

PRIVATE & CONFIDENTIAL

Economic Viability Assessment Report

Hampton Waterworks

Upper Sunbury Road

Hampton TW12 2DS

London Borough of Richmond-Upon-Thames

Prepared for Waterfall Hampton Investment Limited

August 2022

Updated November 2023



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1. Executive Summary

- 1.1 This report is an update to our report dated August 2022. The scheme referred to in this report is identical to the scheme which was the subject of our August 2022 report. In November 2022 the Council's adviser, BPC, provided their most recent review of our August 2022 report. In this report we have changed the viability assumptions only where BPC suggest changes to our August 2022 report. All changes made are in blue.
- 1.2 Waterfall Hampton Investment Limited (the 'Applicant') has submitted a planning application to the London Borough of Richmond (the 'Council') in respect of the former waterworks buildings at Ruston & Ward and Karlake Buildings at Hampton Waterworks, Upper Sunbury Road, Hampton TW12 2DS ('the Site').
- 1.3 The Site currently accommodates the following buildings:
- Ruston & Ward Building (Grade II listed) – an L-shaped building located at the eastern part of the site.
 - Karlake Building (Grade II listed) – building located at the western part of the site, including 2 former engine houses known as 'The Beam' (at the west end of the range) and 'The Bull' (at the east end) with a single storey infill in between the engine houses.
 - 3 Water Works Cottages (Building of Townscape Merit).
 - 4 Water Works Cottages (Building of Townscape Merit).
 - A single storey storage gatehouse (Building of Townscape Merit).
- 1.4 The application seeks planning permission and Listed Building consent for "*Comprehensive refurbishment and redevelopment of Hampton Waterworks site comprising the provision of 36 no. residential units and flexible B1 (business use) space.*" As part of the planning application the Applicant has instructed ULL Property to assess, and report on, the economic viability of providing affordable housing and Section 106 financial contributions as part of the development proposal.
- 1.5 Planning policies existing at national, regional and local levels provide a framework for assessing the financial viability of the proposals within the context of:-
- a) The need to ensure the restoration of the Grade II Listed buildings and to put the buildings into the optimum viable use;
 - b) The Conservation Deficit arising from the difference between the value of the completed restoration of the Listed Buildings and the costs to put it back into use;
 - c) The quantum of residential facilitating development required to fund the Conservation Deficit;
- 1.6 As a Grade II Listed heritage asset is involved, our approach has been to assess whether there is a conservation deficit and then to determine the minimum quantum of facilitating development required to fund that deficit, within the context of site specific costs (including Community Infrastructure and other planning obligations, such as the provision of affordable housing) and revenues and the need to ensure that both landowner and developer receive a reasonable level of return.



- 1.7 We have prepared financial appraisals for the following scenarios using Argus Developer appraisal software, a standard appraisal tool used across the property industry, and recognised by local authorities in viability analysis:-
- i. Refurbishment of the existing buildings for Class B1 commercial use. This scenario tests whether the existing use is viable or whether there is a Conservation Deficit that requires cross-subsidy from other 'optimum uses' (Appendix 1);
 - ii. Refurbishment of the existing buildings and conversion to form 24 residential dwellings and 272.5 sqm (2,933 sqft GIA) of Class B1 commercial space (Appendix 2);
 - iii. Refurbishment and extension of the existing buildings to provide 36 residential dwellings and 303 sqm (3,262 sqft GIA) of Class B1 commercial space (Appendix 3).
- 1.8 Our Argus Developer appraisals indicate the following outcomes:-
- Option 1 – Refurbishment of the existing buildings for current use – a 'Conservation Deficit' of (£4.089m).
 - Option 2 – Refurbishment of the existing buildings for residential use – a 'Conservation Deficit' of (£1.285m).
 - Option 3 – Proposed development for residential use – a small viability deficit of £193,791, after provision of 2 affordable homes.

We therefore conclude that the proposed development of 36 residential dwellings, plus Class B1 Use commercial space would constitute the Optimum Viable use and the minimum level of enabling development required to safeguard the future of the Grade II Listed Hampton Waterworks.



2. Instructions & Report Context

- 2.1 Waterfall Hampton Investment Limited (the 'Applicant') has submitted a planning application to the London Borough of Richmond (the 'Council') in respect of the former waterworks buildings at Ruston & Ward and Karlake Buildings at Hampton Waterworks, Upper Sunbury Road, Hampton TW12 2DS ('the Site').
- 2.2 The application seeks planning permission and Listed Building consent for *"Comprehensive refurbishment and redevelopment of Hampton Waterworks site comprising the provision of 36 no. residential units and flexible B1 (business use) space."*
- 2.3 As part of the planning application the Applicant has instructed ULL Property to assess, and report on, the economic viability of providing affordable housing and Section 106 financial contributions as part of the development proposal.

U.L.L Property

- 2.4 ULL is a property services company specialising in development consultancy, affordable housing and economic viability. The company aims to find viable solutions, which facilitate development, while at the same time supporting the reasonable mitigation of development impact. In so doing, we operate at the centre of development economics; assisting developers and Local Planning Authorities reach effective solutions against a challenging financial background.
- 2.5 This report has been prepared by Richard Ashdown - a Director of U.L.L. Property, who has extensive experience of both client-side and consultancy roles in the residential, commercial and mixed-use development sector, gained during a career of more than 25-years. ULL Property currently advises house builders and developers on property assets valued more than £4 billion.
- 2.7 This viability assessment has been prepared with regard to the policies and guidance available at national, regional and local levels, and carried out in accordance with the Royal Institution of Chartered Surveyors (RICS) professional statement 'Financial viability in planning: conduct and reporting' (1st edition, May 2019, effective from September 2019).

Limitations

The contents of this report do not constitute our opinion of Market Value (as defined by the RICS Valuation – Global Standards 2017) and should not be relied upon as such by our client or any third party under any circumstances. It is provided for the sole use of the party to whom it is addressed. It is confidential to the addressee and their professional advisors. ULL Property accepts no responsibility whatsoever to any person other than the client themselves.

- 2.6 Neither the whole nor any part of the report nor any reference thereto may be included in any published document, circular, or statement, or published in any way, without the prior written approval of ULL Property.

Information relied upon

- 2.7 We have been provided with, and relied upon:



- Proposed plans, accommodation schedule and Design & Access Statement prepared by LOM Architecture;
- An Order of Construction Cost Estimate, prepared by Stace LLP;
- Information provided by the Applicant in respect of the existing use of the Property



3. Planning Policy & Viability Methodology

- 3.1 In this section we have reviewed the policies and guidance relevant to planning obligations under the Section 106 regime.

National Planning Practice Guidance (NPPG)

- 3.2 The NPPG provides guidance to participants in the planning systems to assist with implementing policies and decisions in a way that is both sustainable and deliverable. In its revision dated 24 July 2018 (paragraph 10), NPPG states: “In plan making and decision making viability helps to strike a balance between the aspirations of developers and landowners, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.”

- 3.3 The NPPG defines the key inputs for viability assessments:

“Gross Development Value - Gross development value is an assessment of the value of development. For residential development, this may be total sales and/or capitalised net rental income from developments. Grant and other external sources of funding should be considered. For commercial development broad assessment of value in line with industry practice may be necessary...For viability assessment of a specific site or development, market evidence (rather than average figures) from the actual site or from existing developments can be used. Any market evidence used should be adjusted to take into account variations in use, form, scale, location, rents and yields, disregarding outliers. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.

Costs - Assessment of costs should be based on evidence which is reflective of local market conditions. As far as possible, costs should be identified at the plan making stage. Plan makers should identify where costs are unknown and identify where further viability assessment may support a planning application. Costs include:

- a) build costs based on appropriate data, for example that of the Building Cost Information Service”; (in our opinion a site-specific elemental cost breakdown should be provided for site-specific viability assessment)*
- b) abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value;*
- c) site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy. These costs should be taken into account when defining benchmark land value;*
- d) the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value;*
- e) general finance costs including those incurred through loans;*
- f) professional, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site. Any professional site fees should also be taken into account when defining benchmark land value;*
- g) explicit reference to project contingency costs should be included in circumstances where scheme*



specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return;

Land Value - To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing used value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. This approach is often called ‘existing use value plus’ (EUV+). In order to establish benchmark land value, plan makers, landowners, developers, infrastructure and affordable housing providers should engage and provide evidence to inform this iterative and collaborative process.

Competitive Return to Developers - Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan. For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development.

A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.

Competitive Return to Landowners - The premium (or the ‘plus’ in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a landowner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements. Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. For any viability assessment, data sources to inform the establishment of the landowner premium should include market evidence and can include benchmark land values from other viability assessments. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners. Local authorities can request data on the price paid for land (or the price expected to be paid through an option agreement)”

The London Plan

- 3.4 The new London Plan was published in March 2021. Policy H4 Delivering affordable housing, Policy H5 Threshold approach to applications, and Policy H6 Affordable housing tenure set out the approach to affordable housing delivery in London.
- 3.5 Policy H4 ‘Delivering affordable housing’ sets a strategic target for 50% of all new homes delivered across London to be ‘genuinely affordable’. The provision of affordable housing on major developments is subject to the requirements of Policy H5 ‘Threshold approach to applications’, under which developers may follow a Fast-Track Route. The threshold approach was first introduced in the Mayor’s Affordable Housing and Viability SPG, published in August 2017.



- 3.6 A minimum of 35% of gross residential development (50% for public sector land and industrial sites – Policy E7) is the threshold for the provision of affordable housing. Developers may follow a Fast-Track Route under the threshold approach, subject to meeting specific criteria including meeting (or exceeding) the relevant affordable housing threshold requirement and tenure split detailed in Policy H6 ‘Affordable housing tenure’.

London Borough of Richmond Planning Policy

Richmond Local Plan (July 2018)

- 3.7 LB Richmond Local Plan Policy LP36 – Affordable Housing states:

A. The Council expects:

- a. 50% of all housing units will be affordable housing, this 50% will comprise a tenure mix of 40% of the affordable housing for rent and 10% of the affordable intermediate housing.*
- b. the affordable housing mix should reflect the need for larger rented family units and the Council's guidance on tenure and affordability, based on engagement with a Registered Provider to maximise delivery.*

Where on-site provision is required, an application should be accompanied by evidence of meaningful discussions with a Registered Provider which have informed the proposed tenure, size of units and design to address local priorities and explored funding opportunities.

B. A contribution towards affordable housing will be expected on all housing sites. The following requirements apply:

- a. on all former employment sites at least 50% on-site provision. Where possible, a greater proportion than 50% affordable housing on individual sites should be achieved.*
- b. on all other sites capable of ten or more units gross 50% on-site provision. Where possible, a greater proportion than 50% affordable housing on individual sites should be achieved.*
- c. on sites below the threshold of ‘capable of ten or more units gross’, a financial contribution to the Affordable Housing Fund commensurate with the scale of development, in line with the sliding scales set out in the Affordable Housing SPD.*

C. In accordance with A and B, the Council will seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes. The Council will have regard to:

- a. economic viability;*
- b. individual site costs;*
- c. the availability of public subsidy; and*
- d. the overall mix of uses and other planning benefits.*



D. Where a reduction to an affordable housing contribution is sought from the requirements in A and B on economic viability grounds, developers should provide a development appraisal to demonstrate that schemes are maximising affordable housing. The developer will be required to underwrite the costs of a Council commissioned economic viability assessment. The Council will rigorously evaluate such appraisals and:

a. assess if the maximum reasonable amount of affordable housing is based on delivering the appropriate tenure, unit sizes and types that address local needs.

b. consider whether it is necessary to secure provision for re-appraising the viability of a scheme prior to implementation to secure contingent obligations.

c. in most circumstances the Existing Use Value plus a premium (EUV+) approach to assessing benchmark land value in development appraisals and viability assessments should form the primary basis for determining the benchmark land value.

3.8 In respect of Richmond Local Plan policy LP3 relating to the protection of heritage assets, supporting paragraph 4.3.9 acknowledges that “...there may be circumstances where the original use has become obsolete and there may be cases where a change of use may be the only viable option to keep the designated heritage asset in active use. In such instances, the Council will take into account the desirability of sustaining and enhancing the significance of the heritage asset and putting it to a viable use consistent with its conservation...”

3.9 The forgoing policies demonstrate that planning policies existing at national, regional and local levels provide a framework for assessing the financial viability of the proposals within the context of:-

d) The need to ensure the restoration of the Grade II Listed buildings and to put the buildings into the optimum viable use;

e) The Conservation Deficit arising from the difference between the value of the completed restoration of the Listed Buildings and the costs to put it back into use;

f) The quantum of residential facilitating development required to fund the Conservation Deficit;

Viability Methodology

3.10 The purpose of this report is to provide an independent assessment of the viability of proposed development, and in so doing to assess the level of obligations which can be provided to the local planning authority, while sustaining an appropriate land value to the landowner and profit to the developer. Assessing the viability of a proposed development involves comparing the residual land value of the site, based on the proposed scheme, with an appropriate benchmark.

3.11 As such, where a development proposal generates a residual value, which is higher than the appropriate benchmark value it is deemed financially viable and therefore likely to proceed. Conversely, if the residual value is lower than the benchmark, it is considered to be economically unviable and consequently unlikely to progress.



3.12 A - B = Residual Land Value, based on inputs from the table below:

A: Revenue	B: Costs
Residential sales value	Build costs
Commercial investment value	Planning and development fees
	Planning contributions – CIL, s106
	Marketing & disposal costs
	Development finance
	Land holding finance
	Developer's profit

3.13 It need not be the land value that is the target residual. A fixed land price (including zero if appropriate) can be input as a cost, and a remaining developer profit assessed. Alternatively, the residual target can be the planning contributions.

3.14 In this case, where a Grade II Listed heritage asset is involved, our approach has been to assess whether there is a conservation deficit and then to determine the minimum quantum of facilitating development required to fund that deficit, within the context of site specific costs (including Community Infrastructure and other planning obligations, such as the provision of affordable housing) and revenues, and the reasonable expectation that both landowner and developer receive a market level of return.

3.15 We have prepared financial appraisals for the following scenarios using Argus Developer appraisal software, a standard appraisal tool used across the property industry, and recognised by local authorities in viability analysis:-

- iv. Refurbishment of the existing buildings for Class B1 commercial use. This scenario tests whether the existing use is viable or whether there is a Conservation Deficit that requires cross-subsidy from other 'optimum uses' (Appendix 1);
- v. Refurbishment of the existing buildings and conversion to form 24 residential dwellings and 272.5 sqm (2,933 sqft GIA) of Class B1 commercial space (Appendix 2);
- vi. Refurbishment and extension of the existing buildings to provide 36 residential dwellings and 303 sqm (3,262 sqft GIA) of Class B1 commercial space (Appendix 3).

3.16 An explanation of the appraisal inputs is provided at Section 5 (Cost Assumptions) and 6 (Income Analysis).

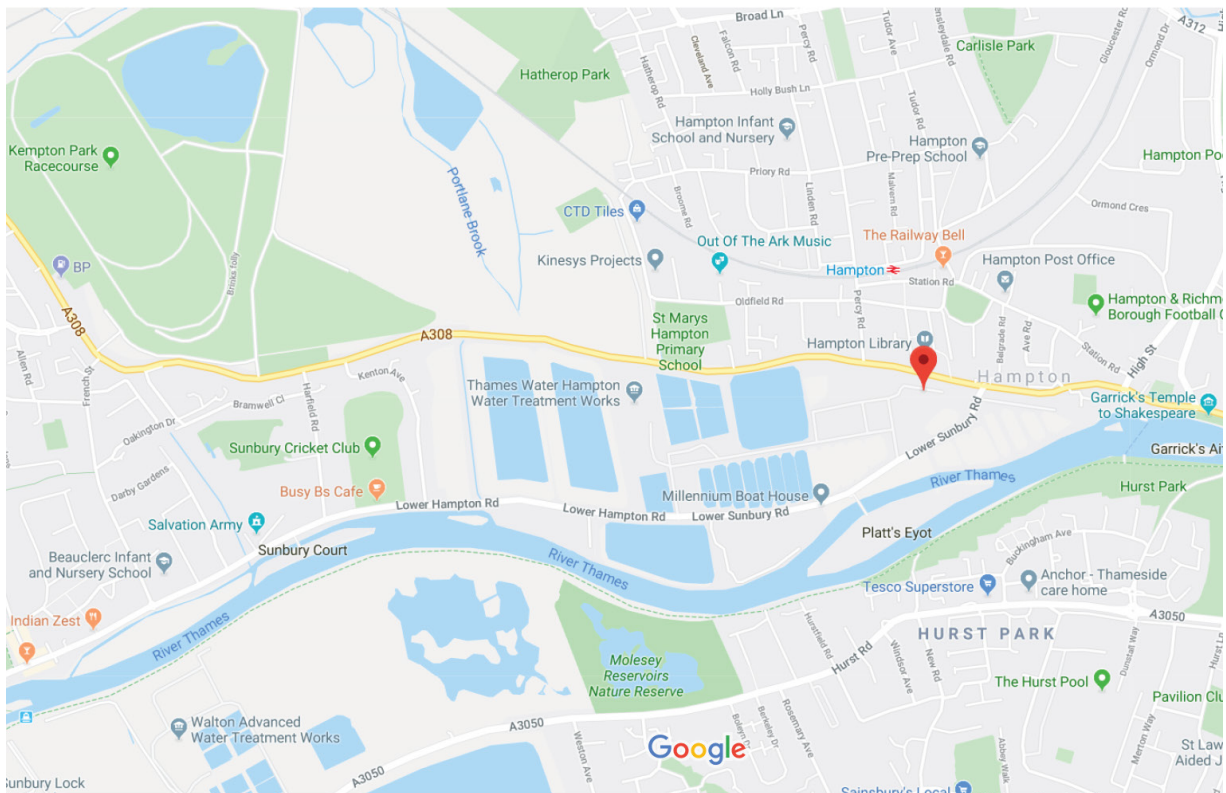
3.17 The next task is to arrive at an appropriate benchmark against which to compare the Residual Land Value/ Residual Return of the proposed scheme, to determine whether the proposal is viable. This is assessed further in Section 7.

3.18 The purpose of our analysis has been to understand the development economics of the site and to show the results of our analysis. This incorporates appraisal of all costs and values, finance inputs, Community Infrastructure Levy ('CIL') and Section 106 contributions. The assumptions made in the development appraisal are an overall reflection of the development's overall economics. Our assumptions are in some cases inter-related such that a change in one assumption can have an impact on other assumptions.

4. Project Details

Location

- 4.1 The Site is located on Upper Sunbury Road, approximately ¼ mile from Hampton centre, to the north-west of the London Borough of Richmond.
- 4.2 The wider area comprises a mix of residential use and the wider Hampton Water Work complex. In this respect, the north side of Upper Sunbury Road is predominantly in residential use; and the south side of Upper Sunbury is dominated by the waterworks. Located to the east of the Lower Sunbury Road are two former Hampton Waterworks buildings, known as the Morelands and the Riverdale buildings, both of which are Grade II listed and have been converted to office use.
- 4.3 On the north side of Upper Sunbury Road, opposite nos. 3 & 4 Water Works Cottages, is Rosehill and its entrance gate, which are also Grade II listed. Rosehill houses the Hampton Library and does not form part of the Hampton Waterworks.



Transport

- 4.4 The Site is located approximately ½ mile from Hampton Station, which provides regular rail services to London Waterloo in around 40 minutes travel time.
- 4.5 The current Public Access Transport Level of the site is PTAL 2.

Existing Site

- 4.6 The Site has an area of approximately 0.57ha and was formerly part of the Hampton Waterworks, operated by Thames Water.



4.7 The Site currently accommodates the following buildings:

- Ruston & Ward Building (Grade II listed) – an L-shaped building located at the eastern part of the site.
- Karslake Building (Grade II listed) – building located at the western part of the site, including 2 former engine houses known as ‘The Beam’ (at the west end of the range) and ‘The Bull’ (at the east end) with a single storey infill in between the engine houses.
- 3 Water Works Cottages (Building of Townscape Merit).
- 4 Water Works Cottages (Building of Townscape Merit).
- A single storey storage gatehouse (Building of Townscape Merit).

4.8 As noted above, two of the buildings on site are Grade II Listed and the site is within Hampton Village Conservation Area. The Ruston Building is marked as a Vista/Landmark location. The cast iron railing between the corner of Lower Sunbury Road and East end of The Beam linking with the cast iron gate piers east of Ruston Building is also Grade II Listed.

4.9 Photographs of the existing buildings are provided at **Appendix 4**.

4.10 The accommodation provided by the existing buildings is summarised in the table below:-

Building	Use Class	GIA (sqm)	GIA (sqft)
Karslake	<i>Sui Generis</i> (water treatment works with ancillary office & workshop)	1,202	12,939
Ruston & Ward	<i>Sui Generis</i> (water treatment works with ancillary office & workshop)	881	9,483
Storehouse	<i>Sui Generis</i> (water treatment works with ancillary office & workshop)	42	452
Waterworks Cottages	Class C3 Residential (3-bedrooms)	276	2,971
Car Parking Spaces x 20			
Total Existing Accommodation		2,401	25,845

Scheme Proposals (Option 3)

4.11 The proposed development comprises refurbishment, conversion and extension of the existing Grade II Listed buildings to provide a total of 36 residential dwellings (including two existing cottages – a net increase of 34 dwellings) and 303 sqm (GIA) of Class B1 commercial space. A total of 39 car parking spaces are proposed. A detailed accommodation schedule for the proposed development is provided at **Appendix 5** and further described within the Design and Access Statement prepared by LOM Architecture. Our financial appraisal for this scenario is provided at **Appendix 1** and the proposed accommodation is summarised in the table below:-



Proposed Development (Option 3) - Summary of Accommodation		
Building	Dwelling Type	Dwelling No.
Karslake	1-bed flat	2
	1-bed duplex	6
	2-bed flat	4
	2-bed duplex	4
	3-bed duplex	3
	4-bed duplex	1
Ruston & Ward	1-bed duplex	8
	2-bed flat	2
	2-bed duplex	1
	3-bed flat	1
	4 bed flat duplex	1
Storehouse	3-bed flat	1
No.3 Waterworks Cottages	3-bed house	1
No.4 Waterworks Cottages	3-bed house	1
Total Dwellings		36

- 4.12 As explained at paragraph 3.15, we have also prepared financial appraisals for the following scenarios, for comparison with the Proposed Development:-

Option 1 – Refurbishment of Existing Buildings for Current Use

- 4.13 Option 1 has been appraised in order to establish the ‘Conservation Deficit’ for the existing Grade II Listed buildings. The accommodation used to assess this scenario reflects an indicative design prepared by LOM Architecture and is summarised in the table below and our financial appraisal relating to this option is provided at **Appendix 2**:-

Refurbishment of Buildings for Current Use (Option 1)			
Building	Use Class	Floor	GIA (sqft)
Karslake	Class B1(a)	Basement	1141
		Ground	8138
		First	1356
		Second	1798
		Third	1109
		Total	13542
Ruston & Ward	Class B1(a)	Basement	1066
		Ground	6049
		First	0
		Second	1109
		Total	8224
Ruston & Ward Workshop	Class B1(c)	Basement	312
		Ground	1658
		First	1292
		Total	3262
Storehouse Conversion	Class B1(c)	Ground	452
No.3 & No. 4 Waterworks Cottages	Class C3	Basement	388
		Ground	1292
		First	1313
		Total	2993
Total Development			28473



Option 2 – Refurbishment of Existing Buildings for Residential Use

4.14 Option 2 has been appraised to establish whether the Proposed Development represents the minimum quantum of facilitating development required to enable restoration of the Grade II Listed Buildings, or whether a lesser scale of development would be feasible. Our financial appraisal for this option is provided at **Appendix 3**. The accommodation used to assess this scenario reflects an indicative design prepared by LOM Architecture (detailed plot schedule provided at **Appendix 6**), which is summarised in the table below:-

Refurbishment of Buildings for Residential Use (Option 2) - Summary of Accommodation					
Building	Dwelling Type	Dwelling No.	Av. NSA (sqft)	Total NSA (sqft)	Total GIA (sqft)
Karslake	1-bed flat	3	590	1769	18,332
	1-bed duplex	2	736	1472	
	2-bed flat	N/A	N/A	N/A	
	2-bed duplex	5	1085	5424	
	3-bed flat	1	2154	2154	
	3-bed duplex	2	1398	2796	
Ruston & Ward	1-bed duplex	2	691	1382	9,774
	2-bed flat	N/A	N/A	N/A	
	2-bed duplex	4	944	3775	
	3-bed flat	1	1639	1639	
Storehouse	3-bed duplex	1	1668	1668	1,668
No.3 Waterworks Cottages	3-bed house	1	1408	1408	2,993
No.4 Waterworks Cottages	3-bed house	1	1375	1375	
Total Dwellings		23	1081	24874	32,767
R & W - Workshop (Class B1 Commercial)		0	0	0	3,262
Total Development		23		24874	36,029



5. Development Cost Assumptions

5.1 The following section provides information relating to the cost and timescale assumptions used within Argus Developer financial appraisals for each scenario that has been tested.

