

**37 HAMILTON ROAD, TWICKENHAM**  
**For: Hamilton Lofts Ltd.**

**Appendix c**  
**Report on Potential for**  
**Employment use**

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Hamilton Lofts Ltd, 20 Mortlake High Street, London SW14 8JN. 020 8392 6600. Contact: Bill Bailey.



DJK/jsl

30th June 2006

Frendcastle Management Limited  
20 Mortlake High Street  
LONDON  
SW14 8JN

FAO: W Bailey Esq



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Dear Sir

**RE: 37 HAMILTON ROAD, TWICKENHAM, MIDDLESEX**

We are writing further to our recent meeting at which you instructed us to prepare a report regarding the marketability of the premises at the above address.

To summarise:

Martin Campbell & Company were instructed to market the premises on behalf of EDF Energy Plc in March 2004 and proceeded to sell the property by means of an informal tender, which resulted in a sale to Frendcastle Management Limited. We would comment that at the time of disposal no interest was shown from an owner-occupier for the site with its existing planning use and all offers were from development companies.

There are a number of factors that are detrimental to the site with its existing B1 use.

These being as follows:

**1. LOCATION:**

The property is situated at the end of a residential cul-de-sac, approximately half a mile from Twickenham town centre. The site is bound on two sides by residential accommodation, with the railway line being to the north and an electricity generating station on the western side. Historically this area of Twickenham has been used for industrial with various small sections remaining, predominately being the Greggs Bakery site. However in recent times the main commercial area has focused around the station and the A316. The main reason being that these two areas have good road and rail communications, which provide ease of access for staff. In addition, as Hamilton Road does not benefit from a town centre location, there is a lack of shopping facilities for staff. We have also found that a crucial factor in taking new premises is the ease of access for staff, especially by public transport and as Hamilton Road is a considerable distance from Twickenham Main Line station and Strawberry Hill provides a limited service, this does cause a communication problem.

Cont/d....

*Principal*  
Dominic C. Arthur

*Associate Partner*  
David J. Keales

*Consultant*  
Paul S. Rieff BSc (Hons), MRICS

Martin Campbell and Company is an independent partnership in association with Martin Campbell Commercial

## 2. ACCESSIBILITY

As the surrounding thoroughfares and Hamilton Road are predominately narrow, residential streets, accessibility to the site is extremely limited for larger vehicles. There is a very tight corner from the A305 into Edwin Road, which provides the only main vehicle access to Hamilton Road. In addition there is considerable kerb side parking, which not only compounds the accessibility to the site, but also greatly reduces the ability for anybody visiting to park close by and its width does not allow for vehicles to pass.

We are aware that the Greggs Bakery, situated at the junction of Gould Road and Crane Road, experience considerable difficulties with their delivery lorries and further intensive commercial use would only compound this problem and be extremely anti-social for the residents.

## 3. THE BUILDINGS

The existing buildings on the site were constructed for a specific use, being as a Power Station. We understand that the site has had limited use since the 1960s and it is evident that the buildings are now in a dilapidated state. This obviously causes considerable problems in adapting for other uses and these can be summarised as follows:

- a) The existing buildings are in poor structural condition. There is a strong likelihood that any major alterations could cause a major problem to the structural condition of the property and may result in the necessity for major ongoing repairs over a considerable period of time. When entering into a lease a tenant will be advised to have a survey, which could result in tenants not wanting to enter into repairing obligations. Whilst an occupier may be indemnified against possible structural repairs, this does not give them the comfort they require as any works can cause interruption and therefore loss of business. Where there is a multi-let building, it may be necessary to invoke a service charge to cover future repairs. Tenants often require the charge to be capped therefore restricting funds available for ongoing essential maintenance work.
- b) The exiting layout of the main cluster of buildings is extremely restrictive for current commercial demands as a proportion of the building is divided into a number of small rooms with restricted ceiling height and poor accessibility, whilst the remainder is a deep plan, single storey, high, open area, with limited potential for internal conversion and with poor natural light. Increasingly the provision of good natural light is important to occupiers and the majority of the accommodation would require alteration in order to meet tenants' requirements. There is a limitation on the ability to improve natural light and if it remains poor then artificial light needs to be of a good standard in order to meet tenants and health and safety requirements.

