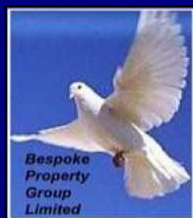


# Schedule 1



**GVA GRIMLEY &  
BESPOKE PROPERTY GROUP**

**THE HOUSING CORPORATION ECONOMIC  
APPRAISAL TOOL**



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Version 1.3 (October 2007)



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

**INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS**

**Basic Site Details**

Site Address	2 London Road, Twickenham, TW1 3RY
Site Reference	
Scheme Description	Convert existing into retail on basement and GF, with 6 no. residential flats above.
Date	28/06/2024
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

**Residential Mix Assumptions**

**Affordable Housing Tenure 1: Social Rented**

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

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

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

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

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

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

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

**Affordable Housing Tenure 5:** Intermediate - Discounted Market Rented

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

\* Other = User-defined

**Open Market Housing Type 1:** Flats

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						52.7333
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						6

**Open Market Housing Type 2:**

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

**Open Market Housing Type 3:**

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

**Open Market Housing Type 4:**

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

**Open Market Housing Type 5:**

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

Total number of residential car parking spaces  (Open Market and Affordable)  
 Value of each residential car parking space  (Average value of all parking spaces)

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

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

**RESIDENTIAL VALUE ASSUMPTIONS**

**Base Value**

Affordable Housing Tenure 1:

Social Rented

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

(whole number, minimum 0)

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

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

(whole number, minimum 0)

Affordable Housing Tenure 3:

Intermediate - Discounted Market Sale

Type of Unit	Capital Value pre-discount (£ psm, NIA)	
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
<b>% of Open Market Value</b>	<b>100.0%</b>	
	<b>Start Month</b>	<b>End Month</b>
<b>Timing of Affordable Housing Tenure 3 Purchase Payment</b>	<b>0</b>	<b>0</b>

(whole number, minimum 0)

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

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

Affordable Housing Tenure 5:Intermediate - Discounted Market Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
<b>Management Costs (% of rent)</b>		(% of gross rent per annum)
<b>Voids / bad debts (% of rent)</b>		(% of gross rent per annum)
<b>Repairs Fund (% of rent)</b>		(% of gross rent per annum)
<b>Yield (%)</b>		(to capitalise the net rent)
<b>Timing of Affordable Housing Tenure 5 Purchase Payment</b>	<b>Start Month</b>	<b>End Month</b>
		(whole number, minimum 0)

Open Market Values

	Capital Value (£ psm)
Open Market Housing Type 1: Flats	£9,466
Open Market Housing Type 2: -	
Open Market Housing Type 3: -	
Open Market Housing Type 4: -	
Open Market Housing Type 5: -	
<b>Timing of First Open Market Housing Sale</b>	<b>Month</b>
	12 (whole number, minimum 0)
<b>Timing of Last Open Market Housing Sale</b>	<b>Month</b>
	16 (whole number, minimum 0)

Overall Scheme End Date (this must be completed)

	Month
Final End Date of Scheme - scheme built and fully let/sold	16 (whole number, minimum 0)

Social Housing Grant & Other Funding

	Grant per unit (£)	Timing of 1st Payment	Timing of 2nd Payment
Affordable Housing Tenure 1: Social Rented			
Affordable Housing Tenure 2: Intermediate - Shared Ownership			
Affordable Housing Tenure 3: Intermediate - Discounted Market Sale			
Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity			
Affordable Housing Tenure 5: Intermediate - Discounted Market Rented			

Timing Social Housing Grant Paid

	<b>Value (£)</b>	<b>Timing of Payment</b>
Other Sources of Funding for A/H (£) <i>(could include RSL cross-subsidy from reserves)</i>	<b>£0</b>	<i>(whole number, minimum of 0, maximum of 60)</i>

**BUILDING COST, MARKETING COST & SECTION 106 ASSUMPTIONS**

		<b>Building Costs - Gross (£ / sq m)</b>	<b>Net to Gross Ratio for Building Costs (%)*</b>
Affordable Housing Tenure 1:	Social Rented		
Affordable Housing Tenure 2:	Intermediate - Shared Ownership		
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale		
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Ownership / Shared Equity		
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented		
Open Market Housing Type 1:	Flats	<b>£4,991</b>	<b>100%</b>
Open Market Housing Type 2:	-		
Open Market Housing Type 3:	-		
Open Market Housing Type 4:	-		
Open Market Housing Type 5:	-		

\* The ratio is typically 70% - 85% in blocks of flats to reflect the difference between GIA & NIA (ie common parts such as lifts, stairs, corridors etc) and 100% in houses which have no common parts

	<b>Building Costs (£ / car parking space)</b>		
Residential Car Parking Building Costs (£ / car parking space)			
		<b>% of Building Costs</b>	
Building Cost Fees % (Architects, QS etc)		<b>10.00%</b>	<i>(typically around 10%)</i>
Building Contingencies (% of Building Costs)		<b>5.00%</b>	<i>(typically around 5% for ne</i>
<b>Section 106 Payments (£) *</b>		<b>Cost (£)</b>	<b>Month of Payment</b>
<b>CIL</b>		<b>£18,831</b>	
<b>Part L Building Regs</b>			
<b>Biodiversity Net Gain</b>		<b>£11,843</b>	
<b>Planning Fees</b>			
<b>Others</b>			

\* This section excludes Affordable Housing section 106 payments

<b>Site Abnormals (£)</b>	<b>Cost (£)</b>	<b>Month of Payment</b>
Infrastructure Costs		
Contamination Costs		
Demolition Costs		
Other Costs		
Site Specific Sustainability Initiatives**	<b>EITHER</b>	
<b>Building Cost Percentage Increase (if any)</b>		<b>%</b>
Site Specific Sustainability Initiatives (**)	<b>OR</b>	
Wheelchair provision (%)		
Code for Sustainable Homes (%)		
Other (%)		

\*\* Only one sustainability initiatives box should have a value / percentage.

<b>Subsidies (possibly EP Gap Funding)</b>	<b>Amount (£)</b>	<b>Month of Payment</b>
Subsidies for infrastructure, remediation etc.		

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

Agents Fees (% of site value)	<b>1.00%</b>	<i>(typically around 1%)</i>
Legal Fees (% of site value)	<b>0.75%</b>	<i>(typically around 0.75%)</i>
Stamp Duty (% of site value)	<b>5.00%</b>	
Other Acquisition Costs (£)	<b>Cost (£)</b>	<b>Month of Payment</b>

**FINANCE COSTS**

Arrangement Fee (£)		
Interest Rate (%)	<b>8.00%</b>	<i>(typically around 1.5% to 3</i>
Misc Fees - Surveyors etc (£)		

**Marketing Costs**

Affordable Housing Marketing Costs

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

Open Market Housing Marketing Costs

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

**BUILDING PERIOD**

	Timing (month)	
Construction Start	1	(whole number, minimum of 0, maximum of 60)
Construction End	12	(whole number, minimum of 0, maximum of 60)

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

	% of Housing Capital Value	
Open Market Housing (%)	20.00%	(typically around 15%)
Affordable Housing (%)		(typically around 6%)



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

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

#### OFFICE ASSUMPTIONS

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

#### RETAIL ASSUMPTIONS

Size of retail scheme (gross sq m)	138
Size of retail scheme (net lettable sq m)	138
<b>Values</b>	
Rent (£ psm)	£484
Yield (%)	8.50%
Purchaser's costs (% of value)	5.75%
<b>Building Costs</b>	
Retail Building Costs (Gross, £ psm)	£251
Retail Building Professional Fees (% of building costs)	10.00%
Building Contingencies (% of building costs)	5.00%
<b>Timing</b>	
	<b>Timing (month)</b>
Start of Building Period (month)	1
End of Building Period (month)	12
Timing of Letting / Sale (month)	12
<b>Letting / sale fees</b>	
Letting (% of income)	10.00%
Advertising (% of annual income)	1.00%
Sale (% of sale price)	1.75%
<b>Return for risk / profit (% of value)</b>	17.50%

**INDUSTRIAL ASSUMPTIONS**

Size of industrial scheme (gross sq m)	47
<b>Values</b>	
Rent (£ psm)	£86
Yield (%)	8.50%
Purchaser's costs (% of value)	5.75%
<b>Building Costs</b>	
Industrial Building Costs (Gross, £ psm)	£270
Industrial Building Professional Fees (% of building costs)	10.00%
Building Contingencies (% of building costs)	5.00%
<b>Timing</b>	
	<b>Timing (month)</b>
Start of Building Period (month)	1
End of Building Period (month)	12
Timing of Letting / Sale (month)	12
<b>Letting / sale fees</b>	
Letting (% of income)	10.00%
Advertising (% of annual income)	1.00%
Sale (% of sale price)	1.75%
<b>Return for risk / profit (% of value)</b>	<b>17.50%</b>