Development Programme

5.2 We have assumed the following development timescales within our financial appraisals, based on our own research and advice contained within the Stace LLP Order of Cost Estimate. Our financial appraisals assume the following timescales:-

Development Timescale Assumptions			
Development Stage	Option 1 - Refurbishment for Current Use	Option 2 - Refurbishment for Residential Use	Option 3 - Proposed Development
Purchase	1-month	1-month	1-month
Pre-Construction	3-months	3-months	3-months
Construction	12-months	16-months	18-months
Letting	12-months	-	-
Sale	1-month	6-months	6-months
Total	28-months	25-months	27-months

Construction Costs

5.3 In determining the construction costs for the proposed scheme, we have had regard to the Order of Cost Estimate Nr 1, prepared by Stace LLP dated 4 July 2022 and which is submitted with this report as **Appendix 7**. This Order of Cost Estimate includes sections relating to the three scenarios tested. A summary of the estimated construction costs for each viability scenario is provided in the table below:-

Hampton Waterworks - Construction Cost Estimates			
Item	Option 1 - Refurbishment for Current Employment Use	Option 2 - Refurbishment for Residential Use	Option 3 - Proposed Development
	GIA - 2,645 sqm (28,473 sqft)	GIA - 3,347 sqm (36,029 sqft)	GIA - 4,341 sqm (46,728 sqft)
Karslake Refurbishment	£ 3,851,093	£ 5,254,836	£ 5,892,316
Ruston & Ward Refurbishment	£ 2,807,531	£ 3,122,962	£ 3,646,772
Ruston & Ward Refurbishment (Workshop)	£ 701,636	£ 690,859	£ 736,513
Cottage Refurbishment	£ 637,515	£ 655,910	£ 634,660
Storehouse Conversion	£ 113,281	£ 442,547	£ 326,628
Karslake Roof Extension	£ -	£ -	£ 960,334
Ruston & Ward Roof Extension	£ -	£ -	£ 823,372
Karslake Side Extension	£ -	£ 371,944	£ 364,106
External Works	£ 2,399,882	£ 2,443,142	£ 2,413,176
Total Building Works Estimate	£ 10,510,938	£ 12,982,200	£ 15,797,877



- 5.4 The basis for the estimate, assumptions and exclusions are set out at Section 8 of the Stace LLP Order of Cost Estimate. It should be noted that the Council's Whole Plan Viability Assessment (Adams Integra, December 2016) did not test affordable housing policy requirements for developments of this nature – the construction cost assumptions used by Adams Integra relate to BCIS Median Cost Rates for new build development, plus allowances for sustainability and external works and this approach would not be appropriate for the proposed development considered by this report.
- 5.5 For the purpose of this update report we have adopted BPC's cost assumption of £15,071,739 (as stated in their November 2022 report), in relation to the proposed development.

Other Costs

- 5.5 Our financial appraisals include other costs relating to the development and our input assumptions are set out below. The National Planning Practice Guidance (May 2019) recommends that "...where viability assessment is submitted to accompany a planning application this should be based upon and refer back to the viability assessment that informed the plan..." accordingly, in the table below we compare our appraisal assumptions with those used by Adams Integra to prepare the Whole Plan Viability Assessment (December 2016) used to inform the preparation of the Council's Local Plan Review:-

Item	U.L.L. Property Assumption	LB Richmond Whole Plan Viability Assumption (Adams Integra December 2016)
Acquisition Costs – SDLT	As HMLR Rates	As HMLR Rates
Acquisition Costs – Agent Fee	1% of Residual Land Value	1% of Residual Land Value
Acquisition Costs – Legal Fee	0.50% of Residual Land Value	0.75% of Residual Land Value
Base Construction Costs	As per Order of Cost Estimate	BCIS Median Cost Rate (3-5 storey flats) plus allowances for sustainability, etc
External Works	As per Order of Cost Estimate	12% of BCIS Median Cost Rate
Remediation Costs	As per Order of Cost Estimate	No allowance
Contingency	10% of Construction Cost (included in Cost Estimate)	5% of Construction Cost
CIL Contributions	Estimated in accordance with CIL Charging Schedule*	Estimated in accordance with CIL Charging Schedule
Carbon Off-set Payment	No allowance	No allowance stated
Professional Fees	10% of Construction Costs (inc. town planning & survey costs)	12% of Construction Cost
Marketing Costs	1% of Gross Development Value	3% of sales revenue (inc Agent Fee)
Letting Agent Fee	15% of Net Rent at Sale	No allowance stated
Letting Legal Fee	5% of Net Rent at Sale	No allowance stated
Purchaser's Costs	6.80% of Commercial & Ground Rent Investment Sales	No allowance stated
Sales Agent Fees	1.00% of Gross Development Value	1.00% of Gross Development Value
Sales Legal Fee (Residential)	£700 per dwelling	£700 per dwelling
Sales Legal Fee (Commercial)	0.50% of selling price (commercial and ground rents)	No allowance stated
Finance Debit Rate	6.75% (including all arrangement & exit fees)	6.75%
Developer Profit (Market Residential & Car Parking)	20% of Gross Development Value	20% of Gross Development Value
Developer Profit (Affordable Housing)	6% of Gross Development Value	6% of Gross Development Value
Developer Profit (Commercial/Ground Rent Investment)	15% of Gross Development Value	No allowance stated

* We have assumed that CIL will be chargeable to the proposed development and is calculated on the net gain in Gross Internal Area. We have included a total CIL contribution of £660,866 within the Option 3 appraisal. This is an estimate for viability purposes only; the applicant/ developer should take specialist advice in relation to CIL from the local authority or a specialist adviser. Should this assumption change significantly, the viability appraisal will require updating.

- 5.6 Our financial appraisal cost assumptions are closely aligned with those used by Adams Integra to inform Richmond Local Plan policy, with the exception of construction costs, which have been assessed on a site-specific basis. Developer profit assumptions are aligned with those used by Adams Integra; we further consider the risk profile associated with the refurbishment and extension of a Grade II Listed heritage asset is different to new build residential product both in terms of sales



market risks and construction risks. Within this context, we consider that a profit margin of 20% of GDV for market residential dwellings is appropriate.



6. Development Revenue Assumptions

- 6.1 The revenue for the scheme is derived from the sale of the completed market residential units, car parking spaces and investment sale of the proposed commercial space and residential ground rents.

Market residential sale values

- 6.2 We have researched the local residential sales market to identify comparable evidence to support the sales rate adopted in our financial appraisals.
- 6.3 There are limited new residential schemes within reasonable proximity of the site. However a refurbishment development of 14 apartments is currently advertised for sale in Hampton. The selling agent has advised verbally that all the apartments are resolved at or close to the asking prices. We have only been able to identify floor areas and asking prices of 10 of the apartments, and provide the following schedule:

Kingsley Court, Church Street, Hampton					
Plot	Asking price	Accommodation	Floor	Sq Ft	£/sq ft
Plot 1	£325,000	1 bed 1 bath	Ground	444	£731.98
Plot 3	£280,000	1 bed 1 bath	Ground	356	786.517
Plot 5	£350,000	1 bed 1 bath	First + Mez	475	£736.84
Plot 6	£340,000	Studio	First + Mez	479	£709.81
Plot 8	£330,000	1 bed 1 bath	First	460	£717.39
Plot 10	£299,950	1 bed 1 bath	First	362	£828.59
Plot 11	£390,000	1 bed 1 bath	First (entrance) and second	691	£564.40
Plot 12	£415,000	1 bed 1 bath	Second + Mez	610	£680.33
Plot 13	£365,000	1 bed 1 bath	Second + Mez	572	£638.11
Plot 14	£350,000	1 bed 1 bath	Second + Mez	515	£679.61
				4,964	£693.99
£3,444,950					

- 6.4 The sales data from Kingsley Court is helpful in that is a nearby conversion of an historic building, and the sales are recent. The units are all 1-bedroom or studio units, and the subject scheme proposals include 17 1-bedroom or studio apartments. However it is important to identify the unit floor areas, which at Kingsley Court average 496 sq ft, while at the subject proposal average 675 sq ft. On this single metric we would expect the sales pricing to be lower at Hampton Water Works than at Kingsley Court, on a £/sq ft basis.
- 6.5 In relation to the 3 proposed semi-detached houses there is evidence from the sale of 9 Waterworks Cottages which sold 26th August 2021 for £725,000. Measuring 1,163 sq ft this equates to 623/sq ft.
- 6.6 We have identified achieved sale prices within postcode TW12 within the last 12-months for apartments (**Appendix 8**), and for semi-detached houses (**Appendix 9**) to inform our opinion of selling prices for the proposed development and residential refurbishment option. From this we have identified the following sales pricing of units of equivalent floor area compared with the proposed development, within TW12:
- 1-bedroom apartments – average £508/sq ft
 - 2-bedroom apartments – average £466/sq ft
 - 3 & 4-bedroom apartments – average £504/sq ft
 - 3-bedroom semi-detached houses – average £678/sq ft.



- 6.7 While the foregoing second-hand sales data provides the context of the market area over the past 12 months, we would expect new or newly-refurbished homes to fetch higher pricing. The lack of any sales of new homes in the TW12 postcode area over the past 12 months (according to the Land Registry) has meant we have searched further back to the beginning of 2020. **Appendix 10** gives a list of 7 apartments at Garrick House, High Street, Hampton Hill which sold for an average £664/sq ft between February 2020 and January 2021. The Land Registry House Price Index shows an increase of 5.2% for apartments in the Borough of Richmond-Upon-Thames since January 2021, which serves as a guide although this will include the whole Borough and not relating specifically to TW12 or indeed Hampton.
- 6.8 It should be noted we have obtained floor areas from EPC certificates for each of the sold dwellings shown at Appendices 8, 9 and 10, and some caution needs to be exercised as to their accuracy. However in the absence of more precise measurements we have relied upon the EPC's for the purposes of this assessment
- 6.9 We have provided plot pricing for the proposed development (Option 3 – **Appendix 5**) and for the residential refurbishment scenario (Option 2 – **Appendix 6**).
- 6.10 Our assessment of residential GDV for the proposed development (Option 3) is £22,747,500 (excluding car parking), equating to £669.62 per sq ft.
- 6.11 [Following receipt of the BPC viability review in November 2022, it was decided to include 2 affordable rented homes, being the 2 x 3-bedroom cottages. An initial meeting was held with Richmond Housing Partnership with a view to transferring these homes. The appraisal at Appendix 1 to this report includes the 2 houses as Affordable Rent.](#)

Income from car parking

- 6.11 A total of 39 surface level car parking spaces are included for the proposed development and the scenario that considers refurbishment of the existing building for residential use. We have adopted a rate of £10,000 per space in our financial appraisals for these two scenarios. The remaining scenario that considers the refurbishment of the property for continued employment uses includes 20, surface level car parking spaces. For financial appraisal purposes, we have assumed an annual rent of £10,000, equating to £500 per space. This rental income has been capitalised at an all-risks yield of 6.50%.

Commercial values

- 6.12 The commercial accommodation considered within each development scenario is set out at paragraphs 4.11, 4.13 and 4.14 and summarised once more below:-
- Option 1 (Refurbishment for Current Use) – Class B1 (a) – 21,766 sqft (GIA) arranged within the Karslake and Ruston & Ward buildings at basement to third floor levels. Class B1 (c) – 3,714 sqft (GIA) arranged within the Ruston & Ward Workshop and Storehouse at basement, ground and first floor levels. Overall, this scenario proposes a total of 25,480 sqft of Class B1 Use.
 - Option 2 (Refurbishment for residential Use) – Class B1 (c) – 3,262 sqft (GIA) arranged at basement, ground and first floor (mezzanine) levels within the Ruston & Ward Workshop.



- Option 3 (Proposed Development) - Class B1 (c) – 3,262 sqft (GIA) arranged at basement, ground and first floor (mezzanine) levels within the Ruston & Ward Workshop.

6.13 In assessing commercial rental and capital values for the space provided by each scenario, we have had regard to comparable transactions within the last three years for similar properties, sourced via CoStar – a commercial property transaction subscription service that is widely used within the industry. Given the Grade II Listed status of the subject property, our research has focused on buildings with a maximum GIA of 15,000 sqft, constructed between 1800 and 1900 and in good and tenable condition to reflect the finished condition of Hampton Waterworks following refurbishment. There are a limited number of comparable transactions included within the sample of 15 properties that were constructed outside of our general parameter dates, selected on a locational basis. Our search has focused on the western fringes of Greater London, within the M25, ranging from Leatherhead in the south to Southall in the north.

6.14 Notable transactions relating to comparable buildings include:-

- 9-11 High Street, Hampton, TW12 2SA
A 2,887 sq ft office building of which 574 sq ft was leased to Jackson O'Connor Architecture in April 2021 for a term of 10 years. The effective rent is £24.71/sq ft.
- 18 Lower Teddington Road, Hampton Wick, KT1 4EU
676 sq ft of first floor office space let in October 2020 for a rent of £22/sq ft.
- Pump Aly – The Old Pumping Station, Brentford TW8 0AE – a former pumping station constructed in 1883 and refurbished in 2010. The property is located 17-minutes' walk from Brentford Railway Station and provides 5,371 sqft of accommodation, arranged over two floors, plus 10 surface level car parking spaces. Ground floor space with a GIA of 1,333 sqft was let in August 2019 for a term of 10-years at a rent of £16.50 per sqft.
- 133 London Road, Kingston Upon Thames KT2 6NH – a former transformer station for the trolley bus network, constructed in c. 1803 and substantially refurbished to provide open plan office accommodation on ground and first floor levels. The building has a NIA of 3,117 sqft and provides 4 surface level car parking spaces. A ground floor suite with a NIA of 756 sqft was let in October 2018 for a term of 3-years at a rent of £25.13 per sqft.

At the same address, 692 sq ft let in January 2020 for a rent of £28.90/sq ft, and in September 2021 1,500 sq ft let for £33/sq ft. We consider this building is in a significantly superior location as regards commercial property, compared with the subject site.

- 3 Blake Mews – The Printworks, Richmond TW9 3GA – a former industrial building arranged over 3 floors, with a total NIA of 14,393 sqft, located within 100 yards of Kew Bridge District Line Station. The property was constructed in 1840 and recently refurbished. A 1st floor office suite with a NIA of 962 sqft was let in March 2018 for a term of 5-years at a rent of £35.00 per sqft.

6.15 In our opinion and based on discussions with local agents Vokins and Martin Campbell, the three transactions identified above represent the lower, mid and upper range of rents that might be achieved at Hampton Waterworks. It should be noted that these rents are for office suites in a fitted-out condition, whereas the specification allowed by Stace LLP for the commercial elements of Hampton Waterworks is shell and core, with capped services and drainage connections.



6.16 Based on the evidence of comparable transactions sourced from CoStar and our discussions with local office agents, we consider that a reasonable rental assumption for all scenarios is £25.00 per sqft. We have capitalised the rental income at an all-risks yield of 6.50%, which would equate to gross capital values (before deduction of Purchaser's Costs) of approximately £385 per sqft.

This rate compares favourably with investment sales achieved at Pump Aly, Brentford, where owner-occupiers have acquired office suites of 650 sqft (£235,000, equating to £361 per sqft on 3rd June 2019) and of 1,205 sqft (£440,000, equating to £365 per sqft on 1st February 2019).

We note the Knight Frank Prime Yield Guide for June 2022 indicates yields of 6.5% for South-East Towns Multi-Let 5-year unexpired lease term.



7. Viability Benchmark (Conservation Deficit)

- 7.1 As explained at Section 3 viability is typically tested by comparing the residual land value of the proposed scheme, with a Benchmark Land Value (BLV). The benchmark can be derived following an assessment of the value of the site in its Existing Use (EUV) or a reasonable Alternative Use Value (AUV). The Mayor of London's Affordable Housing and Viability Supplementary Planning Guidance (SPG) (August 2017) states that, "a landowner should receive at least the value of the land in its 'pre-permission' use, which would normally be lost when bringing forward land for development."
- 7.2 However, in this case, where a Grade II Listed heritage asset in dilapidated condition is the subject property, the land value may be fixed at £0 and the viability benchmark becomes an assessment of a reasonable level of return for the Developer – i.e. profit on completion of the project. This approach accords with Historic England guidance for 'Enabling Development', albeit that document has not been updated since adoption of the NPPG, with draft guidance remaining unadopted since publication in March 2017.
- 7.3 In order to establish the Conservation Deficit resulting from refurbishment of the heritage asset for current use, we have appraised Option 1, which has been detailed at paragraph 4.13 and the associated table. In assessing this viability scenario, we have used the same assumptions relating to development costs and revenue that are set out in sections 5 and 6, on the basis that the existing buildings would be fully restored, with limited extension for current use. Our approach to developer profit is detailed in the table that accompanies paragraph 5.5. The profit margin associated with commercial and car parking income is assumed to be 15.0% of GDV and the profit on sale of the two existing residential dwellings (Nos. 3 & 4 Waterworks Cottages) assumed at 20.0% of GDV. Overall, we consider that a reasonable level of return for the developer, assuming £0 land value, would be a blended rate of 15.67% of GDV.
- 7.4 Our financial appraisal relating to the assessment of Conservation Deficit is provided at Appendix 2 and is summarised in the table below:-
- 7.5 The refurbishment of the existing buildings for current use would produce a Residual Developer profit of (£2.267m), which when compared to our opinion of a reasonable level of developer return ('Benchmark Profit') of £1.823m, represents a Conservation Deficit of (£4.090m). This outcome confirms that unless an alternative use is implemented, the heritage asset will remain at risk. The purpose of the financial appraisals prepared for scenarios 2 and 3 is therefore to establish the minimum level of development that will be required to overcome the Conservation Deficit and safeguard the future of the Grade II Listed Hampton Waterworks.



Development Cost / Revenue	Option 1 - Refurbishment for Current Employment Use
Development Revenue - Market Housing & Car Parking	£ 1,650,000
Development Revenue - Commercial Investment	£ 9,800,766
Total Development Revenue	£ 11,450,766
Acquisition Costs (incl. Planning Application Costs)	£ -
Construction Costs	£ 10,510,938
External Works	Included
Contingency	Included
Mayoral CIL2	£ -
Borough CIL	£ -
Professional Fees	£ 1,051,094
Marketing & Letting Costs	£ 197,171
Disposal Fees	£ 793,745
Finance Costs	£ 1,163,456
Total Development Costs	£ 13,716,404
Residual Developer Profit	-£ 2,265,638 -19.79%
Benchmark Developer Profit	£ 1,823,192 15.92%
Viability Surplus / (Deficit)	-£ 4,088,830



8. Summary of the Appraisals

- 8.1 For ease of reference we provide here a summary of the Argus Developer appraisals relating to this project, demonstrating the viability position:

Hampton Waterworks - Viability Outcomes (Land fixed at £0)			
Development Cost / Revenue	Option 1 - Refurbishment for Current Employment Use	Option 2 - Refurbishment for Residential Use	Option 3 - Proposed Development
Development Revenue - Market Housing & Car Parking	£ 1,650,000	£ 16,730,000	£ 21,493,050
Development Revenue - Affordable Housing			£ 417,600
Development Revenue - Commercial Investment	£ 9,800,766	£ 1,254,615	£ 1,185,772
Total Development Revenue	£ 11,450,766	£ 17,984,615	£ 23,096,422
Acquisition Costs (incl. Planning Application Costs)	£ -	£ -	£ -
Construction Costs	£ 10,510,938	£ 12,982,200	£ 15,071,739
External Works	Included	Included	Included
Contingency	Included	Included	Included
Mayoral CIL2	£ -	£ 100,416	£ 205,927
Borough CIL	£ -	£ 216,898	£ 454,939
Professional Fees	£ 1,051,094	£ 1,298,220	£ 1,507,174
Marketing & Letting Costs	£ 197,171	£ 196,156	£ 243,098
Disposal Fees	£ 793,745	£ 288,233	£ 337,150
Finance Costs	£ 1,163,456	£ 653,345	£ 968,654
Total Development Costs	£ 13,716,404	£ 15,735,468	£ 18,788,681
Residual Developer Profit	-£ 2,265,638	£ 2,249,147	£ 4,307,741
	-19.79%	12.51%	18.65%
Benchmark Developer Profit	£ 1,823,192	£ 3,534,192	£ 4,501,532
	15.92%	19.65%	19.49%
Viability Surplus / (Deficit)	-£ 4,088,830	-£ 1,285,045	-£ 193,791

- 8.2 The appraisal outcomes indicate that Option 2 – Refurbishment for Residential Use, is not the Optimum Viable Use of the Property, as there is a Conservation Deficit of (£1.285m). Option 3 – Proposed Development for 36 dwellings, would generate a small Viability Deficit of £193,791 (after provision of 2 affordable homes) indicating that this represents the Optimum Viable Use of the Property, and the minimum level required to enable the restoration of the heritage asset whilst providing a reasonable level of return for the developer.



9. Conclusion

9.1 In compiling the appraisals, we have applied the site-specific construction costs and property values relating to the proposed development, alongside market assumptions concerning other development costs such as finance and profit. This is in line with the principles of an economic viability assessment of this nature.

9.2 Accounting for the inputs explained above, our Argus Developer appraisals indicate the following outcomes:-

- Option 1 – Refurbishment of the existing buildings for current use – a ‘Conservation Deficit’ of **(£4.089m)**.
- Option 2 – Refurbishment of the existing buildings for residential use – a ‘Conservation Deficit’ of **(£1.285m)**.
- Option 3 – Proposed development for residential use – a small viability deficit of **£193,791, after provision of 2 affordable homes**.

We therefore conclude that the proposed development of 36 residential dwellings, plus Class B1 Use commercial space would constitute the Optimum Viable Use of the property and the minimum level of enabling development required to safeguard the future of the Grade II Listed Hampton Waterworks.

9.3 Should the Council require further information from ULL Property to consider the above, we would be happy to provide it, and our contact details can be found at the end of this report.



Appendix 1 – Argus Developer Financial Appraisal - Proposed Development

Hampton Waterworks - Option 3 (Proposed Development)
Not a Valuation
Confidential

CONFIDENTIAL

Development Appraisal
ULL Property
November 29, 2023

APPRAISAL SUMMARY**ULL PROPERTY**

Hampton Waterworks - Option 3 (Proposed Development)

Not a Valuation

Confidential

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Karslake Refurbishment	15	14,949	655.40	653,167	9,797,500
Karslake New Build	5	4,150	751.94	624,110	3,120,550
Rushton & Ward Refurbishment	10	8,836	661.50	584,500	5,845,000
Rushton & Ward New Build	3	2,310	720.78	555,000	1,665,000
Storehouse	1	942	716.56	675,000	675,000
Affordable 3-Bed Cottage	2	2,784	150.00	208,800	417,600
Car Parking	1	0	0.00	390,000	390,000
Totals	37	33,971			21,910,650

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ruston & Ward Workshop	1	3,262	25.00	81,550	81,550	81,550

Investment Valuation**Ruston & Ward Workshop**

Manual Value 1,185,772

GROSS DEVELOPMENT VALUE**23,096,422****NET REALISATION****23,096,422****OUTLAY****CONSTRUCTION COSTS**

Construction	ft²	Build Rate ft²	Cost
Construction Cost	46,728	322.54	15,071,739
Borough CIL Estimate			454,939
Mayoral CIL2 Estimate			205,927
			660,866

PROFESSIONAL FEES

Professional Fees 10.00% 1,507,174 1,507,174

MARKETING & LETTINGMarketing 1.00% 226,788
Letting Agent Fee 15.00% 12,233
Letting Legal Fee 5.00% 4,078

APPRAISAL SUMMARY**ULL PROPERTY****Hampton Waterworks - Option 3 (Proposed Development)****Not a Valuation****Confidential**

243,098

DISPOSAL FEES

Purchasers Costs - Ground rents	6.80%	80,632
Effective Purchaser's Costs Rate	6.80%	
Sales Agent Fee - Residential Sales	1.00%	214,930
Sales Agent Fee - Investment Sales	1.00%	11,858
Sales Legal Fee - Residential Sales	34 un 700.00 /un	23,800
Sales Legal Fee - Investment Sales	0.50%	5,929

337,150

TOTAL COSTS BEFORE FINANCE**17,820,027****FINANCE**

Timescale	Duration Commences	
Purchase	1	Jun 2020
Pre-Construction	3	Jul 2020
Construction	18	Oct 2020
Sale	6	Apr 2022
Total Duration	28	

Debit Rate 6.75%, Credit Rate 0.00% (Nominal)

Construction	809,625	
Other	159,030	
Total Finance Cost		968,654

TOTAL COSTS**18,788,681****PROFIT****4,307,741****Performance Measures**

Profit on GDV% 18.65%

CASH FLOW REVENUE AND COST SUMMARY**ULL PROPERTY****Hampton Waterworks - Option 3 (Proposed Development)****Not a Valuation****Confidential**

Heading	%	Total	At Date	To Date
Phase1				
Cap - Ruston & Ward Workshop		1,185,772	Apr 2022	Apr 2022
Sale - Karslake Refurbishment		9,797,500	Apr 2022	Sep 2022
Sale - Affordable 3-Bed Cottage		417,600	Apr 2022	Apr 2022
Sale - Karslake New Build		3,120,550	Apr 2022	Aug 2022
Sale - Rushton & Ward Refurbishment		5,845,000	Apr 2022	Sep 2022
Sale - Rushton & Ward New Build		1,665,000	Apr 2022	Jun 2022
Sale - Storehouse		675,000	Apr 2022	Apr 2022
Sale - Car Parking		390,000	Apr 2022	Apr 2022
Purchasers Costs - Ground rents	6.80%	(80,632)	Apr 2022	Apr 2022
Sales Agent Fee - Residential Sales	1.00%	(214,930)	Apr 2022	Sep 2022
Sales Agent Fee - Investment Sales	1.00%	(11,858)	Apr 2022	Apr 2022
Sales Legal Fee - Residential Sales	0.00%	(23,800)	Apr 2022	Sep 2022
Sales Legal Fee - Investment Sales	0.50%	(5,929)	Apr 2022	Apr 2022
Con. - Construction Cost		(15,071,739)	Oct 2020	Mar 2022
Borough CIL Estimate		(454,939)	Oct 2020	Oct 2021
Mayoral CIL2 Estimate		(205,927)	Oct 2020	Oct 2021
Professional Fees	10.00%	(1,507,174)	Oct 2020	Mar 2022
Marketing	1.00%	(226,788)	Apr 2022	Sep 2022
Letting Agent Fee	15.00%	(12,233)	Apr 2022	Apr 2022
Letting Legal Fee	5.00%	(4,078)	Apr 2022	Apr 2022

Hampton Waterworks - Option 3 (Proposed Development)

Not a Valuation

Confidential

Distribution

Single

Custom (Editor)

