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## **Commercial Review**

**Version 02**

**26 July 2017**

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### **St Michaels Convent Ham, Richmond**

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Issued by:

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## DOCUMENT ISSUE SHEET

Version	Issue Date	Issued By	Approved By	Comments on Version
1	25/07/2017	AB	AB	
2	26/07/2017	AB	AB	Clarification added to benchmarking charts

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## EXECUTIVE SUMMARY

K2 Rider Hunt are appointed to undertake a review of the construction cost estimate prepared by Beechcroft Developments Ltd for the proposed development of 23 dwellings at the site of St Michaels Convent, Ham, Richmond. This report is a commentary on the appropriateness of the construction cost estimate prepared by Beechcroft Developments.

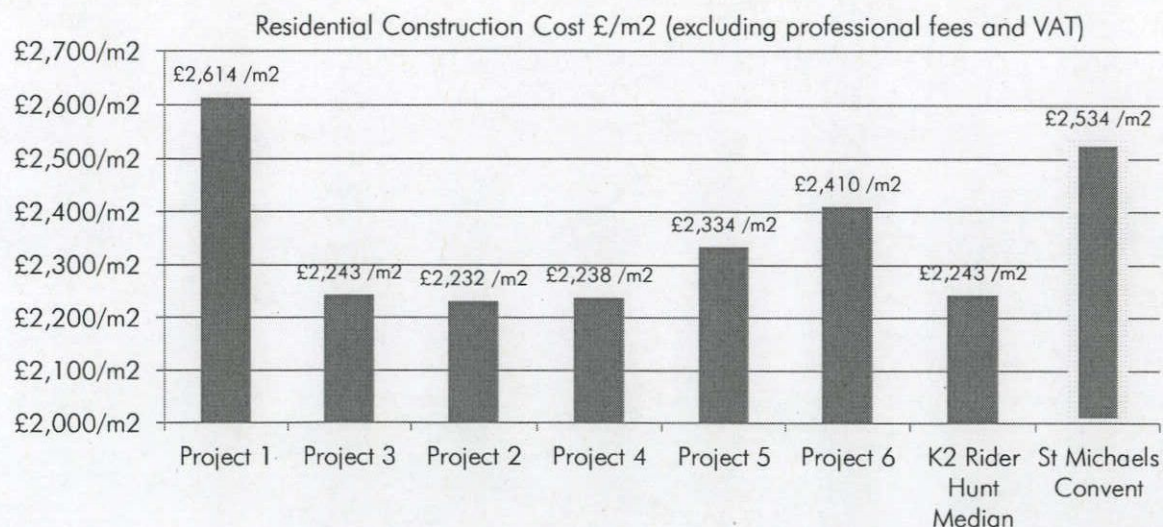
We have been provided with the project Viability Report dated March 2017 prepared by DPA2 that includes a total estimated construction cost of £7,838,681 excluding professional fees and VAT.

This report reviews the cost allowances provided within Appendix E of the DPA2 Viability Report (included within Appendix 1 of this report). A schedule of all information used to undertake our review is contained within Appendix 2.

The following sections of the report detail our assessment of the construction costs included within the DPA2 Viability Report within which we have found the following areas of note:

Element	Adjustment	Comment
Beechcroft cost estimate	£7,838,681	£2,739/m <sup>2</sup> (£254/sqft)
Adjustment to new build cost rate to align with benchmark figures	(£436,738)	£278/m <sup>2</sup> (£26/sqft)
Reduction in plot soft landscaping	(£46,981)	Reduce allowance to £80/m <sup>2</sup>
Omit maintenance costs	(£34,500)	Included in preliminaries
Adjustment to preliminaries due to the above	(£41,458)	8% of the above items
Adjustment to contingency due to the above	(£27,984)	5% of the above items
<b>K2 Rider Hunt Adjusted Total</b>	<b>£7,251,020</b>	<b>£2,534/m<sup>2</sup> (£235/sqft) (7.3%)</b>

This is supported by the benchmark below which compares our estimated construction cost for this project against other residential projects on our cost database.



## 1.0 COST PLAN

We have been provided with the cost estimate prepared by Beechcroft Developments Ltd dated 28<sup>th</sup> February 2017, which states an estimated total construction cost of £7,838,681 excluding professional fees and VAT.

## 2.0 PROGRAMME

The preliminaries costed within the Beechcroft cost estimate are priced based on a 16-month construction programme.

We have assumed this is correct for the purposes of our review.

## 3.0 AREAS

The construction cost estimate provided by Beechcroft Developments states the following areas of accommodation:

Element	Plots	Sq ft
Conversion	9nr	13,894sqft
New build	14nr	16,907sqft
<b>Total</b>	<b>23nr</b>	<b>30,801sq ft</b>

The areas included within Viability Report associated with the anticipated sales areas vary slightly from the above areas but not by a significant margin. We have therefore used the above areas for the purpose of our review.

#### 4.0 ESTIMATED CONSTRUCTION COST

The cost estimate provided by Beechcroft provides an estimated cost of £7,838,681, equating to £2,739/m<sup>2</sup> (£254/sqft) based on a gross internal floor area of 2,862m<sup>2</sup> (30,801sqft).

The construction cost estimate has been prepared on a package-by-package basis, which is a format commonly used by property developers who undertake construction without a traditional main contractor being in place.

The cost estimate has been split into three elements:

1. Conversion
2. New build
3. Other items (generally External Works)

For ease of comparison with other projects, and to assist us in ascertaining whether the provisions made are reasonable or not, we have allocated these packages against the traditional items found in a detailed elemental cost plan.

The only adjustment to the apportionments made by Beechcroft that we have undertaken is to move the substructure allowance from the general cost section into the New Build costs. A copy of our apportionment of the packages is included in Appendix 3.

As external works vary significantly, from project to project, we have focused our assessment on the conversion and new build elements of the cost estimate (see sections 5 and 6 of this report).

A review of the external works elements is included in section 7.

## 5.0 CONVERSION

Conversion and refurbishment projects are inherently difficult to compare with other projects due to the bespoke nature of each building that undergoes work.

A summary of the construction costs provided for the conversion works is below, including a pro rata apportionment of the overall project preliminaries.

Element	Conversion		
	£	£/m <sup>2</sup>	£/ft <sup>2</sup>
0 Facilitating Works	118,875	92	9
1 Substructure	-	-	-
2 Superstructure			
2.1 Frame	92,952	72	7
2.2 Upper Floors	248,201	192	18
2.3 Roof	200,970	156	14
2.4 Stairs	-	-	-
2.5 External Walls	212,747	165	15
2.6 Windows and External Doors	76,168	59	5
2.7 Internal Walls and Partitions	261,201	202	19
2.8 Internal Doors	312,461	242	22
3 Internal Finishes			
3.1 Wall Finishes	184,789	143	13
3.2 Floor Finishes	132,061	102	10
3.3 Ceiling Finishes	22,231	17	2
4 Fittings, Furnishings & Equipment	285,865	221	21
5 Services			
5.6 Space Heating & Air Conditioning	246,671	191	18
5.7 Ventilation System	10,000	8	1
5.8 Electrical Installations	173,678	135	13
5.9 Gas & Other Fuel Installations	-	-	-
5.10 Lifts & Conveyors	25,000	19	2
5.11 Fire & Lightning Protection	40,858	32	3
5.12 Communication, Security & Control Systems	10,466	8	1
<b>Elemental Cost Sub-Total £</b>	<b>£2,655,194</b>	<b>£2,057</b>	<b>£191</b>
9 Main Contractors Preliminaries	8%	223,040	173
10 Main Contractors Overheads & Profit	0%		16
<b>Construction Cost (excl fees &amp; contingency) £</b>	<b>£2,878,234</b>	<b>£2,230</b>	<b>£207</b>

To get the best comparison of costs for residential conversion projects we have assessed this project against others where detailed cost information is available.

As the London residential property market operates in a different way to the majority of the United Kingdom, we have focused our attention on 12 residential conversion projects undertaken in Greater London in the past 10 years.

