

# Schedule 1



**GVA GRIMLEY &  
BESPOKE PROPERTY GROUP**

**THE HOUSING CORPORATION ECONOMIC  
APPRAISAL TOOL**



[Click here to proceed](#)

Version 1.3 (October 2007)



**GVA GRIMLEY & BESPOKE PROPERTY GROUP  
THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL**

**INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS**

**Basic Site Details**

Site Address	All Saints Church and 44 The Avenue, TW12 2RG
Site Reference	
Scheme Description	4 townhouses, 1 flat, a new Church Hall and a linking Narthex
Date	18 01 2018
Site Area (hectares)	
Author & Organisation	S106 Management
Housing Corporation Officer	

**Residential Mix Assumptions**

**Affordable Housing Tenure 1: Social Rented**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

**Affordable Housing Tenure 2: Intermediate - Shared Ownership**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

**Affordable Housing Tenure 3: Intermediate - Discounted Market Sale**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

**Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

## Affordable Housing Tenure 5:

Intermediate - Discounted Market Rented

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

\* Other = User-defined

## Open Market Housing Type 1:

1 bed townhouse

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA		112.25				
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units		1				

## Open Market Housing Type 2:

2 bed townhouse

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA			132.6			
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units			3			

## Open Market Housing Type 3:

2 bedroom flat

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA			75			
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units			1			

## Open Market Housing Type 4:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

## Open Market Housing Type 5:

freehold ground rent

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						1
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						1

Total number of residential car parking spaces

	(Open Market and Affordable)
--	------------------------------

Value of each residential car parking space

	(Average value of all parking spaces)
--	---------------------------------------

**GVA GRIMLEY & BESPOKE PROPERTY GROUP  
THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL**

**INPUT SHEET 2 - RESIDENTIAL VALUE & COST ASSUMPTIONS**

**RESIDENTIAL VALUE ASSUMPTIONS**

**Base Value**

**Affordable Housing Tenure 1:**

**Social Rented**

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
<b>Management Costs (% of rent)</b>		<i>(% of gross rent per annum)</i>
<b>Void / bad debts (% of rent)</b>		<i>(% of gross rent per annum)</i>
<b>Repairs Fund (% of rent)</b>		<i>(% of gross rent per annum)</i>
<b>Yield (%)</b>		<i>(to capitalise the net rent)</i>
	<b>Start Month</b>	<b>End Month</b>
<b>Timing of Affordable Housing Tenure 1 Purchase Payment</b>		

*(whole number, minimum 0)*

**Affordable Housing Tenure 2:**

**Intermediate - Shared Ownership**

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0
<b>Owner-occupied share (%)</b>		
<b>Unsold Equity Rent Per Annum (%)</b>		<i>(Housing Corporation Limit of 2.75%)</i>
<b>Management Costs (% of rent)</b>		<i>(% of gross rent per annum)</i>
<b>Void / bad debts (% of rent)</b>		<i>(% of gross rent per annum)</i>
<b>Repairs Fund (% of rent)</b>		<i>(% of gross rent per annum)</i>
<b>Yield (%)</b>		<i>(to capitalise the net rent)</i>
	<b>Start Month</b>	<b>End Month</b>
<b>Timing of Affordable Housing Tenure 2 Purchase Payment</b>		

*(whole number, minimum 0)*

**Affordable Housing Tenure 3:**

**Intermediate - Discounted Market Sale**

Type of Unit	Capital Value pre-discount (£ psm, NIA)
Studio	
1 Bed	
2 Bed	
3 Bed	
4 Bed	
Other	
Other	

% of Open Market Value **100.0%**

**Timing of Affordable Housing Tenure 3 Purchase Payment**

Start Month	End Month
0	0

(whole number, minimum 0)

Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0

Owner-occupied share (%)

Unsold Equity Rent Per Annum (%)

Management Costs (% of rent) (% of gross rent per annum)

Voids / bad debts (% of rent) (% of gross rent per annum)

Repairs Fund (% of rent) (% of gross rent per annum)

Yield (%) (to capitalise the net rent)

**Timing of Affordable Housing Tenure 4 Purchase Payment**

Start Month	End Month

(whole number, minimum 0)

Affordable Housing Tenure 5: Intermediate - Discounted Market Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		

Management Costs (% of rent) (% of gross rent per annum)

Voids / bad debts (% of rent) (% of gross rent per annum)

Repairs Fund (% of rent) (% of gross rent per annum)

Yield (%) (to capitalise the net rent)

**Timing of Affordable Housing Tenure 5 Purchase Payment**

Start Month	End Month

(whole number, minimum 0)

**Open Market Values**

	Capital Value (£ psm)
Open Market Housing Type 1: 1 bed townhouse	£5,122
Open Market Housing Type 2: 2 bed townhouse	£6,222
Open Market Housing Type 3: 2 bedroom flat	£5,667
Open Market Housing Type 4: -	
Open Market Housing Type 5: freehold ground rent	£5,000

