

MONTAGU EVANS ADVISES ON... VIABILITY



WHY MONTAGU EVANS?

Our expert Viability team have an excellent track record of optimising schemes to meet their clients' objectives. Working in partnership with leading town planners we provide holistic market-focused advice from scheme inception through to the granting of planning permission and beyond.

HOW CAN WE HELP?

PLOTTING A CLEAR ROUTE THROUGH LOCAL AFFORDABLE HOUSING POLICY AND POLITICS

ASSESSING THE POTENTIAL TO USE VIABILITY TO JUSTIFY PLANNING GAIN, FOR EXAMPLE HIGHER DENSITY

IDENTIFYING THE MOST SUITABLE AFFORDABLE TENURES FOR YOUR SCHEME, AND ADVISING ON THEIR VALUE

ASSESSING THE LEVEL OF AFFORDABLE HOUSING THAT YOUR SCHEME CAN SUPPORT

ASSESSING THE CASE FOR ENABLING DEVELOPMENT

CONSIDERING THE CASE TO APPLY FOR EXCEPTIONAL CIRCUMSTANCES CIL RELIEF AND PREPARING THE SUPPORTING VIABILITY SUBMISSION

PREPARING A FINANCIAL VIABILITY ASSESSMENT IN SUPPORT OF YOUR PLANNING APPLICATION

NEGOTIATING AND REACHING AGREEMENT WITH THE LOCAL AUTHORITY AND THE GLA

DRAFTING THE VIABILITY REVIEW CLAUSE IN YOUR S106 AGREEMENT

NEGOTIATING WITH THE LOCAL AUTHORITY WHEN A REVIEW MECHANISM IS TRIGGERED

IN FY 2021/22 THE VIABILITY TEAM...

ADVISED ON DEVELOPMENTS THAT WILL DELIVER OVER 36,000 NEW HOMES ACROSS LONDON AND THE SOUTH EAST.

WORKED WITHIN 26 OF THE 32 LONDON BOROUGHES.

ADVISED ON SCHEMES PROVIDING OVER 1,500 BUILD TO RENT, CO-LIVING, SENIOR LIVING AND STUDENT ACCOMMODATION UNITS.

ADVISED ON SCHEMES RANGING FROM 1 UNIT TO 5,000 UNITS.



ALL OF OUR SCHEMES FROM FY 2021/2022.

OPTIMISING YOUR DEVELOPMENT...



ALBION WATERSIDE, GRAVESEND, DA12 2RR GRAVESHAM BOROUGH COUNCIL

CLIENT: Joseph Homes
FORMER USE: Industrial & Open Storage
SCHEME: 1,500 homes (inc. BTR & Later Living) and 45,000 sq. ft. commercial, riverside promenade
VALUE: £470m
AFFORDABLE PROVISION: 11%



ELMSLEIGH ROAD, STAINES, TW18 4PN SPELTHORNE BOROUGH COUNCIL

CLIENT: Inland Homes
FORMER USE: Monastic Hall & Telephone Exchange
SCHEME: 206 apartments in buildings rising to 15 storeys
AFFORDABLE PROVISION: 34% (granted at Appeal)



ST MICHAEL AND ALL ANGELS CHURCH, SHOREDITCH, EC2A 4QS LONDON BOROUGH OF HACKNEY

CLIENT: Aitch & VFund
FORMER USE: Grade I Listed church in retail use
SCHEME: Viability case required to prove that the proposed mezzanine extension was the minimum required ('least harm') to enable the standalone delivery of the works to the Listed church.



CAMBRIDGE ROAD, HITCHIN, SG4 0JJ NORTH HERTFORDSHIRE DISTRICT COUNCIL

CLIENT: Inland Homes
FORMER USE: Car showroom & MOT garage
SCHEME: 24 apartments and 4 houses
AFFORDABLE PROVISION: 0%



SG1, STEVENAGE, SG1 1PF STEVENAGE BOROUGH COUNCIL

CLIENT: Mace
FORMER USE: 14.5 acre town centre site accommodating a range of retail, commercial, residential and public sector buildings. Total built area c. 250,000 sq. ft.
SCHEME: Up to 1,867 apartments (inc. 496 for BTR), 100,000 sq ft Public Services Hub, 45,000 sq. ft. mixed commercial, 3 acres public realm.
AFFORDABLE PROVISION: 0%



PIKE CLOSE ESTATE, BR1 5DH LONDON BOROUGH OF BROMLEY

CLIENT: The Riverside Group & Countryside Properties
FORMER USE: Existing social housing estate
SCHEME: Estate regeneration to provide 170 new homes including the re-provision of the existing 92 social rented homes
AFFORDABLE PROVISION: 56% with GLA grant funding



**LEA BRIDGE STATION SITES,
E10 7PG**
LONDON BOROUGH OF WALTHAM FOREST

CLIENT: JV between London Square and LBWF
FORMER USE: Amenity land
SCHEME: 345 homes and 18,000 sq. ft. of commercial space across three buildings rising to 26 storeys
AFFORDABLE PROVISION: 50% with GLA grant funding (50% London Affordable Rent, 50% Shared Ownership)



**CHARLTON RIVERSIDE,
SE7 7SU**
ROYAL BOROUGH OF GREENWICH

CLIENT: Hyde Housing
FORMER USE: Industrial
SCHEME: 1,200 homes and 68,000 sq. ft. of commercial space
AFFORDABLE PROVISION: 40% with GLA grant funding



**MORDEN ROAD,
SW19 3BN**
LONDON BOROUGH OF MERTON

CLIENT: Peer Group
FORMER USE: Barclays Bank
SCHEME: 25 homes and 1,200 sq. ft. of commercial space
AFFORDABLE PROVISION: 0%

SOME OF OUR CLIENTS INCLUDE...

TESCO



COUNTRYSIDE
Places People Love



Hyde

Peabody

**Network
Homes**

**Inland
homes**

CURLEW
CAPITAL

ARELI

NHS
Property
Services

**Joseph
Homes.**



**Department
for Education**

MEET THE TEAM...

MONTAGU-EVANS.CO.UK



WILL SEAMER
IS A PARTNER SPECIALISING IN
VIABILITY

Will advises landowners and developers on wide-ranging viability matters in order that their schemes are optimised.

M: 07818 012 438



HARRY WACKETT
IS AN ASSOCIATE SPECIALISING IN
VIABILITY AND AFFORDABLE HOUSING

Harry has significant experience in financial modelling of proposed residential and mixed use developments, appraising various affordable housing tenures, advising on S106 affordable accommodation as well as drafting S106 agreements.

M: 07919 499 633



SARAH GIBBS
IS A SENIOR SURVEYOR SPECIALISING
IN VIABILITY

Sarah has over 5 years' experience advising both private and public sector clients on planning and development matters, providing viability and valuation advice in support of mixed-use developments.

M: 07825 437 220



JAMES VEITCH
IS A SURVEYOR SPECIALISING IN
VIABILITY

James advises a range private and public sector clients on various residential-led development matters, including financial viability advice through to the disposal of S106 affordable homes.

M: 07818 538 224

FOR MORE INFORMATION ABOUT
OUR THINKING
MONTAGU-EVANS.CO.UK



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