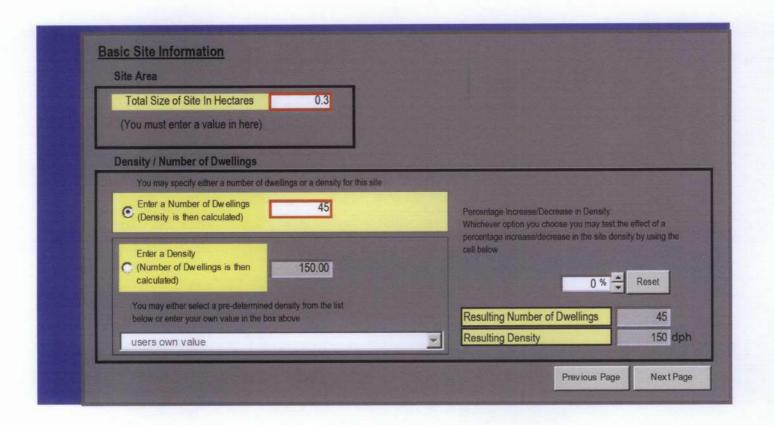
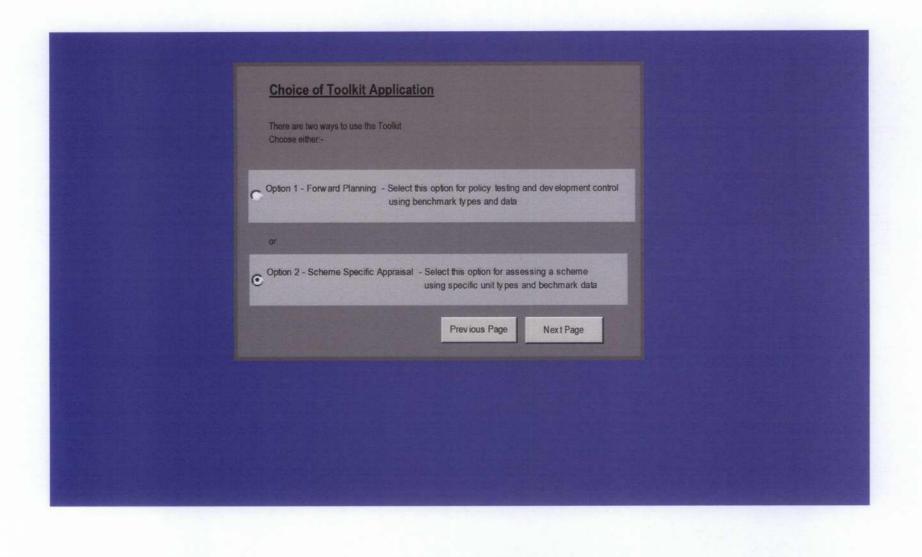
# TOOLKIT REPORT - ORCHARD ROAD, RICHMOND, TW9 4NY APPENDIX 9

Site Details Site Address	The Dairy, Orchard Road, TW9 4NY		
Oile Address	The bany, Ordinard Road, 1993-199		
Site Reference			
Application Number			
NLUD Reference UPRN or Grid Reference			
Scheme Description	Mixed use residential led scheme.		
I have read, and accepted,	the terms and conditions set out in the license agreement	Next Page	
	Designation of Control Model 2014 (Indian		
	Development Control Model 2011 Update		





## Unit Types and Details

Enter the details for each type of unit in the cells below. You can specify up to 40 types of unit, one per row. Each row must be either fully completed or left fully blank.

Note: For wheelchair units, the Toolkit uses exactly the size of the unit as entered by the user.