**Timing of First Open Market Housing Sale** **Month** 16 (whole number, minimum 0)

**Timing of Last Open Market Housing Sale** **Month** 20 (whole number, minimum 0)



**OTHER COSTS****SITE ACQUISITION COSTS**

Agents Fees (% of site value)		%	(typically around 1%)
Legal Fees (% of site value)			(typically around 0.75%)
Stamp Duty (% of site value)			
Other Acquisition Costs (£)		<b>Cost (£)</b>	<b>Month of Payment</b>
		<b>£25,000</b>	

**FINANCE COSTS**

Arrangement Fee (£)		<b>£43,000</b>	
Interest Rate (%)		<b>7.00%</b>	(typically around 1.5% to 3%)
Misc Fees - Surveyors etc (£)		<b>£10,000</b>	

**Marketing Costs****Affordable Housing Marketing Costs**

Developer cost of sale to RSL (£)		<b>Cost (£)</b>	<b>Timing (month)</b>
RSL on-costs (£)			
Intermediate Housing Sales and Marketing (£)			

**Open Market Housing Marketing Costs**

Sales Fees (agents fees & marketing fees) - %		<b>3.00%</b>	(typically around 6%)
Legal Fees (per Open Market unit) - £		<b>£1,000</b>	(typically around £600 per unit)

**BUILDING PERIOD**

		<b>Timing (month)</b>	
Construction Start		<b>1</b>	(whole number, minimum of 0, maximum of 60)
Construction End		<b>18</b>	(whole number, minimum of 0, maximum of 60)

**DEVELOPER'S 'PROFIT' (before taxation)**

		<b>% of Housing Capital Value</b>	
Open Market Housing (%)		<b>20.00%</b>	(typically around 15%)
Affordable Housing (%)			(typically around 6%)



## GVA GRIMLEY & BESPOKE PROPERTY GROUP THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

### INPUT SHEET 3 - COMMERCIAL & NON-RESIDENTIAL

#### OFFICE ASSUMPTIONS

Size of office scheme (gross sq m)	
Size of office scheme (net lettable sq m)	
<b>Values</b>	
Rent (£ psm)	
Yield (%)	
Purchaser's costs (% of value)	
<b>Building Costs</b>	
Office Building Costs (Gross, £ psm)	
Office Building Professional Fees (% of building costs)	
Building Contingencies (% of building costs)	
<b>Timing</b>	
	<b>Timing (month)</b>
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	
<b>Letting, Advertising &amp; Sale fees</b>	
Letting fees (% of annual income)	
Advertising fees (% of annual income)	
Sale fees (% of sale price)	
<b>Return for risk / profit (% of value)</b>	

#### RETAIL ASSUMPTIONS

Size of retail scheme (gross sq m)	
Size of retail scheme (net lettable sq m)	
<b>Values</b>	
Rent (£ psm)	
Yield (%)	
Purchaser's costs (% of value)	
<b>Building Costs</b>	
Retail Building Costs (Gross, £ psm)	
Retail Building Professional Fees (% of building costs)	
Building Contingencies (% of building costs)	
<b>Timing</b>	
	<b>Timing (month)</b>
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	
<b>Letting / sale fees</b>	
Letting (% of income)	
Advertising (% of annual income)	
Sale (% of sale price)	
<b>Return for risk / profit (% of value)</b>	

**INDUSTRIAL ASSUMPTIONS**

Size of industrial scheme (gross sq m)

**Values**

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

**Building Costs**

Industrial Building Costs (Gross, £ psm)

Industrial Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

**Timing****(month)****Timing**

Start of Building Period (month)

End of Building Period (month)

Timing of Letting / Sale (month)

**Letting / sale fees**

Letting (% of income)

Advertising (% of annual income)

Sale (% of sale price)

**Return for risk / profit (% of value)****LEISURE ASSUMPTIONS**

Size of Leisure scheme (gross sq m)

Size of Leisure scheme (net lettable sq m)

**Values**

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

**Building Costs**

Leisure Building Costs (Gross, £ psm)

Leisure Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

**Timing****(month)****Timing**

Start of Building Period (month)

End of Building Period (month)

Timing of Letting / Sale (month)

**Letting / sale fees**

Letting (% of income)

Advertising (% of annual income)

Sale (% of sale price)