Single

Monthly

Custom (Editor)

Monthly

Single

Single

Related: Cap - Ruston & Ward Workshop

Related: : Curve Related from Sale - Karlake Refurbishment to Storehouse

Related: Cap - Ruston & Ward Workshop

Related: 700.00/un to Selected Total Units of 34

Related: Cap - Ruston & Ward Workshop

S-Curve

Annual

Annual

Related: : Curve Related from Other Construction Costs to Construction Cost

Related: Sale - Karlake Refurbishment to Ruston & Ward Workshop

Related: MRV - Ruston & Ward Workshop

Related: MRV - Ruston & Ward Workshop

TIMESCALE AND PHASING CHART

ULL PROPERTY

Hampton Waterworks - Option 3 (Proposed Development)
 Not a Valuation
 Confidential

Project Timescale	
Project Start Date	Jun 2020
Project End Date	Sep 2022
Project Duration (Inc Exit Peric	28 months

Phase 1



Hampton Waterworks - Option 3 (Proposed Development)
Not a Valuation
Confidential

**Sensitivity Analysis results are not available.
Click the Analysis Results tab, then print the report.**

CONFIDENTIAL



Appendix 2 – Argus Developer Financial Appraisal - Refurbishment for Current Use

Hampton Waterworks - Option 1 (Current Use Refurbishment)
Not a Valuation
Private & Confidential

CONFIDENTIAL

Development Appraisal
ULL Property
August 4, 2022

APPRAISAL SUMMARY**ULL PROPERTY**

Hampton Waterworks - Option 1 (Current Use Refurbishment)

Not a Valuation

Private & Confidential

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Cottages	2	2,784	592.67	825,000	1,650,000

Rental Area Summary

	Units	ft ²	Rent Rate ft ²	Initial MRV/Unit	Net Rent at Sale
Karslake Refurbishment	1	13,542	25.00	338,550	338,550
Ruston & Ward Refurbishment	1	8,224	25.00	205,600	205,600
Storehouse	1	452	25.00	11,300	11,300
Ruston & Ward Workshop	1	3,262	25.00	81,550	81,550
Car Parking (20 Spaces)	1			10,000	10,000
Totals	5	25,480			647,000

Investment Valuation**Karslake Refurbishment**

Market Rent	338,550	YP @	6.5000%	15.3846	
(3mths Rent Free)		PV 3mths @	6.5000%	0.9844	5,127,103

Ruston & Ward Refurbishment

Market Rent	205,600	YP @	6.5000%	15.3846	
(3mths Rent Free)		PV 3mths @	6.5000%	0.9844	3,113,668

Storehouse

Market Rent	11,300	YP @	6.5000%	15.3846	
(3mths Rent Free)		PV 3mths @	6.5000%	0.9844	171,131

Ruston & Ward Workshop

Market Rent	81,550	YP @	6.5000%	15.3846	
(3mths Rent Free)		PV 3mths @	6.5000%	0.9844	1,235,018

Car Parking (20 Spaces)

Current Rent	10,000	YP @	6.5000%	15.3846	153,846
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Total Investment Valuation**9,800,766****GROSS DEVELOPMENT VALUE****11,450,766****NET REALISATION****11,450,766****OUTLAY**

APPRAISAL SUMMARY**ULL PROPERTY****Hampton Waterworks - Option 1 (Current Use Refurbishment)****Not a Valuation****Private & Confidential****CONSTRUCTION COSTS**

Construction	ft²	Build Rate	ft²	Cost
Construction	28,473	369.15	10,510,938	10,510,938

PROFESSIONAL FEES

Professional Fees	10.00%	1,051,094	1,051,094
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MARKETING & LETTING

Marketing	1.00%	67,771	
Letting Agent Fee	15.00%	97,050	
Letting Legal Fee	5.00%	32,350	
			197,171

DISPOSAL FEES

Purchasers Costs - Ground rents		6.80%	666,452	
Effective Purchaser's Costs Rate		6.80%		
Sales Agent Fee - Commercial Sales		1.00%	98,008	
Sales Agent Fee - Residential Sales	2 un	700.00 /un	1,400	
Sales Legal Fee - Private Sales	3 un	750.00 /un	2,250	
Sales Legal Fee - Commercial		0.50%	25,636	
				793,745

TOTAL COSTS BEFORE FINANCE**12,552,948****FINANCE**

Timescale	Duration	Commences
Purchase	1	Nov 2019
Pre-Construction	3	Dec 2019
Construction	12	Mar 2020
Letting	12	Mar 2021
Sale	1	Mar 2022
Total Duration	29	

Debit Rate 6.75%, Credit Rate 0.00% (Nominal)

Construction	346,459
Letting	816,997
Total Finance Cost	1,163,456

TOTAL COSTS**13,716,404****PROFIT****(2,265,638)****Performance Measures**

Profit on Cost%	-16.52%
Profit on GDV%	-19.79%

Hampton Waterworks - Option 1 (Current Use Refurbishment)
Not a Valuation
Private & Confidential

CONFIDENTIAL

APPRAISAL SUMMARY**ULL PROPERTY****Hampton Waterworks - Option 1 (Current Use Refurbishment)****Not a Valuation****Private & Confidential**

Initial
MRV
338,550
205,600
11,300
81,550
10,000
647,000

CONFIDENTIAL

Hampton Waterworks - Option 1 (Current Use Refurbishment)
Not a Valuation
Private & Confidential

CONFIDENTIAL

Hampton Waterworks - Option 1 (Current Use Refurbishment)
Not a Valuation
Private & Confidential

CONFIDENTIAL

CASH FLOW REVENUE AND COST SUMMARY**ULL PROPERTY****Hampton Waterworks - Option 1 (Current Use Refurbishment)****Not a Valuation****Private & Confidential**

Heading	%	Total	At Date	To Date
Phase1				
Cap - Karslake Refurbishment		5,127,103	Mar 2022	Mar 2022
Cap - Ruston & Ward Refurbishment		3,113,668	Mar 2022	Mar 2022
Cap - Storehouse		171,131	Mar 2022	Mar 2022
Cap - Ruston & Ward Workshop		1,235,018	Mar 2022	Mar 2022
Cap - Car Parking (20 Spaces)		153,846	Mar 2022	Mar 2022
Sale - Cottages		1,650,000	Mar 2022	Mar 2022
Purchasers Costs - Ground rents	6.80%	(666,452)	Mar 2022	Mar 2022
Sales Agent Fee - Commercial Sales	0.00%	(98,008)	Mar 2022	Mar 2022
Sales Agent Fee - Residential Sales	0.00%	(1,400)	Mar 2022	Mar 2022
Sales Legal Fee - Private Sales	0.00%	(2,250)	Mar 2022	Mar 2022
Sales Legal Fee - Commercial	0.50%	(25,636)	Mar 2022	Mar 2022
Con. - Construction		(10,510,938)	Mar 2020	Feb 2021
Professional Fees	10.00%	(1,051,094)	Dec 2019	Dec 2021
Marketing	1.00%	(67,771)	Mar 2022	Mar 2022
Letting Agent Fee	15.00%	(97,050)	Mar 2022	Mar 2022
Letting Legal Fee	5.00%	(32,350)	Mar 2022	Mar 2022

CONFIDENTIAL

Hampton Waterworks - Option 1 (Current Use Refurbishment)

Not a Valuation

Private & Confidential

Distribution

Single

Single

Single

Single

Single

Monthly

Related: Cap - Karslake Refurbishment to Car Parking (20 Spaces)

Related: Cap - Karslake Refurbishment to Car Parking (20 Spaces)

Related: 700.00/un to Selected Total Units of 2

Related: 750.00/un to Selected Total Units of 3

Related: Cap - Karslake Refurbishment

S-Curve

Related: : Curve Related from Other Construction Costs to Construction

Related: Sale - Cottages to Karslake Refurbishment

Related: MRV - Karslake Refurbishment to Car Parking (20 Spaces)

Related: MRV - Karslake Refurbishment to Car Parking (20 Spaces)

CONFIDENTIAL

Hampton Waterworks - Option 1 (Current Use Refurbishment)
Not a Valuation
Private & Confidential

**Sensitivity Analysis results are not available.
Click the Analysis Results tab, then print the report.**

CONFIDENTIAL



Appendix 3 – Argus Developer Financial Appraisal - Refurbishment for Residential Use

Hampton Waterworks - Option 2 (Residential Refurbishment)
Not a Valuation
Private & Confidential

CONFIDENTIAL

Development Appraisal
ULL Property
August 4, 2022

APPRAISAL SUMMARY**ULL PROPERTY****Hampton Waterworks - Option 2 (Residential Refurbishment)****Not a Valuation****Private & Confidential****Appraisal Summary for Phase 1****Currency in £****REVENUE**

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Karslake Refurbishment	12	12,511	656.62	684,583	8,215,000
Karslake New Extension	1	1,104	679.35	750,000	750,000
Rushton & Ward Refurbishment	7	6,809	665.30	647,143	4,530,000
Cottages	2	2,784	592.67	825,000	1,650,000
Car Parking (39 spaces)	1	0	0.00	390,000	390,000
Storehouse	<u>1</u>	<u>1,668</u>	716.43	1,195,000	<u>1,195,000</u>
Totals	24	24,876			16,730,000

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale
Ruston & Ward Workshop (Class B1)	1	3,262	25.00	81,550	81,550

Investment Valuation**Ruston & Ward Workshop (Class B1)**

Current Rent	81,550	YP @	6.5000%	15.3846	1,254,615
--------------	--------	------	---------	---------	-----------

GROSS DEVELOPMENT VALUE**17,984,615****NET REALISATION****17,984,615****OUTLAY****CONSTRUCTION COSTS**

Construction	ft²	Build Rate ft²	Cost
Construction	36,029	360.33	12,982,200
Borough CIL Estimate			216,898
Mayoral CIL2 Estimate			100,416
			317,314

PROFESSIONAL FEES

Professional Fees	10.00%	1,298,220	1,298,220
-------------------	--------	-----------	-----------

MARKETING & LETTING

Marketing	1.00%	179,846	
Letting Agent Fee	15.00%	12,233	
Letting Legal Fee	5.00%	4,078	
			196,156

APPRAISAL SUMMARY**ULL PROPERTY****Hampton Waterworks - Option 2 (Residential Refurbishment)****Not a Valuation****Private & Confidential****DISPOSAL FEES**

Purchasers Costs - Investment Sales	6.80%	85,314	
Effective Purchaser's Costs Rate	6.80%		
Sales Agent Fee - Residential Sales	1.00%	167,300	
Sales Agent Fee - Investment Sales	1.00%	12,546	
Sales Legal Fee - Investment Sales	0.50%	6,273	
Sales Legal Fee - Private Sales	24 un 700.00 /un	16,800	
			288,233

TOTAL COSTS BEFORE FINANCE**15,082,123****FINANCE**

Timescale	Duration Commences	
Purchase	1	Nov 2019
Pre-Construction	3	Dec 2019
Construction	16	Mar 2020
Sale	6	Jul 2021
Total Duration	26	

Debit Rate 6.75%, Credit Rate 0.00% (Nominal)

Construction	623,718	
Other	29,627	
Total Finance Cost		653,345

TOTAL COSTS**15,735,468****PROFIT****2,249,147****Performance Measures**

Profit on Cost%	14.29%
Profit on GDV%	12.51%

APPRAISAL SUMMARY

ULL PROPERTY

Hampton Waterworks - Option 2 (Residential Refurbishment)
Not a Valuation
Private & Confidential

Initial
MRV
81,550

CONFIDENTIAL

Hampton Waterworks - Option 2 (Residential Refurbishment)
Not a Valuation
Private & Confidential

CONFIDENTIAL

CASH FLOW REVENUE AND COST SUMMARY**ULL PROPERTY****Hampton Waterworks - Option 2 (Residential Refurbishment)****Not a Valuation****Private & Confidential**

Heading	%	Total	At Date	To Date
Phase1				
Cap - Ruston & Ward Workshop (Class B1)		1,254,615	Jul 2021	Jul 2021
Sale - Karslake Refurbishment		8,215,000	Jul 2021	Dec 2021
Sale - Karslake New Extension		750,000	Jul 2021	Jul 2021
Sale - Rushton & Ward Refurbishment		4,530,000	Jul 2021	Dec 2021
Sale - Cottages		1,650,000	Jul 2021	Aug 2021
Sale - Car Parking (39 spaces)		390,000	Jul 2021	Jul 2021
Sale - Storehouse		1,195,000	Jul 2021	Jul 2021
Purchasers Costs - Investment Sales	6.80%	(85,314)	Jul 2021	Jul 2021
Sales Agent Fee - Residential Sales	1.00%	(167,300)	Jul 2021	Dec 2021
Sales Agent Fee - Investment Sales	1.00%	(12,546)	Jul 2021	Jul 2021
Sales Legal Fee - Investment Sales	0.50%	(6,273)	Jul 2021	Jul 2021
Sales Legal Fee - Private Sales	0.00%	(16,800)	Jul 2021	Dec 2021
Con. - Construction		(12,982,200)	Mar 2020	Jun 2021
Borough CIL Estimate		(216,898)	Mar 2020	Mar 2020
Mayoral CIL2 Estimate		(100,416)	Mar 2020	Mar 2020
Professional Fees	10.00%	(1,298,220)	Dec 2019	Dec 2021
Marketing	1.00%	(179,846)	Jul 2021	Oct 2021
Letting Agent Fee	15.00%	(12,233)	Jul 2021	Jul 2021
Letting Legal Fee	5.00%	(4,078)	Jul 2021	Jul 2021

Hampton Waterworks - Option 2 (Residential Refurbishment)**Not a Valuation****Private & Confidential****Distribution**

Single

Custom (Editor)

Single

Custom (Editor)

Monthly

Single

Single

Related: Cap - Ruston & Ward Workshop (Class B1)

Related: : Curve Related from Sale - Karlake Refurbishment to Storehouse

Related: Cap - Ruston & Ward Workshop (Class B1)

Related: Cap - Ruston & Ward Workshop (Class B1)

Related: 700.00/un to Selected Total Units of 24

S-Curve

Single

Single

Related: : Curve Related from Other Construction Costs to Construction

Related: Sale - Karlake Refurbishment to Ruston & Ward Workshop (Class B1)

Related: MRV - Ruston & Ward Workshop (Class B1)

Related: MRV - Ruston & Ward Workshop (Class B1)

SENSITIVITY ANALYSIS REPORT**ULL PROPERTY****Hampton Waterworks - Option 2 (Residential Refurbishment)****Not a Valuation****Private & Confidential****Table of Profit on GDV% and Profit Amount**

Construction: Rate /ft ²					
Sales: Gross Sales	-10.000%	-5.000%	0.000%	+5.000%	+10.000%
	324.29 /ft ²	342.31 /ft ²	360.33 /ft ²	378.34 /ft ²	396.36 /ft ²
-10.000%	12.881% £2,101,164	8.262% £1,347,656	3.626% £591,390	-1.014% (£165,341)	-5.701% (£930,003)
-5.000%	17.070% £2,927,242	12.685% £2,175,156	8.290% £1,421,558	3.880% £665,292	-0.531% (£91,001)
0.000%	20.869% £3,753,297	16.688% £3,001,233	12.506% £2,249,147	8.315% £1,495,460	4.110% £739,194
+5.000%	24.312% £4,575,839	20.335% £3,827,311	16.339% £3,075,225	12.343% £2,323,139	8.338% £1,569,362
+10.000%	27.462% £5,398,381	23.657% £4,650,466	19.846% £3,901,302	16.020% £3,149,216	12.194% £2,397,130

Sensitivity Analysis : Assumptions for Calculation**Construction: Rate /ft²**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Construction	1	£360.33	2.00 Up & Down

Sales: Gross Sales

Original Values are varied by Steps of 5.000%.

Heading	Phase	Amount	No. of Steps
Karslake Refurbishment	1	£8,215,000	2.00 Up & Down
Karslake New Extension	1	£750,000	2.00 Up & Down
Rushton & Ward Refurbishment	1	£4,530,000	2.00 Up & Down
Cottages	1	£1,650,000	2.00 Up & Down
Storehouse	1	£1,195,000	2.00 Up & Down
Car Parking (39 spaces)	1	£390,000	2.00 Up & Down



Appendix 4 - Photographs of Existing Building



Appendix 5 - Priced Residential Plot Schedule - Proposed Development

Plot Pricing - Proposed Development with Roof Extensions									
Block	Unit	Building Type	Location	Level	Beds	NSA (sqm)	NSA (sqft)	Price	£ per sqft
Karslake	Unit 1	Existing	Pump House West	Ground	1	56.2	605	£ 445,000	£ 736
Karslake	Unit 2	Existing	Central Block	Ground + 1	2	101.7	1,095	£ 700,000	£ 639
Karslake	Unit 3	Existing	Central Block	Ground + 1	2	97.7	1,052	£ 672,500	£ 639
Karslake	Unit 4	Existing	Central Block	Ground + 1	1	59.9	645	£ 455,000	£ 706
Karslake	Unit 5	Existing	Central Block	Ground + 1	1	58.5	630	£ 455,000	£ 723
Karslake	Unit 6	Existing	Central Block	Ground + 1	1	57.3	617	£ 455,000	£ 738
Karslake	Unit 7	Existing	Central Block	Ground + 1	1	55.3	595	£ 445,000	£ 748
Karslake	Unit 8	Existing	Central Block	Ground + 1	2	80.0	861	£ 610,000	£ 708
Karslake	Unit 9	Existing	Central Block	Ground + 1	2	76.9	828	£ 595,000	£ 719
Karslake	Unit 10	Existing	Pump House East	Ground + 1	1	69.1	744	£ 530,000	£ 713
Karslake	Unit 11	Existing	Pump House East	Ground + 1	1	66.4	715	£ 515,000	£ 721
Karslake	Unit 12	New Build	Extension SE	Ground + 1	3	102.6	1,104	£ 750,000	£ 679
Karslake	Unit 13	Existing	Pump House West	Ground	1	71.1	765	£ 535,000	£ 699
Karslake	Unit 14	Existing	Pump House West	1 + 2	3	151.3	1,629	£ 975,000	£ 599
Karslake	Unit 15	New Build	Roof	2	2	69.9	752	£ 590,000	£ 784
Karslake	Unit 16	New Build	Roof	2	2	64.9	699	£ 565,000	£ 809
Karslake	Unit 17	New Build	Roof	2	2	77.0	829	£ 615,000	£ 742
Karslake	Unit 18	New Build	Roof	2	2	71.1	765	£ 595,000	£ 777
Karslake	Unit 19	Existing	Pump House East	2 + 3	4	157.2	1,692	£ 1,025,000	£ 606
Karslake	Unit 20	Existing	Pump House West	3 + Mez	3	230.2	2,478	£ 1,385,000	£ 559
Karslake						1774.3	19,099	£ 12,912,500	£ 676
R&W	Unit 1	Existing	Central Block	Ground + 1	1	63.4	682	£ 490,000	£ 718
R&W	Unit 2	Existing	Central Block	Ground + 1	1	68.6	738	£ 525,000	£ 711
R&W	Unit 3	Existing	Central Block	Ground + 1	1	63.9	688	£ 490,000	£ 712
R&W	Unit 4	Existing	Central Block	Ground + 1	1	60.9	656	£ 475,000	£ 725
R&W	Unit 5	Existing	Central Block	Ground + 1	1	63.0	678	£ 490,000	£ 723
R&W	Unit 6	Existing	Central Block	Ground + 1	2	137.3	1,478	£ 820,000	£ 555
R&W	Unit 7	Existing	Central Block	Ground + 1	1	80.9	871	£ 545,000	£ 626
R&W	Unit 8	Existing	Pump house	Ground + 1	1	65.9	709	£ 500,000	£ 705
R&W	Unit 9	Existing	Pump house	Ground + 1	1	63.9	688	£ 490,000	£ 712
R&W	Unit 10	New Build	Roof extension	2	2	64.5	694	£ 500,000	£ 720
R&W	Unit 11	New Build	Roof extension	2	3	88.2	949	£ 665,000	£ 700
R&W	Unit 12	New Build	Roof extension	2	2	61.9	666	£ 500,000	£ 750
R&W	Unit 13	Existing	Pump house	2 + 3	4	153.1	1,648	£ 1,020,000	£ 619
R&W						1035.5	11,146	£ 7,510,000	£ 674
Cottages	1	Existing	Cottage	Ground + 1	3	130.8	1,408	£ 825,000	£ 586
Cottages	2	Existing	Cottage	Ground + 1	3	127.8	1,376	£ 825,000	£ 600
						258.6	2,784		
Storehouse	1	Existing + New	Store - Conversion	Ground	3	87.5	942	£ 675,000	£ 717
						87.5	942		
Total					37	3155.9	33,971	£ 22,747,500	£ 670



Appendix 6 - Priced Residential Plot Schedule - Refurbishment for Residential Use

Plot Pricing - Residential Refurbishment Option											
Block	Unit	Building Type	Location	Level	Type	Beds	NSA (sqm)	NSA (sqft)	Price	£ per sqft	Ground Rent
Karslake	Unit 1	Existing	Pump house West	Level 0	Flat	1	56.30	606	£ 445,000	£ 734	£ 250
Karslake	Unit 2	Existing	Central block	Level 0 + 1	Duplex	2	103.80	1117	£ 715,000	£ 640	£ 350
Karslake	Unit 3	Existing	Central block	Level 0 + 1	Duplex	2	98.90	1065	£ 685,000	£ 643	£ 350
Karslake	Unit 4	Existing	Central block	Level 0 + 1	Duplex	2	93.20	1003	£ 650,000	£ 648	£ 350
Karslake	Unit 5	Existing	Central block	Level 0 + 1	Duplex	2	88.10	948	£ 625,000	£ 659	£ 350
											£ -
											£ -
											£ -
											£ -
Karslake	Unit 10	Existing	Pump house East	Level 0 + 1	Duplex	1	69.05	743	£ 495,000	£ 666	£ 250
Karslake	Unit 11	Existing	Pump house East	Level 0 + 1	Duplex	1	67.70	729	£ 505,000	£ 693	£ 250
Karslake	Unit 12	New	Extension SE	Level 0 + 1	Duplex	3	102.55	1104	£ 750,000	£ 679	£ 450
Karslake	Unit 13	Existing	Pump house West	Level 0	Flat	1	68.00	732	£ 485,000	£ 663	£ 250
Karslake	Unit 14	Existing	Pump house West	Level 1 + 2	Duplex	2	119.90	1291	£ 935,000	£ 724	£ 350
											£ -
											£ -
											£ -
											£ -
Karslake	Unit 19	Existing	Pump house East	Level 2 + 3	Duplex	3	157.20	1692	£ 1,035,000	£ 612	£ 450
Karslake	Unit 20	Existing	Pump house West	Level 2	Flat	1	40.00	431	£ 340,000	£ 790	£ 250
Karslake	Unit 21	Existing	Pump house West	Level 3	Flat	3	200.10	2154	£ 1,300,000	£ 604	£ 450
Karslake						13	1264.80	13615	£ 8,965,000	£ 658	£ -
R&W	Unit 1	Existing	Central block	Level 0 + 1	Duplex	2	85.80	924	£ 610,000	£ 660	£ 350
R&W	Unit 2	Existing	Central block	Level 0 + 1	Duplex	2	88.00	947	£ 625,000	£ 660	£ 350
R&W	Unit 3	Existing	Central block	Level 0 + 1	Duplex	2	96.90	1043	£ 675,000	£ 647	£ 350
R&W	Unit 4	Existing	Central block	Level 0 + 1	Duplex	2	80.00	861	£ 575,000	£ 668	£ 350
											£ -
											£ -
											£ -
R&W	Unit 8	Existing	Pump house	Level 0 + 1	Duplex	1	66.16	709	£ 505,000	£ 712	£ 250
R&W	Unit 9	Existing	Pump house	Level 0 + 1	Duplex	1	63.36	673	£ 505,000	£ 751	£ 250
											£ -
											£ -
											£ -
R&W	Unit 13	Existing	Pump house	Level 2	Flat	3	153.1	1648	£ 1,035,000	£ 628	£ 450
R&W						7	633.32	6817	£ 4,530,000	£ 664	£ -



Appendix 7 - Stace LLP Order of Cost Estimate

Order of Cost Estimate 3

Rev.1

Project	Hampton Waterworks
Client	Waterfall Hampton Planning Ltd
Date	02 August 2022
Prepared by	Paul Burns / Vicky Stratigi



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1.00 Document Issue Register

	Document Name	Rev	Issue Date	Issued to
.1	Order of Cost Estimate 1		25/09/2019	U.L.L./LOM
.2	Order of Cost Estimate 1	1	25/09/2019	U.L.L./LOM
.3	Order of Cost Estimate 1	2	08/11/2019	U.L.L./LOM
.4	Order of Cost Estimate 2		03/06/2020	U.L.L./LOM
.5	Order of Cost Estimate 3		18/07/2022	U.L.L.
	Order of Cost Estimate 3	1	02/08/2022	U.L.L.