The graph below shows the overall cost of the conversion at St Michael's Convent coming in at £2,230/m<sup>2</sup>, which compares favourably to the mean and median values (£2,847/m<sup>2</sup> and £2,963/m<sup>2</sup> respectively) for residential conversion works across the 12 projects we have used as a comparison.



The above table compares this project against 12 recent residential conversion projects in Greater London. The budget for this element of works at St Michael's Convent falls within a reasonable variance from the mean and median values of the comparable projects, suggesting the budget provision for this element is at a reasonable level.



## 6.0 NEW BUILD

The new build element of this project is comprised of eleven 2 and 3-bed terraced cottages, and three 2-bed apartments. A summary of the construction costs provided for the new build element is below, including a pro rata apportionment of the overall project preliminaries.

Element	New Build		
	£	£/m <sup>2</sup>	£/ft <sup>2</sup>
0 Facilitating Works	102,288	65	6
1 Substructure	195,978	125	12
2 Superstructure			
2.1 Frame	317,008	202	19
2.2 Upper Floors	-	-	-
2.3 Roof	177,071	113	10
2.4 Stairs	-	-	-
2.5 External Walls	291,647	186	17
2.6 Windows and External Doors	122,576	78	7
2.7 Internal Walls and Partitions	306,171	195	18
2.8 Internal Doors	219,792	140	13
3 Internal Finishes			
3.1 Wall Finishes	95,863	61	6
3.2 Floor Finishes	145,401	93	9
3.3 Ceiling Finishes	12,680	8	1
4 Fittings, Furnishings & Equipment	353,963	225	21
5 Services			
5.6 Space Heating & Air Conditioning	303,482	193	18
5.7 Ventilation System	-	-	-
5.8 Electrical Installations	211,339	135	13
5.9 Gas & Other Fuel Installations	-	-	-
5.10 Lifts & Conveyors	23,000	15	1
5.11 Fire & Lightning Protection	-	-	-
5.12 Communication, Security & Control Systems	16,280	10	1
<b>Elemental Cost Sub-Total £</b>	<b>£2,894,541</b>	<b>£1,843</b>	<b>£171</b>
9 Main Contractors Preliminaries	8%	243,145	155
10 Main Contractors Overheads & Profit	0%		14
<b>Construction Cost (excl fees &amp; contingency) £</b>	<b>£3,137,686</b>	<b>£1,998</b>	<b>£186</b>

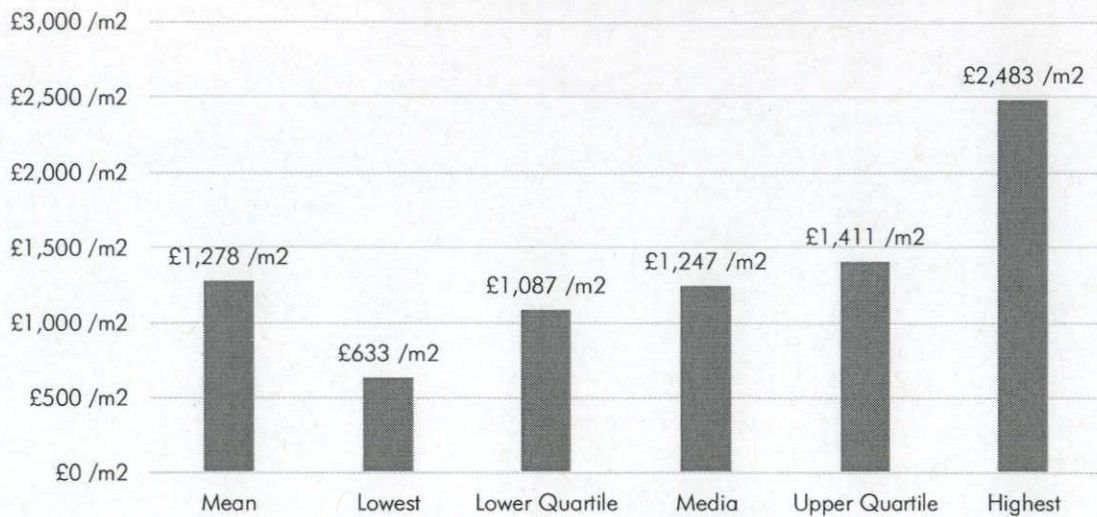
Our assessment of the apportionment for the new build element of cost equates to £1,998/m<sup>2</sup>, compared to the total of £1,721/m<sup>2</sup> stated on page 14 of the DPA2 Viability Report. The primary driver for the cost difference is due to our inclusion of the substructure costs within this section of the work, whereas the Beechcroft costs have included substructure within the "general work" cost section. In our opinion, the substructure costs relate to the new build element of works and should therefore be included within the new build costs.

### Beechcroft Benchmarking

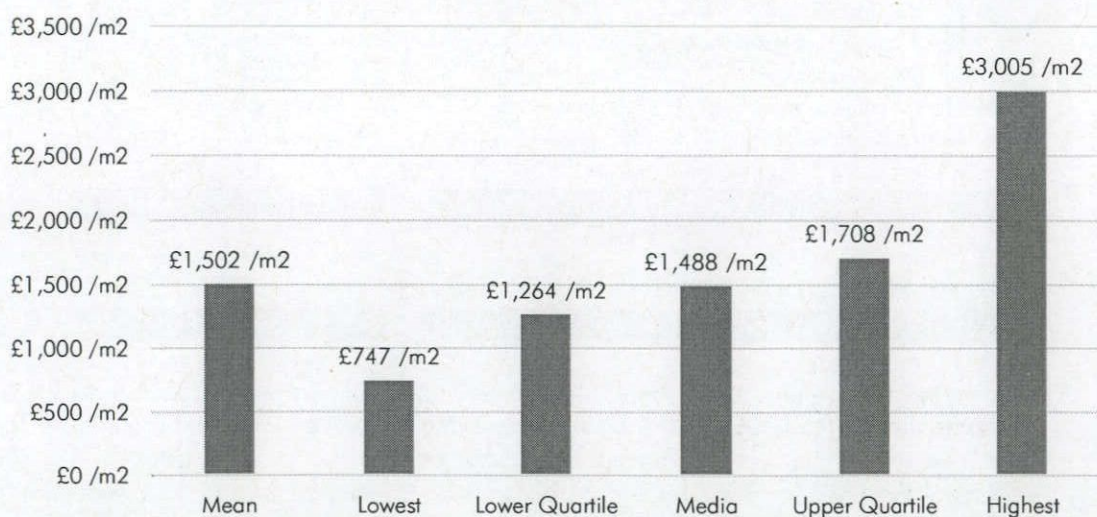
On page 14 of the DPA2 Viability Report, the construction cost for the new build element is stated at £1,721/m<sup>2</sup>. This sum is then compared to the BCIS £/m<sup>2</sup> study for new build terraced housing, and apartments, adjusted for construction in The London Borough of Richmond in Q2 of 2017.

The data used is as follows:

BCIS 2-Storey Terraced Housing  
 (Excluding External Works, Contingency, Professional Fees and VAT)  
 £/m<sup>2</sup> Q2 2017, London Borough of Richmond



BCIS 3-5 Storey Apartments  
 (Excluding External Works, Contingency, Professional Fees and VAT)  
 £/m<sup>2</sup> Q2 2017, London Borough of Richmond



The costs for the scheme stated by Beechcroft at £1,721/m<sup>2</sup> fall between the upper quartile and highest cost on the BCIS database for both apartments and terraced housing.

For the conversion element of the works, the costs also sit between the upper quartile and highest figures; however, for conversion works justification is given for this due to the works involving the conversion of a listed building.