- c) Occupiers require the provision of mains services, especially an independent electric supply to the appropriate regulatory standards. Other services that would be required are the provision of good WC facilities and direct water for kitchen facilities. Tenants in larger accommodation over 93 sq m prefer to have their own sanitary and kitchen facilities which would require the installation of a major infrastructure to provide these services.
- d) At present the premises are not compliance with DDA standards and accordingly there would be the need to ensure that the buildings are of the appropriate standard.

A number of the factors outlined above could be overcome but only at considerable cost to the developer which they would need to recoup and this would force rents above market level, which would seriously weaken the marketability of the premises.

#### 4. NOISE/POLLUTION

As previously stated, Hamilton Road is predominately a residential thoroughfare, together with a large proportion of the surrounding area. As the premises could be used as workshops within class B1, this could generate noise/pollution, which would be detrimental to occupiers in the immediate vicinity. A number of business occupiers require 24 hour access and there would be severe resistance from the local residents if tenants operated outside normal business hours.

#### 5. COMPETITION

The demand for B1 premises in Twickenham has been relatively poor in the last few years and the only buildings which have seen any major take up are those located in the town centre and can provide accommodation to a good standard to include air cooling, central heating, good natural light, open plan floor layouts, reasonable head height and car parking. We are instructed on a number of properties in Twickenham and the only property where there have been a number of lettings is Regal House, being for the reasons previously mentioned.

We set out below a table showing some of the major properties currently available in Twickenham.

ADDRESS	SIZE	COMMENTS
Queens House, Holly Road, Twickenham	121 sq m to 953 sq m	Various size suites ranging from 121 sq m to 237 sq m available in this town centre building. Some of the accommodation has been available for over 2 years.

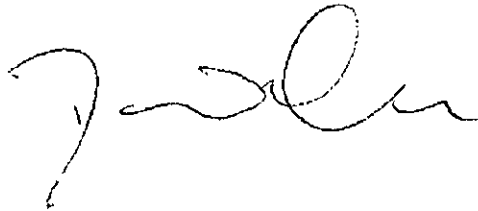
ADDRESS	SIZE	COMMENTS
17 Heath Road, Twickenham	200 sq m to 403 sq m	Economical basic offices, being marketed at £10.00 per sq ft but have been available for over a year.
Holly House, Heath Road, Twickenham	199 sq m to 592 sq m	Good visible offices on a main road with parking. We understand that the agents marketing the accommodation have had little interest in either part or the whole since marketing at the beginning of this year.
Boundary House, Colne Road, Twickenham	400 sq m to 522.7 sq m	This property is located relatively close to the subject premises and the building has been divided to provide a number of suites. The quoting rent is £12.50 per sq ft and we understand that there has been little interest in any of the accommodation. The premises are easily accessible and in a relatively modern condition.
Rowntree House, Rowntree Road, Twickenham	63 sq m to 458.5 sq m	This is a modern development situated close to the subject premises, and comprises 6 suites on 3 floors. They have been fitted to a high standard with comfort cooling, central heating, category II lighting and raised access floors. In addition there is a lift serving all floors. The building has been marketed for at least 3 years and we understand from the letting agents that there has been little interest on a leasehold or a freehold basis. The predominant factor being its poor location to the town centre and lack of immediate facilities (transport and shopping).
Regal House, London Road, Twickenham	60 sq m to 423 sq m	This building has seen a number of lettings in the last 12 months, due to good size floor plates, 3 lettings were in excess of 450 sq m each, continued improvements by the landlord, close proximity to the town centre and station.

## 6. CONCLUSION

We are of the opinion that 37 Hamilton Road, Twickenham does not represent a good redevelopment site for B1 use. Small B1 light industrial/office workshop units would not be viable in this location, and would create a tremendous strain on the present infrastructure and be anti-social to surrounding residents. In addition the creation of a building to be taken by one or even two occupiers is not viable in this location. As you may be aware, Martin Campbell & Company have been established in Richmond for over 25 years and have acted on a number of the major commercial developments within the Borough. From our expertise we can safely state that the demand for a large warehouse in this location would be virtually non-existent. We are aware that at the present time there is in excess of 7,500 sq m of B1 premises available within Twickenham town centre and surrounding The Green and the development of further commercial space, in this tertiary location, would not be commercially viable.