Comments

2.00 Introduction

- .1 This document represents a Order of Cost Estimate for the proposed development at Hampton Waterworks. The basis of this estimate is the proposed planning scheme for C3 Residential (+B1 Offices) with roof extensions.
- .2.1 The proposed scheme comprises the refurbishment and conversion works to existing buildings which form part of the former disused Thames Water water treatment site. The proposal for residential comprises the following:
 - Demolition and strip out of interior spaces to heritage base with retained facades
 - The installation of new frames and floors and fitting out within the existing buildings
 - Roof extensions to the central block areas of Ruston and Ward and Karlake buildings
 - A side extension to Karlake Building in the location of its demolished former wing
 - A two storey extension to the storehouse
 - The refurbishment of the cottages
 - Associated external works
- .3 Order of Cost Estimates are produced as an intrinsic part of Royal Institute of British Architects (RIBA) Work Stage 1. The core objectives of this RIBA stage, as described in the RIBA Plan of Work 2013, are as follows: -
 - Stage 1 Preparation and Brief - Develop project objectives, including quality objectives and project outcomes, sustainability aspirations, project budget, other parameters or constraints and develop initial project brief. Undertake feasibility studies and review of site information.
- .4 The purpose of an Order of Cost Estimate is to establish a realistic budget for the building project, the budget being the expenditure that the Client is prepared to make in relation to the completed building project, which will be managed by the project team (i.e. authorised budget).
- .5 Stace Order of Cost Estimates use industry benchmarking data to provide an order of cost typically expected of a project of this type The benchmarking data takes into account the nature/specification of the project, the expected method of construction, the location and defined uses.
- .6 The data considered in providing the benchmarking Order of Cost Estimate relates to third quarter 2022(3Q22) and has been sourced from:
 - Stace projects;
 - BCIS data; and
 - Industry published cost data.
- .7 This Order of Cost Estimate is based on information noted in Section 6.00.
- .8 We draw your attention to the notes in Section 7.00.
- .9 We draw your attention to the exclusions in Section 8.00.
- .10 Increased cost projections are excluded.
- .11 The costs are based on the assumption of a single stage competitive tender to main contractors using a traditional form of contract. It should be noted that an alternative form of procurement would require a review of the budget.
- .12 Fees are excluded.
- .13 VAT is excluded.

2.00 Introduction

- .14 Estimating works to existing buildings introduce many sources of uncertainty and these can affect the scope of the works, the cost and the programme. The risks include:
- The availability of information about the building's original design and construction including the existence of unrecorded alterations.
 - The condition of the existing building, the quality of the original construction and the effects of settlement, wear and tear.
 - The effects of demolition, alterations and temporary works on the progress of the works and the retained fabric.
 - The scale of anticipated temporary works and protection.
 - The presence of existing occupiers within the building.
 - The heritage listing.

RIBA Work Stage	0	1	2	3	4	5	6	7
RICS Estimate Stage/ Stace Document	Preparation and Brief	Order of Cost Estimate	Formal Cost Plan 1	Formal Cost Plan 2	Pre-Tender Estimate	Cost Reports	Final Account	In Use

3.01 Schedule of Areas: Residential - Planning Scheme

		GIA	
		m ²	ft ²
<u>Karslake Refurbishment</u>			
<i>Residential</i>			
.1	Basement	106	1,141
.2	Ground Floor	735	7,912
.3	First Floor	481	5,177
.4	Second Floor	219	2,357
.5	Third Floor	221	2,379
.6	Fourth Floor	78	840
Total Karslake Refurbishment		1,840	19,806
<u>Karslake New</u>			
<i>New Side Extension</i>			
.7	Ground Floor	68	732
.8	First Floor	68	732
	Sub-total	136	1,464
<i>New Roof Extension Central Block</i>			
.9	Second Floor	304	3,272
	Sub-total	304	3,272
Total Karslake New Extension		440	4,736
Total Karslake		2,280	24,542

3.01 Schedule of Areas: Residential - Planning Scheme

		GIA	
		m ²	ft ²
<u>Ruston & Ward Refurbishment</u>			
<i>Residential</i>			
.10	Basement	97	1,044
.11	Ground Floor	560	6,028
.12	First Floor	302	3,251
.13	Second Floor	96	1,033
.14	Third Floor	71	764
	Sub-total	<u>1,126</u>	<u>12,120</u>
<i>Workshop</i>			
.15	Basement	29	312
.16	Ground Floor	154	1,658
.17	First Floor	120	1,292
	Sub-total	<u>303</u>	<u>3,262</u>
	Total Ruston & Ward Refurbishment	<u>1,429</u>	<u>15,382</u>
<u>Ruston & Ward New</u>			
<i>Roof Extension</i>			
.18	Second Floor	254	2,734
	Total Ruston & Ward New	<u>254</u>	<u>2,734</u>
	Total Ruston & Ward	<u>1,683</u>	<u>18,116</u>

3.01 Schedule of Areas: Residential - Planning Scheme

		GIA	
		m ²	ft ²
<u>Cottage Refurbishment</u>			
<i>Refurbishment Cottages</i>			
.19	Basement	36	388
.20	Ground Floor	120	1,292
.21	First Floor	120	1,292
Total Cottage Refurbishment		276	2,972
 <u>Store House Conversion</u>			
<i>Store House Refurbishment</i>			
.22	Ground Floor	42	452
Sub-total		42	452
 <i>Store House Extension</i>			
.23	Ground Floor	60	646
.24	First Floor		0
Sub-total		60	646
Total Store House Conversion		102	1,098
 Total Refurbishment		3,545	38,160
 Total New Extension		694	7,470
 Grand Total (Refurbishment plus New Extension)		4,341	46,728

Notes:

The above areas have been taken or interpolated from LOM drawings and accommodation schedules.

The above areas should be considered approximate.

The above areas have been rounded to zero decimal places.

The above areas have been measured over internal walls, lift shafts and stairs.

The above areas have been measured to the internal face of the perimeter walls at each floor level in accordance with the RICS Code of Measuring Practice (6th edition).

4.00 Overall Summary

Ref	Item	Planning	Residential Refurbishment	Employment Refurbishment
		£	£	£
	<u>Refurbishment and Conversion</u>			
.1	Karslake Refurbishment	5,892,316	5,254,836	3,851,093
.2	Ruston and Ward Refurbishment	3,646,772	3,122,962	2,807,531
.3	Ruston and Ward Refurbishment Workshop	736,513	690,859	701,636
.4	Cottage Refurbishment	634,660	655,910	637,515
.5	Storehouse Conversion	326,628	442,547	113,281
	<u>New Extensions</u>			
.6	Karslake Roof Extension	960,334	-	-
.7	Ruston and Ward Roof Extension	823,372	-	-
.8	Karslake Side Extension	364,106	371,944	-
.9	<u>External Works</u>	2,413,176	2,443,142	2,399,882
Total Building Works Estimate		£ 15,797,877	12,982,200	10,510,938

Planning Scheme

5.01 Summary: Residential Planning Scheme

Ref	Item	Area		£/m ²	£/ft ²	Total
		m ²	ft ²	£	£	£
<u>Residential Refurbishment</u>						
.1	Karslake Refurbishment	1,840	19,806	3,202.35	297.50	5,892,316
.2	Ruston and Ward Refurbishment	1,126	12,120	3,238.70	300.89	3,646,772
.3	Cottage Refurbishment	276	2,972	2,299.49	213.55	634,660
.4	Storehouse Conversion	102	1,098	3,202.24	297.48	326,628
<u>Employment Refurbishment</u>						
.5	Ruston and Ward Refurbishment Workshop	303	3,262	2,430.74	225.79	736,513
<u>Residential New Extensions</u>						
.6	Karslake Roof Extension	304	3,272	3,158.99	293.50	960,334
.7	Ruston and Ward Roof Extension	254	2,734	3,241.62	301.16	823,372
.8	Karslake Side Extension	136	1,464	2,677.25	248.71	364,106
<u>External Works</u>						
.9	External Works					2,413,176
Total Building Works Estimate		4,341	46,728		£	15,797,877
Aggregate £/m²					£	3,639.23
Aggregate £/ft²					£	338.08

Planning Scheme

5.02 Karslake Refurbishment

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	1,840	19,806
					£	£	£
.1	Demolitions and Alterations						
	Demolition				Refer to External Works		
	Strip out and structural alterations (Provisional)	1,075	m ²	190	204,250	111.01	10.31
	Remove existing roof covering	708	m ²	60	42,480	23.09	2.14
	Form opening in external wall for new window and door	9	nr	500	4,500	2.45	0.23
	Remove existing windows, doors & alter openings for new units	10	nr	500	5,000	2.72	0.25
	EO restoration of gantry crane		item		6,000	3.26	0.30
.2	Sub-structure						
	Underpinning				Excluded		
	Lower existing ground slab and install new slab to central block	460	m ²	450	207,000	112.50	10.45
	Allowance for repairs and alterations to all other existing ground slab areas	169	m ²	125	21,125	11.48	1.07
	Allowance for new slab to basement to East Pump House	106	m ²	300	31,800	17.28	1.61
	Allowance for waterproofing to basement walls and floors	219	m ²	90	19,710	10.71	1.00
	Disposal of ponded water to East Pump House		item		7,500	4.08	0.38
	Form new lift pits				Excluded		
.3	Frame; new steel frame	1,840	m ²	200	368,000	200.00	18.58
	Temporary works (provisional)		item		170,000	92.39	8.58
.4	Upper Floor						
	Metal deck with concrete transfer deck	647	m ²	225	145,575	79.12	7.35
	Metal joist mezzanine floor	458	m ²	150	68,700	37.34	3.47
	EO step level change to Unit 14		item		2,000	1.09	0.10
	Balustrade to mezzanine	38	m	650	24,700	13.42	1.25
	Structural glazing to mezzanine; assumed full height	59	m ²	900	53,100	28.86	2.68
.5	Roof; new coverings and insulation						
	Pitched roof; new roof tiles & new insulation	248	m ²	200	49,600	26.96	2.50
	Pitched roof; zinc cladding to new roof extension	395	m ²	325	128,375	69.77	6.48
	Pitched roof structure				Included in Roof Extension		
	Flat roof over central block	65	m ²	200	13,000	7.07	0.66

Planning Scheme

5.02 Karslake Refurbishment

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	1,840	19,806
					£	£/m ²	£/ft ²
	Carried Forward				1,572,415	854.60	79.39
	Brought Forward				1,572,415	854.60	79.39
.6	Stairs						
	New stair 01 configured to existing structure; level 0 to 3	3	nr	18,000	54,000	29.35	2.73
	New stair 02; level -1 to 2	3	nr	12,500	37,500	20.38	1.89
	New stairs within units	13	nr	6,000	78,000	42.39	3.94
.7	External Walls						
	Clean and restore existing heritage walls	1,738	m ²	55	95,590	51.95	4.83
	EO allowance for brick / render replacement & repointing		item		10,000	5.43	0.50
	EO allowance for stonework regeneration		item		10,000	5.43	0.50
	Dryline internal face of external walls	1,738	m ²	45	78,210	42.51	3.95
	Works to existing chimney				Excluded		
.8	Windows and External Doors						
	New steel windows and external doors to match existing	73	m ²	850	62,050	33.72	3.13
	Restore, repair and replace as necessary, retain existing heritage features to existing windows and external doors	206	m ²	325	66,950	36.39	3.38
	Allowance for secondary glazing	206	m ²	550	113,300	61.58	5.72
.9	Internal Walls and Partitions	1,840	m ²	200	368,000	200.00	18.58
.10	Internal Doors	1,840	m ²	115	211,600	115.00	10.68
.11	Wall Finishes	1,840	m ²	95	174,800	95.00	8.83
.12	Floor Finishes	1,840	m ²	110	202,400	110.00	10.22
.13	Ceiling Finishes	1,840	m ²	65	119,600	65.00	6.04
.14	FF&E	16	nr	15,000	240,000	130.43	12.12
.15	Mechanical and Electrical Installations incl. Sanitary Fittings and Plumbing	1,840	m ²	500	920,000	500.00	46.45
.16	Lift Installation	2	nr	65,000	130,000	70.65	6.56
.17	Builder's Works in Connection			7.5%	78,750	42.80	3.98

Planning Scheme

5.02 Karslake Refurbishment

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	£/m ²	£/ft ²
					£	£	£
	Sub-total		C/F		4,623,165	2,512.61	233.42

Planning Scheme

5.02 Karslake Refurbishment

Ref	Element Summary	Qty	Unit	Rate	GIA Total £	m ² 1,840 £/m ²	ft ² 19,806 £/ft ²
			B/F		4,623,165	2,512.61	233.42
.18	Preliminaries			14%	647,243	351.76	32.68
	Sub-total				5,270,408	2,864.37	266.10
.19	Overheads and Profit			4%	210,816	114.57	10.64
Total Building Works Estimate					£ 5,481,224	#####	276.74
.20	Risk Allowance Estimate:						
	• Design Development Risks Estimate			2.50%	137,031	74.47	6.92
	• Construction Risks Estimate			5.00%	274,061	148.95	13.84
	• Employer Change Risks Estimate				Excluded		
	• Employer Other Risks Estimate				Excluded		
Total Building Works Estimate incl. Risk					£ 5,892,316	#####	297.50
.21	Inflation Estimate				Excluded		
Total Building Works Estimate incl. Risk & Inflation					£ 5,892,316	#####	297.50

Planning Scheme

5.03 Karslake Side Extension

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	£/m ²	£/ft ²
					£	£	£
.1	Demolitions and Alterations						
	Demolition				Refer to External Works		
.2	Sub-structure						
	Foundations and ground slab	68	m ²	450	30,600	225.00	20.90
.3	Frame				-	-	-
.4	Upper Floor	68	m ²	150	10,200	75.00	6.97
.5	Roof						
	Flat roof structure and paved coverings forming private terrace	55	m ²	250	13,750	101.10	9.39
	Terrace division planter	1	nr	5,000	5,000	36.76	3.42
.6	Stairs; flights	1	nr	7,000	7,000	51.47	4.78
.7	External Walls						
	Engineered Brick Cladding	53	m ²	500	26,400	194.12	18.03
	Assume Corten cladding	38	m ²	715	27,091	199.20	18.51
	Glazed balustrade to terrace	17	m	600	10,200	75.00	6.97
.8	Windows and External Doors	20	m ²	880	17,600	129.41	12.02
.9	Internal Walls and Partitions	136	m ²	90	12,240	90.00	8.36
.10	Internal Doors	136	m ²	80	10,880	80.00	7.43
.11	Wall Finishes	136	m ²	75	10,200	75.00	6.97
.12	Floor Finishes	136	m ²	110	14,960	110.00	10.22
.13	Ceiling Finishes	136	m ²	60	8,160	60.00	5.57
.14	FF&E	1	nr	10,000	10,000	73.53	6.83
.15	Mechanical and Electrical Installations incl. Sanitary Fittings and Plumbing	136	m ²	500	68,000	500.00	46.45
.16	Lift Installation						
.17	Builder's Works in Connection			5%	3,400	25.00	2.32
	Sub-total				285,681	2,100.59	195.14
.18	Preliminaries			14%	39,995	294.08	27.32
	Sub-total				325,676	2,394.67	222.46
.19	Overheads and Profit			4%	13,027	95.79	8.90
Total Building Works Estimate					£ 338,703	2,490.46	231.36

Planning Scheme

5.03 Karslake Side Extension

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	£/m ²	£/ft ²
					£	£	£
			B/F		338,703	2,490.46	231.36
.20	Risk Allowance Estimate:						
	• Design Development Risks Estimate			2.50%	8,468	62.26	5.78
	• Construction Risks Estimate			5.00%	16,935	124.52	11.57
	• Employer Change Risks Estimate				Excluded		
	• Employer Other Risks Estimate				Excluded		
Total Building Works Estimate incl. Risk					£ 364,106	2,677.24	248.71
.21	Inflation Estimate				Excluded		
Total Building Works Estimate incl. Risk & Inflation					£ 364,106	2,677.24	248.71

Planning Scheme

5.04 Karslake Roof Extension

Ref	Element Summary	Qty	Unit	Rate	GIA Total £	m ² 304 £/m ² £	ft ² 3,272 £/ft ² £
.1	Demolitions and Alterations						
	Demolition				Refer to External Works		
	Take up existing roof structure trusses and construction	304	m ²	60	18,240	60.00	5.57
	Asbestos removal				Excluded		
.2	Sub-structure				Included in Refurbishment		
.3	Frame; new steel frame	304	m ²	200	60,800	200.00	18.58
.4	Upper Floor						
	Metal deck with concrete transfer deck	304	m ²	225	68,400	225.00	20.90
.5	Roof						
	Pitched roof structure	379	m ²	85	32,215	105.97	9.85
	Flat roof to the link corridor	7	m ²	250	1,750	5.76	0.53
	Pitched roof; new roof tiles				Included in Refurbishment		
	Flat roof structure and paved coverings; private terrace	97	m ²	250	24,250	79.77	7.41
	Roof overhung soffit	81	m ²	290	23,490	77.27	7.18
.6	Stairs						
.7	External Walls						
	External walls; timber panels	71	m ²	700	49,700	163.49	15.19
	Glazed balustrade to terrace	62	m	600	37,200	122.37	11.37
	Curtain walling with sliding openings	83	m ²	850	70,550	232.07	21.56
.8	Windows and External Doors						
	EO New link corridor	1	nr	5,000	5,000	16.45	1.53
.9	Internal Walls and Partitions	304	m ²	85	25,840	85.00	7.90
.10	Internal Doors	304	m ²	75	22,800	75.00	6.97
.11	Wall Finishes	304	m ²	75	22,800	75.00	6.97
.12	Floor Finishes	304	m ²	110	33,440	110.00	10.22
.13	Ceiling Finishes	304	m ²	60	18,240	60.00	5.57
.14	FF&E	4	nr	17,000	68,000	223.68	20.78
.15	Mechanical and Electrical Installations incl. Sanitary Fittings and Plumbing	304	m ²	535	162,640	535.00	49.71
.16	Lift Installation						
.17	Builder's Works in Connection			5%	8,132	26.75	2.49
	Sub-total				753,487	2,478.58	230.28
.18	Preliminaries			14%	105,488	347.00	32.24
	Sub-total				858,975	2,825.58	262.52

Planning Scheme

5.04 Karslake Roof Extension

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²	
					Total	£/m ²	£/ft ²	
					£	£	£	
.19	Overheads and Profit			4%	34,359	113.02	10.50	
Total Building Works Estimate					C/F	893,334	2,938.60	273.02

Planning Scheme

5.04 Karslake Roof Extension

Ref	Element Summary	Qty	Unit	Rate	GIA Total £	m ² 304 £/m ² £	ft ² 3,272 £/ft ² £
				B/F	893,334	2,938.60	273.02
.20	Risk Allowance Estimate:						
	• Design Development Risks Estimate			2.50%	22,333	73.46	6.83
	• Construction Risks Estimate			5.00%	44,667	146.93	13.65
	• Employer Change Risks Estimate				Excluded		
	• Employer Other Risks Estimate				Excluded		
Total Building Works Estimate incl. Risk					£ 960,334	3,158.99	293.50
.21	Inflation Estimate				Excluded		
Total Building Works Estimate incl. Risk & Inflation					£ 960,334	3,158.99	293.50

Planning Scheme

5.05 Ruston and Ward Refurbishment

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	1,126	12,120
					£	£	£
.1	Demolitions and Alterations						
	Demolition				Refer to External Works		
	Strip out and structural alterations (Provisional)	665	m ²	200	133,000	118.12	10.97
	Remove existing roof covering	621	m ²	60	37,260	33.09	3.07
	Form opening in external wall for new window and door	4	nr	500	2,000	1.78	0.17
	Remove existing windows, doors & alter openings for new units	5	nr	500	2,500	2.22	0.21
	EO restoration of gantry crane		item		6,000	5.33	0.50
.2	Sub-structure						
	Lower existing ground slab and install new slab to central block	435	m ²	450	195,750	173.85	16.15
	Allowance for repairs and alterations to all other existing ground slab areas	125	m ²	125	15,625	13.88	1.29
	Allowance for waterproofing to basement	212	m ²	90	19,080	16.94	1.57
	Form new lift pits				Excluded		
.3	Frame; new steel frame	1,126	m ²	200	225,200	200.00	18.58
	Temporary works (provisional)		item		110,000	97.69	9.08
.4	Upper Floor						
	Metal deck with concrete transfer deck	271	m ²	225	60,975	54.15	5.03
	Metal joist mezzanine floor	295	m ²	150	44,250	39.30	3.65
	Balustrade to mezzanine	52	m	650	33,800	30.02	2.79
	Structural glazing to mezzanine; assumed full height	11	m ²	900	9,900	8.79	0.82
.5	Roof; new roof coverings, insulation and isolated repairs						
	Pitched roof; new roof tiles	206	m ²	200	41,200	36.59	3.40
	Pitched roof; zinc cladding to new roof extension	292	m ²	350	102,200	90.76	8.43
	Pitched roof structure				Included in Roof Extension		
	Flat roof over central block	83	m ²	185	15,355	13.64	1.27
.6	Stairs						
	New stair 03; level -1 to 2 to Pump House West	3	nr	12,500	37,500	33.30	3.09
	New stairs within units	10	nr	6,000	60,000	53.29	4.95

Planning Scheme

5.05 Ruston and Ward Refurbishment

Ref	Element Summary	Qty	Unit	Rate	GIA Total £	m ² 1,126 £/m ²	ft ² 12,120 £/ft ²
	Carried Forward				1,151,595	1,022.74	95.02

Planning Scheme

5.05 Ruston and Ward Refurbishment

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	1,126	12,120
					£	£/m ²	£/ft ²
	Brought Forward				1,151,595	1,022.74	95.02
.7	External Walls						
	Clean and restore existing heritage walls	1,035	m ²	60	62,100	55.15	5.12
	EO allowance for brick / render replacement & repointing		item		5,000	4.44	0.41
	EO allowance for stonework regeneration		item		10,000	8.88	0.83
	Dryline internal face of external walls	1,035	m ²	45	46,575	41.36	3.84
	Works to existing chimney				Excluded		
.8	Windows and External Doors						
	New windows and external doors to match existing	28	m ²	850	23,800	21.14	1.96
	Restore, repair and replace as necessary, retain existing heritage features to existing windows and external doors	124	m ²	325	40,300	35.79	3.33
	Allowance for secondary glazing	100	m ²	550	55,000	48.85	4.54
.9	Internal Walls and Partitions	1,126	m ²	200	225,200	200.00	18.58
.10	Internal Doors	1,126	m ²	115	129,490	115.00	10.68
.11	Wall Finishes	1,126	m ²	90	101,340	90.00	8.36
.12	Floor Finishes	1,126	m ²	110	123,860	110.00	10.22
.13	Ceiling Finishes	1,126	m ²	55	61,930	55.00	5.11
.14	FF&E	10	nr	15,000	150,000	133.21	12.38
.15	Mechanical and Electrical Installations incl. Sanitary Fittings and Plumbing	1,126	m ²	500	563,000	500.00	46.45
.16	Lift Installation	1	nr	65,000	65,000	57.73	5.36
.17	Builder's Works in Connection			7.5%	47,100	41.83	3.89
	Sub-total				2,861,290	2,541.12	236.08
.18	Preliminaries			14%	400,581	355.76	33.05
	Sub-total				3,261,871	2,896.88	269.13
.19	Overheads and Profit			4%	130,475	115.87	10.77
Total Building Works Estimate					£ 3,392,346	3,012.75	279.90

Planning Scheme

5.05 Ruston and Ward Refurbishment

Ref	Element Summary	Qty	Unit	Rate	GIA Total £	m ² 1,126 £/m ² £	ft ² 12,120 £/ft ² £
			B/F		3,392,346	3,012.75	279.90
.20	Risk Allowance Estimate:						
	• Design Development Risks Estimate			2.50%	84,809	75.32	7.00
	• Construction Risks Estimate			5.00%	169,617	150.64	13.99
	• Employer Change Risks Estimate				Excluded		
	• Employer Other Risks Estimate				Excluded		
Total Building Works Estimate incl. Risk					£ 3,646,772	3,238.71	300.89
.21	Inflation Estimate				Excluded		
Total Building Works Estimate incl. Risk & Inflation					£ 3,646,772	3,238.71	300.89

Planning Scheme

5.06 Ruston and Ward Roof Extension

Ref	Element Summary	Qty	Unit	Rate	GIA Total £	m ² 254 £/m ²	ft ² 2,734 £/ft ²
.1	Demolitions and Alterations						
	Demolition				Refer to External Works		
	Take up existing roof structure						
	trusses and construction	254	m ²	60	15,240	60.00	5.57
	Asbestos removal				Excluded		
.2	Sub-structure				Included in Refurbishment		
.3	Frame; new steel frame	254	m ²	200	50,800	200.00	18.58
.4	Upper Floor						
	Metal deck with concrete						
	transfer deck	254	m ²	225	57,150	225.00	20.90
.5	Roof						
	Pitched roof structure	293	m ²	85	24,905	98.05	9.11
	Pitched roof coverings				Included in Refurbishment		
	Flat roof structure and paved						
	coverings forming private						
	terrace	87	m ²	250	21,750	85.63	7.96
	Roof overhung soffit	34	m ²	285	9,690	38.15	3.54
.6	Stairs						
.7	External Walls						
	External walls; Corten cladding	52	m ²	700	36,400	143.31	13.31
	Glazed balustrade to terrace	62	m	600	37,200	146.46	13.61
	Curtain walling with sliding						
	openings	80	m ²	850	68,000	267.72	24.87
	Timber sliding panels	29	m ²	600	17,400	68.50	6.36
.8	Windows and External Doors						
	EO New link corridor	2	nr	5,000	10,000	39.37	3.66
.9	Internal Walls and Partitions	254	m ²	85	21,590	85.00	7.90
.10	Internal Doors	254	m ²	80	20,320	80.00	7.43
.11	Wall Finishes	254	m ²	80	20,320	80.00	7.43
.12	Floor Finishes	254	m ²	110	27,940	110.00	10.22
.13	Ceiling Finishes	254	m ²	55	13,970	55.00	5.11
.14	FF&E	4	nr	15,000	60,000	236.22	21.95
.15	Mechanical and Electrical; incl.						
	Sanitary Fittings and Plumbing	254	m ²	500	127,000	500.00	46.45
.16	Lift Installation						
.17	Builder's Works in Connection			5%	6,350	25.00	2.32
	Sub-total				646,025	2,543.41	236.28
.18	Preliminaries			14%	90,444	356.08	33.08
	Sub-total				736,469	2,899.49	269.36