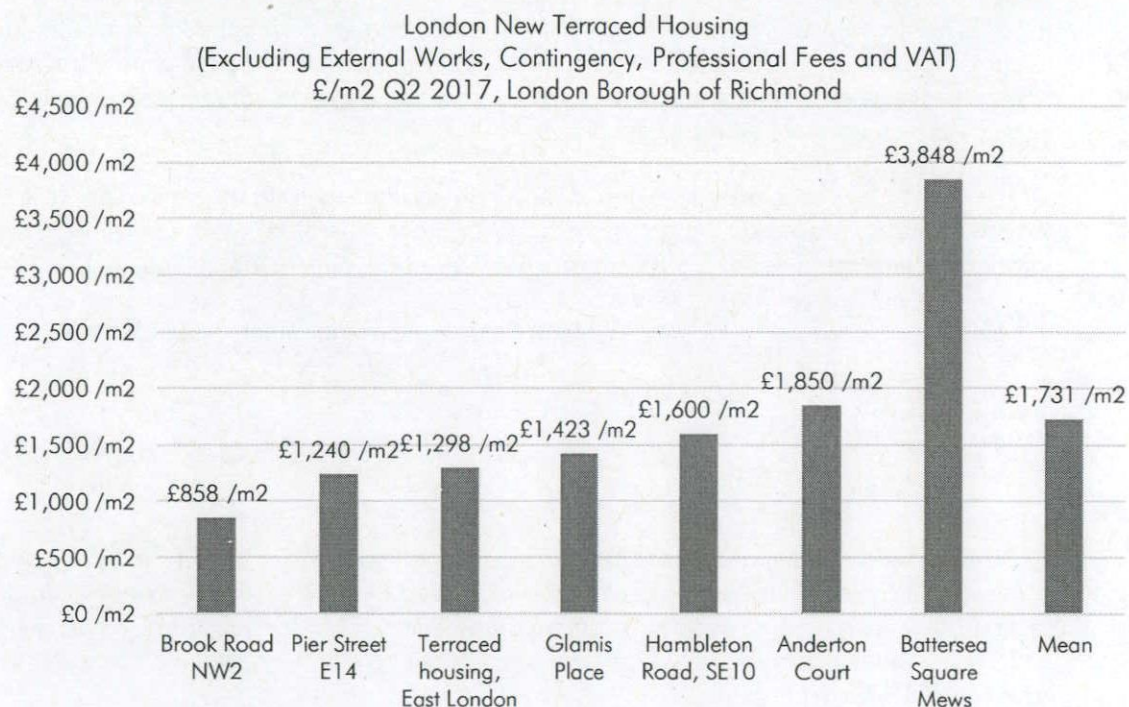
For the new build element, the same argument is not valid and we have therefore reviewed the basis of comparison in further detail.

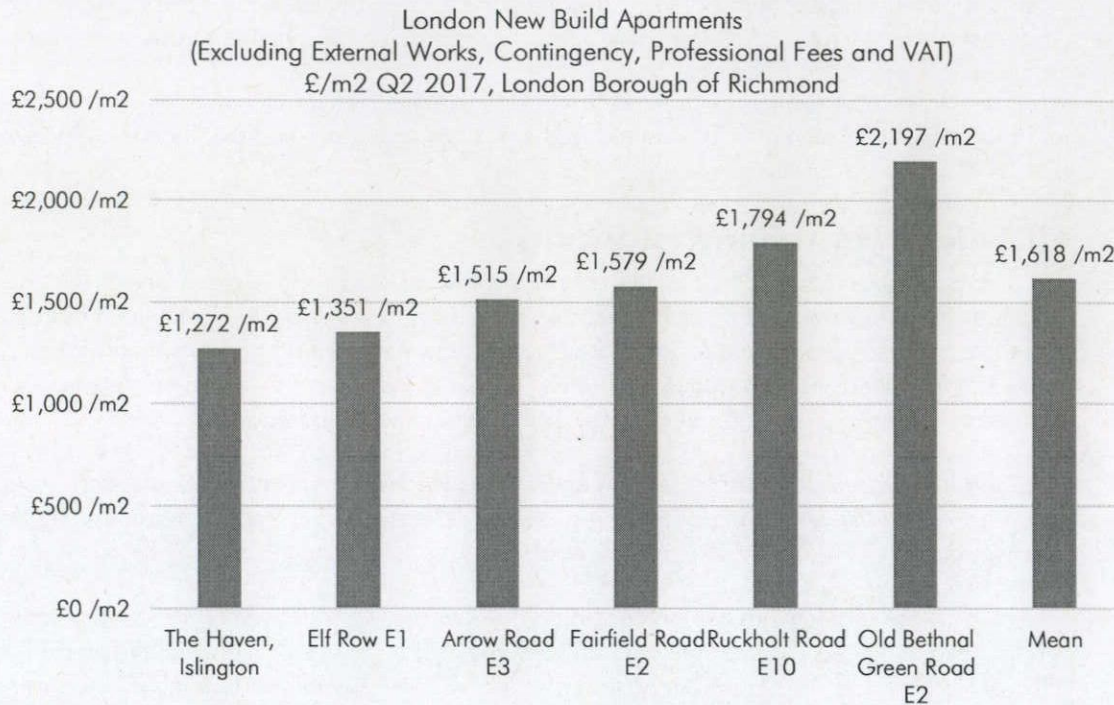
### **K2 Rider Hunt Benchmarking**

The data used in the DPA2 Viability Report is formed of data from projects across the entire United Kingdom, over the default BCIS time period of 15 years. As we outlined in our assessment of the conversion works, the residential property market in London operates in a slightly different way to other areas of the country and using indices to adjust costs over a long period, across various regions increases the inaccuracy of the data used for comparison.

To obtain a more comparable assessment of costs we have reviewed cost data from six new build apartment, and seven terraced housing projects undertaken in Greater London during the past ten years.

As all of these projects have been constructed in Greater London, within the last ten years we would expect to see costs for the new build element of this project align with the mean £/m<sup>2</sup> from the data available. This is on the basis that the new build element at St Michael's Convent has priced separately from the abnormal costs, which are included in the general works section.





The data above indicates a mean price of £1,731/m<sup>2</sup> for new build terrace housing, and £1,618/m<sup>2</sup> for new build apartments, within Greater London, during the last ten years, adjusted to current day prices in The London Borough of Richmond. There is no indication that on a clear and open site, such as this, that costs for the construction of the terraced housing would vary largely from others within Greater London.

Of the new build works, approximately 22% will be apartments, with the remaining 78% being terraced housing, based on the gross internal floor areas. Therefore, if we apply this to the mean rates above we would reach a total construction cost of £1,706/m<sup>2</sup> as outlined below:

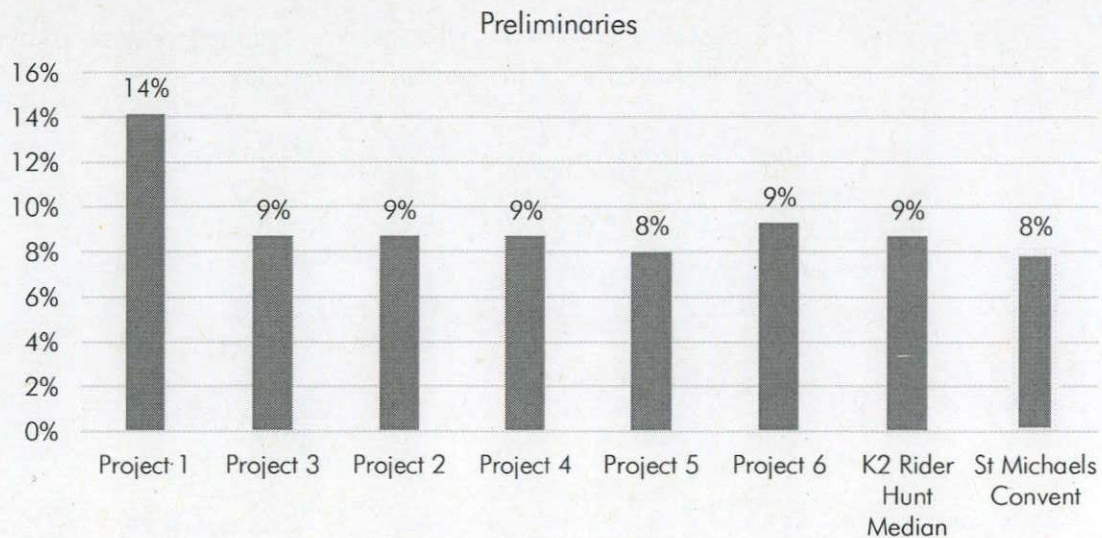
Element	Mean Rate	Apportionment	Blended rate
Terraced Housing	£1,731/m <sup>2</sup>	78%	£1,350/m <sup>2</sup>
Apartments	£1,618/m <sup>2</sup>	22%	£356/m <sup>2</sup>
<b>Blended benchmark rate</b>			<b>£1,706/m<sup>2</sup></b>

Whilst our blended benchmark rate of £1,706/m<sup>2</sup> is within 0.8% of the £1,721/m<sup>2</sup> rate stated in the viability report, this overlooks the fact that the substructure costs are priced within another section of the Beechcroft estimate. To obtain a true comparison the substructure cost is added, and preliminaries apportioned, which is reflected in our split of the new build costs (see page 8) equating to £1,998/m<sup>2</sup>.