**Return for risk / profit (% of value)**

**COMMUNITY USE ASSUMPTIONS**

Size of Community-use scheme (gross sq m)	429
Size of Community-use scheme (net lettable sq m)	204
<b>Values</b>	
Rent (£ psm)	£73
Yield (%)	5.00%
Purchaser's costs (% of value)	5.75%
<b>Building Costs</b>	
Community-use Building Costs (Gross, £ psm)	£2,183
Community-use Building Professional Fees (% of building costs)	10.00%
Building Contingencies (% of building costs)	5.00%
<b>Timing</b>	
	<b>(month)</b>
Start of Building Period (month)	1
End of Building Period (month)	18
Timing of Letting / Sale (month)	18
<b>Letting / sale fees</b>	
Letting (% of income)	10.00%
Advertising (% of annual income)	1.00%
Sale (% of sale price)	1.75%
<b>Return for risk / profit (% of value)</b>	<b>17.50%</b>

**GVA GRIMLEY & BESPOKE PROPERTY GROUP**  
**THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL**

**SUMMARY**

Site Address	All Saints Church and 44 The Avenue, TW12 2RG
Site Reference	
Scheme Description	4 townhouses, 1 flat, a new Church Hall and a linking Narthex
Date	18 01 2018
Site Area (hectares)	
Author & Organisation	S106 Management
Housing Corporation Officer	

**Housing Mix (Affordable + Open Market)**

Total Number of Units	6	units
Total Number of Open Market Units	6	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	586	sq m
Total Habitable Rooms	0	habitable rooms
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	-	
% Social Rented within the Affordable Housing	-	by number of units
% Social Rented within the Affordable Housing	#DIV/0!	by area
% Social Rented within the Affordable Housing	-	by habitable rooms
Total Number of A/H Persons	0	Persons
Total Number of Social Rented Persons	0	Persons
Total Number of Intermediate Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

**Residential Values**

**Affordable Housing Tenure 1:**

**Social Rented**

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
<b>Total</b>	-	-	-

**Total Capital Value of Affordable Housing Tenure 1**

**£0**

**Affordable Housing Tenure 2:**

**Intermediate - Shared Ownership**

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
<b>Total</b>	-	-	-

Owner-occupied / rented % share

-

## Capital Value of owner-occupied part

-

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
<b>Total</b>	-	-	-

Total Capital Value of Affordable Housing Tenure 2

£0

## Affordable Housing Tenure 3:

## Intermediate - Discounted Market Sale

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
<b>Total</b>	-	-	-

% of Open Market Value

100%

Total Capital Value of Affordable Housing Tenure 3

£0

## Affordable Housing Tenure 4:

## Intermediate - Other Type of Shared Ownership / Shared Equity

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
<b>Total</b>	-	-	-

Owner-occupied / rented % share

-

## Capital Value of owner-occupied part

-

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
<b>Total</b>	-	-	-

Total Capital Value of Affordable Housing Tenure 4

£0

Affordable Housing Tenure 5:Intermediate - Discounted Market Rented

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
<b>Total</b>	-	-	-

**Total Capital Value of Affordable Housing Tenure 5** £0

**TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING SHG & OTHER FUNDING)** £0

**Social Housing Grant**

	Grant per unit (£)	Number of Units	Grant (£)
Social Rented	£0	0	£0
Intermediate - Shared Ownership	£0	0	£0
Intermediate - Discounted Market Sale	£0	0	£0
Intermediate - Other Type of Shared Ownership	£0	0	£0
Intermediate - Discounted Market Rented	£0	0	£0
<b>SHG Total</b>	-	<b>0</b>	<b>£0</b>

Social Housing Grant per Affordable Housing Person -  
 Social Housing Grant per Social Rented Person -  
 Social Housing Grant per Intermediate Person -

**TOTAL VALUE OF SOCIAL HOUSING GRANT** £0

**OTHER SOURCES OF AFFORDABLE HOUSING FUNDING** £0

**OTHER SUBSIDIES SUCH AS EP GAP FUNDING** £0

**TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING SHG & OTHER FUNDING)** £0

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
1 bed townhouse	112	£5,122	£575,000
2 bed townhouse	398	£6,222	£2,475,000
2 bedroom flat	75	£5,667	£425,000
-	-	-	-
freehold ground rent	1	£5,000	£5,000
<b>Total</b>	<b>586</b>	<b>-</b>	<b>£3,480,000</b>

**TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING** £3,480,000

**Car Parking**

No. of Spaces	Price per Space (£)	Value
-	-	-

**TOTAL VALUE OF CAR PARKING** £0

**TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME** £3,480,000

**Non-Residential Values**

Office		£0	
Retail		£0	
Industrial		£0	
Leisure		£0	
Community-use		£282,417	£282,417

<b>TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME</b>	<b>£282,417</b>
--	-----------------

<b>TOTAL VALUE OF SCHEME</b>	<b>£3,762,417</b>
------------------------------	-------------------

**Residential Building, Marketing & Section 106 Costs**

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£1,210,273	£1,210,273

**Cost Multipliers**

Site Specific Sustainability Initiatives (%)**	0.0%	£0
Wheelchair provision (%)	0.0%	£0
Code for Sustainable Homes (%)	0.0%	£0
Other (%)	0.0%	£0