Planning Scheme

5.06 Ruston and Ward Roof Extension

Ref	Element Summary	Qty	Unit	Rate	GIA Total £	m ² 254 £/m ²	ft ² 2,734 £/ft ²	
.19	Overheads and Profit			4%	29,459	115.98	10.78	
Total Building Works Estimate					C/F	765,928	3,015.47	280.14
					B/F	765,928	3,015.47	280.14
.20	Risk Allowance Estimate:							
	• Design Development Risks Estimate			2.50%	19,148	75.39	7.00	
	• Construction Risks Estimate			5.00%	38,296	150.77	14.01	
	• Employer Change Risks Estimate				Excluded			
	• Employer Other Risks Estimate				Excluded			
Total Building Works Estimate incl. Risk					£	823,372	3,241.63	301.15
.21	Inflation Estimate				Excluded			
Total Building Works Estimate incl. Risk & Inflation					£	823,372	3,241.63	301.15

Planning Scheme

5.07 Ruston and Ward Refurbishment Workshop

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	303	3,262
					£	£	£
.1	Demolitions and Alterations						
	Demolition				Refer to External Works		
	Strip out and structural alterations (Provisional)	183	m ²	200	36,600	120.79	11.22
	Remove existing roof covering	154	m ²	60	9,240	30.50	2.83
	Remove existing door and alter opening for new window	1	nr	500	500	1.65	0.15
.2	Sub-structure						
	Allowance for waterproofing to basement	113	m ²	90	10,170	33.56	3.12
	Allowance for repairs and alterations to all other existing ground slab areas	154	m ²	125	19,250	63.53	5.90
.3	Frame; steel frame	303	m ²	200	60,600	200.00	18.58
.4	Upper Floor						
	Metal joist mezzanine floor	120	m ²	160	19,200	63.37	5.89
	Balustrade to mezzanine	33	m	650	21,450	70.79	6.58
.5	Roof; new roof coverings, insulation and isolated repairs						
	Pitched roof; new roof tiles	151	m ²	200	30,200	99.67	9.26
	Flat roof over central block	3	m ²	185	555	1.83	0.17
	Allowance to renew rooflight	1	nr	2,500	2,500	8.25	0.77
.6	Stairs						
	New stair to mezzanine	1	nr	12,500	12,500	41.25	3.83
	New stair to basement	1	nr	12,500	12,500	41.25	3.83
.7	External Walls						
	Clean and restore existing heritage walls	341	m ²	60	20,460	67.52	6.27
	Dryline internal face of external walls	341	m ²	45	15,345	50.64	4.70
	Works to existing chimney				Excluded		
	Allowance for making good existing tower (provisional)		item		10,000	33.00	3.07
Carried Forward					281,070	927.60	86.17

Planning Scheme

5.07 Ruston and Ward Refurbishment Workshop

Ref	Element Summary	Qty	Unit	Rate	GIA Total £	m ² 303 £/m ² £	ft ² 3,262 £/ft ² £
	Brought Forward				281,070	927.60	86.17
.8	Windows and External Doors						
	New windows and external doors to match existing	3	m ²	850	2,550	8.42	0.78
	Restore, repair and replace as necessary, retain existing heritage features to existing windows and external doors	15	m ²	325	4,875	16.09	1.49
	Allowance for secondary glazing	8	m ²	550	4,400	14.52	1.35
.9	Internal Walls and Partitions						
.10	Internal Doors; double exit door	1	nr	3,250	3,250	10.73	1.00
.11	Wall Finishes	303	m ²	90	27,270	90.00	8.36
.12	Floor Finishes	303	m ²	110	33,330	110.00	10.22
.13	Ceiling Finishes	303	m ²	65	19,695	65.00	6.04
.14	FF&E allowance		item		6,000	19.80	1.84
.15	Mechanical and Electrical Installations (A/C) incl. Sanitary Fittings and Plumbing	303	m ²	600	181,800	600.00	55.73
.16	Lift Installation				-	-	-
.17	Builder's Works in Connection			7.5%	13,635	45.00	4.18
	Sub-total				577,875	1,907.16	177.16
.18	Preliminaries			14%	80,903	267.01	24.80
	Sub-total				658,778	2,174.17	201.96
.19	Overheads and Profit			4%	26,351	86.97	8.08
	Total Building Works Estimate				£ 685,129	2,261.14	210.04
.20	Risk Allowance Estimate:						
	• Design Development Risks Estimate			2.50%	17,128	56.53	5.25
	• Construction Risks Estimate			5.00%	34,256	113.06	10.50
	• Employer Change Risks Estimate				Excluded		
	• Employer Other Risks Estimate				Excluded		
	Total Building Works Estimate incl. Risk				£ 736,513	2,430.73	225.79
.21	Inflation Estimate				Excluded		
	Total Building Works Estimate incl. Risk & Inflation				£ 736,513	2,430.73	225.79

Planning Scheme

5.08 Cottage Refurbishment

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	£/m ²	£/ft ²
					£	£	£
.1	Demolitions and Alterations						
	Demolition				Refer to External Works		
	Strip out and structural alterations (Provisional)	276	m ²	200	55,200	200.00	18.57
	Remove existing roof covering	120	m ²	60	7,200	26.09	2.42
	Remove existing windows, doors & alter openings for new units	1	nr	500	500	1.81	0.17
.2	Sub-structure						
	Allowance for ground slab repairs following removal of loadbearing walls	120	m ²	125	15,000	54.35	5.05
	Basement; allowance for repairs (provisional)		item		5,000	18.12	1.68
.3	Frame; allowance for structural alterations		item		15,000	54.35	5.05
.4	Upper Floors; floor repairs	120	m ²	100	12,000	43.48	4.04
.5	Roof; new roof coverings, insulation and isolated repairs						
	Pitched roof; new roof tiles	152	m ²	200	30,400	110.14	10.23
.6	Stairs						
	Refurbish existing stairs	2	nr	5,000	10,000	36.23	3.36
.7	External walls						
	Clean and restore existing heritage walls	336	m ²	55	18,480	66.96	6.22
	Dryline internal face of external walls	336	m ²	45	15,120	54.78	5.09
	Works to existing chimney				Excluded		
.8	Windows and External Doors						
	New windows and external doors to match existing	14	m ²	850	11,900	43.12	4.00
	Restore, repair and replace as necessary, retain existing heritage features to existing windows and external doors	34	m ²	325	11,050	40.04	3.72
	Allowance for secondary glazing	30	m ²	550	16,500	59.78	5.55
Carried Forward					223,350	809.25	75.15

Planning Scheme

5.08 Cottage Refurbishment

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	£/m ²	£/ft ²
					£	£	£
	Brought Forward				223,350	809.25	75.15
.9	Internal Walls and Partitions	276	m ²	85	23,460	85.00	7.89
.10	Internal Doors	276	m ²	70	19,320	70.00	6.50
.11	Wall Finishes	276	m ²	65	17,940	65.00	6.04
.12	Floor Finishes	276	m ²	110	30,360	110.00	10.22
.13	Ceiling Finishes	276	m ²	55	15,180	55.00	5.11
.14	FF&E	2	nr	10,000	20,000	72.46	6.73
.15	Mechanical and Electrical Installations incl. Sanitary Fittings and Plumbing	276	m ²	500	138,000	500.00	46.43
.16	Lift installation				-	-	-
.17	Builder's works in connection			7.5%	10,350	37.50	3.48
	Sub-total				497,960	1,804.21	167.55
.18	Preliminaries, Overheads and Profit			14%	69,714	252.59	23.46
	Sub-total				567,674	2,056.80	191.01
.19	Overheads and Profit			4%	22,707	82.27	7.64
Total Building Works Estimate					£ 590,381	2,139.07	198.65
.20	Risk allowance estimate:						
	• Design Development Risks Estimate			2.50%	14,760	53.48	4.97
	• Construction Risks Estimate			5.00%	29,519	106.95	9.93
	• Employer Change Risks Estimate				Excluded		
	• Employer Other Risks Estimate				Excluded		
Total Building Works Estimate incl. Risk					£ 634,660	2,299.50	213.55
.21	Inflation estimate				Excluded		
Total Building Works Estimate incl. Risk & Inflation					£ 634,660	2,299.50	213.55

Planning Scheme

5.09 Storehouse Conversion

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	102	1,098
					£	£	£
.1	Demolitions and Alterations						
	Demolition				Refer to External Works		
	Strip out and structural alterations (Provisional)	42	m ²	200	8,400	82.35	7.65
	Remove existing roof covering	42	m ²	60	2,520	24.71	2.30
	Form opening in external wall for new window and door	1	nr	500	500	4.90	0.46
.2	Sub-structure						
	Foundations and ground slab	60	m ²	450	27,000	264.71	24.59
.3	Frame; steel frame	60	m ²	200	12,000	117.65	10.93
.4	Upper Floor	-	m ²	150	-	-	-
.5	Roof						
	Pitched roof structure	109	m ²	85	9,265	90.83	8.44
	Pitched roof; new roof tiles	109	m ²	200	21,800	213.73	19.85
.6	Stairs; flights		nr	6,500	-	-	-
.7	External walls						
	Clean and restore existing heritage walls	101	m ²	60	6,060	59.41	5.52
	Dryline internal face of external walls	101	m ²	45	4,545	44.56	4.14
	External walls; Corten Cladding	41	m ²	700	28,700	281.37	26.14
	Glazed balustrade to terrace		m	650	-	-	-
.8	Windows and External Doors						
	New windows and external doors to match existing	15	m ²	850	12,750	125.00	11.61
	Restore, repair and replace as necessary, retain existing heritage features to existing windows and external doors	13	m ²	350	4,550	44.61	4.14
	Allowance for secondary glazing	8	m ²	550	4,400	43.14	4.01
.9	Internal Walls and Partitions	102	m ²	85	8,670	85.00	7.90
.10	Internal Doors	102	m ²	95	9,690	95.00	8.83
.11	Wall Finishes	102	m ²	110	11,220	110.00	10.22
.12	Floor Finishes	102	m ²	135	13,770	135.00	12.54
.13	Ceiling Finishes	102	m ²	55	5,610	55.00	5.11
.14	FF&E	1	nr	10,000	10,000	98.04	9.11

Carried Forward

201,450 1,975.01 183.49

Planning Scheme

5.09 Storehouse Conversion

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	102	1,098
					£	£/m ²	£/ft ²
	Brought Forward				201,450	1,975.01	183.49
.15	Mechanical and Electrical Installations incl. Sanitary Fittings and Plumbing	102	m ²	500	51,000	500.00	46.45
.16	Lift installation				-	-	-
.17	Builder's works in connection			7.5%	3,825	37.50	3.48
Sub-total					256,275	2,513	233
.18	Preliminaries			14%	35,879	351.75	32.68
Sub-total					292,154	2,864.26	266.10
.19	Overheads and Profit			4%	11,686	114.57	10.64
Total Building Works Estimate					£ 303,840	2,978.83	276.74
.20	Risk allowance estimate:						
	• Design Development Risks Estimate			2.50%	7,596	74.47	6.92
	• Construction Risks Estimate			5.00%	15,192	148.94	13.84
	• Employer Change Risks Estimate				Excluded		
	• Employer Other Risks Estimate				Excluded		
Total Building Works Estimate incl. Risk					£ 326,628	3,202.24	297.50
.21	Inflation estimate				Excluded		
Total Building Works Estimate incl. Risk & Inflation					£ 326,628	3,202.24	297.50

Planning Scheme

5.10 External Works

Ref	Description	Qty	Unit	Rate	Total
					£
.1	Demolition and alterations; provisional allowance		item		35,000
.2	Decontamination and asbestos removal		item		Excluded
	Remediation to soft landscaping areas only		item		60,000
.3	Site clearance		item		120,000
.4	Access road	530	m ²	140.00	74,200
.5	Paving; to shared surface	739	m ²	225.00	166,275
.6	Paving; to car park spaces	551	m ²	225.00	123,975
.7	Paving; to around buildings	745	m ²	225.00	167,625
.8	Elevated shared garden space	31	m ²	225.00	6,975
.9	Private gardens; decking	289	m ²	160.00	46,240
.10	Alterations to existing steps / concrete ramp to elevated garden space	25	m ²	450.00	11,250
.11	Shared garden space	40	m ²	170.00	6,800
.12	Children's play space	32	m ²	170.00	5,440
.13	Soft landscaping	767	m ²	50.00	38,350
.14	External bin storage		item		30,000
.15	External cycle racks		item		6,000
.16	Take down brick wall; reduce height to 600mm and make good	21	m ²	170.00	3,570
.17	Take down brick wall including pillar	24	m ²	85.00	2,040
.18	Restore existing brick wall	22	m ²	60.00	1,320
.19	Restore cast iron railing	126	m	85.00	10,710
.20	Railing to front and rear gardens	160	m	225.00	36,000
.21	Allowance for new boundary fence to Thames	139	m	170.00	23,630
.22	Allowance for sliding gates (access to Thames Water)	2	nr	15,000.00	30,000
.23	Allowance for planters to roof terraces		item		10,000
.24	Allowance for feature planting and furniture		item		60,000
.25	Extra over allowance for restoring existing heritage features		item		150,000
.26	Surface water drainage and foul drainage		item		220,000
.27	Allowance for statutory services (provisional)		item		250,000
.28	Builders work for last		item		50,000
.29	Statutory services diversions		item		Excluded
.30	Diversion of existing Thames Water services		item		Excluded
.31	Diversion of existing drainage		item		Excluded
.32	Electric charging points	8	nr	3,500.00	28,000
.33	External lighting		item		120,000
	Carried Forward				1,893,400

Planning Scheme

5.10 External Works

Ref	Description	Qty	Unit	Rate	Total
					£
	Brought Forward				1,893,400
.34	Preliminaries			14%	265,076
	Sub-total				2,158,476
.35	Overheads and Profit			4%	86,339
Construction Cost Estimate					2,244,815
.36	Risk allowance estimate:				
	• Design Development Risks Estimate			2.50%	56,120
	• Construction Risks Estimate			5.00%	112,241
	• Employer Change Risks Estimate				Excluded
	• Employer Other Risks Estimate				Excluded
Total Building Works Estimate incl. Risk					£ 2,413,176
.37	Inflation estimate				Excluded
Total Building Works Estimate incl. Risk & Inflation					£ 2,413,176

6.00 Information Used for Order of Cost Estimate

Project Information Used for the Order of Cost Estimate

.1	Location of site	The existing Hampton Waterworks site, Upper Sunbury Road, Hampton, TW12 2DS
.2	Building use	Residential
.3	Floor Areas (GIA)	Refer to Section 3
.4	New Build/Remodelling/Refurbishment	Remodelling and extension
.5	Project/design brief	Refer to Notes at Section 7.00
.6	Enabling works	Demolition included in external works
.7	Indicative programme	
	• Pre Contract	To be confirmed
	• Contract	To be confirmed
.8	Restraints	To be confirmed
.9	Site Conditions	
		Existing brown site, existing buildings
.10	Budget/Cashflow restraints	To be confirmed
.11	Assumed Procurement Route	Single Stage Traditional
.12	Building life span	60 years
.13	Proposed/Assumed storey height	To be confirmed
.14	Proposed/Assumed M&E Installation	To be advised
.15	Project Team Fees	Excluded
.16	Other development/project costs	Excluded
.17	Inflation	Excluded
.18	Value Added Tax	Excluded
.19	Other Considerations:	To be advised

6.00 Information Used for Order of Cost Estimate

Architect - LOM Architecture and Design		Ref	Rev
.20	Proposed site plan	1685-A-P100	E
.21	Proposed GA Plan Karslake L0 & L1	1685-A-110	B
.22	Proposed GA Plan Karslake L2 & L3	1685-A-111	C
.23	Proposed GA Plan Ruston & Ward L0 & L1	1685-A-112	B
.24	Proposed GA Plan Ruston & Ward L2 & L3	1685-A-113	C
.25	Proposed GA Basement Plan	1685-A-114	B
.26	Proposed GA Plan Cottages & Stonehouse	1685-A-115	C
.27	Proposed Elevations Site	1685-A-200	B
.28	Proposed Elevations Karslake	1685-A-201	B
.29	Proposed Elevations Karslake	1685-A-202	B
.30	Proposed Elevations Ruston & Ward	1685-A-203	C
.31	Proposed Elevations Ruston & Ward	1685-A-204	C
.32	Proposed Elevations - Cottages & Workshop	1685-A-205	B
.33	Proposed Sections - Site	1685-A-210	B
.34	Proposed Sections	1685-A-211	B
.35	Proposed Sections	1685-A-212	B
.36	Proposed Enlarged Wall Section 1	1685-A-300	A
.37	Proposed Enlarged Wall Section 2	1685-A-301	A
.38	Proposed Enlarged Wall Section 3	1685-A-302	B
.39	Proposed Enlarged Elevations - Windows	1685-A-303	missing
.40	Proposed Enlarged Elevations - Doors	1685-A-304	missing
.41	Proposed Bin Storage	1685-A-305	missing
.42	Existing Site Location Plan	1685-A-P001	-
.43	Existing Site Survey Plan	1685-A-P010	-
.44	Existing GA Plan Karslake L0	1685-A-P011	A
.45	Existing GA Plan Karslake L1, L2 & L3	1685-A-P012	B
.46	Existing GA Plan Ruston & Ward L0	1685-A-P013	-
.47	Existing GA Plan Ruston & Ward L1 & B1	1685-A-P014	B
.48	Existing GA Plan - Cottages & Storehouse	1685-A-P015	A
.49	Existing Site Elevation	1685-A-P020	-
.50	Existing Elevations Karslake 1 & 3	1685-A-P021	-
.51	Existing Elevations Karslake 2, 4, 5, & 6	1685-A-P022	-
.52	Existing Elevations Ruston & Ward 1, 2, 3 & 4	1685-A-P023	A
.53	Existing Elevations Ruston & Ward 5, 6 7 & 8	1685-A-P024	A
.54	Existing Elevations - Cottages & Storehouse	1685-A-P025	-
.55	Existing Sections D-D & E-E Karslake	1685-A-P026	-
.56	Existing Sections Ruston & Ward	1685-A-P027	-
.57	Existing Internal Elevations Karslake Pumphouse	1685-A-P036	-
.58	Existing Internal Elevations Ruston & Ward	1685-A-P037	-
.59	Demolition Plan	1685-A-P040	-
			-

6.00 Information Used for Order of Cost Estimate

6.00 Information Used for Order of Cost Estimate

Accommodatiuon bu Unit Schedule	1685-A-600	H
Area Schedule	1685-A-601	G
Schedule of works Hampton	1685-A-602	A
Anenity Schedule	1685-A-603	C
Existing Area Schedule	1685-A-604	E
Hampton Waterworks D&A Statement	May 2020	E
Construction Management Plan	May 2020	B

Services Engineer - No Information Available	Ref	Rev
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Structural Engineer - Hydrock Engineering	Ref	Rev
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.57	Utilities Statement	HWW-HYD-XX-XX- RP-Y-3000	12 August 2019
.58	Struct scheme cottages workshop	Sketch No. C12193	-
.59	Struct scheme karlake p1	Sketch No. C12193	-
.60	Struct scheme karlake sfs alternative	Sketch No. C12193	-
.61	Struct scheme ruston ward p1	Sketch No. C12193	-
.62	Hampton Waterworks Structural Statement Technical Note	-	-
.63	Existing Drainage	12193-HYD-00-ZZ- DR-C-7000	P01
.64	SW & FW Drainage Strategy	12193-HYD-00-ZZ- DR-C-7001	P01
.65	Development Proposals Overview	12193-HYD-00-ZZ- SK-C-7700	P01
.66	Existing Catchment Area Summary	12193-HYD-00-ZZ- SK-C-7701	P01
.67	Proposed catchment Area Summary	12193-HYD-00-ZZ- SK-C-7702	P01
.68	Issue Sheet	12193-HYD-XX-XX- IR-C-0001	-
.69	LOM P100 Hydrock Comments 150819	-	-
.70	LOM P203 Hydrock Comments 150819	-	-
.71	LOM P204 Hydrock Comments 150819	-	-

6.00 Information Used for Order of Cost Estimate

	Other - Various	Ref	Rev
.72	CgMs Heritage - Built Heritage Assessment	JCH00379	January 2018

7.00 Notes

- .1 This Order of Cost Estimate is a desktop study and should only be used as a guide to the potential cost of the scheme. Should the scheme proceed to the next stage the design and specification of the facility should be undertaken. At this stage a more detailed cost plan will be produced which will provide a more representative guide as to the target cost of this scheme.
- .2 No topographical survey was available at the time of preparation of this study.
- .3 No surveys were available for the preparation of this Order of Cost Estimate.
- .4 The Order of Cost Estimate assumes no BREEAM rating required or any sustainability requirement above current Building Regulations.
- .5 The structural and services allowances used in the preparation of this Order of Cost Estimate should be considered as provisional.
- .6 The allowance for the strip out and structural alterations has been interpolated from other conversion schemes. The allowance should be considered provisional.
- .7 The M&E allowance has been based on similar residential conversion schemes but will be dependant on the final specification.
- .9 The finishes allowance has been based on similar residential conversion schemes but will be dependant on the final specification.
- .10 The following assumptions apply to the estimate following a meeting attended by Stace and LOM on 21 August 2019:
 - .10.1 We have assumed a complete strip-out for all the buildings with only the ground bearing slabs and external walls remaining in-situ with retained heritage features
 - .10.2 Works to the neighbouring building adjacent to the Ruston and Ward workshop are excluded.
 - .10.3 We have assumed a new slab is required to the 'central blocks' of the Karslake and Ruston and Ward buildings.
 - .10.4 We have assumed a new slab is required to the basement to East Pump House of Karslake
 - .10.5 We have assumed no lift pits are required, lift pits and overruns were noted as to be confirmed.
 - .10.6 We have assumed a steel frame with concrete decks as the structural engineers 'SFS' option.
 - .10.7 We have assumed the external works will remain the same for all proposals.
 - .10.8 We have allowed for new roof tiles and insulation.
 - .10.9 We have assumed the existing trusses to the 'pumping houses' will be retained.
 - .10.10 We have allowed for new Corten or Glazed cladding panel systems to new external walls and cleaning, making good and restoring existing walls.
 - .10.11 We have assumed drylining to the internal face of all the external walls
- .11 No drawings were available for the preparation of the residential refurbishment only scheme (Appendix A), therefore, this estimate make a series of assumptions as to the extent and scope of works based on the planning scheme.

7.00 Notes

- .12 No drawings were available for the preparation of the employment scheme (Appendix B), therefore, this estimate make a series of assumptions as to the extent and scope of works based on the planning scheme.
- .13 This estimate assumes the works will be costructed in an economic sequence sequence. The assumed programme periods are detailed at Appendix C. No allowance had been made for extended sequences of work.

8.00 Exclusions and Risk Commentary

.1 Exclusions

- .1.1 Professional fees
- .1.2 VAT
- .1.3 Insurances
- .1.4 Legal Fees
- .1.5 Finance costs and interest charges
- .1.6 Planning / Building regulation fees
- .1.7 Rights of light cost or alterations to accommodate affected parties
- .1.8 Site investigation costs and/or asbestos survey
- .1.9 106/278 Agreements
- .1.10 Works outside of the site boundary
- .1.11 Tenant Fittings, Loose furniture or other equipment not specifically described
- .1.12 Marketing
- .1.13 IT wiring and equipment including media and audio visual equipment
- .1.14 Fire fighting appliances
- .1.15 Major work to the highways including realignment of existing carriageway with the exception of the provision of a new roundabout for which an initial budget has been included
- .1.16
- .1.17
- .1.18 Decanting, temporary accommodation and moving / relocation costs of existing tenants
- .1.19 Income loss during construction and vacant tenant periods
- .1.20 Asbestos removal
- .1.21 Diversion of above ground and buried internal and external services
- .1.22 Decontamination and remedial works
- .1.23 Works to the neighbouring building adjacent to the Ruston and Ward workshop are excluded.

.2 Risk Commentary

As the project develops risk analyses will be undertaken and properly considered assessment of risks will be calculated. At this stage of the project we prefer to highlight all the potential risks associated with a project and utilise our experience of project type, site conditions, level of design etc. to provide a considered percentage against each heading.

- .2.1 Design Development Risks (allowances against risk in design process)
- .2.1.1 Scheme design, structure and services proposals
- .2.1.2 Planning requirements & restrictions
- .2.1.3 Legal agreements
- .2.1.4 Covenants
- .2.1.5 Environmental issues
- .2.1.6 Statutory requirements
- .2.1.7 Procurement methodologies
- .2.1.8 Tendering delays
- .2.1.9 Site cut and fill

8.00 Exclusions and Risk Commentary

.2 Risk Commentary (continued)

.2.2 Construction Risk (allowances for risk associated with site conditions)

- .2.2.1 Extensive service diversions/upgrades unusually high requirements from statutory
- .2.2.2 Restrictions on access
- .2.2.3 Remediation of contaminated land
- .2.2.4 Decontamination
- .2.2.5 Asbestos related works (allowance included for surveys) associated with any existing buildings that may be present on site
- .2.2.6 Abnormal structural / substructure works to the proposed or existing buildings
- .2.2.7 Archaeological cost or associated delays
- .2.2.8 Site specific planning requirements
- .2.2.9 Abnormal acoustic measures
- .2.2.10 Measures to deal with air quality
- .2.2.11 Additional cost of consequential upgrading for Building Regulations Compliance
- .2.2.12 Additional cost of compliance with future changes in Building Regulations

.2.3 Employer Changes (allowance for risks associated with Employer changes)

- .2.3.1 Employer changes brief, scope of works, quality, time etc.

.2.4 Employer Other Risks

- .2.4.1 Funding and the availability of funds
- .2.4.2 Special contractual arrangements
- .2.4.3 Early handover
- .2.4.4 Postponement
- .2.4.5 Acceleration
- .2.4.6 Availability of funds
- .2.4.7 Liquidated damages
- .2.4.8 Premiums on associated contracts for late delivery etc.

