3.164%
07/02/2023	65,111,302	0	4,683,050	2,070,053	3.969%	3.179%
08/02/2023	65,111,302	0	4,703,925	2,090,928	4.009%	3.211%
01/03/2023	65,111,302	0	5,198,925	2,585,928	4.958%	3.972%
25/03/2023	65,174,256	-62,954	5,198,925	2,865,723	5.494%	4.397%
29/03/2023	65,174,256	0	5,258,925	2,925,723	5.609%	4.489%
27/05/2023	68,992,232	-3,817,976	5,258,925	2,566,485	4.920%	3.720%
28/05/2023	68,992,232	0	4,851,045	2,158,605	4.138%	3.129%
31/08/2023	68,992,232	0	4,851,045	2,197,350	4.213%	3.185%
01/09/2023	69,007,232	-15,000	4,951,045	2,297,350	4.404%	3.329%
10/09/2023	69,517,907	-510,675	4,951,045	2,249,300	4.312%	3.236%
11/09/2023	69,517,907	0	4,848,220	2,146,475	4.115%	3.088%
25/09/2023	69,517,907	0	5,267,912	2,566,167	4.920%	3.691%
29/09/2023	69,628,047	-110,140	5,267,912	3,055,677	5.858%	4.389%
25/03/2024	69,666,333	-38,286	5,267,912	3,225,837	6.184%	4.630%
29/03/2024	69,666,333	0	6,002,177	3,960,102	7.592%	5.684%
08/04/2024	71,127,683	-1,461,350	6,002,177	3,822,602	7.328%	5.374%
09/04/2024	71,127,683	0	5,731,344	3,551,769	6.809%	4.994%
27/05/2024	76,435,439	-5,307,756	5,731,344	3,052,357	5.852%	3.993%
28/05/2024	76,435,439	0	5,237,974	2,558,987	4.906%	3.348%
25/09/2024	76,435,439	0	5,493,214	2,814,227	5.395%	3.682%
29/09/2024	76,532,433	-96,994	5,493,214	3,245,312	6.222%	4.240%
27/11/2024	76,532,433	0	5,493,214	3,676,397	7.048%	4.804%
28/11/2024	76,629,428	-96,994	5,493,214	3,676,397	7.048%	4.798%
10/03/2025	76,629,428	0	5,493,214	3,734,057	7.159%	4.873%
11/03/2025	76,642,401	-12,974	5,493,214	3,734,057	7.159%	4.872%
29/03/2025	76,642,401	0	6,139,842	4,380,685	8.398%	5.716%
27/05/2025	76,642,401	0	6,786,470	5,027,313	9.638%	6.559%
14/06/2025	78,093,787	-1,451,386	6,786,470	4,972,688	9.533%	6.368%
15/06/2025	78,093,787	0	6,386,470	4,572,688	8.766%	5.855%
10/09/2025	78,093,787	0	6,472,960	4,659,178	8.932%	5.966%
08/10/2025	78,093,787	0	6,472,960	4,824,178	9.249%	6.177%
09/10/2025	78,168,037	-74,250	6,472,960	4,824,178	9.249%	6.172%
27/11/2025	78,168,037	0	6,472,960	5,423,473	10.398%	6.938%
28/11/2025	78,287,896	-119,859	6,472,960	5,423,473	10.398%	6.928%
07/02/2026	78,287,896	0	6,472,960	5,011,035	9.607%	6.401%
08/02/2026	78,287,896	0	5,560,818	4,098,893	7.858%	5.236%
08/04/2026	78,287,896	0	5,808,318	4,346,393	8.333%	5.552%
27/05/2026	78,287,896	0	6,607,378	5,145,453	9.865%	6.572%
14/12/2026	78,287,896	0	6,607,378	5,309,328	10.179%	6.782%
15/12/2026	78,324,768	-36,872	6,607,378	5,309,328	10.179%	6.779%
14/06/2027	78,324,768	0	6,853,190	5,555,140	10.650%	7.092%
07/08/2027	78,324,768	0	6,853,190	6,050,065	11.599%	7.724%
08/08/2027	78,436,126	-111,358	6,853,190	6,050,065	11.599%	7.713%
07/02/2028	78,436,126	0	7,595,578	6,792,453	13.022%	8.660%

Assumptions

All dates for capitalisation calculations taken from the nearest month start/end.
Running Yields and Net Initial Yield are based on say value plus buyer's costs 52,161,118.
Formulae as in Parry's Tables: rent annually in arrears.
Stamp Duty is progressive and derived from the set "HMRC (UK excl Scotland, 2019-)"
Cap Adj Running Yield is based on cumulative capital invested.
Buyer's costs are based on Say Value adjusted for excluded capital expenditure/receipts.
Total capital expenditure/receipts of -456,205 have been excluded from Buyer's costs calculations.
VAT rate of 20.00% applied where applicable.

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