Residential Car Parking Build Costs		£0
-------------------------------------	--	----

<b>Total Building Costs</b>	<b>£1,210,273</b>
-----------------------------	-------------------

**OTHER SITE COSTS**

Building Contingencies	5.0%	£60,514
Building Cost Fees (Architects, QS etc):	10.0%	£127,079
Other Acquisition Costs (£)		£25,000

**Section 106 Costs (£)**

Infrastructure / Public Transport	£94,810
Community Facilities	£24,950
Public Realm / Environment	£0
Sustainability Issues	£0
Others	£0

**Site Abnormals**

Infrastructure Costs	£0
Contamination Costs	£0
Demolition Costs	£0
Other Costs	£0
Sustainability Initiatives	£0

<b>Total Other Site Costs</b>	<b>£332,352</b>
-------------------------------	-----------------

**Marketing (Open Market Housing ONLY)**

Sales Fees:	3.0%	£104,400
Legal Fees (per Open Market unit):	£1,000	£6,000

**Marketing (Affordable Housing)**

Developer cost of sale to RSL (£)	£0
RSL on-costs (£)	£0
Intermediate Housing Sales and Marketing (£)	£0

<b>Total Marketing Costs</b>	<b>£110,400</b>
------------------------------	-----------------

**Non-Residential Building & Marketing Costs****Building Costs**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£983,107	<b>£983,107</b>

**Professional Fees (Building, Letting & Sales)**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£104,896	<b>£104,896</b>

<b>Total Non-Residential Costs</b>		<b>£1,088,003</b>
------------------------------------	--	-------------------

<b>TOTAL DIRECT COSTS:</b>		<b>£2,741,027.60</b>
----------------------------	--	----------------------

**Finance (finance costs are only displayed if there is a positive residual site value)**

Arrangement Fee	£43,000	
Misc Fees (Surveyors etc)	£10,000	
Agents Fees	£0	
Legal Fees	£0	
Stamp Duty	£0	
Total Interest Paid	£149,320	

<b>Total Finance Costs</b>		<b>£202,320</b>
----------------------------	--	-----------------

**Developer 'Profit'****Residential**

Open Market Housing Operating 'Profit'	£696,000	
Affordable Housing 'Profit'	£0	

**Non-residential**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£49,423	<b>£49,423</b>

<b>Total Operating Profit</b>		<b>£745,423</b>
-------------------------------	--	-----------------

**Residual Site Value**

<b>SITE VALUE TODAY</b>	<b>£73,647</b>
-------------------------	----------------

EXISTING USE VALUE	<b>£698,740</b>
--------------------	-----------------

DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£625,093
--	-----------

**Checks:**

Site Value as a Percentage of Total Scheme Value	2.0%
--	------

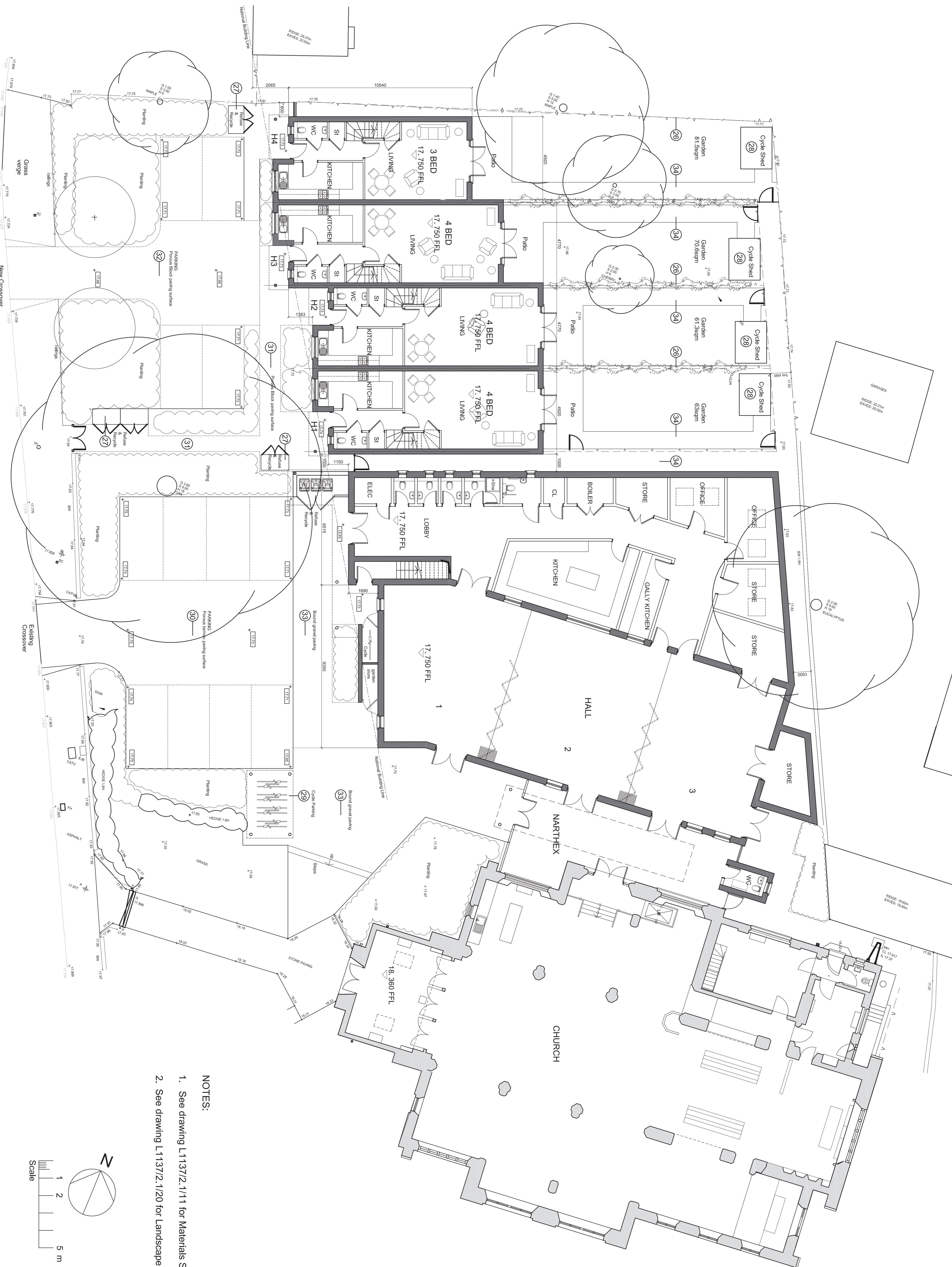
Site Value per hectare	#VALUE!
------------------------	---------