**LEISURE ASSUMPTIONS**

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

**COMMUNITY USE ASSUMPTIONS**

Size of Community-use scheme (gross sq m)  
 Size of Community-use scheme (net lettable sq m)

**Values**

Rent (£ psm)  
 Yield (%)  
 Purchaser's costs (% of value)

**Building Costs**

Community-use Building Costs (Gross, £ psm)  
 Community-use Building Professional Fees (% of building costs)  
 Building Contingencies (% of building costs)

**Timing**

Start of Building Period (month)  
 End of Building Period (month)  
 Timing of Letting / Sale (month)

**Timing  
(month)**

**Letting / sale fees**

Letting (% of income)  
 Advertising (% of annual income)  
 Sale (% of sale price)

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

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

**SUMMARY**

Site Address	2 London Road, Twickenham, TW1 3RY
Site Reference	
Scheme Description	Convert existing into retail on basement and GF, with 6 no. residential flats above.
Date	28/06/2024
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

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

Total Number of Units	6	units
Total Number of Open Market Units	6	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	316	sq m
Total Habitable Rooms	0	habitable rooms
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	-	
% Social Rented within the Affordable Housing	-	by number of units
% Social Rented within the Affordable Housing	#DIV/0!	by area
% Social Rented within the Affordable Housing	-	by habitable rooms
Total Number of A/H Persons	0	Persons
Total Number of Social Rented Persons	0	Persons
Total Number of Intermediate Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

**Residential Values**

**Affordable Housing Tenure 1:**

**Social Rented**

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

**Total Capital Value of Affordable Housing Tenure 1** £0

**Affordable Housing Tenure 2:**

**Intermediate - Shared Ownership**

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

Owner-occupied / rented % share -

## Capital Value of owner-occupied part

-

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

## Total Capital Value of Affordable Housing Tenure 2

£0

## Affordable Housing Tenure 3:

## Intermediate - Discounted Market Sale

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

% of Open Market Value

100%

## Total Capital Value of Affordable Housing Tenure 3

£0

## Affordable Housing Tenure 4:

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

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

Owner-occupied / rented % share

-

## Capital Value of owner-occupied part

-

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

## Total Capital Value of Affordable Housing Tenure 4

£0

**Affordable Housing Tenure 5:****Intermediate - Discounted Market Rented**

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

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

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

**Social Housing Grant**

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

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

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

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

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

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

**Open Market Housing**

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Flats	316	£9,466	£2,995,000
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
<b>Total</b>	<b>316</b>	-	<b>£2,995,000</b>

**TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING** £2,995,000

**Car Parking**

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

**TOTAL VALUE OF CAR PARKING** £0

**TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME** £2,995,000

**Non-Residential Values**

Office		£0	
Retail		£743,062	
Industrial		£45,009	
Leisure		£0	
Community-use		£0	£788,071

<b>TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME</b>	<b>£788,071</b>
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<b>TOTAL VALUE OF SCHEME</b>	<b>£3,783,071</b>
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**Residential Building, Marketing & Section 106 Costs**

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£1,579,100	£1,579,100

**Cost Multipliers**

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

Residential Car Parking Build Costs		£0
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<b>Total Building Costs</b>	<b>£1,579,100</b>
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**OTHER SITE COSTS**

Building Contingencies	5.0%	£78,955
Building Cost Fees (Architects, QS etc):	10.0%	£165,805
Other Acquisition Costs (£)		£0

**Section 106 Costs (£)**

CIL		£18,831
Part L Building Regs		£0
Biodiversity Net Gain		£11,843
Planning Fees		£0
Others		£0

**Site Abnormals**

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

<b>Total Other Site Costs</b>	<b>£275,435</b>
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**Marketing (Open Market Housing ONLY)**

Sales Fees:	3.0%	£89,850
Legal Fees (per Open Market unit):	£1,000	£6,000

**Marketing (Affordable Housing)**

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

<b>Total Marketing Costs</b>	<b>£95,850</b>
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**Non-Residential Building & Marketing Costs****Building Costs**

Office	£0	
Retail	£36,408	
Industrial	£13,338	
Leisure	£0	
Community-use	£0	£49,745

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

Office	£0	
Retail	£23,991	
Industrial	£2,566	
Leisure	£0	
Community-use	£0	£26,558

<b>Total Non-Residential Costs</b>		<b>£76,303</b>
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<b>TOTAL DIRECT COSTS:</b>	<b>£2,026,688.09</b>
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**Finance (finance costs are only displayed if there is a positive residual site value)**

Arrangement Fee	£0
Misc Fees (Surveyors etc)	£0
Agents Fees	£8,019
Legal Fees	£6,015
Stamp Duty	£40,097
Total Interest Paid	£163,392

<b>Total Finance Costs</b>	<b>£217,524</b>
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**Developer 'Profit'****Residential**

Open Market Housing Operating 'Profit'	£599,000
Affordable Housing 'Profit'	£0

**Non-residential**

Office	£0	
Retail	£130,036	
Industrial	£7,877	
Leisure	£0	
Community-use	£0	£137,912

<b>Total Operating Profit</b>	<b>£736,912</b>
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**Residual Site Value**

<b>SITE VALUE TODAY</b>	<b>£801,947</b>
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EXISTING USE VALUE	<b>£1,485,000</b>
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DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£683,053
------------------------------------------------------	-----------

**Checks:**

Site Value as a Percentage of Total Scheme Value	21.2%
--------------------------------------------------	-------

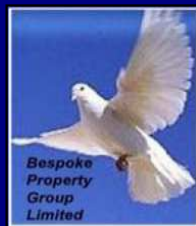
Site Value per hectare	#VALUE!
------------------------	---------





**GVA GRIMLEY &  
BESPOKE PROPERTY GROUP**

**THE HOUSING CORPORATION ECONOMIC  
APPRAISAL TOOL**



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Version 1.3 (October 2007)



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

**INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS**

**Basic Site Details**

Site Address	2 London Road, Twickenham, TW1 3RY
Site Reference	
Scheme Description	Convert existing into retail on basement and GF, with 6 no. residential flats above.
Date	6/28/2024
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

**Residential Mix Assumptions**

**Affordable Housing Tenure 1: Social Rented**

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

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

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

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

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

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

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

**Affordable Housing Tenure 5:** Intermediate - Discounted Market Rented

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

\* Other = User-defined

**Open Market Housing Type 1:** Flats

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						52.7333
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						6

**Open Market Housing Type 2:**

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

**Open Market Housing Type 3:**

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

**Open Market Housing Type 4:**

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

**Open Market Housing Type 5:**

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

Total number of residential car parking spaces  (Open Market and Affordable)  
 Value of each residential car parking space  (Average value of all parking spaces)

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

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

**RESIDENTIAL VALUE ASSUMPTIONS**

**Base Value**

Affordable Housing Tenure 1:

Social Rented

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

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

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

Affordable Housing Tenure 3:

Intermediate - Discounted Market Sale

Type of Unit	Capital Value pre-discount (£ psm, NIA)	
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
<b>% of Open Market Value</b>	<b>100.0%</b>	
	<b>Start Month</b>	<b>End Month</b>
<b>Timing of Affordable Housing Tenure 3 Purchase Payment</b>	<b>0</b>	<b>0</b>

Affordable Housing Tenure 4:

Intermediate - Other Type of Shared Ownership / Shared Equity

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0
<b>Owner-occupied share (%)</b>		
<b>Unsold Equity Rent Per Annum (%)</b>		
<b>Management Costs (% of rent)</b>		(% of gross rent per annum)
<b>Voids / bad debts (% of rent)</b>		(% of gross rent per annum)
<b>Repairs Fund (% of rent)</b>		(% of gross rent per annum)
<b>Yield (%)</b>		(to capitalise the net rent)

	Start Month	End Month
<b>Timing of Affordable Housing Tenure 4 Purchase Payment</b>		

*(whole number, minimum 0)*

Affordable Housing Tenure 5:

Intermediate - Discounted Market Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
<b>Management Costs (% of rent)</b>		(% of gross rent per annum)
<b>Voids / bad debts (% of rent)</b>		(% of gross rent per annum)
<b>Repairs Fund (% of rent)</b>		(% of gross rent per annum)
<b>Yield (%)</b>		(to capitalise the net rent)

	Start Month	End Month
<b>Timing of Affordable Housing Tenure 5 Purchase Payment</b>		

*(whole number, minimum 0)*

Open Market Values

Open Market Housing Type	Flats	Capital Value (£ psm)
Open Market Housing Type 1:	Flats	£9,466
Open Market Housing Type 2:	-	
Open Market Housing Type 3:	-	
Open Market Housing Type 4:	-	
Open Market Housing Type 5:	-	
<b>Timing of First Open Market Housing Sale</b>		<b>Month</b> 12 <i>(whole number, minimum 0)</i>
<b>Timing of Last Open Market Housing Sale</b>		16 <i>(whole number, minimum 0)</i>