	Description of Unit Type	Number	Person Oc	cupancy	Habitabl	le Rooms	Wheel-		No. Of	Size in sq
Ref.	(for the users reference only)	of Bed - rooms	Bench - mark	User value	Bench - mark	User value	chair Unit?	is a Flat?	Storeys (1-99)	m
1	Private 1b2p	1	2		2		NO	yes	4	52.11
2	Private 1b2p WC	1	2		2		YES	yes	4	67
3	Private 2b4p	2	3	4	3		NO	yes	4	81
4	Shared Ownership1b2pWC	1	2		2		YES	yes	4	70
5	Shared Ownership 2b4p	2	3	4	3		NO	yes	4	70
6	Affordable Rent 2b4p	2	3	4	3		NO	yes	4	74
	Affordable Rent 3b5p	3	4	5	4		NO	yes	4	92
8	Affordable Rent 3b5pWC	3	4	5	4		NO	yes	4	111.33
9			(1) / (1)		die nie					
10		. 0 1	EVENTAL							
11										
12			LAWS!		Transper .					
13					-					
14			ENEXE.		NAME OF TAXABLE					
15										
16					10000					
17			-	1						
18					TO ALL YOU					
19			mark Age		-					
20			No late _							
21			- 345		100					
22			A HOLE		No.					
23										
24										
25					ARKS.					
26			THE REAL PROPERTY.							
27			15.5		No.					
28			Mile and							
29			100							
30			- In Seri		BAILE					
31					1000000					
32			T / TA	ELE	Libbins					
33			ALM ALL							
34					107-10					
35					THE REAL PROPERTY.					
36					Digutal S					
37										
38			XETTE							
39			3.386		1000					
40										

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#### Tenure You may decide the distribution of the units across the tenures in two ways. By Percentage: In which case you enter a percentage of the total number of units to assign to each tenure. These percentages are applied equally across all unit types. By Quantity. In which case enter the exact number of units of each type to assign to each tenure in the table below. C Input by Quantity Increase/ increase/ C Input by Percentages decrease in decrease in Affordable market value Sale, Low Cost Sale, Equity Share Affordable / Intermediate Rent Social Rent Benchmark Rents Affordable/ New build Low cost SALE Equity share Intermediate Social rent Units HomeBuy sale Adjusted Market User Market Rent Adjusted Bed-Market Rent | Social Rent rent allocated Market Value Value per week Market Rent Rent/week rooms per week per week 71% 0% 7% 0% 0% 22% 100% 213 £ 94 Private 1b2p 28.00 253,304 28.0 295,000 113 2.00 295,000 260 £ 2 Private 1b2p WC 2.0 2.00 357,500 285,500 357,500 291 £ 130 3 Private 2b4p 2.0 4 Shared Ownership1b2pWC 5 Shared Ownership 2b4p 6 Affordable Rent 2b4p 4 £ 323 £ 5 n/av £ 139 285,500 2.00 323,500 323,500 146 152 5.00 230.00 E 6 n/av £ 140.00 E 7 Affordable Rent 3b5p 2.0 2.00 8 Affordable Rent 3b5pWC 140.00 £

45.00

Percentage purchased by purchaser for New build HomeBuy Percentage purchased by purchaser for Low Cost Sale Percentage purchased by purchaser for Equity Share 25%

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## **Development Costs**

## Build Costs per sq m

If you wish to use your own values then you can enter them in the white cells below. If you leave any blank the Toolkit Value for that row will be used. The Ecomhornes level is for reference purposes only.

	Toolkit Values	User Values
Flats (40+ storeys)	£3,359	
Flats (16-40 storeys)	£2,696	
Flats (6-15 storeys)	£2,094	
Flats (5 & less storeys)	£1,539	£1,932
Houses <= 75m2	£1,145	
Houses > 75m2	£1,002	
Code for Sustainable	Homes level	3

### Other Development Costs

If you wish to use your own values then you can enter them in the white cells below. If you leave any blank the Toolkit Value for that row will be used