We are aware that the Local Authority wishes to retain employment use but this must be seriously questioned when we are aware that the actual demand for the end product will be very low or even non-existent.

Yours faithfully



DAVID J KEATES  
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**37 HAMILTON ROAD, TWICKENHAM**  
**For: Hamilton Lofts Ltd.**

**Appendix d**  
**Affordable Housing**  
**Financial Appraisal**

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**Greater London Authority  
“Three Dragons” Affordable Housing Toolkit  
2006/2007 Version**

**Report on Assumptions**

***Introduction***

This report sets out the assumptions used for data entry in the GLA Affordable Housing Toolkit appraisal for the site at 37 Hamilton Road, Twickenham.

A printed version of the Toolkit is enclosed at Appendix 1 of this report.

The following sections follow the order and headings of the Toolkit.

***Basic Site Information***

With data entry on the size of the site, the number of dwellings and the number of habitable rooms, the Toolkit calculates the density of the site at 133 units per hectare.

***Tenure and Types of Units – By Quantity***

With data entry on the breakdown of the Sale units and New Build Homebuy units by the number of 1 and 2 bed flats and maisonettes, the Toolkit calculates the percentage of affordable housing at 35.5%.

The results of the Toolkit show that all of the affordable housing provision has to be New Build Homebuy. If the affordable housing allocation was changed to provide a proportion of Social Rent housing, the results of the Toolkit would show a negative residual value for the scheme against its existing use value, thereby making the scheme unviable. In addition, it is impractical to manage a small number of social rent units mixed in with a block of Sale or Homebuy units – Housing Associations require separate blocks for social rent.

***Wheelchair Units***

In compliance with Policy HSG8 of the UDP, 16% of all dwellings will be wheelchair units.

***Market values***

The prices applied are scheme specific values, based on research of Land Registry values for the TW2 6 postcode.



Appendix 2 shows the Toolkit's specific 2006/2007 market values for the borough of Richmond as a whole. This suggests the following average prices for the borough:

1 bed flat	£285,000
2 bed flat	£356,000

Within the borough, the Council's own Supplementary Planning Document 1 'Planning Contributions Strategy' dated September 2004 shows that prices for the TW2 postcode are approximately 23% below the borough average. This suggests the following average prices for TW2, when applied to the Toolkit's 2006/2007 borough wide values:

1 bed flat	£218,000
2 bed flat	£275,900

Within the TW2 postcode, Land Registry data for the three month periods of January to March 2006 and April to June 2006 shows that the average price for a flat/ maisonette for TW2 as a whole is £191,528, against an average of £166,089 for the TW2 6 postcode (see Appendix 3). This indicates that the TW2 6 postcode has prices that are 13.3% below the TW2 area as a whole. This suggests the following average prices for TW2 6, when applied to the Toolkit's 2006/2007 borough wide values:

1 bed flat	£189,000
2 bed flat	£239,000
2 bed maisonette	£275,000

These values are used in the Toolkit but it should be noted that they are at the upper end of achievable prices, especially when compared to the Land Registry data, which, as already stated, indicates significantly lower recently achieved prices for flats/ maisonettes at an average £166,089. The applicant site is also in one of the less desirable locations within the TW2 6 postcode, with the majority of the flats facing onto the railway.

### ***Size of units***

The bold figures are the relevant data entries for the average sizes of the units, broken down by unit type and tenure.

### ***Development costs***

Appendix 2 shows the Toolkit's 2006/2007 build costs for the borough of Richmond at £1,415 per sq m. The build costs specific to the applicant site are £1,525 (7.5% higher than the borough average). This higher build cost results from:

- Complying with Life-time Homes Standards throughout the development

- Achieving the Council's requirement for an Eco Homes rating of 'Excellent' (e.g. rain water recycling; solar panels; district heating; green roofs)
- Reusing the existing bricks from the buildings to be demolished, with in-situ recycling
- Using sustainable building materials and other measures to achieve 10% carbon reduction
- High quality finishes

There are also exceptional development costs totalling £350,000. Expanding on the breakdown allowed in the Toolkit, this includes:

Soil testing	£20,000
Asbestos removal	£20,000
Oil tanks removal	£15,000
Ground water disposal	£15,000
Disposal of excavated contaminated material:	
-bulk excavation of car park: 2050/m <sup>3</sup>	
- say, 80% light contamination, 20% heavy contamination	
- Light contamination at £35/m <sup>3</sup> :	£56,760
- Heavy contamination at £62/m <sup>3</sup> :	£26,240
<i>Sub-total site remediation</i>	<i>£150,000</i>
Demolition/ Working alongside BTM	£25,000
Working adjacent to railway	£50,000
Working with EDF high voltage electricity cables	£25,000
<i>Sub-total site working</i>	<i>£100,000</i>
Basement excavation	£125,000
<i>Sub-total basement excavation</i>	<i>£125,000</i>
<b><i>Grand Total</i></b>	<b><i>£375,000</i></b>

Reflecting these costs and the complexity of developing this brownfield site, professional fees are 14%, rather than the Toolkit's 12%. In all other respects, default Toolkit values are used.

### ***Social Rent and Intermediate rent Costs and Capitalisation***

Default Toolkit values are used.

### ***Planning Obligations***

The results of the Toolkit support total planning contributions of £70,000. Any greater contribution and the residual value of the proposed scheme would be

less than the existing use value of the site, making the proposed scheme unviable as a development.

### ***Capital contribution from other sources***

Cross-subsidy from non-housing elements of the mixed-use scheme is shown as £22,000. This represents surplus profit (in excess of a 15% return to the developer) resulting from developing an office in building one, calculated as follows:

1 no. office	184 sq m gross
Total development costs	£284,000
On-costs (inc. developers return)	£140,000
Total costs	£424,000
Total sales (166 sq m net at £2422 per sq m or £225 per sq ft)	£402,000
Surplus profit	£22,000

### ***On-costs***

Default Toolkit values are used.

### ***Comparison with other site values***

The site extends to approximately 0.6 acres upon which there are currently various buildings totalling a gross floor area of approximately 11,000 sq ft. In their current state, it is estimated that this accommodation could be rented at £4.50 per sq ft, producing an income of £50,000 p.a., which equates to a capital value of £700,000 with a 7% yield. In fact, the developer paid more than £700,000 for the land. However, it is understood the Council is more concerned with how much the site is worth in its current state, rather than how much a developer paid for the land (which may include some 'hope' value).

### ***Scheme Results***

This shows that the scheme has a residual value of £700,000. This figure represents the amount that the land is worth as a development scheme and should be compared to how much the land is worth in its current state (and/or how much was actually paid for the land by the developer).

In conclusion, having allowed for the maximum possible planning contribution and allocation for affordable housing, the residual value is the same as the existing use value of the site. In other words, it is a border-line decision on whether it is worth developing the proposed scheme or retaining the site in its existing use. Either way, there is no further value that can be extracted from the scheme for affordable housing provision or planning contributions, otherwise the scheme would become unviable for development.

**Greater London Authority  
"Three Dragons" Affordable Housing Toolkit  
2006/2007 Version**

**Appendix One**

**Toolkit Results**

**Site Details**

Site Address            37 Hamilton Road, Twickenham

Site Reference                            4167

Application Number    .2

NLUD Reference

UPRN or Grid Reference

Scheme Description    Conversion and redevelopment of existing industrial buildings for mix of open market and HomeBuy housing & offices

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## Basic Site Information

### Site Area

Total Size of Site in Hectares   
(You must enter a value in here)

### Density / Number of Dwellings

You may specify either a number of dwellings or a density for this site

Enter a Number of Dwellings   
(Density is then calculated)

Enter a Density   
(Number of Dwellings is then calculated)

You may either select a pre-determined density from the list below or enter your own value in the box above

Percentage Increase/Decrease in Density.  
Whichever option you choose you may test the effect of a percentage increase/decrease in the site density by using the cell below

Resulting Number of Dwellings

Resulting Density

If you want to use habitable rooms and/or bedspaces you must use the relevant boxes below.

Enter the total number of bedspaces and/or habitable rooms for the whole scheme.

Number of Habitable Rooms

Number of BedSpaces

### Tenure and Type of Units - By Quantity

Enter the number of units in the white cells of the table below. If there are no dwellings for a combination of tenure and dwelling types, leave the cell blank.