Overall Scheme End Date (this must be completed)

	Month
<b>Final End Date of Scheme - scheme built and fully let/sold</b>	16 <i>(whole number, minimum 0)</i>

Social Housing Grant & Other Funding

Affordable Housing Tenure	Social Rented	Grant per unit (£)
Affordable Housing Tenure 1:	Social Rented	
Affordable Housing Tenure 2:	Intermediate - Shared Ownership	
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale	

Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity  
 Affordable Housing Tenure 5: Intermediate - Discounted Market Rented

Timing of 1st Payment

Timing of 2nd Payment

Timing Social Housing Grant Paid

Other Sources of Funding for A/H (£)  
 (could include RSL cross-subsidy from reserves)

Value (£)  
 £0

Timing of Payment

(whole number, minimum of 0, maximum of 60)

**BUILDING COST, MARKETING COST & SECTION 106 ASSUMPTIONS**

		Building Costs - Gross (£ / sq m)	Net to Gross Ratio for Building Costs (%)*
Affordable Housing Tenure 1:	Social Rented		
Affordable Housing Tenure 2:	Intermediate - Shared Ownership		
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale		
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Ownership / Shared Equity		
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented		
Open Market Housing Type 1:	Flats	£4,991	100%
Open Market Housing Type 2:	-		
Open Market Housing Type 3:	-		
Open Market Housing Type 4:	-		
Open Market Housing Type 5:	-		

\* The ratio is typically 70% - 85% in blocks of flats to reflect the difference between GIA & NIA (ie common parts such as lifts, stairs, corridors etc) and 100% in houses which have no common parts

	Building Costs (£ / car parking space)
Residential Car Parking Building Costs (£ / car parking space)	

	% of Building Costs	
Building Cost Fees % (Architects, QS etc)	10.00%	(typically around 10%)
Building Contingencies (% of Building Costs)	5.00%	(typically around 5% for ne

**Section 106 Payments (£) \***

- CIL
- Part L Building Regs
- Biodiversity Net Gain
- Planning Fees
- Others

	Cost (£)	Month of Payment
CIL	£18,831	
Part L Building Regs		
Biodiversity Net Gain	£11,843	
Planning Fees		
Others		

\* This section excludes Affordable Housing section 106 payments

**Site Abnormals (£)**

- Infrastructure Costs
- Contamination Costs
- Demolition Costs
- Other Costs
- Site Specific Sustainability Initiatives\*\*

EITHER

	Cost (£)	Month of Payment
Infrastructure Costs		
Contamination Costs		
Demolition Costs		
Other Costs		
Site Specific Sustainability Initiatives**		

**Building Cost Percentage Increase (if any)**

- Site Specific Sustainability Initiatives (%)\*\*
- Wheelchair provision (%)
- Code for Sustainable Homes (%)
- Other (%)

OR

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

\*\* Only one sustainability initiatives box should have a value / percentage.

**Subsidies (possibly EP Gap Funding)**

Subsidies for infrastructure, remediation etc.

	Amount (£)	Month of Payment
Subsidies for infrastructure, remediation etc.		

**OTHER COSTS**

**SITE ACQUISITION COSTS**

- Agents Fees (% of site value)
- Legal Fees (% of site value)
- Stamp Duty (% of site value)

	%	
Agents Fees (% of site value)	1.00%	(typically around 1%)
Legal Fees (% of site value)	0.75%	(typically around 0.75%)
Stamp Duty (% of site value)	5.00%	

Other Acquisition Costs (£)

	Cost (£)	Month of Payment
Other Acquisition Costs (£)		

**FINANCE COSTS**

Arrangement Fee (£)		
Interest Rate (%)	<b>8.00%</b>	(typically around 1.5% to 3%)
Misc Fees - Surveyors etc (£)		

**Marketing Costs**

Affordable Housing Marketing Costs

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

Open Market Housing Marketing Costs

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

**BUILDING PERIOD**

	Timing (month)	
Construction Start	<b>1</b>	(whole number, minimum of 0, maximum of 60)
Construction End	<b>12</b>	(whole number, minimum of 0, maximum of 60)

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

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

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

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

#### OFFICE ASSUMPTIONS

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

#### RETAIL ASSUMPTIONS

Size of retail scheme (gross sq m)	138
Size of retail scheme (net lettable sq m)	138
<b>Values</b>	
Rent (£ psm)	£484
Yield (%)	8.50%
Purchaser's costs (% of value)	5.75%
<b>Building Costs</b>	
Retail Building Costs (Gross, £ psm)	£251
Retail Building Professional Fees (% of building costs)	10.00%
Building Contingencies (% of building costs)	5.00%
<b>Timing</b>	
	<b>Timing (month)</b>
Start of Building Period (month)	1
End of Building Period (month)	12
Timing of Letting / Sale (month)	12
<b>Letting / sale fees</b>	
Letting (% of income)	10.00%
Advertising (% of annual income)	1.00%
Sale (% of sale price)	1.75%
<b>Return for risk / profit (% of value)</b>	17.50%



**INDUSTRIAL ASSUMPTIONS**

Size of industrial scheme (gross sq m)	47
<b>Values</b>	
Rent (£ psm)	£86
Yield (%)	8.50%
Purchaser's costs (% of value)	5.75%
<b>Building Costs</b>	
Industrial Building Costs (Gross, £ psm)	£270
Industrial Building Professional Fees (% of building costs)	10.00%
Building Contingencies (% of building costs)	5.00%
<b>Timing</b>	
	<b>Timing (month)</b>
Start of Building Period (month)	1
End of Building Period (month)	12
Timing of Letting / Sale (month)	12
<b>Letting / sale fees</b>	
Letting (% of income)	10.00%
Advertising (% of annual income)	1.00%
Sale (% of sale price)	1.75%
<b>Return for risk / profit (% of value)</b>	<b>17.50%</b>

**LEISURE ASSUMPTIONS**

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

**COMMUNITY USE ASSUMPTIONS**

Size of Community-use scheme (gross sq m)  
Size of Community-use scheme (net lettable sq m)

**Values**

Rent (£ psm)  
Yield (%)  
Purchaser's costs (% of value)

**Building Costs**

Community-use Building Costs (Gross, £ psm)  
Community-use Building Professional Fees (% of building costs)  
Building Contingencies (% of building costs)

**Timing**

Start of Building Period (month)  
End of Building Period (month)  
Timing of Letting / Sale (month)

**Timing  
(month)**

**Letting / sale fees**

Letting (% of income)  
Advertising (% of annual income)  
Sale (% of sale price)

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

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

**SUMMARY**

Site Address	2 London Road, Twickenham, TW1 3RY
Site Reference	
Scheme Description	Convert existing into retail on basement and GF, with 6 no. residential flats above.
Date	6/28/2024
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

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

Total Number of Units	6	<i>units</i>
Total Number of Open Market Units	6	<i>units</i>
Total Number of Affordable Units	0	<i>units</i>
Total Net Internal Area (sq m)	316	<i>sq m</i>
Total Habitable Rooms	0	<i>habitable rooms</i>
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	-	
% Social Rented within the Affordable Housing	-	<i>by number of units</i>
% Social Rented within the Affordable Housing	#DIV/0!	<i>by area</i>
% Social Rented within the Affordable Housing	-	<i>by habitable rooms</i>
Total Number of A/H Persons	0	<i>Persons</i>
Total Number of Social Rented Persons	0	<i>Persons</i>
Total Number of Intermediate Persons	0	<i>Persons</i>
Total Number of Open Market Persons	0	<i>Persons</i>
Total Number of Persons	0	<i>Persons</i>
Site Area	0.00	<i>hectares</i>
Net Internal Housing Area / Hectare	-	<i>sq m / hectare</i>

**Residential Values**

**Affordable Housing Tenure 1:**

**Social Rented**

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

Total Capital Value of Affordable Housing Tenure 1

£0

**Affordable Housing Tenure 2:**

**Intermediate - Shared Ownership**

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

Owner-occupied / rented % share

-

## Capital Value of owner-occupied part

-

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

## Total Capital Value of Affordable Housing Tenure 2

£0

## Affordable Housing Tenure 3:

## Intermediate - Discounted Market Sale

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

% of Open Market Value

100%

## Total Capital Value of Affordable Housing Tenure 3

£0

## Affordable Housing Tenure 4:

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

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

Owner-occupied / rented % share

-

## Capital Value of owner-occupied part

-

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

## Total Capital Value of Affordable Housing Tenure 4

£0

Affordable Housing Tenure 5:Intermediate - Discounted Market Rented

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

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

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

Social Housing Grant

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

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

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

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

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

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

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Flats	316	£9,466	£2,995,000
-	-	-	-
-	-	-	-
-	-	-	-
<b>Total</b>	<b>316</b>	-	<b>£2,995,000</b>

**TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING** £2,995,000

Car Parking

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

**TOTAL VALUE OF CAR PARKING** £0

**TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME** £2,995,000

**Non-Residential Values**

Office	£0	
Retail	£743,062	
Industrial	£45,009	
Leisure	£0	
Community-use	£0	£788,071

<b>TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME</b>	<b>£788,071</b>
------------------------------------------------------	-----------------

<b>TOTAL VALUE OF SCHEME</b>	<b>£3,783,071</b>
------------------------------	-------------------

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

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£1,579,100	£1,579,100

**Cost Multipliers**

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

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

<b>Total Building Costs</b>	<b>£1,579,100</b>
-----------------------------	-------------------

**OTHER SITE COSTS**

Building Contingencies	5.0%	£78,955
Building Cost Fees (Architects, QS etc):	10.0%	£165,805
Other Acquisition Costs (£)		£0

**Section 106 Costs (£)**

CIL	£18,831
Part L Building Regs	£0
Biodiversity Net Gain	£11,843
Planning Fees	£0
Others	£0

**Site Abnormals**

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

<b>Total Other Site Costs</b>	<b>£275,435</b>
-------------------------------	-----------------

**Marketing (Open Market Housing ONLY)**

Sales Fees:	3.0%	£89,850
Legal Fees (per Open Market unit):	£1,000	£6,000

**Marketing (Affordable Housing)**

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

<b>Total Marketing Costs</b>	<b>£95,850</b>
------------------------------	----------------

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

Office	£0	
Retail	£36,408	
Industrial	£13,338	
Leisure	£0	
Community-use	£0	<b>£49,745</b>

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

Office	£0	
Retail	£23,991	
Industrial	£2,566	
Leisure	£0	
Community-use	£0	<b>£26,558</b>

<b>Total Non-Residential Costs</b>		<b>£76,303</b>
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<b>TOTAL DIRECT COSTS:</b>	<b>£2,026,688.09</b>
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**Finance (finance costs are only displayed if there is a positive residual site value)**

Arrangement Fee	£0
Misc Fees (Surveyors etc)	£0
Agents Fees	£8,019
Legal Fees	£6,015
Stamp Duty	£40,097
Total Interest Paid	£163,392

<b>Total Finance Costs</b>	<b>£217,524</b>
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**Developer 'Profit'****Residential**

Open Market Housing Operating 'Profit'	£599,000
Affordable Housing 'Profit'	£0

**Non-residential**

Office	£0	
Retail	£130,036	
Industrial	£7,877	
Leisure	£0	
Community-use	£0	<b>£137,912</b>

<b>Total Operating Profit</b>	<b>£736,912</b>
-------------------------------	-----------------

**Residual Site Value**

<b>SITE VALUE TODAY</b>	<b>£801,947</b>
-------------------------	-----------------

EXISTING USE VALUE	<b>£1,485,000</b>
--------------------	-------------------

DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£683,053
------------------------------------------------------	-----------

**Checks:**

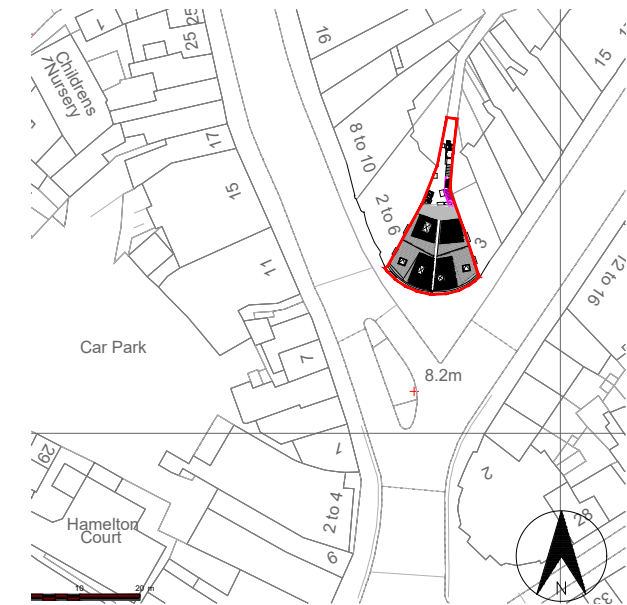
Site Value as a Percentage of Total Scheme Value	21.2%
Site Value per hectare	#VALUE!

# Schedule 2



Lewis & Hickey accept no responsibility for any costs, losses, claims howsoever arising from these drawings, specifications and related documents unless there is full compliance with the client and any authorised user of the following:

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5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.



LOCATION PLAN

0 10 20 30 40 50 60

1 : 1250

A DD.MM.YY

REV	DATE	DESCRIPTION	DRN	CHKD
-----	------	-------------	-----	------

CLIENT

Wyeth Burrell Pearce Ltd. / Skyloft

PROJECT

Refurbishment of former HSBC Bank to create Commercial unit on B1 and GRND floors & 6 no. residential units on 1st/2nd and 3rd floors

DRAWING

Proposed B1 ( Basement) Plan



18 Farnham Road  
Guildford  
Surrey, GU1 4XA

**LEWIS AND HICKEY**

Tel: 01483 560 908  
Fax: 01483 560 660  
Email: guildford@lewishickey.com

SCALE	DATE	DRAWN	CHECKED
1:100	13.06.2024	HYA	
PROJECT No	DRAWING No	STATUS	REV
G4788	P-01	PLANNING	05



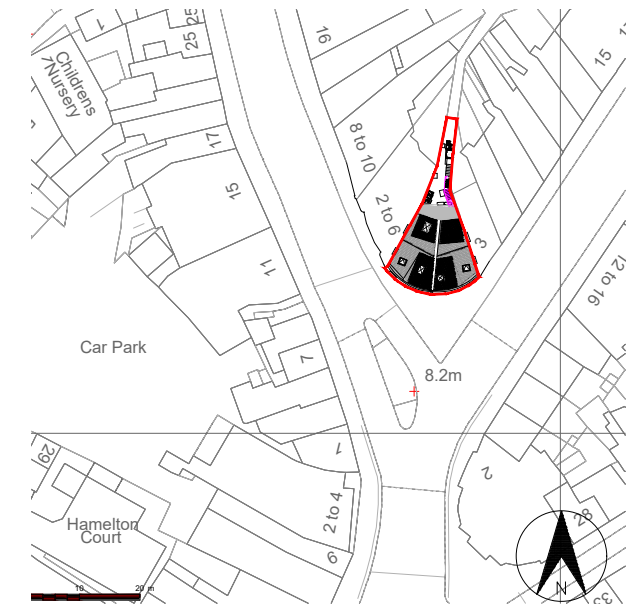
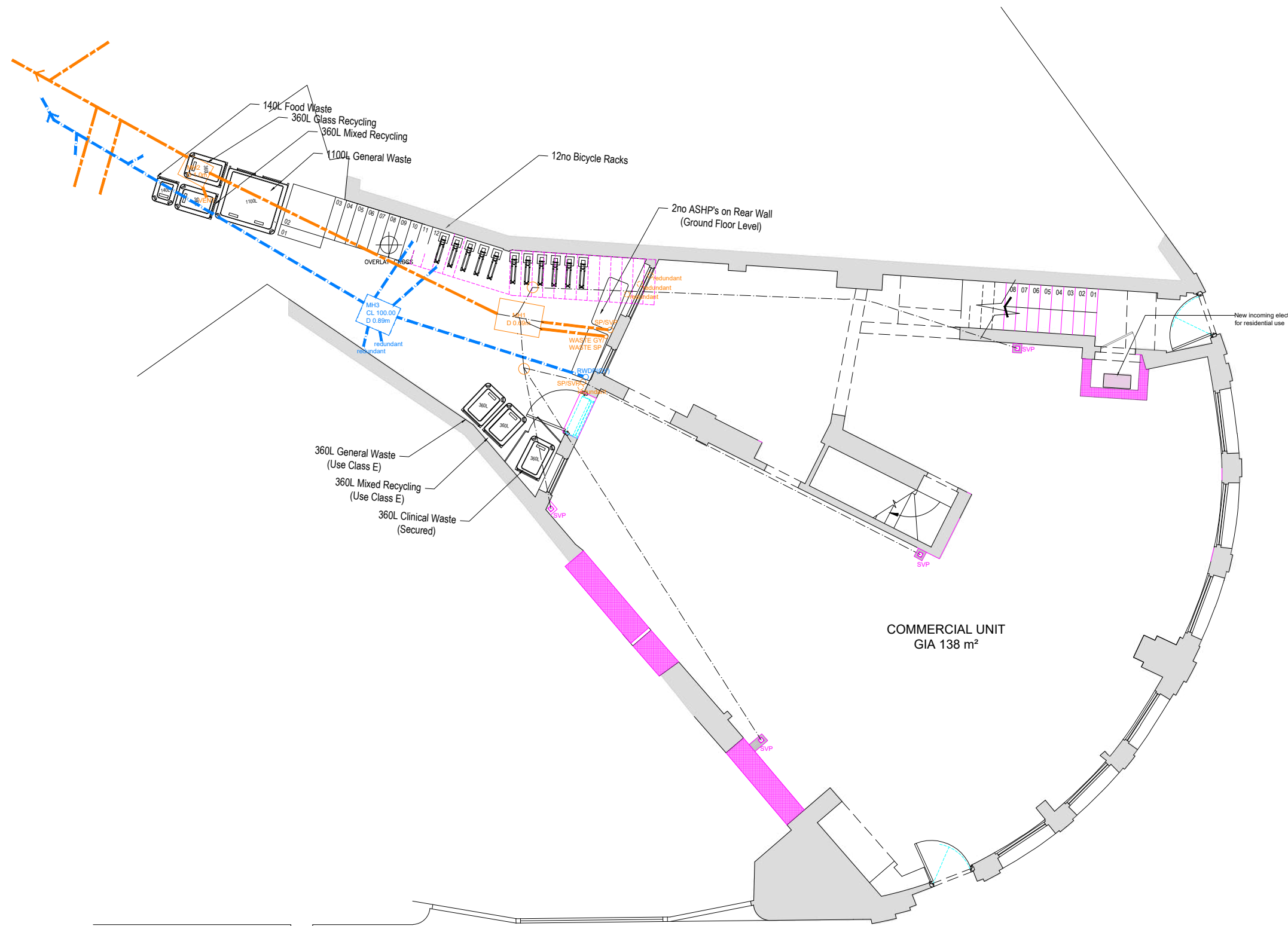
PROPOSED BASEMENT PLAN