	Toolkit Values	User Values	
Professional Fees %	12.0%		of build costs
Internal Overheads	6.0%	0.0%	of build costs (Sale, Equity Share and Low Cost Sale units only)
Interest rate (Market)	6.75%	7.0%	of build costs (Sale, Equity Share and Low Cost Sale units)
Interest Rate (Affordable Housing)	6.75%	7.0%	of build costs (Social Rent, Aff/Int' Rent and Nb HomeBuy)
Marketing Fees	3.0%		of market value
Developers Return	17.0%	20.0%	of market value applies to market housing
Contractors Return	6.0%		of development costs (excl finance) appies to affordable housing

Land Financing Costs £ 398,500 (see Guidance Notes)

## **Exceptional Development Costs**

Enter a value for exceptional development costs.

Total For Scheme	
Cost per dwelling	
Cost per hectare	
Cost per habitable room	No Info

You may also enter SCHEME totals for other exceptional costs. You can enter the name of the cost in the left hand cells and the SCHEME value in the right hand cell

Costs incurred for Sustainable homes level of 3,4, 5 or 6	£	
Demolition	£	82,500
<enter cost="" description=""></enter>	£	-
<enter cost="" description=""></enter>	£	

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#### Social Rent and Affordable/Intermediate Rent Costs and Capitalisation These values are used to calculate capitalised value when no grant is available. If you wish to use your own values then you can enter them in the white cells below. If you leave any blank then the Toolkit Value for that row will be used ToolKit User Social Rent Values Values per dwelling (+30% for flats) Management £555 £550 Maintenance per dwelling (+10% for flats) Costs per annum 4.38% Voids/bad debts of gross rent 0.384% Repairs reserve of development costs 7.00% of net rent Capitalisation ToolKit User **New build HomeBuy** Values Values Rent 2.75% of gross rent Capitalisation 7.00% of net rent **ToolKit** User Affordable / Intermediate Rent Values Values Management costs 6.00% of gross rent £1,260 Maintenance Costs per annum per dwelling 6.00% of gross rent Voids/bad debts 1.50% Letting fee of gross rent 7.00% of net rent Capitalisation

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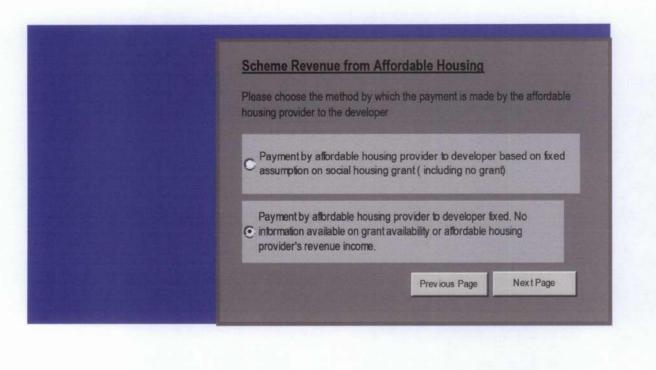
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# Planning Obligations

For each type of contribution you may either enter a total figure (for that row) or you may enter values per unit (for each lenure). If you choose the second option, the Toolkit will calculate the total obligation 'cost' for the scheme.

To enter one total value for a row, tick the corresponding box in the "Enter Total?" column	Inpi	ut by Total		August 1	Input	by Unit			Calculated		
and enter a value in the "User Total" column :		In Alice II		A CONTRACTOR		Affordable					
To enter the values by tenure leave the box un- ticked	Enter Total?	User Total	Sale	Social rent	New build HomeBuy	Low cost sale	Equity share	Affordable/ Intermediate rent	Total (Affordable and Sale)		
Education Contribution	V	£62,064						No. of Street, or other Persons.	£62,064		
Highway works									£0		
Contribution to public transport	V	£98,808							£98,808		
Contribution to community facilities	V	£10,641			RESERVE OF				£10,641		
Provision for open space	V	£45,739				Since Solution			£45,739		
Contribution to public art									£0		
Environmental improvements			1 1 1 1						£0		
Town centre improvements									£0		
Waterfront improvements									£0		
Support for employment development									£0		
Employment related training									£0		
Other	V	£6,835	The state of the						£6,835		
Total for Scheme	lu sub			£224,087							
Total for Scheme per hectare				£746,957							
Total for Scheme divided by total numb				£4,980			Previous Pa	ge N	ext Page		
Total for Scheme divided by number of	sale un	its		£7,003	03						