X		Sale	Affordable					Total Affordable	Overall Total (Affordable plus Sale Units)
			Social rent	New build HomeBuy	Low cost sale	Equity share	Intermediate rent		
Studio flat							0	0	
Flats	1 bed	6		7			7	13	
	2 bed	10		4			4	14	
	3 bed						0	0	
	4 bed						0	0	
Terrace/ town house	2 bed	4					0	4	
	3 bed						0	0	
	4 bed						0	0	
Semi/ detached	2 bed						0	0	
	3 bed						0	0	
	4 bed						0	0	
Total units		20	0	11	0	0	11	31	
% of Total		64.5%	0.0%	35.5%	0.0%	0.0%	35.5%	100.0%	

Expected Total Number of Units	31
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Percentage purchased by purchaser for New Build Homebuy	<input type="text" value="75%"/>
Percentage purchased by purchaser for Low Cost Sale	<input type="text" value="0%"/>
Percentage purchased by purchaser for Equity Share	<input type="text" value="0%"/>

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## Wheelchair Units

You have two options: You can enter the number of wheelchair units to be provided in the scheme as a percentage of the total units, this percentage will be applied to all tenures and dwelling types. Alternatively you can specify how many units in each tenure and dwelling type are wheelchair units by using the table below.

Apply same percentage to all tenure and dwelling types

16%

	Sale	Affordable										Total Wheelchair Units				
		Social rent		New build HomeBuy		Low cost sale		Equity share		Intermediate rent						
		Wheel-Chair	Total	Wheel-Chair	Total	Wheel-Chair	Total	Wheel-Chair	Total	Wheel-Chair	Total					
Studio flat			0.0		0.0		0.0		0.0		0.0		0.0		0.0	
Flats	1 bed	3.0	6.0		0.0	2.0	7.0		0.0		0.0		0.0		0.0	5.0
	2 bed		10.0		0.0		4.0		0.0		0.0		0.0		0.0	0.0
	3 bed		0.0		0.0		0.0		0.0		0.0		0.0		0.0	0.0
	4 bed		0.0		0.0		0.0		0.0		0.0		0.0		0.0	0.0
Terrace/town house	2 bed		4.0		0.0		0.0		0.0		0.0		0.0		0.0	0.0
	3 bed		0.0		0.0		0.0		0.0		0.0		0.0		0.0	0.0
	4 bed		0.0		0.0		0.0		0.0		0.0		0.0		0.0	0.0
Semi/detached	2 bed		0.0		0.0		0.0		0.0		0.0		0.0		0.0	0.0
	3 bed		0.0		0.0		0.0		0.0		0.0		0.0		0.0	0.0
	4 bed		0.0		0.0		0.0		0.0		0.0		0.0		0.0	0.0
Total units		3.0	20	0	0	2	11	0	0	0	0	0	0	0	0	5.0
% of Total		9.7%	64.5%	0.0%	0.0%	6.5%	35.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	16.1%

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### Market Values

Select a previously saved set of market values from the list below or Select "Scheme Specific Values" from the list and enter your own values in the white cells

Scheme Specific Values

**Increase / Decrease in Market Values**

You can test the effect of a percentage change in market values by using this box

0%

		Basic Price	Price with % change applied
Studio flat			£0
Flats	1 bed	£189,000	£189,000
	2 bed	£239,000	£239,000
	3 bed		£0
	4 bed		£0
Terrace / town house	2 bed	£275,000	£275,000
	3 bed		£0
	4 bed		£0
Semi / detached	2 bed		£0
	3 bed		£0
	4 bed		£0

10000%

70300000%

### Sizes of units

Enter the size in square metres for each dwelling type in the table below or press the button to use the Toolkit values.