# Schedule 2

**SITE & GROUND FLOOR PLAN**

**THE AVENUE**



- NOTES:**
1. See drawing L1137/2.1/11 for Materials Schedule
  2. See drawing L1137/2.1/20 for Landscape Schedule

DATE	REV	DESCRIPTION/REVISION	DRAWN	MA	CHECKED	DL	PROJECT	PURPOSE OF ISSUE
Zone 17	P1	Finalising parking proposal. Houses enlarged	11/10/21	DL	DL	DL	ALL SAINTS' CHURCH THE AVENUE HAMPTON TW12 3RG	Preliminary
			17/08/21	DL	DL	DL	CHURCH HALL DEVELOPMENT - SITE PLAN, AS PROPOSED	Final







# Schedule 3

## House Prices in TW12 3RG

## 11 sold properties found

**21, Stanford Close, Hampton, Greater London TW12 3XZ**

**£285,000** Flat, Leasehold, Residential 10 Nov 2017 2 bedrooms

**46, Fearnley Crescent, Hampton, Greater London TW12 3YS**

**£305,000** Flat, Leasehold, Residential 10 Oct 2017 2 bedrooms

**£173,500** Flat, Leasehold, Residential 03 May 2006

**£136,500** Flat, Leasehold, Residential 08 Jan 2002

**Flat 1, 136, Broad Lane, Hampton, Greater London TW12 3BW**

**£275,000** Flat, Leasehold, Residential 04 Sep 2017

**£245,000** Flat, Leasehold, Residential 06 Jan 2015

**23, Stanford Close, Hampton, Greater London TW12 3XZ**

**£285,000** Flat, Leasehold, Residential 11 Aug 2017 2 bedrooms

**62, Morland Close, Hampton, Greater London TW12 3YY**

**£247,500** Flat, Leasehold, Residential 27 Jul 2017 1 bedroom

**£152,000** Flat, Leasehold, Residential 20 May 2011

**6, Denning Close, Hampton, Greater London TW12 3YT**

**£419,950** Flat, Freehold, Residential 30 Jun 2017 3 bedrooms

**£95,000** Flat, Freehold, Residential 20 Oct 2000

**£106,000** Flat, Freehold, Residential 08 May 1998

**10, Rosetree Place, Hampton, Greater London TW12 3BH**

**£359,950** Flat, Leasehold, Residential 24 May 2017 2 bedrooms



**12, Green Walk, Hampton, Greater London TW12 3YG**

<b>£227,500</b>	Flat, Leasehold, Residential	10 Mar 2017	1 bedroom
<b>£186,000</b>	Flat, Leasehold, Residential	09 May 2014	
<b>£169,000</b>	Flat, Leasehold, Residential	09 Nov 2007	
<b>£140,000</b>	Flat, Leasehold, Residential	08 Mar 2006	

