

Bellway Homes Limited (North London),
Bellway House,
Bury Street,
Ruislip,
Middlesex,
HA4 7SD.

27/3/26

Dear Sirs,

**COMAG TAVISTOCK WORKS, TAVISTOCK ROAD, YIEWSLEY, WEST DRAYTON, LONDON
BOROUGH OF HILLINGDON, UB7 7QE.
FINANCIAL VIABILITY ASSESSMENT.**

In our 'Financial Viability Assessment (FVA) Statement dated 9/9/25 (which we prepared in connection with a potential planning appeal), our Appendix L contained a residual profit appraisal of the subject scheme as at 9/9/25.

We re-provide our appraisal in **Appendix 1** and, as you will note, this did not account for any affordable housing provision albeit we understand you subsequently agreed a commuted payment of around £800,000. If we add this cost into our previous appraisal, the residual loss that it drives would increase.

We do not think the viability position has improved since then. Indeed, it has got worse and we are concerned that it might deteriorate further if development headwinds increase in connection with the war in Iran which has already happened and/or seems likely (e.g. increased mortgage rates, development finance rates and a general worsening of the UK economy).

We now understand that you are seeking to convert a ground floor residents' lounge into a 3b5p flat.

This will slightly reduce the overall residual loss that we previously identified but the fact that the whole scheme was/is not viable means that no additional affordable housing commuted sum is viable in connection with the conversion of the lounge.

Yours faithfully,



James Brown BSc (Hons) MRICS
RICS Registered Valuer
Director

APPENDIX 1

COMAG on 2/9/25
100% Private

Development Appraisal
Prepared by JRB
James R Brown & Company Ltd
02 September 2025

APPRAISAL SUMMARY**JAMES R BROWN & COMPANY LTD****COMAG on 2/9/25
100% Private**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Private Residential	105	77,084	560.00	411,115	43,167,040

NET REALISATION**43,167,040****OUTLAY****ACQUISITION COSTS**

Fixed Price	2,060,000				
Fixed Price			2,060,000		
				2,060,000	
Stamp Duty		4.49%	92,494		
Agent Fee		1.00%	20,600		
Legal Fee		0.80%	16,480		
					129,574

CONSTRUCTION COSTS

Construction	ft ²	Build Rate ft ²	Cost
Private Residential	120,904	272.80	32,982,876
MCIL2/CIL/S.106			200,000
			33,182,876

PROFESSIONAL FEES

Professionals	10.00%	3,298,288	
			3,298,288

MARKETING & LETTING

Marketing	1.00%	431,670	
			431,670

DISPOSAL FEES

Sales Agent Fee	1.25%	539,588	
Sales Legal Fee		150,000	
			689,588

TOTAL COSTS BEFORE FINANCE**39,791,996****FINANCE**

Debit Rate 9.000%, Credit Rate 2.000% (Nominal)			
Land			485,755
Construction			3,131,227
Other			1,473,706
Total Finance Cost			5,090,689

TOTAL COSTS**44,882,685****PROFIT****(1,715,645)****Performance Measures**

Profit on Cost%	-3.82%
Profit on GDV%	-3.97%
Profit on NDV%	-3.97%
IRR% (without Interest)	5.94%
Profit Erosion (finance rate 9.000)	N/A

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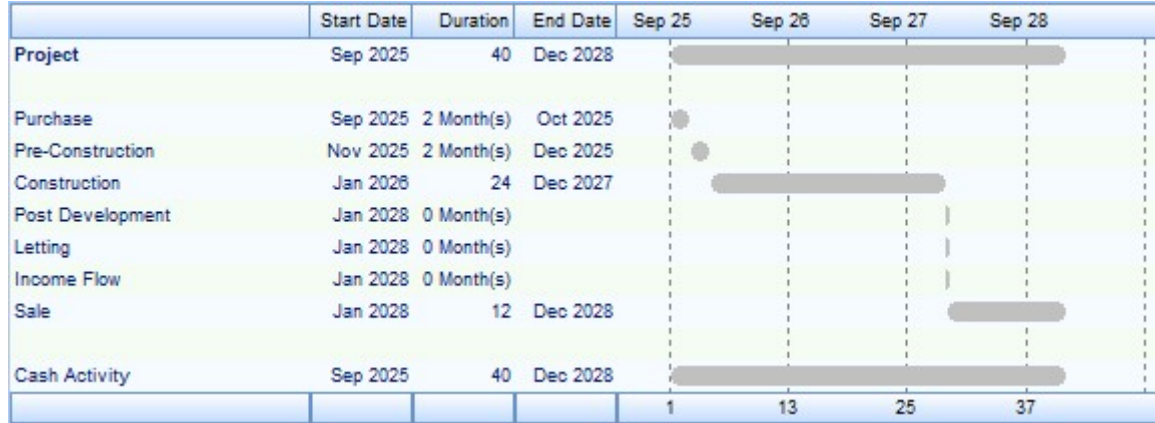
TIMESCALE AND PHASING CHART

JAMES R BROWN & COMPANY LTD

COMAG on 2/9/25
100% Private

Project Timescale	
Project Start Date	Sep 2025
Project End Date	Dec 2028
Project Duration (Inc Exit Period)	40 months

Phase 1



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DETAILED CASH FLOW**JAMES R BROWN & COMPANY LTD****COMAG on 2/9/25
100% Private**

