

All Saints' Church The Avenue Hampton.

JUSTIFICATION FOR DEMOLITION AND REDEVELOPMENT OF THE BUNGLOW AT 44 THE AVENUE



Introduction

The London Borough of Richmond's Planning Policy DM HO1 seeks to retain existing housing and justification is required for its removal.

This document seeks to justify the removal of the bungalow and replacement with housing development, the proceeds of which would cross-fund the rebuilding of the Church Hall, a valuable local community facility.

The bungalow at No 44 The Avenue, owned by All Saints' Church occupies a generous site that is an attractive residential location. It is currently leased at a reduced rent due to its poor condition. However the rent provides a helpful contribution to meet the Church's running costs.

The building is in need of a complete overhaul or replacement of windows and doors, overall and insulation of the roof, overhaul of the sanitary facilities and the kitchen, complete replacement of the electrical and heating water services system including a new boiler, redecoration throughout and new floor coverings. The gardens and outbuildings are also in a poor state.

Improvements required

The Surveyors report at Appendix A schedules the works required to bring the building to modern standards and return it to good condition and the costs, totaling £181,008.00.

The Church does not currently have the financial resources to carry out the extensive improvement works required to return it to a condition required to achieve a better return on investment.

Current Value

The estate agents reports by Snellers and Jezzards at Appendix B describe the house and estimate its current value at between £500,000 and £700,000, but most likely £575,000.

Development Cost

As illustrated by the Cost Plan provide by the Quantity Surveyors, Sawyer and Fisher updated in December 2017 at Appendix C, the development cost is estimated to be £3,075,000, of which approximately £1,350,000 is the cost of the Church Hall.

Sales Value of the Proposed New Houses

Estate Agents Jezzards, estimate at Appendix D indicates that the value of the proposed new houses would be as follows:

- 4 Bed houses - £675,000 - £750,000
- 3 bed houses - £625,000 - £675,000

Assuming the median value, the total sales value would be £2,750,000

The potential sale of the bungalow for £575,000, whether or not improved, would not generate sufficient capital to fund the Church Hall costing £1,300,000

Summary

Option 1 - Sale of Bungalow to Cross fund the Rebuilding of the Church Hall

Cost of Construction of the Hall	-	£1,350,000
Sales Value of the Bungalow	-	£575,000

Shortfall requiring additional funding of at least £775,000

Option 2 - Redevelopment of the Bungalow site for four houses to Cross fund the Rebuilding of the Church Hall

Development Cost	-	£3,075,000
Development Value	-	£2,662,000

Shortfall requiring additional funding of at least £413,000

Conclusions.

The development of the bungalow site for four new homes offers the opportunity to replace the bungalow with a larger development rather than raising funds to reinstate it for limited additional return.

The demolition of the bungalow and resultant loss of one dwelling and the development of four houses on the site would provide three additional dwellings and significantly more funding towards the cost of replacing the Church Hall for the local community and an additional 2 bedroom flat.

APPENDICES

- A - Schedule of Repairs and Refurbishment Improvement Works**
Prepared by CB Swift. Surveyors

- B – Agents Valuations**
Prepared by Snellers and Jezzards – Estate Agents

- C Budget Cost Plan**
Prepared by Sawyer & Fisher – Quantity Surveyors

- D – Agents Valuations of the Proposed New Houses**
Prepared by Jezzards – Estate Agents

**Schedule of Repairs and
Refurbishment
At
40 The Avenue,
Hampton,
TW12 3RG.**

ON BEHALF OF

**The Vicar and Church Wardens,
All Saints' Church,
Hampton,
TW12 3RG.**

**PREPARED BY
CB Swift,
Swift House,
Spencer Hill Road,
Wimbledon,
London SW19 4EL.**

**Tel: 07900 210354
Fax: 01293 863423**

DATE

December 2017

40 THE AVENUE HAMPTON TW12 3RG

SCHEDULE OF REPAIRS AND REFURBISHMENT WORKS

Introduction and Description

The property is a 3-bedroom bungalow of 83m². set at the centre of a generous plot of 572m².

It is of solid brick construction with poor quality early type uPVC windows under a clay plain tiled hipped roof. The roof is original without underfelt or insulation.

It has a poor quality entrance conservatory of approximately 8m². and a separate timber built outbuilding of 21m².

There is a tarmac surfaced driveway along the north side of the site accessed from The Avenue via a pavement crossover.

There are a number of trees on the site, mainly located to the rear of the property.

The property is in poor condition and in need of repair and refurbishment.