1 : 100



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A DD.MM.YY

REV	DATE	DESCRIPTION	DRN	CHKD
-----	------	-------------	-----	------

CLIENT

Wyeth Burrell Pearce Ltd. / Skyloft

PROJECT

Refurbishment of former HSBC Bank to create Commercial unit on B1 and GRND floors & 6 no. residential units on 1st/2nd and 3rd floors

DRAWING

Proposed Ground Floor Plan



18 Farnham Road  
Guildford  
Surrey, GU1 4XA

**LEWIS AND HICKEY**

Tel: 01483 560 908  
Fax: 01483 560 660  
Email: guildford@lewishickey.com

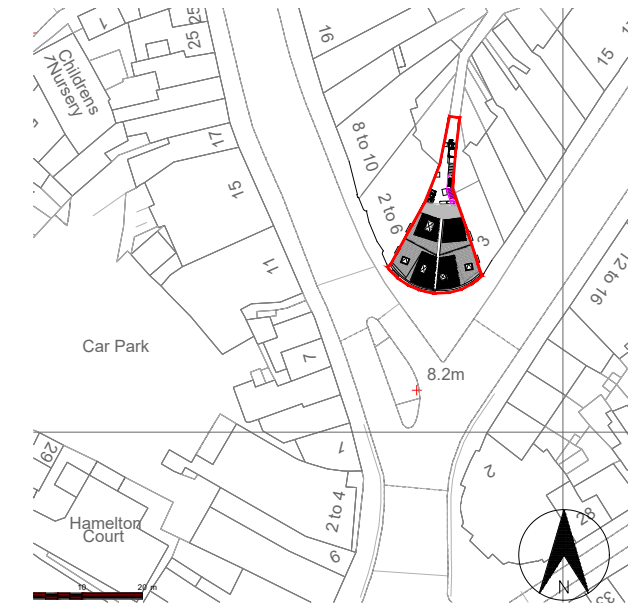
PROPOSED GROUND FLOOR PLAN



SCALE	DATE	DRAWN	CHECKED
1:100	13.06.2024	HYA	
PROJECT No	DRAWING No	STATUS	REV
G4788	P-02	PLANNING	05

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REV	DATE	DESCRIPTION	DRN	CHKD
A	DD.MM.YY			

CLIENT  
**Wyeth Burrell Pearce Ltd. / Skyloft**

PROJECT  
**Refurbishment of former HSBC Bank to create Commercial unit on B1 and GRND floors & 6 no. residential units on 1st/2nd and 3rd floors**

DRAWING  
**Proposed First Floor Plan**



18 Farnham Road  
 Guildford  
 Surrey, GU1 4XA

**LEWIS AND HICKEY**

Tel: 01483 560 908  
 Fax: 01483 560 660  
 Email: [guildford@lewisickey.com](mailto:guildford@lewisickey.com)

SCALE	DATE	DRAWN	CHECKED
1:100	13.06.2024	HYA	

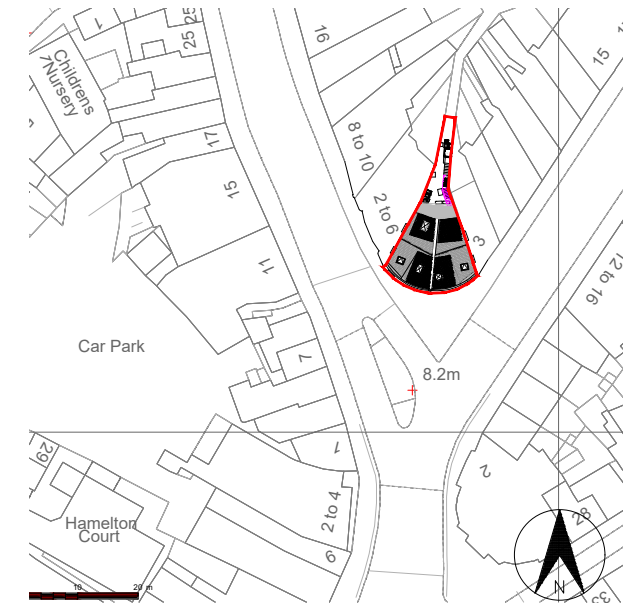
PROJECT No	DRAWING No	STATUS	REV
G4788	P-03	PLANNING	03



**PROPOSED 1ST FLOOR PLAN** 1:100

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A DD.MM.YY

REV	DATE	DESCRIPTION	DRN	CHKD
-----	------	-------------	-----	------

CLIENT  
Wyeth Burrell Pearce Ltd. / Skyloft

PROJECT  
Refurbishment of former HSBC Bank to create Commercial unit on B1 and GRND floors & 6 no. residential units on 1st/2nd and 3rd floors

DRAWING  
Proposed Second Floor Plan



18 Farnham Road  
Guildford  
Surrey, GU1 4XA

**LEWIS AND HICKEY**

Tel: 01483 560 908  
Fax: 01483 560 660  
Email: guildford@lewishickey.com



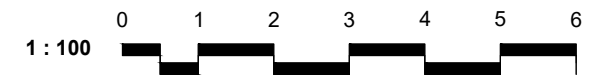
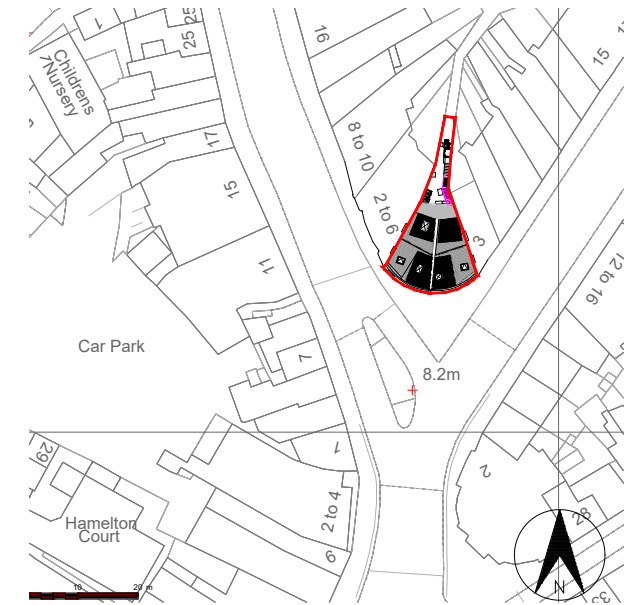
PROPOSED 2ND FLOOR PLAN



SCALE	DATE	DRAWN	CHECKED
1:100	13.06.2024	HYA	
PROJECT No	DRAWING No	STATUS	REV
G4788	P-04	PLANNING	03

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A DD.MM.YY

REV	DATE	DESCRIPTION	DRN	CHKD
-----	------	-------------	-----	------

CLIENT  
Wyeth Burrell Pearce Ltd. / Skyloft

PROJECT  
Refurbishment of former HSBC Bank to create Commercial unit on B1 and GRND floors & 6 no. residential units on 1st/2nd and 3rd floors