Based on the above, the costs for the new build element of this project are not a reflection of the likely outcome, and a reduction of approximately £278/m<sup>2</sup> is required to the new build construction costs to bring them in line with the expected out turn costs. (£1,998/m<sup>2</sup> less £278/m<sup>2</sup> = £1,720/m<sup>2</sup>) Across the new build area of 1,571 m<sup>2</sup> (16,907sqft) this equates to an adjustment of (£436,738).

### Preliminaries.

The preliminaries allowance of £35,000 per month has been made, which equates to 8% of the overall construction value. We have compared this to similar projects in the table below which shows this is a reasonable allowance.



Based on the above we are happy with the general preliminaries provision at 8% however we recommend adjustments be to the total provision based on the other recommended changes to construction costs within this report.

### Contingency

Contingency has been allowed at 5% for the new build and 10% for the conversion works.

The allowance of 5% for the new build element is comparable with our experience. For the conversion element, 10% is also reasonable given the likelihood of discovery during the construction process.

We are therefore in agreement with the provisions made, albeit adjustments will need to be made based on recommended changes to the construction costs elsewhere in this report.

## 7.0 GENERAL/EXTERNAL WORKS

The value of the general/external works (including preliminaries etc.) in the Beechcroft cost estimate totals approximately £1,485,569; however, this includes the substructure allowance that we consider should be within the new build construction costs.

Once the substructure is allocated to the new build costs, a revised total for this section is £1,276,278 (including preliminaries and contingency), and includes:

Demolition and site clearance	£150,000
Bin store	£7,500
Bicycle/Buggy Store	£7,500
New greenhouse/meeting room	£75,350
Roads sewers footpaths	£185,870
Internal drainage	£27,600
Refurb internal drainage	£13,500
French drains	£20,000
Plot soft landscaping	£108,421
Site wide soft landscaping	£75,000
Kitchen garden reinstatement	£17,500
Hard landscaping (driveways etc.)	£98,320
Communal garden pathways	£61,603
Plot fencing	£12,000
Perimeter fencing	£3,900
External garden steps	£10,000
Screen walls	£14,400
Tree protection	£8,360
Tree surgery and clearance	£25,000
Main services	£80,500
Maintenance	£34,500
Works to existing boundary wall	£50,000
Timber treatment & replacement	£30,000

We have reviewed the existing and proposed site plan and our primary concerns surround the cost provisions for the following items:

- Plot soft landscaping
- Maintenance

### **Plot Soft Landscaping**

The provision for "plot soft landscaping" totalling £108,421 appears to allow for soft landscaping to the private external areas of each building plot.

We have measured this area at 768m<sup>2</sup>, which would equate to a soft landscaping allowance of £141/m<sup>2</sup>, which is in our opinion excessive. The maximum allowance we would normally make for this would equate to £80/m<sup>2</sup> and would indicate a reduction of (£46,981) is required to this item.

### **Maintenance**

It is unclear what the allowance of £34,500 for maintenance covers. Upon completion, we would expect to see general maintenance of the communal grounds covered by a service charge to residents. Up until completion of the works we would expect general site upkeep to be covered under the project preliminaries, especially considering there are various other works taking place across the site (ie footpaths, kitchen garden reinstatement, meeting room construction, etc)

We therefore recommend that this provision be removed from the construction cost estimate.

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## **APPENDIX 1**

### **Beechcroft Developments Construction Costs**



**St Michaels Convent, Ham, Richmond  
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**HAM COMMON BUILD COSTS**

Check			
Accreditation Sch	30,801.28		
			30,801.28
Date: 28/02/17			
HE. Visit			
	Plot	Plt	
Conversion	9.00	13,894.28	
New Build	14.00	16,907	Ass Sch
Total	23.00	30,801	30,801.30
			Diff

**Ham Pre-Fix Conversion**

Plot	9.00
Plot Plt	13,894.28
Costs Plt - 15%	
Total Plt	13,894.28

**Ham Pre-Fix New Build Costs**

Plot	14.00
Plot Plt	16,907.30

SUPERSTRUCTURE	Total	Per Plot	EPF2
Structural	60,471.00	7,719.00	5.00
Brickwork	11,894.20	1,543.00	1.00
Brickwork Repointing & Facade	55,576.80	6,175.20	4.00
Brick Chasing / Scaffolding	24,314.85	2,797.68	1.75
Chimney Repairs	5,947.10	771.38	0.50
Initial Site Dig & Timber Investigation	20,036.50	2,344.51	1.51
Cur & Carve	236,201.40	26,244.58	17.00
Underfloor Heating	45,000.00	5,100.00	3.00
Sanitaton	65,453.90	7,340.42	4.50
Diamond Drilling	12,000.00	1,333.33	0.80
External Stonework Repairs	40,524.41	5,480.48	3.55
Carpeting	153,688.85	17,314.42	11.00
Roof Renovation (slip, new baffle/slates)	67,256.40	10,008.60	7.00
Carry & Roof Insulation	17,307.75	1,819.75	1.25
Fire Protection	37,798.40	3,867.58	2.00
Leads & Plaster Specialist repair provision	25,000.00		
Dry Floor	4,120.00		0.30
Heating & Runtins	280,771.70	33,307.91	14.40
Supply & fit new cutting & downpipes	17,357.75	1,829.75	1.25
LI (1) re KONE Passenger Lift	25,000.00	2,777.78	1.80
Window Refurbishment (no sills)	7,000.00	800.00	0.50
Walls & Appliances	173,677.50	19,707.50	12.50
Supply & fit vanities	25,177.82	3,241.58	2.10
Supply & fit Wardrobes	55,984.23	6,329.58	4.10
Supply & fit Modern MFI shower doors	12,443.72	1,404.96	0.91
Electrics (see 1st fl above)	173,677.50	19,707.50	12.50
TV System	4,196.35	466.18	0.30
Alarm (2nd fl)	4,796.53	607.71	0.45
Specialist Glazing	4,128.26	463.14	0.30
French Polishing	10,000.00		
Drying / Polishing / Seawax / Resin	236,201.40	26,244.58	17.00
Coating & Cornice Refurb / Replacement	22,236.72	2,470.08	1.60
Fireplaces & Surrounds - Refurb & New	13,436.00	1,488.00	0.90
Lighting conductor provision	3,000.00		
Ceramics Wall & Floor	44,811.44	4,940.16	3.20
Internal & External excavation	165,479.92	18,386.66	11.91
Supply & fit Carpets & hardwood flooring	67,134.48	6,792.72	4.40
Works to Basement - light, power, vent & stairs only	10,000.00	1,111.11	0.70
Instalment	27,798.40	3,867.58	2.00
Internal & External Works	9,306.11	1,034.35	0.67
Bulkers Clean	14,588.81	1,620.98	1.05
Communal Areas			
inflation factor @ 6%	116,718.89	12,813.22	
	<b>2,440,598.71</b>	<b>295,836.52</b>	<b>184.32</b>

**MATERIALS**

Brickwork, Blockwork, Lintels	60,471.00	7,719.00	5.00
Carpeting	186,736.40	18,525.98	12.00
Acoustic Flooring	27,798.40	3,867.58	2.00
Chimneys @ @ (1100)	63,946.20	6,762.66	4.00
Blockwork	347,555.80	38,995.08	25.00