Detailed Cash flow Phase 1

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Monthly B/F	001:Sep 2025	002:Oct 2025	003:Nov 2025	004:Dec 2025	005:Jan 2026	006:Feb 2026	007:Mar 2026	008:Apr 2026
	0	(2,189,574)	(2,205,996)	(2,222,418)	(2,239,086)	(2,701,739)	(3,260,135)	(4,090,502)
Revenue								
Sale - Private Residential	0	0	0	0	0	0	0	0
Disposal Costs								
Sales Agent Fee	0	0	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0	0	0
Unit Information								
Private Residential								
Acquisition Costs								
Fixed Price	(2,060,000)	0	0	0	0	0	0	0
Stamp Duty	(92,494)	0	0	0	0	0	0	0
Agent Fee	(20,600)	0	0	0	0	0	0	0
Legal Fee	(16,480)	0	0	0	0	0	0	0
Construction Costs								
MCIL2/CIL/S.106	0	0	0	0	(200,000)	0	0	0
Con. - Private Residential	0	0	0	0	(223,623)	(489,439)	(732,651)	(953,261)
Professional Fees								
Professionals	0	0	0	0	(22,362)	(48,944)	(73,265)	(95,326)
Marketing/Letting								
Marketing	0	0	0	0	0	0	0	0
Net Cash Flow Before Finance	(2,189,574)	0	0	0	(445,985)	(538,383)	(805,917)	(1,048,587)
Debit Rate 9.000%	9.000%	9.000%	9.000%	9.000%	9.000%	9.000%	9.000%	9.000%
Credit Rate 2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%
Finance Costs (All Sets)	0	(16,422)	(16,422)	(16,668)	(16,668)	(20,013)	(24,451)	(30,495)
Net Cash Flow After Finance	(2,189,574)	(16,422)	(16,422)	(16,668)	(462,653)	(558,396)	(830,368)	(1,079,082)
Cumulative Net Cash Flow Monthly	(2,189,574)	(2,205,996)	(2,222,418)	(2,239,086)	(2,701,739)	(3,260,135)	(4,090,502)	(5,169,584)

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**COMAG on 2/9/25
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Detailed Cash flow Phase 1

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009:May 2026	010:Jun 2026	011:Jul 2026	012:Aug 2026	013:Sep 2026	014:Oct 2026	015:Nov 2026	016:Dec 2026	017:Jan 2027	018:Feb 2027
(5,169,584)	(6,474,337)	(7,982,230)	(9,669,147)	(11,511,485)	(13,486,802)	(15,569,774)	(17,736,238)	(19,964,113)	(22,226,595)
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
(1,151,266)	(1,326,669)	(1,479,468)	(1,609,663)	(1,717,255)	(1,802,244)	(1,864,630)	(1,904,411)	(1,921,590)	(1,916,165)
(115,127)	(132,667)	(147,947)	(160,966)	(171,726)	(180,224)	(186,463)	(190,441)	(192,159)	(191,617)
0	0	0	0	0	0	0	0	0	0
(1,266,393)	(1,459,336)	(1,627,414)	(1,770,630)	(1,888,981)	(1,982,469)	(2,051,092)	(2,094,853)	(2,113,749)	(2,107,782)
9.000%	9.000%	9.000%	9.000%	9.000%	9.000%	9.000%	9.000%	9.000%	9.000%
2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%
(38,360)	(48,558)	(59,503)	(71,708)	(86,336)	(100,503)	(115,372)	(133,022)	(148,733)	(164,586)
(1,304,753)	(1,507,893)	(1,686,917)	(1,842,338)	(1,975,317)	(2,082,972)	(2,166,464)	(2,227,874)	(2,262,482)	(2,272,368)
(6,474,337)	(7,982,230)	(9,669,147)	(11,511,485)	(13,486,802)	(15,569,774)	(17,736,238)	(19,964,113)	(22,226,595)	(24,498,963)

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DETAILED CASH FLOW**JAMES R BROWN & COMPANY LTD****COMAG on 2/9/25
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Detailed Cash flow Phase 1

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029:Jan 2028 (42,287,720)	030:Feb 2028 (29,996,694)	031:Mar 2028 (25,965,760)	032:Apr 2028 (24,034,527)	033:May 2028 (22,087,470)	034:Jun 2028 (20,124,590)	035:Jul 2028 (18,149,547)	036:Aug 2028 (16,158,681)	037:Sep 2028 (14,151,992)	038:Oct 2028 (12,132,156)
12,950,112	4,316,704	2,158,352	2,158,352	2,158,352	2,158,352	2,158,352	2,158,352	2,158,352	2,158,352
(161,876)	(53,959)	(26,979)	(26,979)	(26,979)	(26,979)	(26,979)	(26,979)	(26,979)	(26,979)
(150,000)	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
(129,501)	(43,167)	(21,584)	(21,584)	(21,584)	(21,584)	(21,584)	(21,584)	(21,584)	(21,584)
12,508,734	4,219,578	2,109,789	2,109,789	2,109,789	2,109,789	2,109,789	2,109,789	2,109,789	2,109,789
9.000%	9.000%	9.000%	9.000%	9.000%	9.000%	9.000%	9.000%	9.000%	9.000%
2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%
(217,709)	(188,644)	(178,556)	(162,732)	(146,909)	(134,747)	(118,923)	(103,100)	(89,952)	(74,129)
12,291,025	4,030,934	1,931,234	1,947,057	1,962,880	1,975,042	1,990,866	2,006,689	2,019,837	2,035,660
(29,996,694)	(25,965,760)	(24,034,527)	(22,087,470)	(20,124,590)	(18,149,547)	(16,158,681)	(14,151,992)	(12,132,156)	(10,096,495)

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Detailed Cash flow Phase 1

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039:Nov 2028	040:Dec 2028
(10,096,495)	(8,045,012)
2,158,352	6,475,056
(26,979)	(80,938)
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
(21,584)	(64,751)
2,109,789	6,329,367
9.000%	9.000%
2.000%	2.000%
(58,305)	0
2,051,484	6,329,367
(8,045,012)	(1,715,645)

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