Use Toolkit Values

		Sale	Affordable				inter- mediate rent
			Social rent	New build HomeBuy	Low cost sale	Equity share	
Studio flat		26.0	26.0	26.0	26.0	26.0	26.0
Flats	1 bed	50.6	50.5	49.1	46.0	46.0	45.0
	2 bed	71.6	71.4	69.5	66.0	66.0	66.0
	3 bed	86.0	85.0	86.0	86.0	86.0	86.0
	4 bed	116.0	116.0	116.0	116.0	116.0	116.0
Terrace / town house	2 bed	91.0	66.0	66.0	66.0	66.0	66.0
	3 bed	91.0	91.0	91.0	91.0	91.0	91.0
	4 bed	116.0	116.0	116.0	116.0	116.0	116.0
Semi/detached	2 bed	66.0	66.0	66.0	66.0	66.0	66.0
	3 bed	91.0	91.0	91.0	91.0	91.0	91.0
	4 bed	116.0	116.0	116.0	116.0	116.0	116.0

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### Development Costs

#### Build Costs per sq m

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

	Toolkit Values	User Values
Flats (40+ storeys)	£2,783	
Flats (16-40 storeys)	£2,195	
Flats (6-15 storeys)	£1,777	
Flats (5 & less storeys)	£1,327	£1,525
Houses <= 75m2	£1,132	
Houses > 75m2	£991	£1,525

You must enter your own values for build costs if the scheme is a conversion

#### Other Development Costs

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

	Toolkit Values	User Values	
Professional Fees %	12%	14%	of build costs
Internal Overheads	10%		of build costs (Sale, Equity Share and Low Cost Sale units only)
Finance (Market)	7%		of market value
Finance (Affordable Housing)	7%		of development costs
Marketing Fees	4%		of market value
Developers Return	15%		of market value applies to market housing
Contractors Return	10%		of development costs (excl finance) applies to affordable housing

#### Exceptional Development Costs

You may enter a value for exceptional development costs in one of four ways. Choose one of the options and enter a value in the relevant box.

<input type="checkbox"/> Per Dwelling	
<input type="checkbox"/> Per Hectare	
<input checked="" type="checkbox"/> Per Habitable	
Total For Scheme	£375,000

You may also enter SCHEME totals for other exceptional costs. The first row is for offsite highway works. The other three rows are for user defined costs. You can enter the name of the cost in the left hand cells and the SCHEME value in the right hand cell

Offsite Highway Works	£	
Site remediation	£	150,000
King alongside BTM/Railway/ electricity ca	£	100,000
Basement excavation	£	125,000

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### Social Rent and Intermediate Rent Costs and Capitalisation

These values are used to calculate capitalised value when no grant is available

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

Social Rent		Toolkit Values	User Values	
Costs per annum	Management	£534		per dwelling (+30% for flats)
	Maintenance	£525		per dwelling (+10% for flats)
	Voids/bad debts	4.38%		of gross rent
	Service charge	12.49%		of Man'+Main'
	Repairs reserve	0.384%		of development costs
Capitalisation		5.40%		of net rent

New build HomeBuy		Toolkit Values	User Values	
	Rent	2.75%		of gross rent
Capitalisation		5.40%		of net rent

Intermediate Rent		Toolkit Values	User Values	
Costs per annum	Management costs	6.00%		of gross rent
	Maintenance	£1,200		per dwelling
	Voids/bad debts	6.00%		of gross rent
	Service charge	4.20%		of gross rent
	Letting fee	1.50%		of gross rent
Capitalisation		5.40%		of net rent

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## Planning Obligations

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

To enter one total value for a row, tick the corresponding box in the "Enter Total?" column and enter a value in the "User Total" column.  
To enter the values by tenure leave the box un-ticked.

	Input by Total		Input by Unit					Calculated Total (Affordable and Sale)
	Enter Total?	User Total	Sale	Affordable				
				Social rent	New build HomeBuy	Low cost sale	Equity share	
Education Contribution	<input checked="" type="checkbox"/>	£60,000						£60,000
Highway works	<input checked="" type="checkbox"/>	£10,000						£10,000
Contribution to public transport	<input type="checkbox"/>							£0
Contribution to community facilities	<input type="checkbox"/>							£0
Provision for open space	<input type="checkbox"/>							£0
Contribution to public art	<input type="checkbox"/>							£0
Environmental improvements	<input type="checkbox"/>							£0
Town centre improvements	<input type="checkbox"/>							£0
Waterfront improvements	<input type="checkbox"/>							£0
Support for employment development	<input type="checkbox"/>							£0
Employment related training	<input type="checkbox"/>							£0
Other	<input type="checkbox"/>							£0
Total for Scheme				£70,000				
Total for Scheme per hectare				£300,429				
Total for Scheme divided by total number of units				£2,258				
Total for Scheme divided by number of sale units				£3,500				

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### Capital contribution From Other Sources

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

To enter one total value for a row, tick the corresponding box in the "Enter Total?" column and enter a value in the "User Total" column. To enter the values by tenure leave the box un-ticked.