**9, Stanford Close, Hampton, Greater London TW12 3XZ**

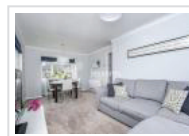
<b>£255,000</b>	Flat, Leasehold, Residential	23 Feb 2017	1 bedroom
-----------------	------------------------------	-------------	-----------

**72, Stanborough Close, Hampton, Greater London TW12 3YQ**

<b>£275,000</b>	Flat, Leasehold, Residential	15 Feb 2017	1 bedroom
<b>£205,000</b>	Flat, Leasehold, Residential	28 Mar 2014	

**6, Rumsey Close, Hampton, Greater London TW12 3XY**

<b>£335,000</b>	Flat, Leasehold, Residential	03 Feb 2017	2 bedrooms
<b>£262,500</b>	Flat, Leasehold, Residential	28 Aug 2015	
<b>£207,500</b>	Flat, Leasehold, Residential	23 May 2008	
<b>£177,000</b>	Flat, Leasehold, Residential	07 Jul 2006	
<b>£155,000</b>	Flat, Leasehold, Residential	05 Dec 2002	
<b>£60,000</b>	Flat, Leasehold, Residential	02 Aug 1996	





## House Prices in TW12 3RG

## 10 sold properties found

**1, Walker Close, Hampton, Greater London TW12 3XT**

<b>£495,000</b>	Terraced, Freehold, Residential	27 Oct 2017	4 bedrooms
-----------------	---------------------------------	-------------	------------

<b>£129,950</b>	Terraced, Freehold, Residential	10 Sep 1997	
-----------------	---------------------------------	-------------	--

**12, Cotswold Road, Hampton, Greater London TW12 3JQ**

<b>£480,000</b>	Terraced, Freehold, Residential	15 Sep 2017	2 bedrooms
-----------------	---------------------------------	-------------	------------

<b>£349,950</b>	Terraced, Freehold, Residential	15 Nov 2011	
-----------------	---------------------------------	-------------	--

<b>£260,000</b>	Terraced, Freehold, Residential	21 Apr 2006	
-----------------	---------------------------------	-------------	--

**11, Partridge Road, Hampton, Greater London TW12 3SB**

<b>£385,000</b>	Terraced, Freehold, Residential	04 Sep 2017	2 bedrooms
-----------------	---------------------------------	-------------	------------

<b>£295,000</b>	Terraced, Freehold, Residential	27 Apr 2015	
-----------------	---------------------------------	-------------	--

**1, Conway Walk, Hampton, Greater London TW12 3YF**

<b>£360,500</b>	Terraced, Freehold, Residential	31 Jul 2017	2 bedrooms
-----------------	---------------------------------	-------------	------------

<b>£220,000</b>	Terraced, Freehold, Residential	28 Nov 2008	
-----------------	---------------------------------	-------------	--

<b>£164,950</b>	Terraced, Freehold, Residential	26 Jul 2002	
-----------------	---------------------------------	-------------	--

<b>£79,500</b>	Terraced, Freehold, Residential	23 Jan 1998	
----------------	---------------------------------	-------------	--

**6, Tulip Close, Hampton, Greater London TW12 3SA**

<b>£305,000</b>	Terraced, Freehold, Residential	19 May 2017	1 bedroom
-----------------	---------------------------------	-------------	-----------

<b>£64,300</b>	Terraced, Freehold, Residential	27 Jun 1997	
----------------	---------------------------------	-------------	--

**89, Broad Lane, Hampton, Greater London TW12 3BQ**

<b>£690,000</b>	Terraced, Freehold, Residential	31 Mar 2017	4 bedrooms
-----------------	---------------------------------	-------------	------------

**38, Rumsey Close, Hampton, Greater London TW12 3XY**

<b>£420,000</b>	Terraced, Freehold, Residential	17 Feb 2017	3 bedrooms
-----------------	---------------------------------	-------------	------------

<b>£335,000</b>	Terraced, Freehold, Residential	06 Dec 2013	
-----------------	---------------------------------	-------------	--



**£288,750** Terraced, Freehold, Residential 12 Sep 2007



**12, Walker Close, Hampton, Greater London TW12 3XT**

**£407,500** Terraced, Freehold, Residential 10 Feb 2017 0 bedrooms

**5, Embleton Walk, Hampton, Greater London TW12 3YU**

**£325,000** Terraced, Freehold, Residential 30 Jan 2017 2 bedrooms

**£119,950** Terraced, Freehold, Residential 29 Oct 1999

**£68,000** Terraced, Freehold, Residential 31 Oct 1996



**9, Partridge Road, Hampton, Greater London TW12 3SB**

**£385,000** Terraced, Freehold, Residential 20 Jan 2017 2 bedrooms

**£250,000** Terraced, Freehold, Residential 19 Dec 2012



# Schedule 4

**ALL SAINTS' CHURCH, HAMPTON**  
**NEW CHURCH HALL, FLAT AND 4 NR HOUSES**  
**COST PLAN Nr 1**  
**JUNE 2014 (UPDATED DECEMBER 2017)**