TOTAL CONVERSION BASIC BUILD COST - BC	2,440,598.71	271,172.54	175.66
TOTAL CONVERSION BASIC BUILD COST - MATERIALS	347,555.80	38,995.08	25.00
TOTAL NEW BUILD BASIC BUILD COST - BC	2,430,046.36	172,862.07	143.14
TOTAL NEW BUILD BASIC BUILD COST - MATERIALS	279,513.60	19,803.83	15.47
TOTAL BASIC BUILD COSTS	5,486,514.72	536,944.21	178.13

EM Agt			
EM Ofcs			
TOTAL - NON SALEABLE BUILDINGS			

SUPERSTRUCTURE	Total	Per Plot	EPF2
Structural	64,526.50	6,828.25	5.00
Brickwork	64,526.50	6,828.25	5.00
Underfloor heating	58,174.85	4,238.78	3.50
Blockwork	38,046.88	2,717.21	2.25
S & F Timber Frame	278,567.15	15,536.23	16.50
Labour only Carpentry (inc fittings)	118,349.70	8,453.56	7.00
Roof Tilng (inc labour & materials)	118,349.70	8,453.56	7.00
Carry & Roof Insulation	21,131.88	1,508.58	1.25
Heating & Plumbing	244,387.60	17,458.54	14.45
Carpentry - External / Decking	33,874.20	2,416.38	2.00
Supply & fit Timber windows	118,349.70	8,453.56	7.00
Supply & fit Modern MFI shower doors	21,000.00	1,500.00	0.91
Electrics (see above 1st fl)	211,338.75	15,816.63	12.90
TV System	4,612.10	466.18	0.30
Alarm (2nd fl)	4,796.53	607.71	0.45
Automated Garage Doors (inc labour)			
Partners call	23,000.00	1,642.58	1.35
Revolet glazing	4,226.78	307.91	0.30
Drying / Resin / Seawax	287,430.70	20,538.05	17.00
Coating & Cornice	12,286.33	1,036.74	0.75
New Fireplaces & Surrounds	14,880.00	1,208.00	0.90
Kitchens, Worktops & Appliances	211,338.75	15,816.63	12.90
Vanety Furniture	35,584.61	2,538.07	2.10
Supply & fit Wardrobes	68,216.11	4,851.37	4.10
Floor & Wall Ceramics	54,182.72	3,864.48	3.20
Decorative (inc materials)	64,526.50	6,828.25	5.00
Floor Finishes (Carpet)	74,381.24	5,313.68	4.40
Supply & fit Sillings / Conservatory walls	58,721.30	5,623.98	3.00
Internal & External Works	11,327.76	808.13	0.67
Bulkers Clean	17,752.48	1,264.03	1.05
COMMUNAL AREAS - 750 sqft @ 156	18,750.00	1,318.29	
	<b>2,418,049.34</b>	<b>172,862.07</b>	<b>143.14</b>

**MATERIALS**

Brickwork, Blockwork, Lintels	67,626.40	4,838.58	4.00
Carpets	101,442.80	7,348.96	6.00
Acoustic Flooring	16,907.10	1,237.55	1.00
Chimneys @ @ (1100)	8,000.00	571.43	0.47
Blockwork	64,526.50	6,828.25	5.00
	<b>278,513.80</b>	<b>19,803.83</b>	<b>16.47</b>

oil materials	625,988.60	26.20
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Stations	7,500.00	326.00	0.34
Bicycle / Sissy Storage	7,500.00	326.00	0.34
Garden Stair			
<b>TOTAL - STORES</b>	<b>15,000.00</b>	<b>652.00</b>	<b>0.40</b>
Garages - Nil			
New Greenhouse / Utility room @ 753.50sqft @ £100	75,350.00	3,276.00	2.45
<b>TOTAL GARAGES/CARPORTS</b>	<b>75,350.00</b>	<b>3,276.00</b>	<b>2.45</b>
Roads & Sewers & Footpaths	100,000.00	8,081.00	0.03
Internal Drainage	275,000.00	1,200.00	0.01
Ru/ab Internal drainage	10,500.00		
French Drains	20,000.00	868.57	0.02
<b>TOTAL ROADS AND SEWERS</b>	<b>345,500.00</b>	<b>10,149.57</b>	<b>0.02</b>
Plot Soft Landscaping	100,000.00		
Site Wide Soft Landscaping	70,000.00	3,340.87	2.43
Roadside / Hedges / Garden (provide)	17,500.00	740.87	0.57
Hard Landscaping / Driveways Etc	80,219.00	4,274.77	3.13
Commercial garden pathways	81,000.00		
Existing Boundaries (etc tables)			
Plot Fencing	12,000.00	750.00	0.50
Perimeter fencing	3,000.00	160.57	0.13
External Garden steps	10,000.00	434.76	0.32
Screen Walls	4,400.00	625.00	0.47
Tree Protection	8,300.00	363.46	0.27
Tree Surgery & Clearance	20,000.00	1,086.06	0.81
<b>TOTAL EXTERNAL WORKS</b>	<b>434,909.00</b>	<b>18,891.43</b>	<b>14.11</b>
Foundations	100,000.00	8,086.00	11.00
LRTM	10,000.00	434.76	0.32
<b>TOTAL FOUNDATIONS</b>	<b>110,000.00</b>	<b>8,520.76</b>	<b>6.36</b>
Water	20,000.00	1,000.00	0.75
Electrics	20,000.00	1,000.00	0.75
Gas	20,000.00	1,000.00	0.75
Telecoms	11,000.00	500.00	0.37
<b>TOTAL MAINS SERVICES</b>	<b>61,000.00</b>	<b>3,500.00</b>	<b>2.61</b>
Maintenance	34,500.00	1,500.00	1.12
<b>TOTAL MAINTENANCE</b>	<b>34,500.00</b>	<b>1,500.00</b>	<b>1.12</b>
Demolition / Site Clearance	150,000.00	6,521.74	4.87
Works to existing boundary wall	50,000.00	2,173.81	1.62
Timber Treatment & Replacement	30,000.00	1,304.35	0.97
<b>TOTAL ABNORMALS</b>	<b>230,000.00</b>	<b>10,000.00</b>	<b>7.47</b>
<b>TOTAL SUBD COSTS</b>	<b>6,796,517.79</b>	<b>285,622.91</b>	<b>2.88%</b>
<b>CONTINGENCY</b>			
Contingency @ 10%	276,295.00	12,121.54	9.05
New Build @ 5%	134,828.15	5,896.44	4.38
Standard All other elements	85,443.05	2,853.82	2.13
<b>TOTAL CONTINGENCY</b>	<b>496,566.20</b>	<b>20,871.80</b>	<b>19.56%</b>
<b>PRELIMINARIES 16 MONTHS @ £20k per month</b>	<b>320,000.00</b>	<b>24,347.83</b>	<b>18.10%</b>
<b>TOTAL SUBD COSTS</b>	<b>7,613,084.00</b>	<b>349,842.54</b>	<b>3.54%</b>

groundworks total £12,870.46 16.30

**Assumptions**

- New Build based on 15week
- Timber Windows & Doors
- Internal spec based on 15week
- No commercial / owners lounge
- Strip foundations, 1.2 m deep
- No Asbestos report received
- No retaining walls (for site)
- No entrance gates
- Video entry to Apartments only
- Assumed no subsidence or full / SWF pumping required
- Stone cills and heads
- FLB being brick
- Subs costs to new build

**APPENDIX 2**  
**Documentation Used**

The following documentation has been considered during preparation of this report.