Schedule of Works and Estimated Cost

The works required to repair and refurbish the house to modern standards are set out below:

1.00	Exterior	Estimated Cost £
1.1	Upgrading of roof including carefully stripping roof tile and setting aside for -use installing a breathable felt membrane and , insulation to current standards and re-installing tiles (assuming 80% salvage) and re-pointing. Including access scaffold	20000.00
1,2	Re-pointing the chimney	500.00
1.3	Replace the flat roof covering, incorporating insulation (5m ² .)	2500.00
1.4	Re-build/renovate the entrance porch	5000.00
1.5	Replacing all windows and doors with new double glazed frames	8500.00
1.6	Re-pointing, re-facing of cleaning brickwork	2500.00
1.7	Overhauling, repair and clean rainwater gutters	750.00
1.8	Stripping off existing fascias, soffits and barge boards and replacement with new uPVC alternatives with vented soffits	3000.00
2.0	Interior	
2.1	Clearing out and carting away all loose furniture, etc. fittings and floor coverings	800.00
2.2	Lining the chimney to current standards and installing new gas heating device re-lining chimney	2500.00
2.2	Clearing out roof space and boarding for storage including a new access ladder	2500.00
2.4	Damp treatment specialist re-plastering	2000.00
2.5	Installing insulated dry lining to external walls	5000.00
2.6	Preparing all internal wall surfaces and re-skimming	1500.00
2.7	Preparing all ceiling surfaces and re-skim and cornices	4000.00
2.8	Replacing skirtings	1000.00
2.9	Stripping out and replacing the kitchen units	10000.00
2.10	Stripping out and replacing the bathroom fittings	6000.00

2.11	Wall and floor tiling to bathroom and splashbacks tiling bathroom	2500.00
2.12	Stripping out and replacing all internal doors include frames and ironmongery with new oak laminate doors and matching frames and new ironmongery.	6000.00
2.13	Sundry pairs to joinery including window cills	500.00
2.12	Re-decorate throughout	3000.00
2.13	Replacement of floor coverings	5000.00
3.00	Services	
3.1	Re-wiring the electrical system including replacement of the fuse board and all fitments and light fittings	8000.00
3.2	Renewing the heating and hot water system	5000.00
3.3	Replacing the boiler with a new condensing boiler	5000.00
3.4	Overhauling the intruder alarm system	1000.00
4.00	External works	
4.1	Overhaul/repairing fenced and treat fences	1000.00
4.2	Clearing out, overhauling the outbuilding and re-staining timber cladding walls.	2000.00
4.3	General garden clearance and maintenance	1000.00
4.4	Pressure cleaning and re-pointing paving slabs to the patio	1000.00
5.00.	Preliminaries and Health and Safety and Site	5000.00
6.00	Contingency at 5%	6052.00
7.00	Surveyors Fees at 15%	19538.00
8.00	Building Control Fees	1050.00
	TOTAL	150840.00
	VAT @20%	30168.00
	TOTAL INC VAT	181008.00

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

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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

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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



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](#).

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)
1.00 Demolitions and Site Clearance					40,000
2.00 New Houses (4nr)					
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	1,047,000
3.00 New Church Hall and First Floor Flat (including Narthex)					
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	1,100,000
					2,187,000
4.00 Contingency (Design and construction)			5%		99,000
				£ 2,286,000	
5.00 Professional fees and expenses					
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
6.00 Project / Client Contingency					included
					2,628,000
7.00 Inflation update from June 2014 to December 2017					
7.01 Inflation update using the published BCIS All-in Tender Price Indicies from 2Q 2014 to 4Q 2017 (Forecast)			17.0%		447,000
					£ 3,075,000
8.00 Assumed all VAT is zero rated (this is to be confirmed by Client)					

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

Revd Gareth Wardell
All Saints Church
The Avenue
Hampton

30th January 2018

Dear Revd Gareth Wardell,

Development of All Saints Church, The Avenue, Hampton

It was lovely meeting you and thank you for inviting Jezzards to come and value your properties which are going through planning on The Avenue, Hampton.

Having revised the plans and investigated the New Homes market locally we have provided prices based on the information provided to us at this stage.

These prices are based on a standard specification throughout and on the plans provided, these prices could change based on the market conditions and market inflation depending on when these are completed and ready to be marketed.

3 x 4 bedroom, two bathroom townhouses with off road parking and rear gardens we would recommend between £675,000.00 - £750,000.00

1 x 3 bedroom, two bathroom townhouses with off road parking and rear gardens we would recommend between £625,000.00 - £675,000.00

1 x 2 bedroom, 2 bathroom flat with first come first serve parking in terms of selling we would recommend between £375,000.00 - £400,000.00 or for rental purposes we would recommend £1250pcm - £1300pcm

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.

In the meantime please do not hesitate to contact me directly on 020 8878 2257 if you have any further enquiries.

Yours faithfully

Victoria Phillips