

## LIAM JANUSZ



### Position

Surveyor

### Qualifications

BA (Hons)

### Key Skills

Development Appraisals  
Development Analysis  
Disposal & Acquisition

### History

Liam joined DS2 from Ballymore, where he worked in the Planning & Development Department specialising in development analysis, this involved feasibility and viability appraisals as well as working on disposal and acquisition projects. He gained valuable experience in other aspects of the development process such as Planning, Construction and Sales. He worked on a various amount of sites such as Embassy Gardens, West Hampstead, Royal Wharf & Arrowhead Quay.

Prior to joining Ballymore, Liam spent 3 years at Sheffield Hallam university studying Real Estate BSc Hons, this covered all aspects of the property development process from Construction to Law. Liam also took a year out prior to going to university and worked in the residential sector as a trainee land buyer for a small reputable property development company, acquiring potential development land.

### Recent Experience

#### **Sampson & Ludgate, Southwark – Native Land**

Development viability and affordable housing advice to support the purchase of Sampson & Ludgate.

#### **Boatmans House, Tower Hamlets – Woodchester House (No.1) Ltd**

Financial Viability Assessment and affordable housing advice to support the planning application for the provision of a mixed use redevelopment comprising 78 residential units as well as restaurant use and office use.

#### **18 Blackfriars, Southwark - Circleplane**

Appointed to provide a Financial Viability Assessment and affordable housing advice including off-site affordable housing site search. The project is currently on-going.

#### **Northumberland Development Project, Haringey – Tottenham Hotspur Football Club Limited**

Financial Viability Assessment and affordable housing advice to support a planning application for the provision of the redevelopment of the stadium, hotel, Tottenham Experience, sports centre, community and/or offices, health centre and 585 residential units.

#### **New Malden House, Kingston upon Thames – Matterhorn New Malden Ltd**

Financial Viability Assessment and affordable housing advice to support a planning application for the provision of a residential



scheme which proposes to retain the existing building and provide an additional part-two, part-four storey extension on the top of the building. The full scheme will provide 93 residential units.

**Bishopsgate Goods Yard, Tower Hamlets & Hackney – Bishopsgate Goodsyard Regeneration Limited**

Financial Viability Assessment and affordable housing advice to support a planning application on a major central London regeneration site. The mixed use development will provide over 1,350 residential units, c.175, 000 sq ft of retail space and c.771, 000 sq ft of office space.

**Westferry Printworks, Tower Hamlets – Northern & Shell Investments No.2 Ltd**

Financial Viability Assessment and affordable housing advice to support a planning application for the redevelopment of a mixed use scheme comprising a secondary school, 737 residential units, flexible restaurant and café and drinking establishment uses, flexible office and financial and professional services uses and community uses.

**The Old Post Office, Kingston upon Thames – St George West London Ltd**

Financial Viability Assessment and affordable housing advice to support a planning application for the redevelopment of a mixed used scheme consisting of the refurbishment of the listed buildings, provision of flexible floorspace, office use, community/leisure use and 388 residential units.

**14 Great Peter Street, Westminster – Maple Springfield**

Financial Viability Assessment prepared and submitted to support the level of affordable housing for a planning application for the refurbishment of the existing building to provide 29 residential apartments.

**116 – 118 Chancery Lane, Westminster – Private Client**

Financial Viability Assessment prepared and submitted to support the level of affordable housing for a planning application for the refurbishment of the existing building on part basement floor plus part ground and 1<sup>st</sup> to 4<sup>th</sup> floors to provide 14 residential units.

**Valentines House, Redbridge – Development Securities**

Financial Viability Assessment prepared and submitted to support the level of affordable housing for a planning application for the redevelopment of a part 7, part 5 storey building to provide 122 residential dwellings and retail space.



## **Project Ace**

Working within a small team whilst at Ballymore and with external consultants CBRE and Lazard's to assemble a portfolio consisting of Arrowhead Quay, Embassy Gardens Phase 2 and London City Island Phase 2 with a combined GDV of over £1billion to take to the market. Putting together a detailed financial appraisal to support the valuation of the portfolio and to make sure issues ranging from overages to power supply were resolved.

## **Arrowhead Quay**

Assisting with the strategy for the affordable housing with the development manager within a tight timetable due to its involvement within Project Ace. Making sure that all scenarios were financially tested to make sure the scheme still made the required returns but were adequate to achieve planning permission. Scenarios ranged from providing the affordable housing on-site, off-site and paying an off-site commuted sum.

## **London City Island Phase 1**

Assisting in preparing the funding package for the construction of the site whilst modelling the main appraisal for the funders. This involved liaising with the architects, cost consultants and agents to gather all the information together to input into the financial appraisal whilst also checking for any discrepancy's

## **Royal Wharf**

Preparing the financial valuation for the disposal of Royal Wharf to Oxley holdings.

## **Various Projects**

Modelling financial appraisals internally for sites ranging from West Hampstead to Brentford, 20 Grosvenor square to Ladbroke Grove. Liaising with various consultants to input the correct data into the appraisal to provide a robust outcome.