.2.5 Other Considerations

- .2.5.1 Capital allowances for taxation purposes
- .2.5.2 Land remediation relief
- .2.5.3 Grants

Appendix A - Refurbishment: Residential

Appendix A - Refurbishment: Residential

A.01 Summary: Residential Refurbishment

Ref	Item	Area		£/m ²	£/ft ²	Total
		m ²	ft ²	£	£	£
<u>Residential Refurbishment</u>						
.1	Karslake Residential Refurbishment	1,567	16,868	3,353.44	311.53	5,254,836
.2	Ruston and Ward Residential Refurbishment	908	9,774	3,439.39	319.52	3,122,962
.3	Karslake Side Extension	136	1,464	2,734.88	254.06	371,944
.4	Cottage Refurbishment	278	2,993	2,359.39	219.15	655,910
.5	Storehouse Conversion	155	1,668	2,855.14	265.32	442,547
<u>Employment Refurbishment</u>						
.6	Workshop	303	3,262	2,280.06	211.79	690,859
<u>External Works</u>						
.7	External Works					2,443,142
Total Building Works Estimate		3,347	36,029		£	12,982,200
Aggregate £/m²					£	3,878.76
Aggregate £/ft²					£	360.33

Appendix A - Refurbishment: Residential

A.02 Karslake Residential Refurbishment

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	1,567	16,868
					£	£/m ²	£/ft ²
.1	Demolitions and Alterations						
	Demolition				Refer to External Works		
	Strip out and structural alterations (Provisional)	1,075	m ²	190	204,250	130.34	12.11
	Remove existing roof covering	708	m ²	60	42,480	27.11	2.52
	Form opening in external wall for new window and door	9	nr	500	4,500	2.87	0.27
	Remove existing windows, doors & alter openings for new units	10	nr	500	5,000	3.19	0.30
	EO restoration of gantry crane		item		5,000	3.19	0.30
.2	Sub-structure						
	Underpinning				Excluded		
	Lower existing ground slab and install new slab to central block	460	m ²	450	207,000	132.10	12.27
	Allowance for repairs and alterations to all other existing	169	m ²	125	21,125	13.48	1.25
	Allowance for new slab to basement to East Pump House	106	m ²	300	31,800	20.29	1.89
	Allowance for waterproofing to basement walls and floors	219	m ²	90	19,710	12.58	1.17
	Disposal of ponded water to East Pump House		item		7,500	4.79	0.44
	Form new lift pits				Excluded		
.3	Frame; new steel frame	1,567	m ²	200	313,400	200.00	18.58
	Temporary works (provisional)		item		170,000	108.49	10.08
.4	Upper Floor						
	Metal deck with concrete transfer deck	663	m ²	225	149,175	95.20	8.84
	Metal joist mezzanine floor	170	m ²	150	25,500	16.27	1.51
	EO step level change		item		2,500	1.60	0.15
	Allowance for balustrade to mezzanine	30	m	650	19,500	12.44	1.16
	Allowance for glazing to mezzanine				Excluded		
.5	Roof; new roof coverings, insulation and isolated repairs						
	Pitched roof; new roof tiles	643	m ²	200	128,600	82.07	7.62
	Pitched roof; zinc cladding to new roof extension	65	m ²	325	21,125	13.48	1.25

Appendix A - Refurbishment: Residential

A.02 Karslake Residential Refurbishment

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	£/m ²	£/ft ²
					£	£	£
	Carried Forward				1,378,165	879.49	81.71
	Brought Forward				1,378,165	879.49	81.71
.6	Stairs						
	New stair 01; level 0 to 3	3	nr	18,000	54,000	34.46	3.20
	New stair 02; level -1 to 2	3	nr	12,500	37,500	23.93	2.22
	New stairs within units	5	nr	6,000	30,000	19.14	1.78
.7	External walls						
	Clean and restore existing heritage walls	1,738	m ²	55	95,590	61.00	5.67
	EO allowance for brick / render replacement & repointing		item		10,000	6.38	0.59
	EO allowance for stonework regeneration		item		10,000	6.38	0.59
	Dryline internal face of external walls	1,738	m ²	45	78,210	49.91	4.64
	Works to existing chimney				Excluded		
.8	Windows and External Doors						
	New windows and external doors to match existing	73	m ²	850	62,050	39.60	3.68
	Restore, repair and replace as necessary, retain existing heritage features to existing windows and external doors	206	m ²	325	66,950	42.72	3.97
	Allowance for secondary glazing based on existing windows and external doors	206	m ²	550	113,300	72.30	6.72
.9	Internal Walls and Partitions	1,567	m ²	200	313,400	200.00	18.58
.10	Internal Doors	1,567	m ²	115	180,205	115.00	10.68
.11	Wall Finishes	1,567	m ²	95	148,865	95.00	8.83
.12	Floor Finishes	1,567	m ²	110	172,370	110.00	10.22
.13	Ceiling Finishes	1,567	m ²	65	101,855	65.00	6.04
.14	FF&E	13	nr	15,000	195,000	124.44	11.56
.15	Mechanical and Electrical Installations incl. Sanitary Fittings and Plumbing	1,567	m ²	500	783,500	500.00	46.45
.16	Lift installation	2	nr	65,000	130,000	82.96	7.71
.17	Builder's works in connection			7.5%	68,513	43.72	4.06

Appendix A - Refurbishment: Residential

A.02 Karslake Residential Refurbishment

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	1,567	16,868
					£	£	£
	Sub-total		C/F		4,029,473	2,571.43	238.90
			B/F		4,029,473	2,571.43	238.90
.18	Preliminaries			15%	604,421	385.72	35.83
	Sub-total				4,633,894	2,957.15	274.73
.19	Overheads and Profit			5%	231,695	147.86	13.74
Total Building Works Estimate					£ 4,865,589	3,105.01	288.47
.20	Risk allowance estimate:						
	• Design Development Risks Estimate			3.00%	145,968	93.15	8.65
	• Construction Risks Estimate			5.00%	243,279	155.25	14.42
	• Employer Change Risks Estimate				Excluded		
	• Employer Other Risks Estimate				Excluded		
Total Building Works Estimate incl. Risk					£ 5,254,836	3,353.41	311.54
.21	Inflation estimate				Excluded		
Total Building Works Estimate incl. Risk & Inflation					£ 5,254,836	3,353.41	311.54

Appendix A - Refurbishment: Residential

A.03 Ruston and Ward Residential Refurbishment

Ref	Element Summary	Qty	Unit	Rate	Total £	£/m ² £	£/ft ² £
					GIA	m ² 908	ft ² 9,774
.1	Demolitions and Alterations						
	Demolition				Refer to External Works		
	Strip out and structural alterations (Provisional)	665	m ²	200	133,000	146.48	13.61
	Remove existing roof covering	621	m ²	60	37,260	41.04	3.81
	Form opening in external wall for new window and door	5	nr	500	2,500	2.75	0.26
	Remove existing windows, doors & alter openings for new units	5	nr	500	2,500	2.75	0.26
	EO restoration of gantry crane		item		10,000	11.01	1.02
.2	Sub-structure						
	Underpinning				Excluded		
	Lower existing ground slab and install new slab to central block	435	m ²	450	195,750	215.58	20.03
	Allowance for repairs and alterations to existing ground slab areas	125	m ²	125	15,625	17.21	1.60
	Allowance for waterproofing to basement	212	m ²	90	19,080	21.01	1.95
	Form new lift pits				Excluded		
.3	Frame; new steel frame	908	m ²	200	181,600	200.00	18.58
	Temporary works (provisional)		item		100,000	110.13	10.23
.4	Upper Floor						
	Metal deck with concrete transfer deck	228	m ²	225	51,300	56.50	5.25
	Metal joist mezzanine floor	118	m ²	150	17,700	19.49	1.81
	Allowance for balustrade to mezzanine	20	m	650	13,000	14.32	1.33
	Structural glazing to mezzanine; assumed full height				Excluded		
.5	Roof; new roof coverings, insulation and isolated repairs						
	Pitched roof; new roof tiles	538	m ²	200	107,600	118.50	11.01
	Pitched roof; zinc cladding to new roof extension	83	m ²	350	29,050	31.99	2.97
.6	Stairs						
	New stair 03; level -1 to 2 to Pump House West	3	nr	12,500	37,500	41.30	3.84
	New stairs within units	3	nr	6,000	18,000	19.82	1.84

Appendix A - Refurbishment: Residential

A.03 Ruston and Ward Residential Refurbishment

Ref	Element Summary	Qty	Unit	Rate	Total £	£/m ² £	£/ft ² £
	Carried Forward				971,465	1,069.88	99.40
	Brought Forward				971,465	1,069.88	99.40
.7	External walls						
	Clean and restore existing heritage walls	1,035	m ²	60	62,100	68.39	6.35
	EO allowance for brick / render replacement & repointing		item		5,000	5.51	0.51
	EO allowance for stonework regeneration		item		10,000	11.01	1.02
	Dryline internal face of external walls	1,035	m ²	45	46,575	51.29	4.77
	Works to existing chimney				Excluded		
.8	Windows and External Doors						
	New windows and external doors to match existing	28	m ²	850	23,800	26.21	2.44
	Restore, repair and replace as necessary, retain existing heritage features to existing windows and external doors	124	m ²	325	40,300	44.38	4.12
	Allowance for secondary glazing	100	m ²	550	55,000	60.57	5.63
.9	Internal Walls and Partitions	908	m ²	200	181,600	200.00	18.58
.10	Internal Doors	908	m ²	115	104,420	115.00	10.68
.11	Wall Finishes	908	m ²	90	81,720	90.00	8.36
.12	Floor Finishes	908	m ²	110	99,880	110.00	10.22
.13	Ceiling Finishes	908	m ²	55	49,940	55.00	5.11
.14	FF&E	7	nr	15,000	105,000	115.64	10.74
.15	Mechanical and Electrical Installations incl. Sanitary Fittings and Plumbing	908	m ²	500	454,000	500.00	46.45
.16	Lift installation	1	nr	65,000	65,000	71.59	6.65
.17	Builder's works in connection			7.5%	38,925	42.87	3.98

Sub-total

C/F

2,394,725

2,637.34

245.01

Appendix A - Refurbishment: Residential

A.03 Ruston and Ward Residential Refurbishment

Ref	Element Summary	Qty	Unit	Rate	Total £	GIA 908 £/m ² £	m ² 908 £/m ² £	ft ² 9,774 £/ft ² £
			B/F		2,394,725		2,637.34	245.01
.18	Preliminaries			15%	359,209		395.60	36.75
	Sub-total				2,753,934		3,032.94	281.76
.19	Overheads and Profit			5%	137,697		151.65	14.09
Total Building Works Estimate			B/F		£ 2,891,631		3,184.59	295.85
.20	Risk allowance estimate:							
	• Design Development Risks Estimate			3.00%	86,749		95.54	8.88
	• Construction Risks Estimate			5.00%	144,582		159.23	14.79
	• Employer Change Risks Estimate				Excluded			
	• Employer Other Risks Estimate				Excluded			
Total Building Works Estimate incl. Risk			C/F		£ 3,122,962		3,439.36	319.52
.21	Inflation estimate				Excluded			
Total Building Works Estimate incl. Risk & Inflation					£ 3,122,962		3,439.36	319.52

Appendix A - Refurbishment: Residential

A.04 Karlslake Side Extension

Ref	Element Summary	Qty	Unit	Rate	GIA		
					Total	£/m ²	£/ft ²
					£	£	£
.1	Demolitions and Alterations						
	Demolition				Refer to External Works		
.2	Sub-structure						
	Foundations and ground slab	68	m ²	450	30,600	225.00	20.90
.3	Frame				-	-	-
.4	Upper Floor	68	m ²	150	10,200	75.00	6.97
.5	Roof						
	Flat roof structure and paved coverings forming private terrace	55	m ²	250	13,750	101.10	9.39
	Terrace division planter	1	nr	5,000	5,000	36.76	3.42
.6	Stairs; flights	1	nr	7,000	7,000	51.47	4.78
.7	External walls						
	External walls; Corten Cladding	84	m ²	715	60,060	441.62	41.02
	Glazed balustrade to terrace	17	m	600	10,200	75.00	6.97
.8	Windows and External Doors	12	m ²	880	10,560	77.65	7.21
.9	Internal Walls and Partitions	136	m ²	90	12,240	90.00	8.36
.10	Internal Doors	136	m ²	80	10,880	80.00	7.43
.11	Wall Finishes	136	m ²	75	10,200	75.00	6.97
.12	Floor Finishes	136	m ²	110	14,960	110.00	10.22
.13	Ceiling Finishes	136	m ²	60	8,160	60.00	5.57
.14	FF&E	1	nr	10,000	10,000	73.53	6.83
.15	Mechanical and Electrical Installations incl. Sanitary Fittings and Plumbing	136	m ²	500	68,000	500.00	46.45
.16	Lift installation						
.17	Builder's works in connection			5%	3,400	25.00	2.32
	Sub-total				285,210	2,097.13	194.81
.18	Preliminaries			15%	42,782	314.57	29.22
	Sub-total				327,992	2,411.70	224.03
.19	Overheads and Profit			5%	16,400	120.59	11.20
Total Building Works Estimate					£ 344,392	2,532.29	235.23

Appendix A - Refurbishment: Residential

A.04 Karslake Side Extension

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	£/m ²	£/ft ²
					£	£	£
			B/F		344,392	2,532.29	235.23
.20	Risk allowance estimate:						
	• Design Development Risks Estimate			3.00%	10,332	75.97	7.06
	• Construction Risks Estimate			5.00%	17,220	126.62	11.76
	• Employer Change Risks Estimate				Excluded		
	• Employer Other Risks Estimate				Excluded		
Total Building Works Estimate incl. Risk					£ 371,944	2,734.88	254.05
.21	Inflation estimate				Excluded		
Total Building Works Estimate incl. Risk & Inflation					£ 371,944	2,734.88	254.05

Appendix A - Refurbishment: Residential

A.05 Cottage Refurbishment

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	276	2,972
					£	£	£
.1	Demolitions and Alterations						
	Demolition				Refer to External Works		
	Strip out and structural alterations (Provisional)	276	m ²	200	55,200	200.00	18.57
	Remove existing roof covering	120	m ²	60	7,200	26.09	2.42
	Remove existing windows, doors & alter openings for new units	1	nr	500	500	1.81	0.17
.2	Sub-structure						
	Allowance for ground slab repairs following removal of loadbearing walls	120	m ²	125	15,000	54.35	5.05
	Basement; allowance for repairs (provisional)		item		10,000	36.23	3.36
.3	Frame; allowance for structural alterations		item		15,000	54.35	5.05
.4	Upper Floors; floor repairs	120	m ²	100	12,000	43.48	4.04
.5	Roof; new roof coverings, insulation and isolated repairs						
	Pitched roof; new roof tiles	152	m ²	200	30,400	110.14	10.23
.6	Stairs						
	Refurbish existing stairs	2	nr	5,000	10,000	36.23	3.36
.7	External walls						
	Clean and restore existing heritage walls	336	m ²	55	18,480	66.96	6.22
	Dryline internal face of external walls	336	m ²	45	15,120	54.78	5.09
	Works to existing chimney				Excluded		
.8	Windows and External Doors						
	New windows and external doors to match existing	14	m ²	850	11,900	43.12	4.00
	Restore, repair and replace as necessary, retain existing heritage features to existing windows and external doors	34	m ²	325	11,050	40.04	3.72
	Allowance for secondary glazing	30	m ²	550	16,500	59.78	5.55
Carried Forward					228,350	827.36	76.83

Appendix A - Refurbishment: Residential

A.05 Cottage Refurbishment

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	276	2,972
					£	£/m ²	£/ft ²
	Brought Forward				228,350	827.36	76.83
.9	Internal Walls and Partitions	276	m ²	85	23,460	85.00	7.89
.10	Internal Doors	276	m ²	70	19,320	70.00	6.50
.11	Wall Finishes	276	m ²	65	17,940	65.00	6.04
.12	Floor Finishes	276	m ²	110	30,360	110.00	10.22
.13	Ceiling Finishes	276	m ²	55	15,180	55.00	5.11
.14	FF&E	2	nr	10,000	20,000	72.46	6.73
.15	Mechanical and Electrical Installations incl. Sanitary Fittings and Plumbing	276	m ²	500	138,000	500.00	46.43
.16	Lift installation				-	-	-
.17	Builder's works in connection			7.5%	10,350	37.50	3.48
	Sub-total				502,960	1,822.32	169.23
.18	Preliminaries			15%	75,444	273.35	25.38
	Sub-total				578,404	2,095.67	194.61
.19	Overheads and Profit			5%	28,920	104.78	9.73
Total Building Works Estimate					£ 607,324	2,200.45	204.34
.20	Risk allowance estimate:						
	• Design Development Risks Estimate			3.00%	18,220	66.01	6.13
	• Construction Risks Estimate			5.00%	30,366	110.02	10.22
	• Employer Change Risks Estimate				Excluded		
	• Employer Other Risks Estimate				Excluded		
Total Building Works Estimate incl. Risk					£ 655,910	2,376.48	220.69
.21	Inflation estimate				Excluded		
Total Building Works Estimate incl. Risk & Inflation					£ 655,910	2,376.48	220.69

Appendix A - Refurbishment: Residential

A.06 Storehouse Conversion

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	102	1,098
					£	£	£
.1	Demolitions and Alterations						
	Demolition				Refer to External Works		
	Strip out and structural alterations (Provisional)	42	m ²	200	8,400	82.35	7.65
	Remove existing roof covering	42	m ²	60	2,520	24.71	2.30
	Form opening in external wall for new window and door	1	nr	500	500	4.90	0.46
.2	Sub-structure						
	Foundations and ground slab	60	m ²	450	27,000	264.71	24.59
.3	Frame; steel frame	60	m ²	200	12,000	117.65	10.93
.4	Upper Floor	-	m ²	150	-	-	-
.5	Roof						
	Paving to private balcony	3	m ²	225	675	6.62	0.61
	Pitched roof structure	109	m ²	85	9,265	90.83	8.44
	Pitched roof; new roof tiles	109	m ²	200	21,800	213.73	19.85
.6	Stairs; flights	1	nr	6,500	6,500	63.73	5.92
.7	External walls						
	Clean and restore existing heritage walls	101	m ²	60	6,060	59.41	5.52
	Dryline internal face of external walls	101	m ²	45	4,545	44.56	4.14
	External walls; Corten Cladding	136	m ²	700	95,200	933.33	86.70
	Glazed balustrade to terrace	4	m	650	2,600	25.49	2.37
.8	Windows and External Doors						
	New windows and external doors to match existing	23	m ²	850	19,550	191.67	17.81
	Restore, repair and replace as necessary, retain existing heritage features to existing windows and external doors	13	m ²	350	4,550	44.61	4.14
	Allowance for secondary glazing	8	m ²	550	4,400	43.14	4.01
.9	Internal Walls and Partitions	102	m ²	85	8,670	85.00	7.90
.10	Internal Doors	102	m ²	95	9,690	95.00	8.83
.11	Wall Finishes	102	m ²	110	11,220	110.00	10.22
.12	Floor Finishes	102	m ²	135	13,770	135.00	12.54
.13	Ceiling Finishes	102	m ²	55	5,610	55.00	5.11
.14	FF&E	1	nr	10,000	10,000	98.04	9.11
Carried Forward					284,525	2,789.48	259.15

Appendix A - Refurbishment: Residential

A.06 Storehouse Conversion

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	102	1,098
					£	£/m ²	£/ft ²
	Brought Forward				284,525	2,789.48	259.15
.15	Mechanical and Electrical Installations incl. Sanitary Fittings and Plumbing	102	m ²	500	51,000	500.00	46.45
.16	Lift installation				-	-	-
.17	Builder's works in connection			7.5%	3,825	37.50	3.48
Sub-total					339,350	3,327	309
.18	Preliminaries			15%	50,903	499.05	46.36
Sub-total					390,253	3,826.03	355.44
.19	Overheads and Profit			5%	19,513	191.30	17.77
Total Building Works Estimate					£ 409,766	4,017.33	373.21
.20	Risk allowance estimate:						
	• Design Development Risks Estimate			3.00%	12,293	120.52	11.20
	• Construction Risks Estimate			5.00%	20,488	200.86	18.66
	• Employer Change Risks Estimate				Excluded		
	• Employer Other Risks Estimate				Excluded		
Total Building Works Estimate incl. Risk					£ 442,547	4,338.71	403.07
.21	Inflation estimate				Excluded		
Total Building Works Estimate incl. Risk & Inflation					£ 442,547	4,338.71	403.07

Appendix A - Refurbishment: Residential

A.07 Ruston and Ward Refurbishment Workshop

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	303	3,262
					£	£	£
.1	Demolitions and Alterations						
	Demolition				Refer to External Works		
	Strip out and structural alterations (Provisional)	183	m ²	200	36,600	120.79	11.22
	Remove existing roof covering	154	m ²	60	9,240	30.50	2.83
	Remove existing door and alter opening for new window	1	nr	500	500	1.65	0.15
.2	Sub-structure						
	Allowance for waterproofing to basement	113	m ²	80	9,040	29.83	2.77
	Allowance for repairs and alterations to all other existing ground slab areas	154	m ²	100	15,400	50.83	4.72
.3	Frame; steel frame	303	m ²	150	45,450	150.00	13.93
.4	Upper Floor						
	Metal joist mezzanine floor	120	m ²	125	15,000	49.50	4.60
	Balustrade to mezzanine	33	m	500	16,500	54.46	5.06
.5	Roof; new roof coverings, insulation and isolated repairs						
	Pitched roof; new roof tiles	151	m ²	225	33,975	112.13	10.42
	Flat roof over central block	3	m ²	170	510	1.68	0.16
	Allowance to renew rooflight	1	nr	2,000	2,000	6.60	0.61
.6	Stairs						
	New stair to mezzanine	1	nr	12,500	12,500	41.25	3.83
	New stair to basement	1	nr	6,000	6,000	19.80	1.84
.7	External walls						
	Clean and restore existing heritage walls	341	m ²	60	20,460	67.52	6.27
	Dryline internal face of external walls	341	m ²	45	15,345	50.64	4.70
	Works to existing chimney				Excluded		
	Allowance for making good existing tower (provisional)		item		10,000	33.00	3.07

Carried Forward

248,520 820.18 76.18

Appendix A - Refurbishment: Residential

A.07 Ruston and Ward Refurbishment Workshop

Ref	Element Summary	Qty	Unit	Rate	GIA Total £	m ² 303 £/m ² £	ft ² 3,262 £/ft ² £
	Brought Forward				248,520	820.18	76.18
.8	Windows and External Doors						
	New windows and external doors to match existing	3	m ²	850	2,550	8.42	0.78
	Restore, repair and replace as necessary, retain existing heritage features to existing windows and external doors	15	m ²	325	4,875	16.09	1.49
	Allowance for secondary glazing	8	m ²	550	4,400	14.52	1.35
.9	Internal Walls and Partitions						
.10	Internal Doors; double exit door	1	nr	3,000	3,000	9.90	0.92
.11	Wall Finishes	303	m ²	90	27,270	90.00	8.36
.12	Floor Finishes	303	m ²	110	33,330	110.00	10.22
.13	Ceiling Finishes	303	m ²	55	16,665	55.00	5.11
.14	FF&E allowance		item		10,000	33.00	3.07
.15	Mechanical and Electrical Installations (A/C) incl. Sanitary Fittings and Plumbing	303	m ²	550	166,650	550.00	51.09
.16	Lift installation				-	-	-
.17	Builder's works in connection			7.5%	12,499	41.25	3.83
	Sub-total				529,759	1,748.36	162.40
.18	Preliminaries			15%	79,464	262.26	24.36
	Sub-total				609,223	2,010.62	186.76
.19	Overheads and Profit			5%	30,461	100.53	9.34
	Total Building Works Estimate				£ 639,684	2,111.15	196.10
.20	Risk allowance estimate:						
	• Design Development Risks Estimate			3.00%	19,191	63.34	5.88
	• Construction Risks Estimate			5.00%	31,984	105.56	9.81
	• Employer Change Risks Estimate				Excluded		
	• Employer Other Risks Estimate				Excluded		
	Total Building Works Estimate incl. Risk				£ 690,859	2,280.05	211.79
.21	Inflation estimate				Excluded		
	Total Building Works Estimate incl. Risk & Inflation				£ 690,859	2,280.05	211.79

Appendix A - Refurbishment: Residential

A.08 External Works

Ref	Description	Qty	Unit	Rate	Total
					£
.1	Demolition and alterations; provisional allowance		item		35,000
.2	Decontamination and asbestos removal		item		Excluded
	Remediation to soft landscaping areas only		item		60,000
.3	Site clearance		item		120,000
.4	Access road	530	m ²	140.00	74,200
.5	Paving; to shared surface	739	m ²	225.00	166,275
.6	Paving; to car park spaces	551	m ²	225.00	123,975
.7	Paving; to around buildings	745	m ²	225.00	167,625
.8	Elevated shared garden space	31	m ²	225.00	6,975
.9	Private gardens; decking	289	m ²	160.00	46,240
.10	Alterations to existing steps / concrete ramp to elevated garden space	25	m ²	450.00	11,250
.11	Shared garden space	40	m ²	170.00	6,800
.12	Children's play space	32	m ²	171.00	5,472
.13	Soft landscaping	767	m ²	50.00	38,350
.14	External bin storage		item		30,000
.15	External cycle racks		item		6,000
.16	Take down brick wall; reduce height to 600mm and make good	21	m ²	170.00	3,570
.17	Take down brick wall including pillar	24	m ²	85.00	2,040
.18	Restore existing brick wall	22	m ²	60.00	1,320
.19	Restore cast iron railing	126	m	85.00	10,710
.20	Railing to front and rear gardens	160	m	225.00	36,000
.21	Allowance for new boundary fence to Thames	139	m	170.00	23,630
.22	Allowance for sliding gates (access to Thames Water)	2	nr	15,000.00	30,000
.23	Allowance for planters to roof terraces		item		10,000
.24	Allowance for feature planting and furniture		item		60,000
.25	Extra over allowance for restoring existing heritage features		item		150,000
.26	Surface water drainage and foul drainage		item		200,000
.27	Allowance for statutory services (provisional)		item		250,000
.28	Builders work for last		item		50,000
.29	Statutory services diversions		item		Excluded
.30	Diversion of existing Thames Water services		item		Excluded
.31	Diversion of existing drainage		item		Excluded
.32	Electric charging points	8	nr	3,500.00	28,000
.33	External lighting		item		120,000
	Carried Forward				1,873,432