DRAWING  
Proposed Third Floor Plan



18 Farnham Road  
Guildford  
Surrey, GU1 4XA

LEWIS AND HICKEY

Tel: 01483 560 908  
Fax: 01483 560 660  
Email: guildford@lewishickey.com

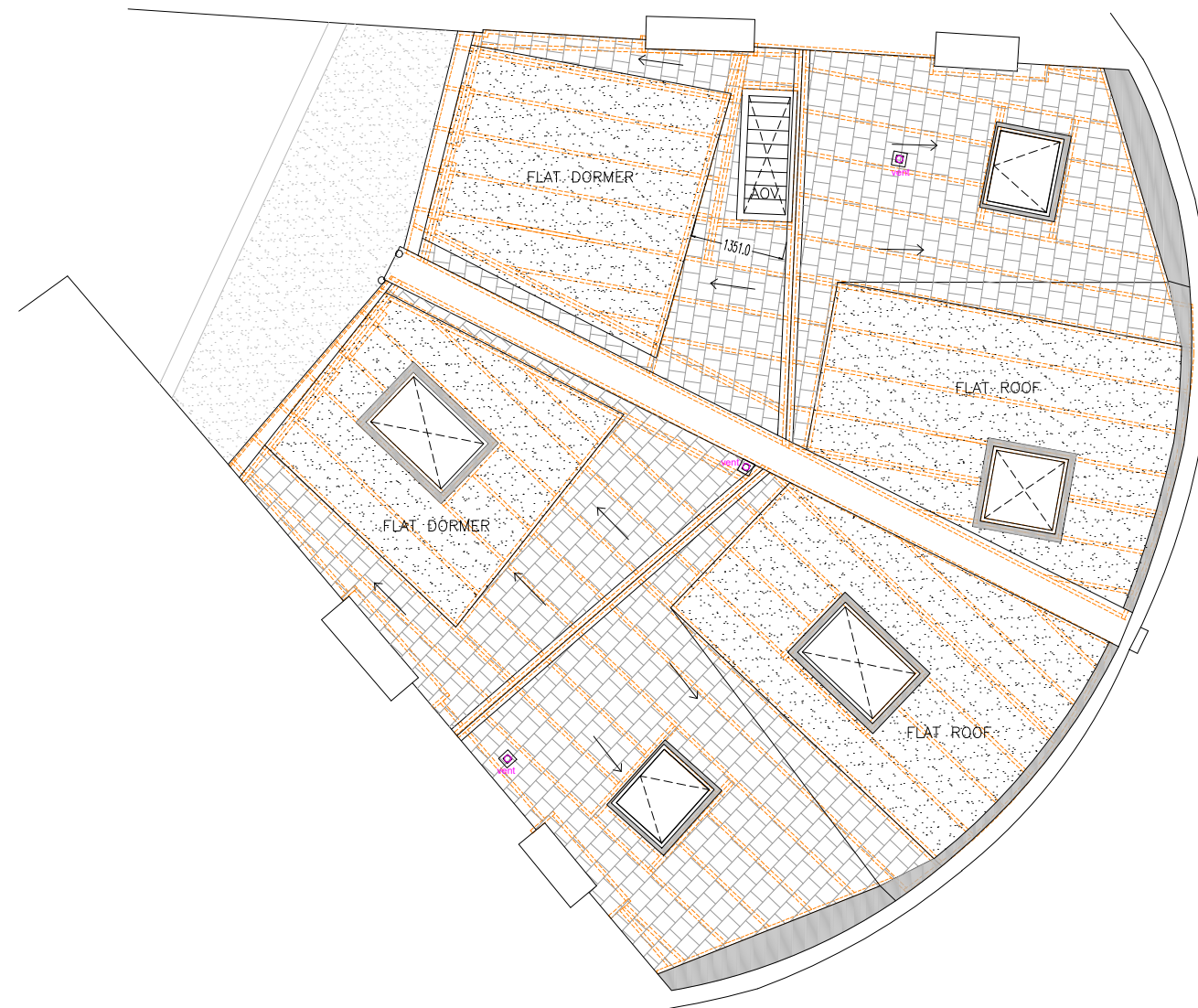
PROPOSED 3RD FLOOR PLAN



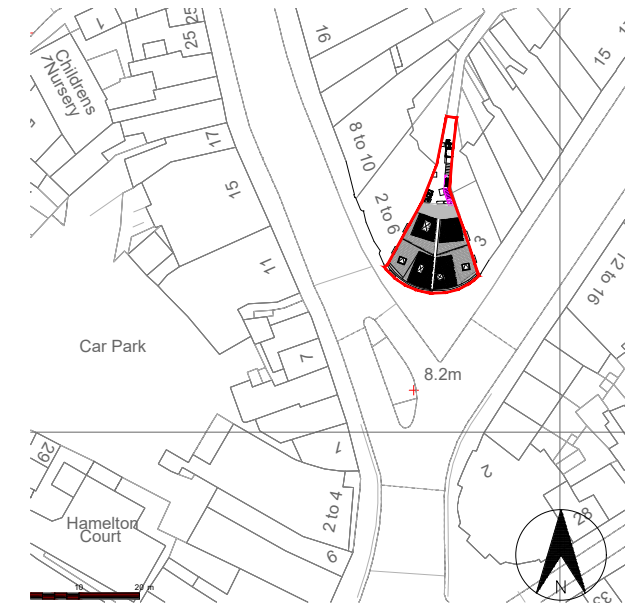
SCALE	DATE	DRAWN	CHECKED
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PROJECT No	DRAWING No	STATUS	REV
G4788	P-05	PLANNING	03

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PROPOSED ROOF PLAN



A DD.MM.YY

REV	DATE	DESCRIPTION	DRN	CHKD
-----	------	-------------	-----	------

CLIENT  
Wyeth Burrell Pearce Ltd. / Skyloft

PROJECT  
Refurbishment of former HSBC Bank to create Commercial unit on B1 and GRND floors & 6 no. residential units on 1st/2nd and 3rd floors

DRAWING  
Proposed Roof Plan



18 Farnham Road  
Guildford  
Surrey, GU1 4XA

LEWIS AND HICKEY

Tel: 01483 560 908  
Fax: 01483 560 660  
Email: guildford@lewisickey.com

SCALE	DATE	DRAWN	CHECKED
1:100	13.06.2024	HYA	
PROJECT No	DRAWING No	STATUS	REV
G4788	P-06	PLANNING	03

# Schedule 3



TW1 3RY

Search

# House Prices around TW1 3RY

Sales of flats around TW1 3RY had an overall average price of £474,520 over the last year.


## Who provides this information?


English and Welsh house price data is publicly available information produced by the HM Land Registry. This material was last updated on 3 May 2024.

## Properties sold

Filter:

**23** sold properties Date sold ▾

Property Address	Price	Date Sold	Tenure	Image
<b>32d, Queens Road, Twickenham, Greater London TW1 4EX</b> 2 bed, flat	<b>£535,000</b>	23 Feb 2024	Leasehold	
	£472,500	6 Nov 2020	Leasehold	
	£295,000	7 Sep 2012	Leasehold	

Property Address	Price	Date Sold	Tenure	Image
<b>62c, Richmond Road, Twickenham, Greater London TW1 3BE</b> 2 bed, flat	<b>£455,000</b>	1 Feb 2024	Leasehold	
	£415,000	22 Nov 2018	Leasehold	
	£385,000	14 Nov 2013	Leasehold	



**12b, Heath Road, Twickenham, Greater London TW1 4HG**

1 bed, flat

**£255,000** 31 Jan 2024 Leasehold

£220,000 14 Nov 2012 Leasehold

£180,000 8 Sep 2006 Leasehold



6

**Flat 3, 72, Copthall Gardens, Twickenham, Greater London TW1 4HJ**

Flat

**£560,000** 18 Jan 2024 Leasehold

£460,000 22 Dec 2021 Leasehold

£185,000 25 May 2001 Leasehold

**Apartment 22, Wharf House, 2, Brewery Lane, Twickenham, Greater London TW1 1AX**

Flat

**£625,000** 12 Jan 2024 Leasehold

£610,000 5 Aug 2016 Leasehold

No other historical records

**44a, Church Street, Twickenham, Greater London TW1 3NR**

Flat

**£180,000** 21 Dec 2023 Leasehold

£699,000 5 Jan 2023 Leasehold

£575,000 5 Sep 2014 Leasehold



1

**Flat 1, St Georges House, 3, St Georges Place, Twickenham, Greater London TW1 3NE**

Flat

**£420,000** 14 Nov 2023 Leasehold£415,000 24 Apr 2015  
(New Build) Leasehold

No other historical records

**38, Lebanon Court, Richmond Road, Twickenham, Greater London TW1 3DA**

Flat

**£489,000** 1 Nov 2023 Leasehold

£447,667 19 Apr 2016 Leasehold

No other historical records

**18b, Queens Road, Twickenham, Greater London TW1 4EX**

1 bed, flat

**£413,000** 23 Oct 2023 Leasehold

£195,000 19 Dec 2003 Leasehold

£99,950 8 Oct 1998 Leasehold

**Flat 3, Evergreen House, 2, King Street, Twickenham, Greater London TW1 3RZ**

Flat

**£499,950** 12 Oct 2023 Leasehold

£450,000 15 Jun 2020 Leasehold

£450,000 30 Mar 2016 Leasehold

**Flat 4, 49, Arragon Road, Twickenham, Greater London TW1 3NG**

Flat

**£250,000** 21 Sep 2023 Leasehold

No other historical records

**27, Lebanon Court, Richmond Road, Twickenham, Greater London TW1 3DA**

Flat





Flats For Sale in TW1 3RY, within 0.25 miles, including sold STC, don't show new home, retirement, buying schemes >

☆ Save search

🔔 Create Alert

48 results

Sort: Newest Listed ▾



☰ Prioritise properties with... + Add keyword

1/15 FEATURED PROPERTY - PREMIUM LISTING



Heath Road, Twickenham

Apartment 🛏 1 🚿 1

0.15 miles

Milestone and Collis a proud to offer this one bedroom apartment situated in the heart of Twickenham and surrounded by numerous amenities, this converted convenient one bedroom flat would be an excellent, ideal...