**SAWYER & FISHER**  
Chartered Quantity Surveyors  
Unit B, Aviary Court  
138 Miles Road  
Epsom, Surrey KT19 9AB

**ALL SAINTS' CHURCH, HAMPTON**  
**NEW CHURCH HALL, FLAT AND 4 NR HOUSES**

**COST PLAN NR 1**

**JUNE 2014 (UPDATED DECEMBER 2017)**

	Qty	Un	Rate	£ (rounded)	Total (rounded)
<b>1.00 Demolitions and Site Clearance</b>					40,000
<b>2.00 New Houses (4nr)</b>					
2.01 New houses area updated to December 2017 drawing issue	510	m2	1,930	984,000	
2.02 Front driveways including bin stores and associated paths				18,000	
2.03 Crossovers (2nr)				5,000	
2.04 Rear gardens allowance				10,000	
2.05 Incoming services allowance				20,000	
2.06 Drainage below ground allowance				10,000	1,047,000
<b>3.00 New Church Hall and First Floor Flat (including Narthex)</b>					
3.01 New entrance/steps to existing church from Narthex				15,000	
3.02 New church hall and flat	504	m2	2,030	1,023,000	
3.03 External works including rebuilding front boundary wall, resurfacing carpark and new path to sides and rear of Hall				29,000	
3.04 Incoming services allowance				3,000	
3.05 Drainage below ground allowance				30,000	1,100,000
					2,187,000
<b>4.00 Contingency (Design and construction)</b>			5%		99,000
				<b>£ 2,286,000</b>	
<b>5.00 Professional fees and expenses</b>					
5.01 Professional design fees for traditional procurement			15%	312,000	
5.02 Statutory fees, expenses and specialist consultant reports				15,000	
5.03 Surveys allowance				15,000	342,000
					2,628,000
<b>6.00 Project / Client Contingency</b>					included 2,628,000
<b>7.00 Inflation update from June 2014 to December 2017</b>					
7.01 Inflation update using the published BCIS All-in Tender Price Indicies from 2Q 2014 to 4Q 2017 (Forecast)			17.0%		447,000
					<b>£ 3,075,000</b>
<b>8.00 Assumed all VAT is zero rated (this is to be confirmed by Client)</b>					

**NOTES** Please refer to attached schedule of exclusions and assumptions

**ALL SAINTS' CHURCH, HAMPTON**  
**NEW CHURCH HALL, FLAT AND 4 NR HOUSES**  
**COST PLAN NR 1**

**JUNE 2014 (UPDATED DECEMBER 2017)**

**BASIS OF PROJECT BUDGET, ASSUMPTIONS AND EXCLUSIONS**

**A Basis of Project Budget**

- 1 The budget is based on the following Loxton & Associates drawings
  - L1137/1.3/10 - Site Plan Existing
  - L1137/2.1/15 - Ground Floor and Site Plan Proposed
  - L1137/2.1/16 - First Floor Plans Proposed
  - L1137/2.1/17 - Second Floor Plans Proposed
  - L1137/2.1/18 - Front & Rear Elevation Proposed
  - L1137/2.1/19 - Narthex entrance details
- 2 The budget is based on current prices
- 3 The budget is based on assumptions regarding specification - See Specification Notes Attached

**B Assumptions and exclusions**

- 4 With the limited nature of design information the budget can only be considered a preliminary budget figure
- 5 The works will be carried out during normal working hours
- 6 The works will be competitively tendered
- 7 No allowances included for abnormal costs
- 8 No allowance included for loose furniture
- 9 The budget summary also includes associated development costs, for example professional fees and expenses
- 10 The budget assumes all VAT is zero rated. To be confirmed by the Client.
- 11 No allowances have been included for section 106 payments or highways payments if required to the local authority
- 12 Financing and associated costs have been excluded

# Schedule 5

	2013	2014	2015	2016	2017
EXPENDITURE					
Heat and light,				2681	3283
Water	0	0	0		
Council tax	0	0	0	0	
Cost of cleaner				2086	1014
Maintenance - including day to day				2375	1080
Insurance				1269	1269
Administration cost		1650	6600	7052	8477
Telephone	204	225	268	315	690
Running costs not separately itemised	8800	8179	10689		
<b>TOTAL</b>	<b>9004</b>	<b>10054</b>	<b>17557</b>	<b>15778</b>	<b>15813</b>
Income from Hall Lettings	15641	15081	21037	16474	22000



5 year total

**68206**

**90233**

# Schedule 6

Mrs Paula Williams  
21, Broad Lane  
Hampton  
London  
TW12 3AL

29th November 2017

## Your property valuation for selling

Dear Mrs Paula Williams,

It was lovely meeting you and thank you for inviting Jezzards to come and value your property at Westwood Cottage, 44, The Avenue, Hampton, London, TW12 3RG for selling purposes.