Appendix A - Refurbishment: Residential

A.08 External Works

Ref	Description	Qty	Unit	Rate	Total
					£
	Brought Forward				1,873,432
.34	Preliminaries			15%	281,015
	Sub-total				2,154,447
.35	Overheads and Profit			5%	107,722
Construction Cost Estimate					2,262,169
.36	Risk allowance estimate:				
	• Design Development Risks Estimate			3.00%	67,865
	• Construction Risks Estimate			5.00%	113,108
	• Employer Change Risks Estimate				Excluded
	• Employer Other Risks Estimate				Excluded
	Total Building Works Estimate incl. Risk			£	2,443,142
.37	Inflation estimate				Excluded
	Total Building Works Estimate incl. Risk & Inflation			£	2,443,142

Appendix B - Refurbishment: Employment

Appendix B - Refurbishment: Employment

B.01 Summary: Employment Use

Ref	Item	Area		£/m ²	£/ft ²	Total
		m ²	ft ²	£	£	£
<u>Residential Refurbishment</u>						
.1	Cottage Refurbishment	278	2,993	2,293.22	213.00	637,515
<u>Employment Refurbishment</u>						
.2	Karslake Refurbishment	1,258	13,542	3,061.28	284.38	3,851,093
.3	Ruston and Ward Refurbishment	764	8,224	3,674.78	341.38	2,807,531
.4	Storehouse Conversion	42	452	2,697.17	250.62	113,281
.5	Ruston and Ward Refurbishment Workshop	303	3,262	2,315.63	215.09	701,636
<u>External Works</u>						
.6	External Works					2,399,882
Total Building Works Estimate		2,645	28,473		£	10,510,938
Aggregate £/m²					£	3,973.89
Aggregate £/ft²					£	369.15

Appendix B - Refurbishment: Employment

B.02 Cottage Refurbishment

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	276	2,972
					£	£	£
.1	Demolitions and Alterations						
	Demolition				Refer to External Works		
	Strip out and structural alterations (Provisional)	276	m ²	200	55,200	200.00	18.57
	Remove existing roof covering	120	m ²	60	7,200	26.09	2.42
	Remove existing windows, doors & alter openings for new units	1	nr	500	500	1.81	0.17
.2	Sub-structure						
	Allowance for ground slab repairs following removal of loadbearing walls	120	m ²	125	15,000	54.35	5.05
	Basement; allowance for repairs (provisional)		item		10,000	36.23	3.36
.3	Frame; allowance for structural alterations		item		15,000	54.35	5.05
.4	Upper Floors; floor repairs	120	m ²	100	12,000	43.48	4.04
.5	Roof; new roof coverings, insulation and isolated repairs						
	Pitched roof; new roof tiles	152	m ²	200	30,400	110.14	10.23
.6	Stairs						
	Refurbish existing stairs	2	nr	5,000	10,000	36.23	3.36
.7	External walls						
	Clean and restore existing heritage walls	336	m ²	55	18,480	66.96	6.22
	Dryline internal face of external walls	336	m ²	45	15,120	54.78	5.09
	Works to existing chimney				Excluded		
.8	Windows and External Doors						
	New windows and external doors to match existing	14	m ²	850	11,900	43.12	4.00
	Restore, repair and replace as necessary, retain existing heritage features to existing windows and external doors	34	m ²	325	11,050	40.04	3.72
	Allowance for secondary glazing	30	m ²	550	16,500	59.78	5.55
Carried Forward					228,350	827.36	76.83

Appendix B - Refurbishment: Employment

B.02 Cottage Refurbishment

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	276	2,972
					£	£/m ²	£/ft ²
	Brought Forward				228,350	827.36	76.83
.9	Internal Walls and Partitions	276	m ²	85	23,460	85.00	7.89
.10	Internal Doors	276	m ²	60	16,560	60.00	5.57
.11	Wall Finishes	276	m ²	65	17,940	65.00	6.04
.12	Floor Finishes	276	m ²	110	30,360	110.00	10.22
.13	Ceiling Finishes	276	m ²	55	15,180	55.00	5.11
.14	FF&E	2	nr	10,000	20,000	72.46	6.73
.15	Mechanical and Electrical Installations incl. Sanitary Fittings and Plumbing	276	m ²	500	138,000	500.00	46.43
.16	Lift installation				-	-	-
.17	Builder's works in connection			7.5%	10,350	37.50	3.48
	Sub-total				500,200	1,812.32	168.30
.18	Preliminaries			14%	70,028	253.72	23.56
	Sub-total				570,228	2,066.04	191.86
.19	Overheads and Profit			4%	22,809	82.64	7.67
Total Building Works Estimate					£ 593,037	2,148.68	199.53
.20	Risk allowance estimate:						
	• Design Development Risks Estimate			2.50%	14,826	53.72	4.99
	• Construction Risks Estimate			5.00%	29,652	107.43	9.98
	• Employer Change Risks Estimate				Excluded		
	• Employer Other Risks Estimate				Excluded		
Total Building Works Estimate incl. Risk					£ 637,515	2,309.83	214.50
.21	Inflation estimate				Excluded		
Total Building Works Estimate incl. Risk & Inflation					£ 637,515	2,309.83	214.50

Appendix B - Refurbishment: Employment

B.03 Karslake Employment

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	£/m ²	£/ft ²
					£	£	£
.1	Demolitions and Alterations						
	Demolition				Refer to External Works		
	Strip out and structural alterations (Provisional)	1,075	m ²	190	204,250	162.36	15.08
	Remove existing roof covering	708	m ²	60	42,480	33.77	3.14
	Form opening in external wall for new window and door	9	nr	500	4,500	3.58	0.33
	Remove existing windows, doors & alter openings for new units	10	nr	500	5,000	3.97	0.37
	EO restoration of gantry crane		item		5,000	3.97	0.37
.2	Sub-structure						
	Underpinning				Excluded		
	Lower existing ground slab and install new slab to central block	460	m ²	450	207,000	164.55	15.29
	Allowance for repairs and alterations to all other existing ground slab areas	169	m ²	125	21,125	16.79	1.56
	Allowance for new slab to basement to East Pump House	106	m ²	300	31,800	25.28	2.35
	Allowance for waterproofing to basement walls and floors	219	m ²	90	19,710	15.67	1.46
	Disposal of ponded water to East Pump House (assume inert)		item		10,000	7.95	0.74
	Form new lift pits				Excluded		
.3	Frame	1,258	m ²	200	251,600	200.00	18.58
	Temporary works (provisional)		item		200,000	158.98	14.77
.4	Upper Floors	502	m ²	225	112,950	89.79	8.34
.5	Roof; new roof coverings, insulation and isolated repairs						
	Pitched roof; new roof tiles	248	m ²	180	44,640	35.48	3.30
	Pitched roof new structure				Excluded		
	Flat roof over central block	65	m ²	170	11,050	8.78	0.82
.6	Stairs						
	New stair 01; level 0 to 3	3	nr	18,000	54,000	42.93	3.99
	New stair 02; level -1 to 2	3	nr	12,500	37,500	29.81	2.77
Carried Forward					1,262,605	1,003.66	93.26

Appendix B - Refurbishment: Employment

B.03 Karslake Employment

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	£/m ²	£/ft ²
					£	£	£
	Brought Forward				1,262,605	1,003.66	93.26
.7	External walls						
	Clean and restore existing heritage walls	1,738	m ²	55	95,590	75.99	7.06
	EO allowance for brick / render replacement & repointing		item		15,000	11.92	1.11
	EO allowance for stonework regeneration		item		15,000	11.92	1.11
	Dryline internal face of external walls	1,738	m ²	15	26,070	20.72	1.93
	Works to existing chimney				Excluded		
.8	Windows and External Doors						
	New steel windows and external doors to match existing	73	m ²	850	62,050	49.32	4.58
	Restore, repair and replace as necessary, retain existing heritage features to existing windows and external doors	206	m ²	325	66,950	53.22	4.94
	Allowance for secondary glazing	206	m ²	550	113,300	90.06	8.37
.9	Internal Walls and Partitions	1,258	m ²	70	88,060	70.00	6.50
.10	Internal Doors	1,258	m ²	95	119,510	95.00	8.83
.11	Wall Finishes	1,258	m ²	50	62,900	50.00	4.64
.12	Floor Finishes	1,258	m ²	110	138,380	110.00	10.22
.13	Ceiling Finishes	1,258	m ²	65	81,770	65.00	6.04
.14	FF&E allowance		item		50,000	39.75	3.69
.15	Mechanical and Electrical Installations incl. Sanitary Fittings and Plumbing (A/C)	1,258	m ²	550	691,900	550.00	51.09
.16	Lift installation						
	Lift installation	1	nr	60,000	60,000	47.69	4.43
	Platform lift	1	nr	15,000	15,000	11.92	1.11
.17	Builder's works in connection			7.5%	57,518	45.72	4.25
	Sub-total				3,021,603	2,401.89	223.16
.18	Preliminaries			14%	423,024	336.27	31.24
	Sub-total				3,444,627	2,738.16	254.40
.19	Overheads and Profit			4%	137,785	109.53	10.17
Total Building Works Estimate					£ 3,582,412	2,847.69	264.57

Appendix B - Refurbishment: Employment

B.03 Karslake Employment

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	£/m ²	£/ft ²
					£	£	£
	Brought Forward				3,582,412	2,847.69	264.57
.20	Risk allowance estimate:						
	• Design Development Risks Estimate			2.50%	89,560	71.19	6.61
	• Construction Risks Estimate			5.00%	179,121	142.39	13.23
	• Employer Change Risks Estimate				Excluded		
	• Employer Other Risks Estimate				Excluded		
Total Building Works Estimate incl. Risk					£ 3,851,093	3,061.27	284.41
.21	Inflation estimate				Excluded		
Total Building Works Estimate incl. Risk & Inflation					£ 3,851,093	3,061.27	284.41

Appendix B - Refurbishment: Employment

B.04 Ruston and Ward Employment

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	764	8,224
					£	£	£
.1	Demolitions and Alterations						
	Demolition				Refer to External Works		
	Strip out and structural alterations (Provisional)	665	m ²	200	133,000	174.08	16.17
	Remove existing roof covering	621	m ²	60	37,260	48.77	4.53
	Form opening in external wall for new window and door	5	nr	500	2,500	3.27	0.30
	Remove existing windows, doors & alter openings for new units	5	nr	500	2,500	3.27	0.30
	EO restoration of gantry crane		item		10,000	13.09	1.22
.2	Sub-structure						
	Underpinning				Excluded		
	Lower existing ground slab and install new slab to central block	435	m ²	450	195,750	256.22	23.80
	Allowance for repairs and alterations to existing ground slab areas	125	m ²	125	15,625	20.45	1.90
	Allowance for waterproofing to basement	212	m ²	90	19,080	24.97	2.32
	Form new lift pits				Excluded		
.3	Frame; new steel frame	764	m ²	200	152,800	200.00	18.58
	Temporary works (provisional)		item		100,000	130.89	12.16
.4	Upper Floors	202	m ²	175	35,350	46.27	4.30
.5	Roof; new roof coverings, insulation and isolated repairs						
	Pitched roof; new roof tiles	538	m ²	180	96,840	126.75	11.78
	Flat roof over central block	83	m ²	2,000	166,000	217.28	20.18
.6	Stairs						
	New stair 03; level -1 to 2	3	nr	12,500	37,500	49.08	4.56
.7	External walls						
	Clean and restore existing heritage walls	1,035	m ²	50	51,750	67.74	6.29
	EO allowance for brick / render replacement & repointing		item		10,000	13.09	1.22
	EO allowance for stonework regeneration		item		15,000	19.63	1.82
	Dryline internal face of external walls	1,035	m ²	45	46,575	60.96	5.66
	Works to existing chimney				Excluded		
	Carried Forward				1,127,530	1,475.81	137.09

Appendix B - Refurbishment: Employment

B.04 Ruston and Ward Employment

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	764	8,224
					£	£	£
	Brought Forward				1,127,530	1,475.81	137.09
.8	Windows and External Doors						
	New windows and external doors to match existing	28	m ²	850	23,800	31.15	2.89
	Restore, repair and replace as necessary, retain existing heritage features to existing windows and external doors	124	m ²	325	40,300	52.75	4.90
	Allowance for secondary glazing	100	m ²	550	55,000	71.99	6.69
.9	Internal Walls and Partitions	764	m ²	70	53,480	70.00	6.50
.10	Internal Doors	764	m ²	65	49,660	65.00	6.04
.11	Wall Finishes	764	m ²	60	45,840	60.00	5.57
.12	Floor Finishes	764	m ²	100	76,400	100.00	9.29
.13	Ceiling Finishes	764	m ²	70	53,480	70.00	6.50
.14	FF&E allowance		item		25,000	32.72	3.04
.15	Mechanical and Electrical Installations incl. Sanitary Fittings and Plumbing (A/C)	764	m ²	650	496,600	650.00	60.38
.16	Lift installation; platform lift	1	nr	20,000	20,000	26.18	2.43
.17	Builder's works in connection			7.5%	38,745	50.71	4.71
	Sub-total				2,105,835	2,756.31	256.03
.18	Preliminaries			17%	357,992	468.58	43.53
	Sub-total				2,463,827	3,224.89	299.56
.19	Overheads and Profit			6%	147,830	193.49	17.98
Total Building Works Estimate					£ 2,611,657	3,418.38	317.54
.20	Risk allowance estimate:						
	• Design Development Risks Estimate			2.50%	65,291	85.46	7.94
	• Construction Risks Estimate			5.00%	130,583	170.92	15.88
	• Employer Change Risks Estimate				Excluded		
	• Employer Other Risks Estimate				Excluded		
Total Building Works Estimate incl. Risk					£ 2,807,531	3,674.76	341.36
.21	Inflation estimate				Excluded		
Total Building Works Estimate incl. Risk & Inflation					£ 2,807,531	3,674.76	341.36

Appendix B - Refurbishment: Employment

B.05 Storehouse Conversion Employment

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	42	452
					£	£	£
.1	Demolitions and Alterations						
	Demolition				Refer to External Works		
	Strip out and structural alterations (Provisional)	42	m ²	200	8,400	200.00	18.58
	Remove existing roof covering	42	m ²	60	2,520	60.00	5.58
	Form opening in external wall for new window and door	1	nr	500	500	11.90	1.11
.2	Sub-structure						
.3	Frame						
.4	Upper Floor						
.5	Roof						
	Allow for new pitched roof structure	42	m ²	225	9,450	225.00	20.91
	Allow for new roof tiles	42	m ²	200	8,400	200.00	18.58
.6	Stairs						
.7	External walls (allowances based on residential scheme)						
	Clean and restore existing heritage walls	101	m ²	60	6,060	144.29	13.41
	Dryline internal face of external walls	101	m ²	45	4,545	108.21	10.06
.8	Windows and External Doors (allowances based on residential scheme)						
	New windows and external doors to match existing		item		1,500	35.71	3.32
	Restore, repair and replace as necessary, retain existing heritage features to existing windows and external doors	13	m ²	400	5,200	123.81	11.50
	Allowance for secondary glazing	8	m ²	550	4,400	104.76	9.73
.9	Internal Walls and Partitions	42	m ²	85	3,570	85.00	7.90
.10	Internal Doors	42	m ²	65	2,730	65.00	6.04
.11	Wall Finishes	42	m ²	65	2,730	65.00	6.04
.12	Floor Finishes	42	m ²	135	5,670	135.00	12.54
.13	Ceiling Finishes	42	m ²	60	2,520	60.00	5.58
.14	FF&E allowance		item		10,000	238.10	22.12

Appendix B - Refurbishment: Employment

B.05 Storehouse Conversion Employment

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	42	452
					£	£/m ²	£/ft ²
	Carried Forward				78,195	1,862	173
	Brought Forward				78,195	1,861.78	173.00
.15	Mechanical and Electrical Installations incl. Sanitary Fittings and Plumbing	42	m ²	150	6,300	150.00	13.94
.16	Lift installation				-	-	-
.17	Builder's works in connection			7.5%	473	11.26	1.05
	Sub-total				84,968	2,023.04	187.99
.18	Preliminaries			17%	14,445	343.93	31.96
	Sub-total				99,413	2,366.97	219.95
.19	Overheads and Profit			6%	5,965	142.02	13.20
Total Building Works Estimate					£ 105,378	2,508.99	233.15
.20	Risk allowance estimate:						
	• Design Development Risks Estimate			2.50%	2,634	62.71	5.83
	• Construction Risks Estimate			5.00%	5,269	125.45	11.66
	• Employer Change Risks Estimate				Excluded		
	• Employer Other Risks Estimate				Excluded		
Total Building Works Estimate incl. Risk					£ 113,281	2,697.15	250.64
.21	Inflation estimate				Excluded		
Total Building Works Estimate incl. Risk & Inflation					£ 113,281	2,697.15	250.64

Appendix B - Refurbishment: Employment

B.06 Ruston and Ward Refurbishment Workshop

Ref	Element Summary	Qty	Unit	Rate	GIA	m ²	ft ²
					Total	303	3,262
					£	£	£
.1	Demolitions and Alterations						
	Demolition				Refer to External Works		
	Strip out and structural alterations (Provisional)	183	m ²	200	36,600	120.79	11.22
	Remove existing roof covering	154	m ²	60	9,240	30.50	2.83
	Remove existing door and alter opening for new window	1	nr	500	500	1.65	0.15
.2	Sub-structure						
	Allowance for waterproofing to basement	113	m ²	80	9,040	29.83	2.77
	Allowance for repairs and alterations to all other existing ground slab areas	154	m ²	100	15,400	50.83	4.72
.3	Frame; steel frame	303	m ²	150	45,450	150.00	13.93
.4	Upper Floor						
	Metal joist mezzanine floor	120	m ²	125	15,000	49.50	4.60
	Balustrade to mezzanine	33	m	500	16,500	54.46	5.06
.5	Roof; new roof coverings, insulation and isolated repairs						
	Pitched roof; new roof tiles	151	m ²	225	33,975	112.13	10.42
	Flat roof over central block	3	m ²	170	510	1.68	0.16
	Allowance to renew rooflight	1	nr	2,000	2,000	6.60	0.61
.6	Stairs						
	New stair to mezzanine	1	nr	12,500	12,500	41.25	3.83
	New stair to basement	1	nr	6,000	6,000	19.80	1.84
.7	External walls						
	Clean and restore existing heritage walls	341	m ²	60	20,460	67.52	6.27
	Dryline internal face of external walls	341	m ²	45	15,345	50.64	4.70
	Works to existing chimney				Excluded		
	Allowance for making good existing tower (provisional)		item		10,000	33.00	3.07
Carried Forward					248,520	820.18	76.18

Appendix B - Refurbishment: Employment

B.06 Ruston and Ward Refurbishment Workshop

Ref	Element Summary	Qty	Unit	Rate	GIA Total £	m ² 303 £/m ² £	ft ² 3,262 £/ft ² £
	Brought Forward				248,520	820.18	76.18
.8	Windows and External Doors						
	New windows and external doors to match existing	3	m ²	850	2,550	8.42	0.78
	Restore, repair and replace as necessary, retain existing heritage features to existing windows and external doors	15	m ²	325	4,875	16.09	1.49
	Allowance for secondary glazing	8	m ²	550	4,400	14.52	1.35
.9	Internal Walls and Partitions						
.10	Internal Doors; double exit door	1	nr	3,000	3,000	9.90	0.92
.11	Wall Finishes	303	m ²	90	27,270	90.00	8.36
.12	Floor Finishes	303	m ²	110	33,330	110.00	10.22
.13	Ceiling Finishes	303	m ²	60	18,180	60.00	5.57
.14	FF&E allowance		item		5,000	16.50	1.53
.15	Mechanical and Electrical Installations (A/C) incl. Sanitary Fittings and Plumbing	303	m ²	550	166,650	550.00	51.09
.16	Lift installation				-	-	-
.17	Builder's works in connection			7.5%	12,499	41.25	3.83
	Sub-total				526,274	1,736.86	161.32
.18	Preliminaries			17%	89,467	295.27	27.43
	Sub-total				615,741	2,032.13	188.75
.19	Overheads and Profit			6%	36,944	121.93	11.33
	Total Building Works Estimate				£ 652,685	2,154.06	200.08
.20	Risk allowance estimate:						
	• Design Development Risks Estimate			2.50%	16,317	53.85	5.00
	• Construction Risks Estimate			5.00%	32,634	107.70	10.00
	• Employer Change Risks Estimate				Excluded		
	• Employer Other Risks Estimate				Excluded		
	Total Building Works Estimate incl. Risk				£ 701,636	2,315.61	215.08
.21	Inflation estimate				Excluded		
	Total Building Works Estimate incl. Risk & Inflation				£ 701,636	2,315.61	215.08

Appendix B - Refurbishment: Employment

B.07 External Works

Ref	Description	Qty	Unit	Rate	Total
					£
.1	Demolition and alterations; provisional allowance		item		35,000
.2	Decontamination and asbestos removal		item		Excluded
	Remediation to soft landscaping areas only		item		30,000
.3	Site clearance		item		120,000
.4	Access road	530	m ²	140.00	74,200
.5	Paving; to shared surface	739	m ²	225.00	166,275
.6	Paving; to car park spaces	551	m ²	225.00	123,975
.7	Paving; to around buildings	777	m ²	225.00	174,825
.8	Elevated garden space	31	m ²	225.00	6,975
.9	Allowance for decking	289	m ²	160.00	46,240
.10	Alterations to existing steps / concrete ramp to elevated garden space	25	m ²	450.00	11,250
.11	Shared garden space	40	m ²	170.00	6,800
.12	Children's play space				Excluded
.13	Soft landscaping	767	m ²	50.00	38,350
.14	External bin storage		item		30,000
.15	External cycle racks		item		6,000
.16	Take down brick wall; reduce height to 600mm and make good	21	m ²	170.00	3,570
.17	Take down brick wall including pillar	24	m ²	85.00	2,040
.18	Restore existing brick wall	22	m ²	60.00	1,320
.19	Restore cast iron railing	126	m	85.00	10,710
.20	Railing to front and rear gardens				Excluded
.21	Allowance for new boundary fence to Thames	139	m	170.00	23,630
.22	Allowance for sliding gates (access to Thames Water)	2	nr	15,000.00	30,000
.23	Allowance for planters to roof terraces		item		10,000
.24	Allowance for feature planting and furniture		item		60,000
.25	Extra over allowance for restoring existing heritage features		item		150,000
.26	Surface water drainage and foul drainage		item		200,000
.27	Allowance for statutory services (provisional)		item		200,000
.28	Builders work for last		item		50,000
.29	Statutory services diversions		item		Excluded
.30	Diversion of existing Thames Water services		item		Excluded
.31	Diversion of existing drainage		item		Excluded
.32	Electric charging points	8	nr	3,500.00	28,000
.33	External lighting		item		120,000
	Carried Forward				1,759,160

Appendix B - Refurbishment: Employment

B.07 External Works

Ref	Description	Qty	Unit	Rate	Total
					£
	Brought Forward				1,759,160
.34	Preliminaries			17%	299,057
	Sub-total				2,058,217
.35	Overheads and Profit			6%	123,493
Construction Cost Estimate					2,181,710
.36	Risk allowance estimate:				
	• Design Development Risks Estimate			5.00%	109,086
	• Construction Risks Estimate			5.00%	109,086
	• Employer Change Risks Estimate				Excluded
	• Employer Other Risks Estimate				Excluded
Total Building Works Estimate incl. Risk					£ 2,399,882
.37	Inflation estimate				Excluded
Total Building Works Estimate incl. Risk & Inflation					£ 2,399,882



