



## RUSSELL SPEECHLEY

### History

Russell joined DS2 in early 2017 from Cluttons' Affordable Housing department, where he provided valuation and development viability advice to housing associations, developers and local authorities.

Prior to this, Russell worked for GVA within the Valuation and Corporate Recovery teams, undertaking a wide range of valuation, development viability and agency instructions in London and the West Country.

As a RICS Registered Valuer, Russell regularly undertakes valuation instructions in respect to a variety of property uses, including for land, affordable housing and open market housing.

Russell also acts for local authorities, housing associations and private sector clients in respect to development viability.

### Recent Experience

#### Raynes Park, Merton – Housing Association

Consultancy advice to support the purchase of development land on behalf of a housing association. Instruction involved initial market review of area, with analysis of expected end sale values, pricing schedule for proposed units and RICS 'Red Book' compliant valuation of the site to support bid.

#### Brentford, Hounslow – Private Client

Preparation of viability advice to support a planning application for redevelopment of a site to provide circa 100 new residential units.

#### Great Portland Street, Fitzrovia – Westminster City Council \*

Financial viability review of an applicant's submission for the affordable housing negotiation in respect to a proposed redevelopment of an existing office building. Expected GDV of proposed scheme in excess £60 million.

#### Grosvenor Square, Mayfair – Westminster City Council \*

Financial viability review of an applicant's submission for the affordable housing payment in lieu negotiation, for proposed refurbishment and

### Position

Partner

### Qualifications

MRICS  
RICS Reg. Valuer  
PG Dip.  
MSc  
BSc (Hons)

### Key Skills

Development Viability  
Valuation  
Affordable Housing  
Disposal & Acquisition

### Sample Clients

Catalyst Housing  
Notting Hill Housing  
Metropolitan Housing  
Westminster City Council

\* previous employment

redevelopment of an historic office building to provide hotel and private member's club.

**St James's Square, Westminster – Private Client \***

Viability and affordable housing advice provided in respect the proposed conversion of a Grade II Listed office building in St James to high end residential apartments. Planning permission successfully obtained.

**Singer Mews, Lambeth – Housing Association \***

Viability and affordable housing delivery advice to support planning amendment in respect conversion of an existing property to open market residential accommodation.

**Littlemore Park, Oxford – Housing Association \***

Valuation advice provided to a housing association to support the purchase of a development site to provide 270 homes, with estimated GDV in excess £80 million.

**Crab Hill, Wantage – Housing Association \***

Valuation advice provided to a housing association to support the purchase of development site to provide 150 residential homes, with estimated GDV in excess £40 million.

**Southall, Ealing – Housing Association \***

Consultancy advice to support the purchase of development land on behalf a housing association. Instruction involved analysis of expected end sale values, pricing schedule for proposed units and RICS 'Red Book' compliant valuation of the site to support bid.

**Kew Bridge, Hounslow – Housing Association \***

Valuation of affordable housing units under Existing Use Value Social Housing for purpose of purchase by a housing association from developer. Valuation undertaken to support purchase of units.