	Input by Total		Input by Unit					Calculated Total (Affordable and Sale)
	Enter Total?	User Total	Sale	Affordable				
				Social rent	New build HomeBuy	Low cost sale	Equity share	
Cross-subsidy to (-) or from (+) non-housing elements of a mixed use scheme	<input checked="" type="checkbox"/>	£22,000						£22,000
European Union funding	<input type="checkbox"/>							£0
English Partnership funding	<input type="checkbox"/>							£0
London Development Agency grant	<input type="checkbox"/>							£0
Local Authority capital grant	<input type="checkbox"/>							£0
Other regeneration funding	<input type="checkbox"/>							£0
English Heritage grant	<input type="checkbox"/>							£0
Lottery grant	<input type="checkbox"/>							£0
Contribution from Payment in Lieu fund	<input type="checkbox"/>							£0
Employer contribution	<input type="checkbox"/>							£0
Other	<input type="checkbox"/>							£0

Total for Scheme	£22,000
Total for Scheme per hectare	£94,421
Total for Scheme divided by total number of units	£710
Total for Scheme divided by number of sale units	£1,100

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**Oncosts**

If applicable, the user can provide information about on-costs. You have one of 3 options: i) use the Toolkit default percentages ii) enter your own % iii) enter your own on-cost value (in £s) per unit. If there are no on-costs, clear the tick box called 'Apply on-costs'.

Apply On-costs

	Affordable Housing Tenures				Total
	Social rent	New build HomeBuy	Equity share	Intermediate rent	Affordable Units
Number of units	0.0	11.0	0.0	0.0	11
Toolkit default on-costs rate	15.50%	18.00%		17.00%	
User on-cost rate (%)					
User rate per unit (£)					
On-cost per unit	£ -	£ 20,032	£ -	£ -	
Total on-cost per tenure	£ -	£ 220,357	£ -	£ -	
<b>Total on-costs for affordable housing</b>	<b>£</b>	<b>220,368</b>			

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### Comparison with other site values

You may enter a value that represents the site's alternative use value, its acquisition cost, or up to 3 other values

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

Existing Use Value	£700,000
Acquisition Cost	
Alternative Use Value 1	
Alternative Use Value 2	
Alternative Use Value 3	

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### Scheme Results

Site Reference Details	
Site Reference Number	4167
Application Number	2
NLUD Reference Number	0
UPRN or Grid Reference	0

Site Details	
Site	37 Hamilton Road, Twickenham
Address	
Scheme	Conversion and redevelopment of existing industrial buildings for mix of:
Description	

TOTAL NUMBER OF UNITS	
Dwellings	31
Habitable rooms	77
Bedspaces	No Info
% Wheelchair Units	16%

DENSITY (per hectare)	
Dwellings	133.0
Habitable rooms	330.6
Bedspaces	No Info

AFFORDABLE UNITS		
	Quantity	% of All Units
Total	11.0	35%
Social rent	0.0	0%
Intermediate	11.0	35%

REVENUE AND COSTS	
Total scheme revenue	£6,425,000
Contribution to revenue from	
Market housing	£4,624,000
Affordable Housing	£1,779,000
- Social rent	£0
- New build HomeBuy	£1,779,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Capital Contribution	£22,000

PUBLIC SUBSIDY (GRANT)	
Whole scheme	£0
Per social rental dwelling	£0
Per Newbuild Homebuy dwelling	£0
Per Intermediate Rent dwelling	£0

RESIDUAL VALUE	
Whole scheme	£700,000
Per hectare	£3,004,000
Per dwelling	£23,000
Per market dwelling	£35,000
Per habitable room	£9,000
Per bedspace	No Info

Total scheme costs	£5,725,000
Contribution to costs from	
Market housing	£3,940,625
Affordable Housing	£1,339,542
- Social rent	£0
- New build HomeBuy	£1,339,542
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Planning Obligations	£70,000
Exceptional Development Cost	£375,000