o enter one total value for a row, tick the corresponding box in the "Enter Total?" column and nter a value in the "User Total" column : To enter the values by tenure leave the box un-ticked	Inpu	ut by Total	Part Line		Input b	y Unit Affordable			Calculated
			Sale		Namendal			Affordable/	Total (Affordable
		User Total	Jaic	Social rent	New build HomeBuy	Low cost sale	Equity share	Intermediate rent	and Sale)
uropean Union funding									£0
inglish Partnership funding									£0
ondon Development Agency grant									£C
ocal Authority capital grant									£(
Other regeneration funding									£(
inglish Heritage grant									£(
ottery grant									£(
Contribution from Payment in Lieu fund									£(
imployer contribution									£(
Capitalised ground rent figure	V	£135,000							£135,000
Other									£C
otal for Scheme			anicos a bue	£135,000					
otal for Scheme per hectare				£450,000			Previo	us Page	Next Page
otal for Scheme divided by total number of units				£3,000					itanii ogo



## Known Payment for Affordable Housing

Enter the fixed payments for each tenure below.

		Affordable Housing Tenures							
	Social rent	New build HomeBuy	Low cost sale	Equity share	Affordable/ Intermediate rent	No. Of Affordable Units			
Number of units	0.0	3.0	0.0	0.0	10.0	13			
Payment By Unit									
Or Payment By Tenure									
Or Scheme Total	Enter a lump	sum payment	for all Afforda	able Housing To	enures	£ 1,935,000			
Tenure Total	£	£	£	£	£				
Method by which Affordable Housing Revenue is calculated	N/A	By Scheme Total	N/A	N/A	By Scheme Total				
Total Known Payment for Affordable Housing	£ 1935000								

Please select one of the below options;

There is no grant, or it is included in the above values
(in which case grant will not be shown separately on the results page)

Grant is included in the above value and I would like to show it separately on the

Results page for information (Total revenue for the tenure will use figures in table above, grant shown on the next page will not be added)

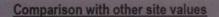
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# Contribution from Commercial Elements

This page allows the user to input data relating to a commercial property element of a scheme. The user will need to complete the white boxes relating to size of scheme, rent, yield and capital value. In addition cost related data will need to be inputted

Revenues	Office Industrial Retail		Retail	Hotel			Leisure/Commun ity Services		Other			
Size of scheme (gross sq m)		1,966										
Rent (£ per sq.m per annum)	£	107.00										
Yield (%)		8.0%										
Capital value	£	2,629,525	£	£	R - 19 - 1	£		-	£	-	£	
Costs					14.64			1	MALE.			
Build costs (£ per GIA sq m)	£	1,000										
Professional and other fees (% build costs)		12%										
Return (% capital value)		20%										
Total build costs	£	1,966,000	£	£		£	8 6	3.	£	-	£	
Professional and other fees	£	235,920	£	£		£			£		£	
Return	£	525,905	£	£		£		-	£	-	£	
Total development costs	£	2,727,825	£	£		£		7:	£		£	-
Site value for commercial element	£	98,300	£	£		£	SEALING TO	- 1	£	-	£	
Total site value for all commercial Elements	3-	98,300										

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You may enter a value that represents the site's alternative use value, its acquisition cost or other site values. These values will be shown on the Results page compared to the scheme residual.