1. DPA2 Viability Report dated March 2017
2. Demolition Basement and Ground AA6250 2121R1
3. Demolition Elevation AA6250 2124R1
4. Demolition Elevation AA6250 2125R1
5. Demolition Elevation AA6250 2126R1
6. Demolition Elevation AA6250 2127R1
7. Demolition First AA6250 2122R1
8. Demolition Second AA6250 2123R1
9. House Type 1 AA6250 2050R1
10. House Type 2 AA6250 2051R1
11. Main Building Proposed Basement Plan AA6250 R1-2004
12. Proposed CGI 1 of 3 AA6250 2080R1
13. Proposed CGI 2 of 3 AA6250 2081R1
14. Revised Site Location Plan AA6250 R1-2001
15. Site Plan Existing AA6250 R1-2002
16. Tree Protection Plan PRI18780-03
17. Tree Reference Plan PRI18780-01A
18. Comparative Footprints - April 17 AA6250 SK15
19. Main Building Proposed First Floor AA6250 2006R2
20. Main Building Proposed Ground Floor AA6250 2005R2
21. Main Building Proposed Roof Plan AA6250 2008R2
22. Main Building Proposed Second Floor AA6250 2007R2
23. Mews House, Out Buildings & Links First Floor Plan AA6250 2010R2
24. Mews House, Out Buildings & Links Ground Floor Plan AA6250 2009R2
25. Mews House, Out Buildings & Links Second Floor Plan AA6250 2011R2
26. Proposed East and West Elevations AA6250 2040R2
27. Proposed North and South Elevations AA6250 2041R2
28. Proposed Sections AA6250 2047R2
29. Proposed Sections AA & BB AA6250 2043R2
30. Proposed Sections CC & DD AA6250 2044R2
31. Proposed Sections EE, FF & GG AA6250 2045R2
32. Proposed Site Plan AA6250 2003R2

**APPENDIX 3**  
**K2 Rider Hunt Cost Apportionment**

**COST SUMMARY**

Element	Total			General Works			Conversion			New Build			
	£	£/m <sup>2</sup>	£/ft <sup>2</sup>	£	£/m <sup>2</sup>	£/ft <sup>2</sup>	£	£/m <sup>2</sup>	£/ft <sup>2</sup>	£	£/m <sup>2</sup>	£/ft <sup>2</sup>	
0 Facilitating Works	371,163	130	12	150,000	52	5	118,875	92	9	102,288	65	6	
1 Substructure	195,978	68	6	-	-	-	-	-	-	195,978	125	12	
2 Superstructure													
2.1 Frame	409,960	143	13	-	-	-	92,952	72	7	317,008	202	19	
2.2 Upper Floors	248,201	87	8	-	-	-	248,201	192	18	-	-	-	
2.3 Roof	378,041	132	12	-	-	-	200,970	156	14	177,071	113	10	
2.4 Stairs	-	-	-	-	-	-	-	-	-	-	-	-	
2.5 External Walls	504,394	176	16	-	-	-	212,747	165	15	291,647	186	17	
2.6 Windows and External Doors	198,745	69	6	-	-	-	76,168	59	5	122,576	78	7	
2.7 Internal Walls and Partitions	567,372	198	18	-	-	-	261,201	202	19	306,171	195	18	
2.8 Internal Doors	532,253	186	17	-	-	-	312,461	242	22	219,792	140	13	
3 Internal Finishes													
3.1 Wall Finishes	280,652	98	9	-	-	-	184,789	143	13	95,863	61	6	
3.2 Floor Finishes	277,462	97	9	-	-	-	132,061	102	10	145,401	93	9	
3.3 Ceiling Finishes	34,911	12	1	-	-	-	22,231	17	2	12,680	8	1	
4 Fittings, Furnishings & Equipment	639,828	224	21	-	-	-	285,865	221	21	353,963	225	21	
5 Services													
5.1 Sanitary Appliances	-	-	-	-	-	-	-	-	-	-	-	-	
5.2 Services Equipment	-	-	-	-	-	-	-	-	-	-	-	-	
5.3 Disposal Installation	-	-	-	-	-	-	-	-	-	-	-	-	
5.4 Water Installations	-	-	-	-	-	-	-	-	-	-	-	-	
5.5 Heat Source	-	-	-	-	-	-	-	-	-	-	-	-	
5.6 Space Heating & Air Conditioning	550,154	192	18	-	-	-	246,671	191	18	303,482	193	18	
5.7 Ventilation System	10,000	3	0	-	-	-	10,000	8	1	-	-	-	
5.8 Electrical Installations	385,016	135	13	-	-	-	173,678	135	13	211,339	135	13	
5.9 Gas & Other Fuel Installations	-	-	-	-	-	-	-	-	-	-	-	-	
5.10 Lifts & Conveyors	48,000	17	2	-	-	-	25,000	19	2	23,000	15	1	
5.11 Fire & Lightning Protection	40,858	14	1	-	-	-	40,858	32	3	-	-	-	
5.12 Communication, Security & Control Systems	26,746	9	1	-	-	-	10,466	8	1	16,280	10	1	
5.13 Special Installations	-	-	-	-	-	-	-	-	-	-	-	-	
5.14 Builders Work in Connection with Services	-	-	-	-	-	-	-	-	-	-	-	-	
5.15 Testing & Commissioning of Services	-	-	-	-	-	-	-	-	-	-	-	-	
6 Completed Buildings & Building Units	-	-	-	-	-	-	-	-	-	-	-	-	
7 Work to Existing Buildings	-	-	-	-	-	-	-	-	-	-	-	-	
8 External Works	966,823	338	31	966,823	338	31	-	-	-	-	-	-	
<b>Elemental Cost Sub-Total £</b>	<b>£6,666,558</b>	<b>£2,330</b>	<b>£216</b>	<b>£1,116,823</b>	<b>£390</b>	<b>£36</b>	<b>£2,655,194</b>	<b>£2,057</b>	<b>£191</b>	<b>£2,894,541</b>	<b>£1,843</b>	<b>£171</b>	
9 Main Contractors Preliminaries	8%	560,000	196	18	93,815		223,040	173	16	243,145	155	14	
10 Main Contractors Overheads & Profit	0%	-	-	-	-	-	-	-	-	-	-	-	
<b>Construction Cost (excl fees &amp; contingency) £</b>	<b>£7,226,558</b>	<b>£2,525</b>	<b>£235</b>	<b>£1,210,638</b>	<b>£423</b>	<b>£39</b>	<b>£2,878,234</b>	<b>£2,230</b>	<b>£207</b>	<b>£3,137,686</b>	<b>£1,998</b>	<b>£186</b>	
11 Project / Design Team Fees	0%	-	-	-	-	-	-	-	-	-	-	-	
12 Other Development / Project Costs	0%	-	-	-	-	-	-	-	-	-	-	-	
<b>Sub-Total £</b>	<b>£7,226,558</b>	<b>£2,525</b>	<b>£235</b>	<b>£1,210,638</b>	<b>£423</b>	<b>£39</b>	<b>£2,878,234</b>	<b>£2,230</b>	<b>£207</b>	<b>£3,137,686</b>	<b>£1,998</b>	<b>£186</b>	
13 Price / Design Risk Allowance		479,364	168	16	65,640	23	2	278,795	216	20	134,928	86	8
14 Tender Price Inflation	5%	132,760	46	4	-	-	-	132,760	103	10	-	-	
<b>Total Estimated Cost (excluding VAT) £</b>	<b>£7,838,681</b>	<b>£2,739</b>	<b>£254</b>	<b>£1,276,278</b>	<b>£446</b>	<b>£41</b>	<b>£3,289,789</b>	<b>£2,549</b>	<b>£237</b>	<b>£3,272,614</b>	<b>£2,084</b>	<b>£194</b>	

