

Independent Audit of Viability details: Instruction

Section A (Site Summary) – to be completed by Case Officer

Case officer contact details:	Charles Thuairé 020 7974-5867	Date of audit request:	19.9.19
Camden Reference:	2014/6449/P	Statutory consultation end date:	n/a
Site Address:	Bartrams Convent Hostel Rowland Hill Street London NW3 2AD		
Reason for Assessment:	Post-construction viability assessment to assess whether a deferred affordable housing contribution is required		
Proposal description:			
Demolition of the existing student hostel building (Sui Generis) and replacement with a part 4, 6, 7, 10 storey building plus basement to provide extra-care accommodation for older people (Class C3), comprising 60 flats and associated communal facilities including restaurant, lounges, health and well-being facility and staff facilities, plus basement level carparking, cycle and mobility scooter parking, basement and 10th floor plant, ground floor communal gardens, and 3rd & 6th floor roof terraces.			
Relevant planning background			
Committee report paras 6.24 – 6.27 explain need for this. S106 legal agreement paras 2.45 and 4.10.2 require Post-construction viability assessment and payment of £5000 to cover our review fees. Please see both documents on our website.			
Their submitted viability documents are attached here as they cannot be public on the web.			

Section B: Fee proposal (to be completed by the Auditor)

Date	Fee and costs (£ ex VAT)	Date estimate for initial report	Commentary (including timescales for completion of Initial Report)
23/9/19	£2,800 ex VAT	3 weeks from instruction noting the S106 timescales	
	£400 ex VAT per meeting if required		

Note: Where changes to the fee are required during the audit process, this will require an update to the above table, with justification provided by the auditor. These changes shall be agreed with the planning officer and the applicant, in writing before the work is undertaken.

Section C: Audit Agreement (to be completed by Applicant)

I agree to pay the full costs of the independent audit of the Viability details associated with the planning application for the site identified in Section A. Such costs may include additional fees charged at the hourly rate for Planning Committee attendance (for example).

Who will be paying the invoice:

i. FULL NAME of contact to be Invoiced by LB Camden for audit costs*	
ii. Address of contact	
iii. Company (if relevant)	
iv. Contact telephone number	
v. Date	

Where the invoice should be sent:

Company name, contact name and address of where to send invoice (if different from above)	
Contact email address	
Contact telephone number	

*If no Company name provided then **full name** of Contact (First-name & Surname) must be provided – initials will not suffice.

Please be advised an administration fee of £20 will be added to the cost of the invoice to cover the cost of the Council processing the application