Having considered the current market together with the general condition and location of the property we recommend an asking price of £625,000. Should you wish to test the market at an alternative price, higher or lower than my recommendation, I would be more than happy to discuss this with you further.

### Should I consider offers on my property

It is very common for potential buyers to make offers on properties and you should factor this in when setting the initial asking price. Based on the current market conditions, we would suggest that you consider offers in excess of £575,000, whilst taking into account the buyers position and time scales.

### Confirmation of our terms

We take this opportunity to confirm our selling fees on a sole agency basis, of 1.0% of the final purchase price of the property. Based on the asking price our fee will be £7500 however this could be higher or lower depending on the final price agreed. All of our fees include VAT.

### Why choose Jezzards

Buying and selling property is a people orientated business and good communications are essential for a successful move. Our talented and knowledgeable team are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

All of our selling services include accompanied viewings, professional photography, floorplans, distinctive 'for sale' board and our tailored marketing approach, dependent on the type of buyer you are looking to attract. Our knowledge of the local sales market coupled with a tailored approach to

**Jezzards.co.uk**

Jezzards is a trading name of Jezzards Limited, registered in England at Building 3, Chiswick Park, 566 Chiswick High Road, London W4 5YA (number 08655652).

VAT number 173015633.



advertising will help you set an achievable price and find the right buyer for your property, in the shortest time possible.

Whether you are buying, selling, renting or letting, you couldn't make a better choice than Jezzards. But don't just take our word for it; Customers review our services on the independent review site Feefo, where you can see what we are really all about.

Our aim is simple, to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process - whatever your property matter.

### **If you choose to go with us**

Please read the enclosed terms and conditions. If you're happy with our quote, you've got two choices – either call me directly on 020 8629 0074, or complete the enclosed terms and conditions. If you would like to fill in your terms and conditions via our online service, just ask and we will send these to you. We strive to offer the best value for all of our selling services but if any part of our terms do fall short of another estate agent, then please do not hesitate to contact me directly to see if there is anything we can do for you on 020 8629 0074.

### **We'll be in touch again soon**

I will be in touch again shortly to confirm that you have all the information you require from us and to see if you have any questions following our appointment.

We are confident that our pro-active approach to marketing combined with our customer care programme will be instrumental in securing you a buyer at the best possible price and in the time scale that you require.

We look forward to your instructions to market the property, in the meantime please do not hesitate to contact me directly on 020 8629 0074, if you have any further enquiries.

Yours sincerely



Tieman Colgan

**Jezzards.co.uk**

Jezzards is a trading name of Jezzards Limited, registered in England at Building 3, Chiswick Park, 566 Chiswick High Road, London W4 5YA (number 08655652).

VAT number 173015633.





London Diocesan Fund  
C/O Paula Williams  
21 Broad Lane  
Hampton  
TW12 3AL  
30/11/17

Dear Sir/Madam

Re: 44 The Avenue, Hampton, TW12 3RG

Further to our meeting, I write to confirm the content of our conversation. We talked about asking prices ranging from £500,000 to £700,000 . I explained my recommendation is an initial aspirational asking price when you are ready to come to the market.

You certainly have an excellent property and I am confident that with the support of our local offices we are well placed to achieve the best possible price for you.

These are a few of the particular points to draw your attention to:

We discussed a number of properties locally which are comparable and I have provided you with a selection of these to both illustrate our fantastic track record at selling properties and to support the advice I have given you.

I have an extremely enthusiastic sales team, all of whom are experienced and knowledgeable of the local market. I would like my whole team to view the property within the early stages, so they are in the best position to start talking to potential buyers.

We have a proven marketing strategy, tailored to the current market which will generate the maximum number of enquires, viewings and competitive offers.

On acceptance of an offer, we will request that your purchaser books their survey in within seven days and at that point my sales support manager Jeremy Harrison, will look after you to assist the sale through to exchange.

My aim will be to provide a trouble free sale with a first class service, getting you the best possible price in the market. I hope you found our discussion useful and I would be delighted to assist with your move. As discussed I will call you over the next few days to see if you are ready to proceed.

Yours sincerely

Naj Fox

Senior Sales Consultant  
Snellers Estate Agents  
020 8783 0083

**Snellers Hampton Hill**

197-201 High Street  
TW12 1NL  
Sales: 020 8783 0083  
Lettings: 020 8783 3633  
W: [snellers.co.uk](http://snellers.co.uk)



If you have a suggestion, things maybe didn't go as planned, or even if you just want to say thanks then click [here](#) to email the Managing Director.

Registered office:  
3 Park Road, Teddington, TW11 0AP.  
Snellers is a trading name of London Resi Limited.  
London Resi Limited, Registration Number 09898555.

To view our property particulars and email disclaimer click [here](#).