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Item Description	Rate	Generally				Conversion				New Build			
		Quantity	Unit	Total £	£/m²	Quantity	Unit	Total £	£/m²	Quantity	Unit	Total £	£/m²
<b>Elemental Cost Sub Total</b>				<b>£1,116,823</b>	<b>390</b>			<b>£2,655,194</b>	<b>2,057</b>			<b>£2,894,541</b>	<b>1,843</b>
<b>0 Facilitating Works</b>				<b>£150,000</b>	<b>52</b>			<b>£118,875</b>	<b>92</b>			<b>£102,288</b>	<b>65</b>
Scaffolding	£1					83,365	item	£83,365		84,536		£84,536	
Initial strip out and timber investigation	£20,921					1	item	£20,921					
Builders clean	£1					14,589	item	£14,589		17,752		£17,752	
Demolition and site clearance	£150,000	£1	item	£150,000									
<b>1 Substructure</b>				<b>£0</b>	<b>-</b>			<b>£0</b>	<b>-</b>			<b>£195,978</b>	<b>125</b>
Foundations	£185,978							£0		1	item	£185,978	
Lift pit	£10,000									1	item	£10,000	
<b>2.1 Frame</b>				<b>£0</b>	<b>-</b>			<b>£92,952</b>	<b>72</b>			<b>£317,008</b>	<b>202</b>
Steelwork	£1					65,164	item	£65,164		38,041		£38,041	
Metalwork	£27,788					1	item	£27,788					
S&F Timber Frame	£278,967									1	item	£278,967	
<b>2.2 Upper Floors</b>				<b>£0</b>	<b>-</b>			<b>£248,201</b>	<b>192</b>			<b>£0</b>	<b>-</b>
Cut and cone	£236,201					1	item	£236,201				£0	
Diamond drilling	£12,000					1	item	£12,000					
<b>2.3 Roof</b>				<b>£0</b>	<b>-</b>			<b>£200,970</b>	<b>156</b>			<b>£177,071</b>	<b>113</b>
Chimney repairs	£6,947					1	item	£6,947					
Roof renovation	£97,259					1	item	£97,259					
New guttering and downpipes	£17,368					1	item	£17,368					
Mouldings/replacement timbers	£79,395					1	item	£79,395					
Roof tiling	£118,350									1	item	£118,350	
Balconies/conservatory roofs	£50,721									1	item	£50,721	
Chimneys	£1,000									8	nr	£8,000	
<b>2.5 External Walls</b>				<b>£0</b>	<b>-</b>			<b>£212,747</b>	<b>165</b>			<b>£291,647</b>	<b>186</b>
Brickwork repairs	£55,577					1	item	£55,577					
Brick cleaning and sandblasting	£24,315					1	item	£24,315					
External stonework repairs	£49,324					1	item	£49,324					
Cavity and roof insulation	£1					17,368	item	£17,368		21,134	item	£21,134	
Brickwork blockwork and lintels	£1					66,163	item	£66,163		67,628	item	£67,628	
Brickwork	£84,536									1	item	£84,536	
Carpentry - externals and deck tiling	£33,814									1	item	£33,814	
Stonework	£84,536									1	item	£84,536	
<b>2.6 Windows and External Doors</b>				<b>£0</b>	<b>-</b>			<b>£76,168</b>	<b>59</b>			<b>£122,576</b>	<b>78</b>
Window refurbishment	£72,000					1	item	£72,000				£0	
Specialist glazing	£1					4,168	item	£4,168		4,227	item	£4,227	
Supply and fit timber windows	£118,350									1	item	£118,350	
<b>2.7 Internal Walls and Partitions</b>				<b>£0</b>	<b>-</b>			<b>£261,201</b>	<b>202</b>			<b>£306,171</b>	<b>195</b>
Lathe and plaster specialist repair	£25,000					1	item	£25,000					
Drylining plastering screed and render	£1					236,201	item	£236,201		287,421	item	£287,421	
Communal areas	£18,750									1	item	£18,750	
<b>2.8 Internal Doors</b>				<b>£0</b>	<b>-</b>			<b>£312,461</b>	<b>242</b>			<b>£219,792</b>	<b>140</b>
Carpentry	£153,670					1	item	£153,670					
Carpentry	£1					158,791	item	£158,791		101,443	item	£101,443	
Labour only carpentry	£118,350									1	item	£118,350	
<b>3.1 Wall Finishes</b>				<b>£0</b>	<b>-</b>			<b>£184,789</b>	<b>143</b>			<b>£95,863</b>	<b>61</b>
French polishing	£10,000					1	item	£10,000					
Internal and external decoration	£1					165,480	item	£165,480		84,536	item	£84,536	
Mastic	£1					9,309	item	£9,309		11,328	item	£11,328	
<b>3.2 Floor Finishes</b>				<b>£0</b>	<b>-</b>			<b>£132,061</b>	<b>102</b>			<b>£145,401</b>	<b>93</b>
Wall and floor tiling	£1					44,461	item	£44,461		54,103	item	£54,103	
Carpets and hardwood flooring	£61,134					1	item	£61,134					
Acoustic flooring	£1					26,465	item	£26,465		16,907	item	£16,907	
Carpets and hardwood flooring	£74,391									1	item	£74,391	
<b>3.3 Ceiling Finishes</b>				<b>£0</b>	<b>-</b>			<b>£22,231</b>	<b>17</b>			<b>£12,680</b>	<b>8</b>
Coving/cornice refurb	£22,231					1	item	£22,231					
Coving and cornice	£12,680									1	item	£12,680	
<b>4 Fittings, Furnishings &amp; Equipment</b>				<b>£0</b>	<b>-</b>			<b>£285,865</b>	<b>221</b>			<b>£353,963</b>	<b>225</b>
Kitchen and appliances	£19,298					9	nr	£173,678					
Kitchen and appliances	£15,096									14	nr	£211,339	
Vanity units	£3,242					9	nr	£29,178					
Vanity units	£2,536									14	nr	£35,505	
Wardrobes	£6,330					9	nr	£56,966					
Wardrobes	£4,951									14	nr	£69,319	
Shower doors	£1,405					9	nr	£12,644					
Fireplaces	£1					13,400	item	£13,400		16,800	item	£16,800	
Shower doors	£1,500									14	nr	£21,000	

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5.6 Space Heating & Air Conditioning		£0	-	£246,671	191	£303,482	193
Underfloor heating	£1			£45,900	item	£45,900	59,175
Heating and plumbing	£1			£200,771	item	£200,771	244,308
5.7 Ventilation System		£0	-	£10,000	8	£0	-
Basement works	£10,000			1	item	£10,000	£0
5.8 Electrical Installations		£0	-	£173,678	135	£211,339	135
Electrics	£19,298			9	nr	£173,678	14
Electrics	£15,096						nr
5.9 Gas & Other Fuel Installations		£0	-	£0	-	£0	-
5.10 Lifts & Conveyors		£0	-	£25,000	19	£23,000	15
Lift	£25,000			1	nr	£25,000	
Platform lift	£23,000						1
5.11 Fire & Lightning Protection		£0	-	£40,858	32	£0	-
Fire protection	£27,788			1	item	£27,788	£0
Dry riser	£4,120			1	item	£4,120	
Lightning protection	£8,950			1	item	£8,950	
5.12 Communication, Security & Control Systems		£0	-	£10,466	8	£16,280	10
TV system	£1			£4,186	item	£4,186	6,512
Alarm	£698			9	nr	£6,280	14
8 External Works		£966,823	338	£0	-	£0	
Binstore	7,500	1	item	£7,500			
Bicycle/Buggy Store	7,500	1	item	£7,500			
New greenhouse/meeting room	100	754	m2	£75,350			
Roads sewers footpaths	185,870	1	item	£185,870			
Internal drainage	27,600	1	item	£27,600			
Refurb internal drainage	13,500	1	item	£13,500			
French drains	20,000	1	item	£20,000			
Plot soft landscaping	108,421	1	item	£108,421			
Site wide soft landscaping	75,000	1	item	£75,000			
Kitchen garden reinstatement	17,500	1	item	£17,500			
Hard landscaping (driveways etc)	98,320	1	item	£98,320			
Communal garden pathways	61,603	1	item	£61,603			
Plot fencing	12,000	1	item	£12,000			
Perimeter fencing	3,900	1	item	£3,900			
External garden steps	10,000	1	item	£10,000			
Screen walls	14,400	1	item	£14,400			
Tree protection	8,360	1	item	£8,360			
Tree surgery and clearance	25,000	1	item	£25,000			
Main services	80,500	1	item	£80,500			
Maintenance	34,500	1	item	£34,500			
Works to existing boundary wall	50,000	1	item	£50,000			
Timber treatment & replacement	30,000	1	item	£30,000		£0	£0