Appendix 8 - HM Land Registry Sold Price Data – Apartments TW12 Post Code

ALL APARTMENT SALES PREVIOUS 12 MONTHS

Price paid	Deed date	Postcode	Property type	New build	Estate type	saon	paon	Street	Town	Transaction category	EPC (Sq M)	EPC (Sq Ft)	£/Sq Ft
£220,000	06/08/2021	TW12 1AE	F	N	L		45	PIGEON LANE	HAMPTON	A	45	484	£454.18
£350,000	01/11/2021	TW12 1AX	F	N	L	7		THIRLESTANE HOUSE	HAMPTON	A	61	657	£533.03
£263,000	12/10/2021	TW12 1EQ	F	N	L		127	RECTORY GROVE	HAMPTON	A	39	420	£626.48
£375,000	22/09/2021	TW12 1HS	F	N	L		11	THE WILDERNESS	HAMPTON	A	69	743	£504.89
£355,000	31/08/2021	TW12 1HS	F	N	L		17	THE WILDERNESS	HAMPTON	A	66	710	£499.69
£398,000	03/02/2022	TW12 1JQ	F	N	L	FLAT 2	107	HAMPTON ROAD	HAMPTON	A	51	549	£724.98
£322,500	03/08/2021	TW12 1JQ	F	N	L		109B	HAMPTON ROAD	HAMPTON	A	48	517	£624.17
£291,000	29/10/2021	TW12 1JQ	F	N	L		111D	HAMPTON ROAD	HAMPTON	A	39	420	£693.18
£380,000	27/09/2021	TW12 1JY	F	N	L	FLAT 3	43	WELLINGTON ROAD	HAMPTON	A	46	495	£767.43
£370,000	18/08/2021	TW12 1LE	F	N	L		9	TAYLOR CLOSE	HAMPTON	A	77	829	£446.40
£780,000	30/09/2021	TW12 1NB	F	N	L	COACH HOUSE		CAMBRIDGE HOUSE, 11	HAMPTON	A	142	1,529	£510.30
£825,000	02/02/2022	TW12 1NB	F	N	L	FLAT 4	19	HIGH STREET	HAMPTON	A	103	1,109	£744.10
£302,500	02/12/2021	TW12 1NS	F	N	L	FLAT 2	122	HIGH STREET	HAMPTON	A	60	646	£468.37
£447,500	17/12/2021	TW12 1NY	F	N	L	FLAT 5	92	HIGH STREET	HAMPTON	A	95	1,023	£437.61
£500,000	24/09/2021	TW12 1NY	F	N	L	FLAT 16		TEMPLETON COURT, 104 - 108	HAMPTON	A	73	786	£636.30
£457,000	30/09/2021	TW12 1QA	F	N	L	FLAT 1	1	PARK PLACE	HAMPTON	A	59	635	£719.58
£287,000	28/10/2021	TW12 1SN	F	N	L	16		FAIRLIGHT	HAMPTON	A	62	667	£430.04
£550,000	26/01/2022	TW12 1SW	F	N	L		12	ARUNDEL CLOSE	HAMPTON	A	107	1,152	£477.52
£280,000	04/02/2022	TW12 2AP	F	N	L		174	STATION ROAD	HAMPTON	A	37	398	£703.03
£302,000	30/09/2021	TW12 2AX	F	N	L	GROUND FLOOR FLAT	80	STATION ROAD	HAMPTON	A	88	947	£318.82
£360,000	08/04/2022	TW12 2BG	F	N	L	10		DYER HOUSE	HAMPTON	A	74	797	£451.95
£295,000	31/08/2021	TW12 2BT	F	N	L	FLAT 3		ST. PETERS COURT, 29	HAMPTON	A	57	614	£480.80
£285,000	08/04/2022	TW12 2DD	F	N	L	13		RUSHBURY COURT, 125	HAMPTON	A	46	495	£575.58
£270,000	13/08/2021	TW12 2DD	F	N	L	8		RUSHBURY COURT, 125	HAMPTON	A	50	538	£501.66
£349,950	18/02/2022	TW12 2DN	F	N	L	5		NORMAN COURT	HAMPTON	A	69	743	£471.16
£415,000	15/10/2021	TW12 2EF	F	N	L		18	KINGS PADDOCK	HAMPTON	A	72	775	£535.47
£397,500	28/10/2021	TW12 2EF	F	N	L		27	KINGS PADDOCK	HAMPTON	A	74	797	£499.02
£385,500	19/08/2021	TW12 2EF	F	N	L		39	KINGS PADDOCK	HAMPTON	A	71	764	£504.41
£304,950	03/09/2021	TW12 2EP	F	N	L		3	BURCHAM CLOSE	HAMPTON	A	48	517	£590.21
£339,950	16/08/2021	TW12 2ET	F	N	L		18	THAMES CLOSE	HAMPTON	A	51	549	£619.24
£475,000	22/10/2021	TW12 2ET	F	N	L		23	THAMES CLOSE	HAMPTON	A	83	893	£531.66
£333,000	28/09/2021	TW12 2HP	F	N	L		69A	OLDFIELD ROAD	HAMPTON	A	58	624	£533.37
£335,000	18/11/2021	TW12 2JY	F	N	L	5		SHERBORNE COURT, 40	HAMPTON	A	63	678	£493.99
£330,000	04/03/2022	TW12 2JY	F	N	L	7		SHERBORNE COURT, 40	HAMPTON	A	60	646	£510.95
£410,000	30/11/2021	TW12 2NE	F	N	L		8	TEMPLAR PLACE	HAMPTON	A	57	614	£668.23
£370,000	27/08/2021	TW12 2PF	F	N	L	3		PRIORY COURT	HAMPTON	A	65	700	£528.82
£325,000	10/01/2022	TW12 2RY	F	N	L	FLAT 12	63	ORMOND AVENUE	HAMPTON	A	77	829	£499.02
£350,000	29/09/2021	TW12 2SF	F	N	L		3	DAUBENEY PLACE	HAMPTON	A	69	743	£471.23
£476,000	30/09/2021	TW12 2SP	F	N	L		3	PARK CLOSE	HAMPTON	A	78	840	£566.93
£425,750	01/11/2021	TW12 2SP	F	N	L		6	PARK CLOSE	HAMPTON	A	78	840	£507.08
£410,000	10/09/2021	TW12 3BD	F	N	L	9		LINDEN HOUSE	HAMPTON	A	74	797	£514.72
£175,000	27/07/2021	TW12 3BH	F	N	L		9	ROSETREE PLACE	HAMPTON	A	81	872	£200.71
£298,000	20/09/2021	TW12 3BH	F	N	L		14	ROSETREE PLACE	HAMPTON	A	57	614	£485.69
£295,000	25/03/2022	TW12 3EH	F	N	L	8		GARDEN COURT	HAMPTON	A	63	678	£435.01
£299,950	23/11/2021	TW12 3EQ	F	N	L		2	GLENMILL	HAMPTON	A	65	700	£428.70
£327,500	30/07/2021	TW12 3ET	F	N	L	FLAT 4		OAKDENE COURT, 337	HAMPTON	A	70	753	£434.64
£295,000	29/11/2021	TW12 3JZ	F	N	L		15	LINCOLN COURT	HAMPTON	A	50	538	£548.11
£177,500	17/12/2021	TW12 3JZ	F	N	L		3	LINCOLN COURT	HAMPTON	A	37	398	£445.67
£140,000	23/07/2021	TW12 3QJ	F	N	L		11	CHICHESTER CLOSE	HAMPTON	A	42	452	£309.67
£155,000	06/08/2021	TW12 3QJ	F	N	L		36	CHICHESTER CLOSE	HAMPTON	A	50	538	£287.99
£250,000	26/07/2021	TW12 3XD	F	N	L		14	PRICE WAY	HAMPTON	A	50	538	£464.50
£200,000	30/09/2021	TW12 3YH	F	N	L		24	TANGLEY PARK ROAD	HAMPTON	A	47	506	£395.32
£251,000	12/08/2021	TW12 3YT	F	N	L		20	DENNING CLOSE	HAMPTON	A	41	441	£568.73
£18,562,050											36,534		£508.08

EQUIVALENT FLOOR AREAS - 1-BEDROOM APARTMENTS

Price paid	Deed date	Postcode	Property type	New build	Estate type	saon	paon	Street	Town	Transaction category	EPC (Sq M)	EPC (Sq Ft)	£/Sq Ft
£350,000	01/11/2021	TW12 1AX	F	N	L	7		THIRLESTANE HOUSE	HAMPTON	A	61	657	£533.03
£375,000	22/09/2021	TW12 1HS	F	N	L		11	THE WILDERNESS	HAMPTON	A	69	743	£504.89
£355,000	31/08/2021	TW12 1HS	F	N	L		17	THE WILDERNESS	HAMPTON	A	66	710	£499.69
£302,500	02/12/2021	TW12 1NS	F	N	L	FLAT 2	122	HIGH STREET	HAMPTON	A	60	646	£468.37
£500,000	24/09/2021	TW12 1NY	F	N	L	FLAT 16		TEMPLETON COURT, 104 - 108	HAMPTON	A	73	786	£636.30
£457,000	30/09/2021	TW12 1QA	F	N	L	FLAT 1	1	PARK PLACE	HAMPTON	A	59	635	£719.58
£287,000	28/10/2021	TW12 1SN	F	N	L	16		FAIRLIGHT	HAMPTON	A	62	667	£430.04
£295,000	31/08/2021	TW12 2BT	F	N	L	FLAT 3		ST. PETERS COURT, 29	HAMPTON	A	57	614	£480.80
£360,000	08/04/2022	TW12 2BG	F	N	L	10		DYER HOUSE	HAMPTON	A	74	797	£451.95
£349,950	18/02/2022	TW12 2DN	F	N	L	5		NORMAN COURT	HAMPTON	A	69	743	£471.16
£415,000	15/10/2021	TW12 2EF	F	N	L		18	KINGS PADDOCK	HAMPTON	A	72	775	£535.47
£397,500	28/10/2021	TW12 2EF	F	N	L		27	KINGS PADDOCK	HAMPTON	A	74	797	£499.02
£385,500	19/08/2021	TW12 2EF	F	N	L		39	KINGS PADDOCK	HAMPTON	A	71	764	£504.41
£335,000	18/11/2021	TW12 2JY	F	N	L	5		SHERBORNE COURT, 40	HAMPTON	A	63	678	£493.99
£330,000	04/03/2022	TW12 2JY	F	N	L	7		SHERBORNE COURT, 40	HAMPTON	A	60	646	£510.95
£410,000	30/11/2021	TW12 2NE	F	N	L		8	TEMPLAR PLACE	HAMPTON	A	57	614	£668.23
£370,000	27/08/2021	TW12 2PF	F	N	L	3		PRIORY COURT	HAMPTON	A	65	700	£528.82
£350,000	29/09/2021	TW12 2SF	F	N	L		3	DAUBENEY PLACE	HAMPTON	A	69	743	£471.23
£410,000	10/09/2021	TW12 3BD	F	N	L	9		LINDEN HOUSE	HAMPTON	A	74	797	£514.72
£298,000	20/09/2021	TW12 3BH	F	N	L		14	ROSETREE PLACE	HAMPTON	A	57	614	£485.69
£295,000	25/03/2022	TW12 3EH	F	N	L	8		GARDEN COURT	HAMPTON	A	63	678	£435.01
£299,950	23/11/2021	TW12 3EQ	F	N	L		2	GLENMILL	HAMPTON	A	65	700	£428.70
£327,500	30/07/2021	TW12 3ET	F	N	L	FLAT 4		OAKDENE COURT, 337	HAMPTON	A	70	753	£434.64
£8,254,900											16,257		£507.78

COMPARABLE FLOOR AREAS - 2-BEDROOM APARTMENTS

Price paid	Deed date	Postcode	Property type	New build	Estate type	saon	paon	Street	Town	Transaction category	EPC (Sq M)	EPC (Sq Ft)	£/Sq Ft
£375,000	22/09/2021	TW12 1HS	F	N	L		11	THE WILDERNESS	HAMPTON	A	69	743	£504.89
£355,000	31/08/2021	TW12 1HS	F	N	L		17	THE WILDERNESS	HAMPTON	A	66	710	£499.69
£370,000	18/08/2021	TW12 1LE	F	N	L		9	TAYLOR CLOSE	HAMPTON	A	77	829	£446.40
£447,500	17/12/2021	TW12 1NY	F	N	L	FLAT 5	92	HIGH STREET	HAMPTON	A	95	1,023	£437.61
£500,000	24/09/2021	TW12 1NY	F	N	L	FLAT 16		TEMPLETON COURT, 104 - 108	HAMPTON	A	73	786	£636.30
£302,000	30/09/2021	TW12 2AX	F	N	L	GROUND FLOOR FLAT	80	STATION ROAD	HAMPTON	A	88	947	£318.82
£360,000	08/04/2022	TW12 2BG	F	N	L	10		DYER HOUSE	HAMPTON	A	74	797	£451.95

£349,950	18/02/2022	TW12 2DN	F	N	L	5	NORMAN COURT	UPPER SUNBURY ROAD	HAMPTON	A	69	743	£471.16	
£415,000	15/10/2021	TW12 2EF	F	N	L		18	KINGS PADDOCK	HAMPTON	A	72	775	£535.47	
£397,500	28/10/2021	TW12 2EF	F	N	L		27	KINGS PADDOCK	HAMPTON	A	74	797	£499.02	
£385,500	19/08/2021	TW12 2EF	F	N	L		39	KINGS PADDOCK	HAMPTON	A	71	764	£504.41	
£475,000	22/10/2021	TW12 2ET	F	N	L		23	THAMES CLOSE	HAMPTON	A	83	893	£531.66	
£370,000	27/08/2021	TW12 2PF	F	N	L	3	PRIORY COURT	PERCY ROAD	HAMPTON	A	65	700	£528.82	
£325,000	10/01/2022	TW12 2RY	F	N	L	FLAT 12	63	ORMOND AVENUE	HAMPTON	A	77	829	£392.11	
£350,000	29/09/2021	TW12 2SF	F	N	L		3	DAUBENEY PLACE	HAMPTON	A	69	743	£471.23	
£476,000	30/09/2021	TW12 2SP	F	N	L		3	PARK CLOSE	HAMPTON	A	78	840	£566.93	
£425,750	01/11/2021	TW12 2SP	F	N	L		6	PARK CLOSE	HAMPTON	A	78	840	£507.08	
£410,000	10/09/2021	TW12 3BD	F	N	L	9	LINDEN HOUSE	BROAD LANE	HAMPTON	A	74	797	£514.72	
£175,000	27/07/2021	TW12 3BH	F	N	L		9	ROSETREE PLACE	HAMPTON	A	81	872	£200.71	
£295,000	25/03/2022	TW12 3EH	F	N	L	8	GARDEN COURT	HANWORTH ROAD	HAMPTON	A	63	678	£435.01	
£299,950	23/11/2021	TW12 3EQ	F	N	L		2	GLENMILL	HAMPTON	A	65	700	£428.70	
£327,500	30/07/2021	TW12 3ET	F	N	L	FLAT 4		OAKDENE COURT, 337	HANWORTH ROAD	HAMPTON	A	70	753	£434.64
£8,186,650												17,559	£466.24	

COMPARABLE FLOOR AREAS - 3 & 4-BEDROOM APARTMENTS

Price paid	Deed date	Postcode	Property type	New build	Estate type	saon	paon	Street	Town	Transaction category	EPC (Sq M)	EPC (Sq Ft)	£/Sq Ft
£780,000	30/09/2021	TW12 1NB	F	N	L	COACH HOUSE	CAMBRIDGE HOUSE, 11	HIGH STREET	HAMPTON	A	142	1,529	£510.30
£825,000	02/02/2022	TW12 1NB	F	N	L	FLAT 4	19	HIGH STREET	HAMPTON	A	103	1,109	£744.10
£447,500	17/12/2021	TW12 1NY	F	N	L	FLAT 5	92	HIGH STREET	HAMPTON	A	95	1,023	£437.61
£550,000	26/01/2022	TW12 1SW	F	N	L		12	ARUNDEL CLOSE	HAMPTON	A	107	1,152	£477.52
£302,000	30/09/2021	TW12 2AX	F	N	L	GROUND FLOOR FLAT	80	STATION ROAD	HAMPTON	A	88	947	£318.82
£2,904,500												5,760	£504.25



Appendix 9 - HM Land Registry Sold Price Data – Semi-Detached Houses TW12 Post Code

ALL SEMI-DETACHED SALES PREVIOUS 12 MONTHS

Price paid	Deed date	Postcode	Property type	New build	Estate type	paon	Street	Town	Transaction category	EPC (Sq M)	EPC (Sq Ft)	£/sq Ft
£697,000	06/09/2021	TW12 1AS	S	N	F	255	UXBRIDGE ROAD	HAMPTON	A	89	958	£727.56
£735,000	26/01/2022	TW12 1AT	S	N	F	11	RINGWOOD WAY	HAMPTON	A	110	1,184	£620.78
£562,500	02/02/2022	TW12 1AT	S	N	F	48	RINGWOOD WAY	HAMPTON	A	66	710	£792.25
£500,000	16/07/2021	TW12 1AU	S	N	F	233	UXBRIDGE ROAD	HAMPTON	A	128	1,378	£362.84
£901,000	12/11/2021	TW12 1DE	S	N	F	79	BURTONS ROAD	HAMPTON	A	96	1,033	£872.22
£485,000	14/09/2021	TW12 1EG	S	N	F	115	RECTORY GROVE	HAMPTON	A	91	980	£494.90
£1,790,000	23/09/2021	TW12 1HG	S	N	F	39	PARK ROAD	HAMPTON	A	256	2,756	£649.49
£1,995,000	24/11/2021	TW12 1HX	S	N	F	57	PARK ROAD	HAMPTON	A	320	3,445	£579.10
£750,000	08/12/2021	TW12 1QL	S	N	F	6	SCHOOL ROAD	HAMPTON	A	116	1,249	£600.48
£615,000	10/12/2021	TW12 1QW	S	N	F	28	WOLSEY ROAD	HAMPTON	A	74	797	£771.64
£830,000	12/11/2021	TW12 1RF	S	N	F	31	WINDMILL ROAD	HAMPTON	A	93	1,001	£829.17
£740,000	04/07/2021	TW12 2AZ	S	N	F	34	BELGRADE ROAD	HAMPTON	A	106	1,141	£648.55
£895,000	10/12/2021	TW12 2AZ	S	N	F	36	BELGRADE ROAD	HAMPTON	A	123	1,324	£675.98
£725,000	26/08/2021	TW12 2DS	S	N	F	9, W/WORKS COTTAGES	UPPER SUNBURY ROAD	HAMPTON	A	108	1,163	£623.39
£946,750	11/03/2022	TW12 2FB	S	N	F	7	HARVEY DRIVE	HAMPTON	A	148	1,593	£594.32
£980,000	06/04/2022	TW12 2JH	S	N	F	18	RIPLEY ROAD	HAMPTON	A	166	1,787	£548.41
£650,000	27/09/2021	TW12 2LF	S	N	F	10	SANDRINGHAM MEWS	HAMPTON	A	90	969	£670.79
£715,000	04/03/2022	TW12 2LN	S	N	F	9	MALVERN ROAD	HAMPTON	A	87	936	£763.89
£1,700,000	12/11/2021	TW12 2LP	S	N	F	71	WENSLEYDALE ROAD	HAMPTON	A	161	1,733	£980.96
£1,225,000	12/11/2021	TW12 2NA	S	N	F	6	TUDOR AVENUE	HAMPTON	A	160	1,722	£711.38
£710,000	18/03/2022	TW12 2NQ	S	N	F	4	TUDOR ROAD	HAMPTON	A	84	904	£785.40
£899,950	24/09/2021	TW12 2NU	S	N	F	4	CHESTNUT AVENUE	HAMPTON	A	99	1,066	£844.23
£575,000	21/09/2021	TW12 2PL	S	N	F	21	CLEVES WAY	HAMPTON	A	60	646	£890.09
£500,000	30/11/2021	TW12 2PX	S	N	F	32	HILLFIELD ROAD	HAMPTON	A	78	840	£595.24
£676,128	18/10/2021	TW12 2QY	S	N	F	47	HOLLY BUSH LANE	HAMPTON	A	60	646	£1,046.64
£1,023,000	10/09/2021	TW12 2RB	S	N	F	72	HOLLY BUSH LANE	HAMPTON	A	122	1,313	£779.13
£787,500	02/02/2022	TW12 2RD	S	N	F	21	CLEVELAND AVENUE	HAMPTON	A	138	1,485	£530.30
£640,000	29/07/2021	TW12 2RF	S	N	F	74	HATHEROP ROAD	HAMPTON	A	110	1,184	£540.54
£875,000	10/08/2021	TW12 2RG	S	N	F	37	HATHEROP ROAD	HAMPTON	A	115	1,238	£706.79
£1,310,000	27/08/2021	TW12 2TL	S	N	F	73	ORMOND DRIVE	HAMPTON	A	188	2,024	£647.23
£1,315,000	29/09/2021	TW12 2TX	S	N	F	35	MANOR GARDENS	HAMPTON	A	156	1,679	£783.20
£1,080,000	11/11/2021	TW12 2UA	S	N	F	15	WARWICK CLOSE	HAMPTON	A	105	1,130	£955.75
£599,950	21/01/2022	TW12 3BP	S	N	F	168	BROAD LANE	HAMPTON	A	60	646	£928.72
£1,200,500	06/05/2022	TW12 3DH	S	N	F	35	HANWORTH ROAD	HAMPTON	A	133	1,432	£838.34
£825,000	04/03/2022	TW12 3ED	S	N	F	149	HANWORTH ROAD	HAMPTON	A	111	1,195	£690.38
£553,000	20/08/2021	TW12 3EE	S	N	F	1	HOLLYBANK CLOSE	HAMPTON	A	58	624	£886.22
£1,370,000	10/12/2021	TW12 3HZ	S	N	F	40	NIGHTINGALE ROAD	HAMPTON	A	135	1,453	£942.88
£470,000	16/11/2021	TW12 3JL	S	N	F	4	DEAN ROAD	HAMPTON	A	54	581	£808.95
£520,000	28/01/2022	TW12 3JT	S	N	F	1	HASLEMERE CLOSE	HAMPTON	A	69	743	£699.87
£538,000	30/09/2021	TW12 3JX	S	N	F	178	BUCKINGHAM ROAD	HAMPTON	A	81	872	£616.97
£625,000	25/02/2022	TW12 3PB	S	N	F	3	COOMBE ROAD	HAMPTON	A	89	958	£652.40
£725,000	30/09/2021	TW12 3RE	S	N	F	6	SNOWDROP CLOSE	HAMPTON	A	100	1,076	£673.79
£1,400,000	11/03/2022	TW12 3RN	S	N	F	5A	THE AVENUE	HAMPTON	A	246	2,648	£528.70
£37,655,278											54,242	£694.21

COMPARABLE FLOOR AREAS - SEMI-DETACHED HOUSES

Price paid	Deed date	Postcode	Property type	New build	Estate type	paon	Street	Town	Transaction category	EPC (Sq M)	EPC (Sq Ft)	£/sq Ft
£697,000	06/09/2021	TW12 1AS	S	N	F	255	UXBRIDGE ROAD	HAMPTON	A	89	958	£727.56
£735,000	26/01/2022	TW12 1AT	S	N	F	11	RINGWOOD WAY	HAMPTON	A	110	1,184	£620.78
£500,000	16/07/2021	TW12 1AU	S	N	F	233	UXBRIDGE ROAD	HAMPTON	A	128	1,378	£362.84
£901,000	12/11/2021	TW12 1DE	S	N	F	79	BURTONS ROAD	HAMPTON	A	96	1,033	£872.22
£485,000	14/09/2021	TW12 1EG	S	N	F	115	RECTORY GROVE	HAMPTON	A	91	980	£494.90
£750,000	08/12/2021	TW12 1QL	S	N	F	6	SCHOOL ROAD	HAMPTON	A	116	1,249	£600.48
£830,000	12/11/2021	TW12 1RF	S	N	F	31	WINDMILL ROAD	HAMPTON	A	93	1,001	£829.17
£740,000	04/07/2021	TW12 2AZ	S	N	F	34	BELGRADE ROAD	HAMPTON	A	106	1,141	£648.55
£895,000	10/12/2021	TW12 2AZ	S	N	F	36	BELGRADE ROAD	HAMPTON	A	123	1,324	£675.98
£725,000	26/08/2021	TW12 2DS	S	N	F	9, W/WORKS COTTAGES	UPPER SUNBURY ROAD	HAMPTON	A	108	1,163	£623.39
£650,000	27/09/2021	TW12 2LF	S	N	F	10	SANDRINGHAM MEWS	HAMPTON	A	90	969	£670.79
£899,950	24/09/2021	TW12 2NU	S	N	F	4	CHESTNUT AVENUE	HAMPTON	A	99	1,066	£844.23
£1,023,000	10/09/2021	TW12 2RB	S	N	F	72	HOLLY BUSH LANE	HAMPTON	A	122	1,313	£779.13
£640,000	29/07/2021	TW12 2RF	S	N	F	74	HATHEROP ROAD	HAMPTON	A	110	1,184	£540.54
£875,000	10/08/2021	TW12 2RG	S	N	F	37	HATHEROP ROAD	HAMPTON	A	115	1,238	£706.79
£1,080,000	11/11/2021	TW12 2UA	S	N	F	15	WARWICK CLOSE	HAMPTON	A	105	1,130	£955.75
£825,000	04/03/2022	TW12 3ED	S	N	F	149	HANWORTH ROAD	HAMPTON	A	111	1,195	£690.38
£625,000	25/02/2022	TW12 3PB	S	N	F	3	COOMBE ROAD	HAMPTON	A	89	958	£652.40
£725,000	30/09/2021	TW12 3RE	S	N	F	6	SNOWDROP CLOSE	HAMPTON	A	100	1,076	£673.79
£14,600,950											21,540	£677.85



Appendix 10 – Residential New Build Price Paid Data

Price paid	Deed date	Postcode	Property type	New build	Estate type	saon	paon	Street	Locality	Town	Transaction category	EPC (Sq M)	EPC (Sq Ft)	£/sq Ft
£400,000	30/11/2020	TW12 1BZ	F	Y	L	FLAT 10	GARRICK HOUSE, 163	HIGH STREET	HAMPTON HILL	HAMPTON	A	53	571	£701.13
£522,000	17/11/2020	TW12 1BZ	F	Y	L	FLAT 13	GARRICK HOUSE, 163	HIGH STREET	HAMPTON HILL	HAMPTON	A	72	775	£673.53
£580,000	07/02/2020	TW12 1BZ	F	Y	L	FLAT 14	GARRICK HOUSE, 163	HIGH STREET	HAMPTON HILL	HAMPTON	A	82	883	£657.10
£265,000	17/03/2020	TW12 1BZ	F	Y	L	FLAT 19	GARRICK HOUSE, 163	HIGH STREET	HAMPTON HILL	HAMPTON	A	33	355	£746.02
£560,000	28/07/2020	TW12 1BZ	F	Y	L	FLAT 5	GARRICK HOUSE, 163	HIGH STREET	HAMPTON HILL	HAMPTON	A	81	872	£642.27
£525,000	27/11/2020	TW12 1BZ	F	Y	L	FLAT 6	GARRICK HOUSE, 163	HIGH STREET	HAMPTON HILL	HAMPTON	A	72	775	£677.40
£495,000	14/01/2021	TW12 1BZ	F	Y	L	FLAT 7	GARRICK HOUSE, 163	HIGH STREET	HAMPTON HILL	HAMPTON	A	75	807	£613.14
£3,347,000												5,038	£664.39	



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