(The Toolkit cannot calculate these values - they are inputs made by the user)

Existing use value	£	1,525,000
Acquisition cost	£	2,750,000
Value for offices	£	
Value for industrial	£	
Value as hotel site	£	
Value as other alternative use	£	

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## Scheme Results

Site Address	The Dairy, Orchard Road, TW9 4NY
Scheme Description	Mixed use residential led scheme.

Site Reference Number	0
Application Number	0
NLUD Ref. Number	0
UPRN or Grid Ref.	0

RESIDUAL VALUE	£964,000
Per hectare	£3,213,000
Per dwelling	£21,000
Per market dwelling	£30,000
Per habitable room	No Info
Per bedspace	No Info

SCHEME UNITS				
No. of Dwellings	45			
No. of Habitable rooms	109			
No. of Bedrooms	64			
% Wheelchair Units	7%			

SCHEME DENSITIES	
Dwellings per ha.	150.0
Habitable rooms per ha.	363.3

SCHEME REVENUE	£13,098,000
Contribution to revenue from:	
Market housing	£8,398,000
Affordable Housing	£1,935,000
- Social rent	£C
- New build HomeBuy	£C
- Affordable/Intermediate Rent	£C
- Low Cost Sale	£C
- Equity Share	£C
Capital Contribution	£135,000
Commercial Elements	£2.630.000

AFFORDABLE UNITS								
	Social Rent	New build HomeBuy	Afford' / Inter' Rent	Low Cost Sale	Equity Share	Total Affordable		
Units %	0%	7%	22%	0%	0%	29%		
Hab rooms	0%	7%	32%	0%	0%	39%		
Bedrooms	0%	8%	39%	0%	0%	47%		
Persons	0%	8%	37%	0%	0%	45%		
Floorspace	0%	7%	31%	0%	0%	38%		

Costs Analysis
Child Occupancy

Affordability Analysis

	Control of the Contro
SCHEME COSTS	£12,134,000
Contribution to costs from:	
Market housing	£6,010,000
Affordable Housing	£2,691,000
- Social rent	£0
- New build HomeBuy	£534,000
- Affordable/Intermediate Rent	£2,157,000
- Low Cost Sale	£0
- Equity Share	£0
Land Financing Costs	£399,000
Planning Obligations	£224,000
Exceptional Development Costs	£83,000
Commercial Elements	£2,728,000

PUBLIC SUBSIDY (GRANT)					
Whole scheme	£	*			
Per social rental dwelling	£				
Per Newbuild Homebuy dwelling	£				
Per Affordable/Intermediate Rent dwelling	£	2			

D	is	00	u	the	d	
C	8	sh	F	la	w	

Alternative Si	te Value	es	Aga	inst residual
Existing Use Value	£	1,525,000	-£	561,000
Acquisition Cost	£	2,750,000	-£	1,786,000
Value for offices	£		£	
Value for industrial	3	2	£	
Value as hotel site	£		£	
Value as other alternative use	£		£	

View Results

# Costs Analysis

Back to Results

	Sale	Social Rent	New build HomeBuy	Affordable/ Intermediate Rent	Low Cost Sale	Equity Share	Commercial Elements
Number of units	32	0	3	10	0	0	Part Indian
Base build costs	£3,427,059	£0	£424,654	£1,715,597	£0	£0	£1,966,000
Prof fees	£411,247	£0	£50,958	£205,872	£0	£0	£236,000
Internal overheads	£0				£0	£0	
Finance	£239,894	£0	£29,726	£120,092	£0	£0	
Marketing	£251,925				£0	£0	
Developer's Return	£1,679,502				£0	£0	
Contractor's Return		£0	£28,537	£115,288	A HOLE .		£526,000
Total Costs	£6,010,000	£0	£534,000	£2,157,000	£0	£0	£2,728,000
Exceptional Development Costs	£59,022	£0	£5,533	£18,444	03	£0	

NB: Exceptional Development Costs are apportioned across tenures and all values rounded to nearest thousand