Appendix C

Woodside Square Muswell Hill – Asking Prices

	Price	Area m <sup>2</sup>	£/m <sup>2</sup>
1 <sup>st</sup> Floor 3 bedroom	1,280,000	132.9	9,631
3 <sup>rd</sup> Floor 3 bedroom	1,275,000	127	10,039
1 <sup>st</sup> Floor 2 bedroom	799,950	82	9,755
2 <sup>nd</sup> Floor 2 bedroom	700,000	68.8	10,174
1 <sup>st</sup> Floor 1 bedroom	585,000	57.3	10,209
2 <sup>nd</sup> Floor 1 bedroom	585,000	56.2	10,409

Allowing 5% for negotiation

3 bed value - £9,343/m<sup>2</sup>

2 bed value - £9,464/m<sup>2</sup>

1 bed value - £9,794/m<sup>2</sup>

Appendix D

Market Value

Convent Sales

Blackheath £2,950,000 @ £225/ft<sup>2</sup>

Gerrards Cross £4,860,000 @ £218/ft<sup>2</sup>

St Mary's Convent Ham £6,175,200

Uprated from January 2014

Historical UK inflation calculator

£ 6,175,200 in 2014

is approximately equivalent to

£ 6,483,960 in 2017

Alternative Use Value

Ceiling Value £14,000,000

Less

Works (Median Value BCIS £2,038/m <sup>2</sup> )	£5,278,420
Fees (10%)	£527,842
Finance (7%)	£369,489
Affordable Housing Contribution	£532,710
Total Costs	£6,708,461

AUV £14,000,000 less costs of £6,708,461 = £7,291,539

Appendix E

**LONDON BOROUGH OF RICHMOND UPON THAMES**  
**AFFORDABLE HOUSING SPD - ANNEXE A - COMMUTED SUM CALCULATION**

REV A

Site Name: st michaels convent	Date	01/07/2017	Notes
Number of Units on proposed development	1	No.	
Level of Affordable Housing required	4%		
Number of Affordable Units required	0.04	No.	
Percentage Affordable Rented required	80%		
Number of Affordable Rented Units required	0.03	No.	
Percentage Intermediate required	20%		
Number of Intermediate units required	0.01	No.	
<b>Less on Site provision</b>			
Affordable Rented Units provided on site	0	No.	
Net number of units of Affordable Rented off-site	0.03	No.	
Intermediate Units provided on site	0	No.	
Net number of Intermediate units off-site	0.01	No.	

**Off-Site Commuted Sum calculation**

Affordable Rented										
Unit type	Off Site Provision	OMV £	Profit 20.00%	Net Total Cost	Rent per week	Mgt Charge 25.00%	Yield 6.00%	Capitalised Rent	Commuted Sum	
1 Bed Flat			0	0		0	6.00%	0	0	0
2 Bed Flat			0	0		0	6.00%	0	0	0
3 Bed Flat			0	0		0	6.00%	0	0	0
2 Bed Hse			0	0		0	6.00%	0	0	0
3 Bed Hse			0	0		0	6.00%	0	0	0
4 Bed Hse			0	0		0	6.00%	0	0	0
5 Bed Hse	0.03	14,000,000	2,800,000	11,200,000	170	2,210	6.00%	110,500	332,685	
<b>Total</b>	<b>0.03</b>							<b>Total</b>	<b>332,685</b>	

**Intermediate - Shared Ownership**

Unit type	Off Site Provision	OMV £	Profit 20.00%	Net Total Cost	Equity Rent 2.75%	Mgt Charge 6.50%	Yield 6.00%	Capitalised Rent	1st Tranche 40.00%	Commuted Sum
1 Bed Flat			0	0	0	0	6.00%	0	0	0
2 Bed Flat			0	0	0	0	6.00%	0	0	0
3 Bed Flat			0	0	0	0	6.00%	0	0	0
2 Bed Hse			0	0	0	0	6.00%	0	0	0
3 Bed Hse			0	0	0	0	6.00%	0	0	0
4 Bed Hse			0	0	0	0	6.00%	0	0	0
5 Bed Hse	0.10	14,000,000	2,800,000	11,200,000	231,000	15,015	6.00%	3,599,750	5,600,000	200,025
<b>Total</b>	<b>0.1</b>									<b>200,025</b>

<b>Total Units</b>	<b>0.13</b>							<b>Total Commuted Sum</b>	<b>532,710</b>
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Appendix F

£/m2 study

**Description:** Rate per m2 gross internal floor area for the building Cost including prelims.

**Last updated:** 13-May-2017 12:19

> Rebased to London Borough of Richmond Upon Thames (118; sample 30)

Maximum age of results: 5 years

Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
<b>New build</b>							
810. Housing, mixed developments (5)	1,333	840	1,176	1,294	1,464	2,999	484
<b>810.1 Estate housing</b>							
Generally (5)	1,306	814	1,124	1,261	1,415	4,157	697
Single storey (5)	1,508	963	1,294	1,504	1,660	2,234	102
2-storey (5)	1,261	814	1,110	1,237	1,371	2,495	557
3-storey (5)	1,316	907	1,145	1,308	1,482	1,884	36
4-storey or above (5)	3,286	2,415	-	-	-	4,157	2
810.11 Estate housing detached (5)	1,690	981	1,438	1,655	1,951	2,415	7
<b>810.12 Estate housing semi detached</b>							
Generally (5)	1,301	814	1,125	1,276	1,411	2,169	187
Single storey (5)	1,517	963	1,310	1,496	1,664	2,119	33
2-storey (5)	1,254	814	1,105	1,234	1,371	2,169	147
3-storey (5)	1,281	982	1,079	1,290	1,326	1,884	7
<b>810.13 Estate housing terraced</b>							
Generally (5)	1,331	898	1,131	1,258	1,445	4,157	130
Single storey (5)	1,546	1,052	1,253	1,625	1,702	2,126	9
2-storey (5)	1,287	898	1,113	1,244	1,389	2,495	106
3-storey (5)	1,320	907	1,192	1,308	1,475	1,841	14
4-storey or above (5)	4,157	-	-	-	-	-	1
<b>816. Flats (apartments)</b>							
Generally (5)	1,593	904	1,320	1,518	1,792	5,269	289
1-2 storey (5)	1,535	925	1,362	1,458	1,711	2,446	65
3-5 storey (5)	1,552	904	1,315	1,508	1,760	2,807	197
6+ storey (5)	2,032	1,193	1,661	1,922	2,030	5,269	27
<b>820.1 'One-off' housing detached (3 units or less)</b>							
Generally (5)	2,374	1,045	1,640	2,099	2,957	6,394	44
Single storey (5)	1,805	1,219	1,456	1,599	1,967	2,741	10
2-storey (5)	2,219	1,045	1,654	2,099	2,879	3,315	22
3-storey (5)	2,438	1,232	1,738	2,640	2,937	3,649	8



Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
4-storey or above (5)	4,781	3,169	-	-	-	6,394	2
820.2 'One-off' housing semi-detached (3 units or less) (5)	1,669	1,039	1,415	1,605	1,972	2,272	31
820.3 'One-off' housing terraced (3 units or less) (5)	1,249	-	-	-	-	-	1
<b>Horizontal extension</b>							
820.1 'One-off' housing detached (3 units or less) (5)	1,388	-	-	-	-	-	1
820.2 'One-off' housing semi-detached (3 units or less) (5)	2,208	-	-	-	-	-	1
<b>Rehabilitation/Conversion</b>							
810. Housing, mixed developments (5)	1,059	347	-	-	-	1,771	2
810.1 Estate housing (5)	571	307	-	549	-	879	4
<b>816. Flats (apartments)</b>							
Generally (5)	1,475	476	773	1,053	1,416	5,231	22
1-2 storey (5)	1,019	670	959	967	1,226	1,274	5
3-5 storey (5)	1,592	476	749	1,214	1,435	5,231	12
6+ storey (5)	1,848	545	-	1,295	-	4,259	4
820.1 'One-off' housing detached (3 units or less) (5)	1,354	694	796	977	1,883	2,556	6
820.2 'One-off' housing semi-detached (3 units or less) (5)	1,169	870	-	-	-	1,467	2
820.3 'One-off' housing terraced (3 units or less) (5)	4,750	2,057	3,472	4,085	6,602	7,564	6