Reduced on 28/05/2024 by Milestone & Collis, ...

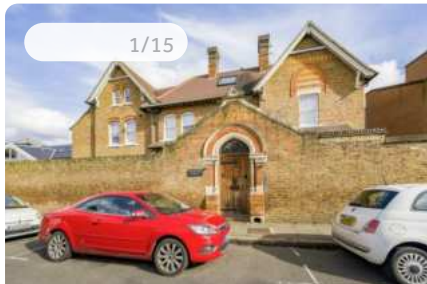
£260,000

Offers in Excess of



020 3910 6092  
Local call rate

✉ Contact



1/15

Oak Lane, Twickenham

Apartment 🛏 2 🚿 2

0.20 miles

This is a particularly stylish, ground floor apartment converted within a Victorian refectory to a high

Added on 31/05/2024 by Chase Buchanan, Twickenha...

£775,000



020 3974 1555  
Local call rate

✉ Contact

♡ Save



1/14

Queens Road, Twickenham, TW1

Maisonette 🛏 2 🚿 1

0.17 miles

Reduced on 28/05/2024 by Featherstone Leigh, Twick...  
A beautifully presented two bedroom period conversion

£525,000



020 3835 6248  
Local call rate

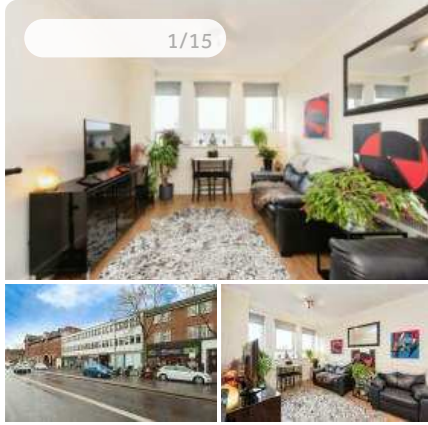
✉ Contact

♡ Save

Chase Buchanan

OUR EXPERT TEAM ARE ALWAYS ON HAND TO HELP YOU

Get in touch



1/15

### Heath Road, Twickenham



Apartment 1 1

0.15 miles

Milestone and Collis a proud to offer this one bedroom apartment situated in the heart of Twickenham and surrounded by numerous amenities, this converted convenient one bedroom flat would be an excellent, ideal investment or pied-a-terre. The accommodation...

Reduced on 28/05/2024 by Milestone & Collis, Heath R...

£260,000

Offers in Excess of

PREMIUM LISTING



020 3910 6092  
Local call rate



Contact



Save



1/10

### Heath Road, Twickenham, TW1



Apartment 2

0.15 miles

A well-presented two-bedroom apartment in central Twickenham set in a landmark development with

Added on 28/05/2024 by Featherstone Leigh, Twicken...

£405,000



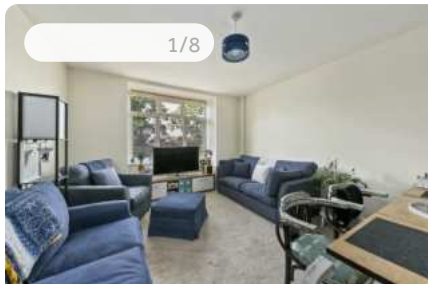
020 3835 6248  
Local call rate



Contact



Save



1/8

### Thames Eyot, Cross Deep, Twickenham, TW1



Apartment 1 1

0.20 miles

Situated within this delightful and most sought-after riverside development just a stroll away from

Added on 23/05/2024 by Antony Roberts, St Margaret...

£375,000



020 3907 8625  
Local call rate



Contact



Save



1/7

### Arragon Road, Twickenham



Flat 1 1

0.11 miles

The Property Partnership are delighted to offer this lovely one double bedroom apartment, centrally located on a quiet road within the easiest reach of Twickenham mainline station and Twickenham riverside.

Added on 21/05/2024 by Property Partnership, Boroug...

£295,000

NO CHAIN



020 3889 9161  
Local call rate



Contact



Save



1/5

### Queens Road, Twickenham



Flat 2 1

0.21 miles

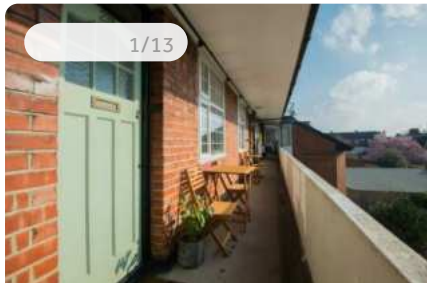
A charming lower ground floor Victorian flat ideally positioned in central Twickenham. The accommodation is

Added on 18/05/2024 by Snellers, Twickenham

£475,000



020 8892 5555  
Local call rate



1/13

### Popesgrove Mansions, Heath Road, Twickenha...



Apartment 2 1

UNDER OFFER

Reduced on 17/05/2024 by Featherstone Leigh, Twick...

£375,000



020 3835 6248  
Local call rate



TW1 ... [Clear](#) + 1/4 mile

Min Price to Max Price

Filters (5)



1/5

### Garfield Road, Twickenham, TW1



Apartment 1 1

0.05 miles

"A real rarity has been quality one-bedroom apartments in Twickenham this year, so this property should be

Added on 17/05/2024 by Devenports, Twickenham

£375,000

Guide Price



01932 548328  
Local call rate



1/5

### Amyand Park Road, Twickenham



Flat 2 1

0.25 miles

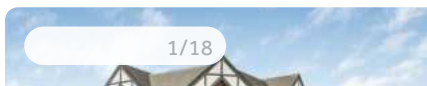
\* OFFERS OVER £600,000 \* A stunning lower ground two bedroom flat located in central Twickenham. The

Added on 16/05/2024 by Snellers, Twickenham

£600,000



020 8892 5555  
Local call rate



1/18





Flats For Sale in TW1 3RY, within 0.5 miles, including sold STC, don't show retirement, buying schemes >

☆ Save search

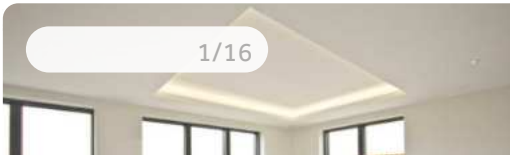
🔔 Create Alert

3 results

Sort: Newest Listed ▾



☰ Prioritise properties with... + Add keyword



1/16

Brewery Lane, Twickenham, TW1 1AX



2 bedroom apartment for sale

0.27 miles

TW1 ...

Clear

+ 1/2 mile ▾

Min Price ▾

to

Max Price ▾

Filters (4) ▾



£995,000

Added on 15/05/2024 by Wigmore Jones, London



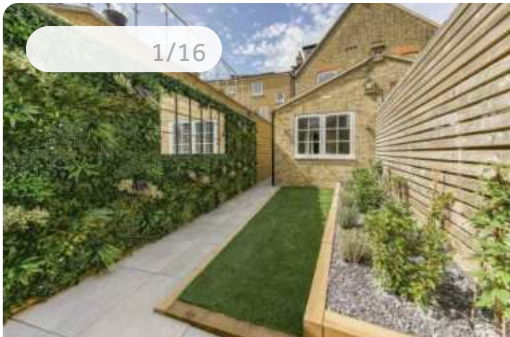
020 3873 8298  
Local call rate



Contact



Save



1/16

Whitton Road, Twickenham



2 bedroom flat for sale

0.34 miles

A luxury ground-floor apartment located in central

NEW HOME

Reduced on 05/09/2023 by Chase Buchanan, Twickenh...

£600,000



020 3974 1555  
Local call rate



Contact



Save



1/12

NEW HOME

Added on 31/08/2023 by Chase Buchanan, Twickenha...

