

# Breams Development

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**REPORT Q4 2021**

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**March 2022**



**Aviv  
Property  
Development**

# 1 New Planning Permission

To remind you that we got the “PLANNING PERMISSION” approving the follows:

Part demolition and extension of the existing building.

Change of use from Office (Class E) to Residential Units (Class C3).

New fourth, fifth and sixth floors with a roof terrace above.

An increase to 9 residential units with 9,687 sqft gross area; Vs the previous planning of 8 residential units with 8,639 sqft gross area.

## 2 Planning Conditions

The new planning includes various planning conditions.

SKA Architects have engaged consultants to prepare all the necessary reports for the planning condition applications.

All applications have been submitted to the local council.

While the council discharged part of the conditions, the rest are waiting for the council approval.

Once all conditions discharged, we would be able to implement the new planning on site.

## 3 Party Wall Agreements with Neighbors

Original Party wall agreements have been stopped and new awards based on the new planning were submitted to our joint neighbors - awaiting feedback from them.

## 4 Refinancing

Now that we got the new planning permission in place, we would refinance the existing development loan into a new development loan to include the new planning.

## 5 Design Update

Full design for new scheme has made good progress with initial release of pack. This has been reviewed by building control and fire consultant.

M&E are now reviewing full list of requirements and will update drawings shortly.

## 6 Corona Virus in the UK

Total coronavirus cases – 18,654,572.

The UK government has canceled all Coronavirus restrictions.

There is no longer a legal requirement to isolate yourself if you test positive COVID-19.

## 7 Housing Market Price Growth

Annual house price growth accelerated to 11.2% in January, the strongest pace since June last year, and the strongest start to the year for 17 years.

Prices rose by 0.8% month-on-month, after taking into account seasonal effects, the sixth consecutive monthly increase.

Headlines	Jan-22	Dec-21
Monthly Index	5.13	5.091
Monthly Change	0.8%	1.1%
Annual Chang	11.2%	10.4%
Average Price (not seasonally adjusted)	£255,556	£254,822







## 8 Budget 31/12/2021

		Budget	Paid	Balance	ratio	
<b>Purchase Price</b>		<b>£4,650,000</b>	<b>£4,650,000</b>	<b>£0</b>	<b>100%</b>	
SDLT	6%	£268,500	£172,000	£96,500	64%	
Broker	2%	£93,000	£93,000	£0	100%	
Due Diligence/Surveys	2%	£93,000	£93,000	£0	100%	
Legals, valuations, planning, initiation fee	2%	£93,000	£93,000	£0	100%	
VAT loan interest	1%	£37,200	£18,950	£18,250	51%	
<b>Purchase Costs Subtotal</b>		<b>£584,700</b>	<b>£469,951</b>	<b>£114,749</b>		
<b>Construction Costs</b>	<b>GIA</b>	<b>per sqft</b>				
Hard costs	£8,636	£304	£2,625,344	£27,651	£2,597,693	1%
<b>Construction Subtotal</b>			<b>£2,625,344</b>			
Contingency	7%	£183,774	£81,545	£102,229	44%	
Project management	4%	£105,014	£62,769	£42,245	60%	
Professional Fees (inc QS)	2%	£52,507	£54,628	-£2,121	104%	
Utilities	2%	£52,507	£46,660	£5,846	89%	
Building Warranties	1%	£26,253	£0	£26,253	0%	
Quantitative surveyor	1%	£26,253	£1,000	£25,253	4%	
M & E Designer	1%	£26,253	£0	£26,253	0%	
CIL	£133	£43,772	£0	£43,772	0%	
<b>Construction Soft Costs Subtotal</b>		<b>£516,334</b>				
New planning:						
Construction costs, planning and others		£564,234	£139,791	£424,443	25%	
<b>New Planning Subtotal</b>		<b>£564,234</b>				
<b>Total Construction Cost</b>			<b>£3,706,000</b>			
<b>Total Costs</b>		<b>£8,940,700</b>	<b>£5,533,996</b>	<b>£3,406,704</b>	<b>62%</b>	
<b>Cost of Finance (interest/fees)</b>		<b>£722,000</b>	<b>£400,430</b>	<b>£321,570</b>	<b>55%</b>	