Alternative Site Values	Against residual
Existing Use Value	£0
Acquisition Cost	£0
Alternative Use Value 1	£0
Alternative Use Value 2	£0
Alternative Use Value 3	£0

View Results

Greater London Authority  
“Three Dragons” Affordable Housing Toolkit  
2006/2007 Version

Appendix Two

Toolkit Data for Richmond

Richmond

Transfer Data

Data Source		Date	31.05.25
Borough	Richmond		

Area Type	Outer
Band	A3
Density (dph)	47

borough specific data

band specific data

fixed data

		IR Rents	Size in m2	Market Value	Social Rent	MIX
Studio/flat		£100	26	£171,000	£98.53	0.0%
Flats	1 bed	£100	43	£235,000	£96.50	0.0%
	2 bed	£150	68	£355,000	£102.18	0.0%
	3 bed	£175	86	£428,000	£107.85	0.0%
	4 bed	£175	116	£513,000	£113.53	0.0%
Terrace / town house	2 bed	£150	66	£455,000	£102.18	22.9%
	3 bed	£175	91	£644,000	£107.85	22.5%
	4 bed	£175	116	£772,000	£113.53	20.8%
Semi / detached	2 bed	£150	68	£650,000	£102.18	0.0%
	3 bed	£175	91	£972,000	£107.85	31.3%
	4 bed	£175	118	£1,166,000	£113.53	2.1%

Income Rate Rent Costs	
Management costs	6.00%
Maintenance	£1,200
Voids/bad debts	6.60%
Service charge	4.20%
Letting fee	1.50%
Capitalisation	5.40%

Professional Fees %	12%
Internal Overheads	10%
Finance (Market)	7%
Finance (Affordable Housing)	7%
Marketing Fees	4%
Developers Return	15%
Contractors Return	10%

WheelChair size multiplier	125%
WChair Build Cost pm2 mult	114%

Social Rent Oncosts	15.50%
New build HomeBuy Oncosts	18.00%
Intermediate Rent Oncosts	17.00%

Social Rent (by Bedrooms)	
1	£96.50
2	£102.18
3	£107.85
4	£113.53

Build Costs per sq.m	
Flats (Over 40 storeys)	£2,753
Flats (16-40 storeys)	£2,341
Flats (6-15 storeys)	£1,894
Flats (5 stories)	£1,415
Houses <= 75m2	£1,206
Houses > 75m2	£1,056

Social Rent	
Location	Outer
Management	£533.50 30% extra for flats
Maintenance	£525.60 10% extra for flats
Voids/bad debts	4.38%
Service charge	12.49% of management & maintenance
Repairs Res	0.284%
Capitalisation	5.40%

New build HomeBuy	
Rent	2.75%
Capitalisation	5.40%

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Appendix Three

Land Registry Property Price Data

TW2 5, TW2 6, TW2 7

Jan – March 2006

Apr – June 2006

Land Registry  
Cymraeg



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Breakdown of property prices by property type and/or region

Data last updated: 02/08/2006

Region/Area	Detached		Semi-Detached		Terraced		Flat/Maisonette		Overall	
	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales
TW2 5	500000	3	422437	8	295289	19	208613	22	289989	52
TW2 6	0	0	287745	24	281593	29	174928	7	271609	60
TW2 7	334250	4	308380	23	262775	14	192410	15	267763	56
TW20 0	601187	8	443125	4	238881	16	175771	19	292420	47
TW20 8	385750	6	248812	16	207938	9	153400	5	244831	36
TW20 9	336320	10	256640	10	211158	6	220004	21	251417	47

Found 6 records. Displaying page 1 of 1.



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#### Breakdown of property prices by property type and/or region

Data last updated: 02/08/2006

Region/Area	Detached		Semi-Detached		Terraced		Flat/Maisonette		Overall	
	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales
TW2 5	0	0	432536	11	321973	30	205133	18	306940	59
TW2 6	0	0	325568	19	308172	31	157250	4	303113	54
TW2 7	0	0	345661	21	288070	12	210835	10	298234	43
TW20 0	588250	4	558307	13	273406	16	201802	19	342687	52
TW20 8	416153	13	242230	13	210658	6	0	0	306966	32
TW20 9	385050	8	251729	17	231500	10	174264	13	248754	48

Found 6 records. Displaying page 1 of 1.