2 bedroom apartment for sale

£575,000



020 3974 1555  
Local call rate



Contact



Save



Commercial Properties To Let in TW1, within 3 miles, 11 property types >

☆ Save search

Create Alert

14 results

Sort: Relevance



Prioritise properties with... Add keyword



1/2

Ham Wharf, The Ham, Brentford, TW8 8EX



Retail property (high street)

Large warehouse and store, retail unit with associated office and staff facilities. Hardstanding central forecourt.

COMMERCIAL

Marketed by WBM Commercial Property Limited, Swin...

£10,000 pcm  
6,921 sq. ft.



01793 540479  
Local call rate

Contact

Save



1/9

21 Treaty Centre, High Street, Hounslow, TW...



Retail property (high street)

Prominent Retail Positioned at the Entrance to Treaty Shopping Centre

COMMERCIAL

Marketed by Forest Real Estate, London

£3,000 pcm  
2,333 sq. ft.



020 3907 3769  
Local call rate

Contact

Save



1/4

COMMERCIAL

Marketed by Brasier Freeth, London

£4,583 pcm  
1,677 sq. ft.



020 3835 5587  
Local call rate

Contact

Save



1/3

### Church Street, Kingston Upon Thames, Surrey... ✕

Retail property (high street)

WELL LOCATED SHOP TO LET IN CENTRAL KINGSTON

TV Clear + 3 miles Size & Price Property Type (11) Filters

Marketed by **Robinsons, Commercial, Reigate**

**£7,500 pcm** From  
1,580 sq. ft.



01737 301086  
Local call rate



Contact



Save



1/12

### Eton Street, Richmond ✕

Retail property (high street)

E class premises that is currently trading as a beauty shop in the heart of Richmond. The property totals 556 square

COMMERCIAL

Marketed by **mi commercial, London**

**£2,208 pcm**  
556 sq. ft.



020 3909 0360  
Local call rate



Contact



Save



1/3

COMMERCIAL

Marketed by **Blue Alpine, London**

**£1,166 pcm**  
500 sq. ft.



BLUE ALPINE

020 3834 8424  
Local call rate



Contact



Save



1/4

### Cafe Radnor , Cross Deep, London , Twickenha... ✕

Retail property (high street)

The café comprises a single storey building with a flat roof dating back to the 1930s with a modern metal gazebo

COMMERCIAL

Marketed by **Avison Young (UK) Limited, Property Man...**



# Schedule 4

# SW Homes & Developments Ltd

Investment Opportunity

Dentist on ground floor plus 3 x 2 bed flats & 3 X 1 Bed flats

Appraisal Site:

2 London Road, Twickenham, TW1 3RY

Google Maps:

[Click Here](#)

PRE-BUILD COSTS			
	% / £	Num	Costs
<b>Legal Obligations</b>			
Possible Affordable Housing Contribution		TBC	TBC
s106 Fees - SANG/SAMM	£0		£0
Community Infrastructure Levy	£0		£0
<b>Total Legal Obligations Fees:</b>			<b>£0</b>
<b>Utilites:</b>			
Site Disconnection - Gas	£4,000		£4,000
Site Disconnection - Electric	£4,000		£4,000
Site Disconnection - Water	£3,000		£3,000
Temp Power / Generator	£1,500		£1,500
New Electrical Services	£60,000		£60,000
New Water Services	£25,000		£25,000
Open Reach / Internet	£6,000		£6,000
Pavement Permit Licences	£10,000		£10,000
Road Clousures	TBC		TBC
Bay Suspensions	£2,000		£2,000
Hire Equipment	TBC		TBC
Parking Permit/Tickets	£6,000		£6,000
Hording Errection	£2,000		£2,000
Business rates NOT INCLUDED			
<b>Total Utilites Fees:</b>			<b>£123,500</b>
<b>Demolition</b>			
Welfare	£10,000		£10,000
Strip Out Labour & Clear Site	£30,000		£30,000
Waste	£13,000		£13,000
Lift Removal	£15,000		£15,000
Scaffolding Errection	£30,000		£30,000
Scaffolding Licences	£4,000		£4,000
Contingency / Unforseeables	£20,000		£20,000
Civils and lintels	£15,000		£15,000
<b>Total Demolition Costs:</b>			<b>£127,000</b>

BUILD COSTS			
	£/pm2	Num	Costs
<b>Foundations</b>			
Basement Works	£2,200	0	£0
Underpinning	£0	1	£0
Labour	£4,000	0	£0

Strip / Raft / Piles	£0	1	£0
Civils and lintels TBC	£500	1	£500
Drainage - Soils	£4,000	1	£4,000
Drainage - Surface	£3,000	1	£3,000
Conduit - Services	£8,000	1	£8,000
Floor Insulation	£10,000	1	£10,000
Screed	£6,000	1	£6,000
<b>Total Foundations Costs:</b>			<b>£31,500</b>
<b>Construction</b>			
Panel Framed Construction	£0	1	£0
Brickwork / Making Good	£5,000	1	£5,000
Loft Conversion	£70,000	1	£70,000
External/Internal Wall Insulation	£12,000	1	£12,000
Rendering	£20,000	1	£20,000
Steelwork	£47,000	1	£47,000
Crane hire	£0	1	£0
Waste	£14,000	1	£14,000
Roofing	£47,000	1	£47,000
Fascia & Soffits	£6,000	1	£6,000
Drainage Infrstructure	£8,000	1	£8,000
Internal partitions	£24,000	1	£24,000
Construction Labour Costs	£65,000	1	£65,000
Insulation	£28,000	1	£28,000
Reslient bars & metal work	£12,000	1	£12,000
Fire Board	£18,000	1	£18,000
Sound Board	£18,000	1	£18,000
Staircase Costs	£28,000	1	£28,000
Dry-Lining Costs	£48,000	1	£48,000
Plastering Costs	£66,000	1	£66,000
External Decoration	£6,000	1	£6,000
Internal Decoration	£37,000	1	£37,000
<b>Total Construction Costs:</b>			<b>£579,000</b>
<b>Glazing</b>			
Windows - UPVC Supply & Fit	£1,400	35	£49,000
Windows - Timber	£0	1	£0
Roof Lights - Velux	£700	6	£4,200
Entrance Door	£2,800	2	£5,600
External Doors	£1,500	1	£1,500
Heavy Duty Refuse Access Doors	£1,200	1	£1,200
<b>Total Glazing Costs:</b>			<b>£61,500</b>
<b>Mechanical &amp; Electrical</b>			
Mechanical Ventilation	£0	1	£0
HWHP Heating (Per unit)	£7,000	6	£42,000
Commercial Heating	£6,000	1	£6,000
UFH	£8,000	6	£48,000
Storage Heating (Per Flat)	£3,500	0	£0
Suppression System (Per Flat)	£20,000	6	£120,000
Door Entry System (Video/Audio)	£3,000	1	£3,000
TV Aerial	£1,500	1	£1,500
LD1 Smoke System	£1,200	6	£7,200
Fire Alarm / Panel System	£1,200	1	£1,200

CCTV Supply & installation	£1,500	1	£1,500
Distrubution Boards & Consumer Units	£800	6	£4,800
Emergency Lighting	£800	4	£3,200
Automatic Opening Vents (AOV)	£3,700	1	£3,700
O&M Manuals	£1,000	1	£1,000
Test & Commissison	£800	1	£800
<b>Total Mechanical &amp; Electrical Costs:</b>			<b>£243,900</b>
<b>Communal Areas:</b>			
Lift	£0	0	£0
Bike store & rack	£2,000	1	£2,000
Bin store & bins	£2,000	1	£2,000
Riser	£3,000	1	£3,000
Plant rooms	£10,000	1	£10,000
Extenal landscaping / Fencing	£10,000	1	£10,000
Tarmac	£5,000	0	£0
Block Paving	£0	1	£0
Entrance lobby	£0	1	£0
Entrance decoration	£2,000	1	£2,000
Entrance Light & Enty Sys	£3,000	1	£3,000
Lobby doors	£700	1	£700
Hard Flooring	£8,000	1	£8,000
Carpets	£2,000	1	£2,000
<b>Total Communal Area Costs:</b>			<b>£42,700</b>
<b>Plot Fit Outs</b>			
Flat Fit Out - 1 bed (Luxury Finish) <i>(£35k per flat)</i>	£55,000	4	£220,000
Flat Fit Out - 2 beds (Luxury Finish) <i>(£55k per flat)</i>	£75,000	2	£150,000
Shell & Core Shop <i>(£40k per unit)</i>	£50,000	1	£50,000
<b>Total Plot Fit Out Costs:</b>			<b>£420,000</b>
<b>NO MANAGMENT FEE OR CONTIGENCY ALLOWANCE INCLUDED</b>			
No Project Managment Fee	N/A		£0
No Contingency	N/A		£0
<b>Total Development Costs</b>			<b>£1,629,100</b>