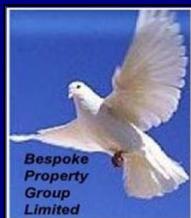


# Schedule 1



**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	561-563 Upper Richmond Road West, East Sheen, SW14 7ED
Site Reference	
Scheme Description	Conversion of existing into 2 no. semi-detached houses.
Date	22/07/2024
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:** Semi-Detached

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						135.01
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						2

**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		
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)
	<b>Start Month</b>	<b>End Month</b>
Timing of Affordable Housing Tenure 1 Purchase Payment		(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
Owner-occupied share (%)		
Unsold Equity Rent Per Annum (%)		(Housing Corporation Limit of 2.75%)
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)
	<b>Start Month</b>	<b>End Month</b>
Timing of Affordable Housing Tenure 2 Purchase Payment		(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		
% of Open Market Value	100.0%	
	<b>Start Month</b>	<b>End Month</b>
Timing of Affordable Housing Tenure 3 Purchase Payment	0	0
		(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>Start Month</b>	<b>End Month</b>
<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)
	<b>Start Month</b>	<b>End Month</b>
<b>Timing of Affordable Housing Tenure 5 Purchase Payment</b>		
	(whole number, minimum 0)	

Open Market Values

	Capital Value (£ psm)
Open Market Housing Type 1: Semi-Detached	£9,222
Open Market Housing Type 2: -	
Open Market Housing Type 3: -	
Open Market Housing Type 4: -	
Open Market Housing Type 5: -	
	<b>Month</b>
Timing of First Open Market Housing Sale	12
Timing of Last Open Market Housing Sale	14
	(whole number, minimum 0)

**Overall Scheme End Date (this must be completed)**

	Month
Final End Date of Scheme - scheme built and fully let/sold	14
	(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:	Semi-Detached	<b>£2,288</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>Part L Building Regs</b>			
<b>Biodiversity Net Gain</b>	<b>£4,634</b>		
<b>Planning Fees</b>			
<b>Others</b>			
<i>* This section excludes Affordable Housing section 106 payments</i>			
<b>Site Abnormals (£)</b>	<b>Cost (£)</b>		<b>Month of Payment</b>
Infrastructure Costs	<b>£30,890</b>		
Contamination Costs			
Demolition Costs			
Other Costs			
<b>Site Specific Sustainability Initiatives**</b>	<b>EITHER</b>		
<b>Building Cost Percentage Increase (if any)</b>		<b>%</b>	
<b>Site Specific Sustainability Initiatives (%)**</b>	<b>OR</b>		
Wheelchair provision (%)			
Code for Sustainable Homes (%)			
Other (%)			

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

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

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

	<b>%</b>		
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>		
	<b>Cost (£)</b>		<b>Month of Payment</b>
Other Acquisition Costs (£)			

**FINANCE COSTS**

Arrangement Fee (£)		
Interest Rate (%)	<b>9.00%</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 (month)</b>
<b>Timing</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)	
Size of retail scheme (net lettable sq m)	
<b>Values</b>	
Rent (£ psm)	
Yield (%)	
Purchaser's costs (% of value)	
<b>Building Costs</b>	
Retail Building Costs (Gross, £ psm)	
Retail Building Professional Fees (% of building costs)	
Building Contingencies (% of building costs)	
	<b>Timing (month)</b>
<b>Timing</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>	

**INDUSTRIAL ASSUMPTIONS**

Size of industrial scheme (gross sq m)

**Values**

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

**Building Costs**

Industrial Building Costs (Gross, £ psm)

Industrial Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

**Timing****Timing  
(month)**

Start of Building Period (month)

End of Building Period (month)

Timing of Letting / Sale (month)

**Letting / sale fees**

Letting (% of income)

Advertising (% of annual income)

Sale (% of sale price)

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

Size of Leisure scheme (gross sq m)

Size of Leisure scheme (net lettable sq m)

**Values**

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

**Building Costs**

Leisure Building Costs (Gross, £ psm)

Leisure Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

**Timing****Timing  
(month)**

Start of Building Period (month)

End of Building Period (month)

Timing of Letting / Sale (month)

**Letting / sale fees**

Letting (% of income)

Advertising (% of annual income)

Sale (% of sale price)

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

**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  
(month)**

**Timing**  
 Start of Building Period (month)  
 End of Building Period (month)  
 Timing of Letting / Sale (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	561-563 Upper Richmond Road West, East Sheen, SW14 7ED
Site Reference	
Scheme Description	Conversion of existing into 2 no. semi-detached houses.
Date	22/07/2024
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

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

Total Number of Units	2	units
Total Number of Open Market Units	2	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	270	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 (£)
Semi-Detached	270	£9,222	£2,490,000
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
<b>Total</b>	<b>270</b>	-	<b>£2,490,000</b>

**TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING** £2,490,000

**Car Parking**

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

**TOTAL VALUE OF CAR PARKING** £0

**TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME** £2,490,000

**Non-Residential Values**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

<b>TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME</b>	<b>£0</b>
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<b>TOTAL VALUE OF SCHEME</b>	<b>£2,490,000</b>
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**Residential Building, Marketing & Section 106 Costs**

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£617,806	£617,806

**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>£617,806</b>
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**OTHER SITE COSTS**

Building Contingencies	5.0%	£30,890
Building Cost Fees (Architects, QS etc):	10.0%	£64,870
Other Acquisition Costs (£)		£0

**Section 106 Costs (£)**

CIL	£0
Part L Building Regs	£0
Biodiversity Net Gain	£4,634
Planning Fees	£0
Others	£0

**Site Abnormals**

Infrastructure Costs	£30,890
Contamination Costs	£0
Demolition Costs	£0
Other Costs	£0
Sustainability Initiatives	£0

<b>Total Other Site Costs</b>	<b>£131,284</b>
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**Marketing (Open Market Housing ONLY)**

Sales Fees:	3.0%	£74,700
Legal Fees (per Open Market unit):	£1,000	£2,000

**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>£76,700</b>
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**Non-Residential Building & Marketing Costs****Building Costs**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

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

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

<b>Total Non-Residential Costs</b>		<b>£0</b>
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<b>TOTAL DIRECT COSTS:</b>	<b>£825,789.48</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	£9,649
Legal Fees	£7,236
Stamp Duty	£48,243
Total Interest Paid	£136,225

<b>Total Finance Costs</b>	<b>£201,353</b>
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**Developer 'Profit'****Residential**

Open Market Housing Operating 'Profit'	£498,000
Affordable Housing 'Profit'	£0

**Non-residential**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

<b>Total Operating Profit</b>	<b>£498,000</b>
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**Residual Site Value**

<b>SITE VALUE TODAY</b>	<b>£964,858</b>
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EXISTING USE VALUE	<b>£1,427,000</b>
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DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£462,142
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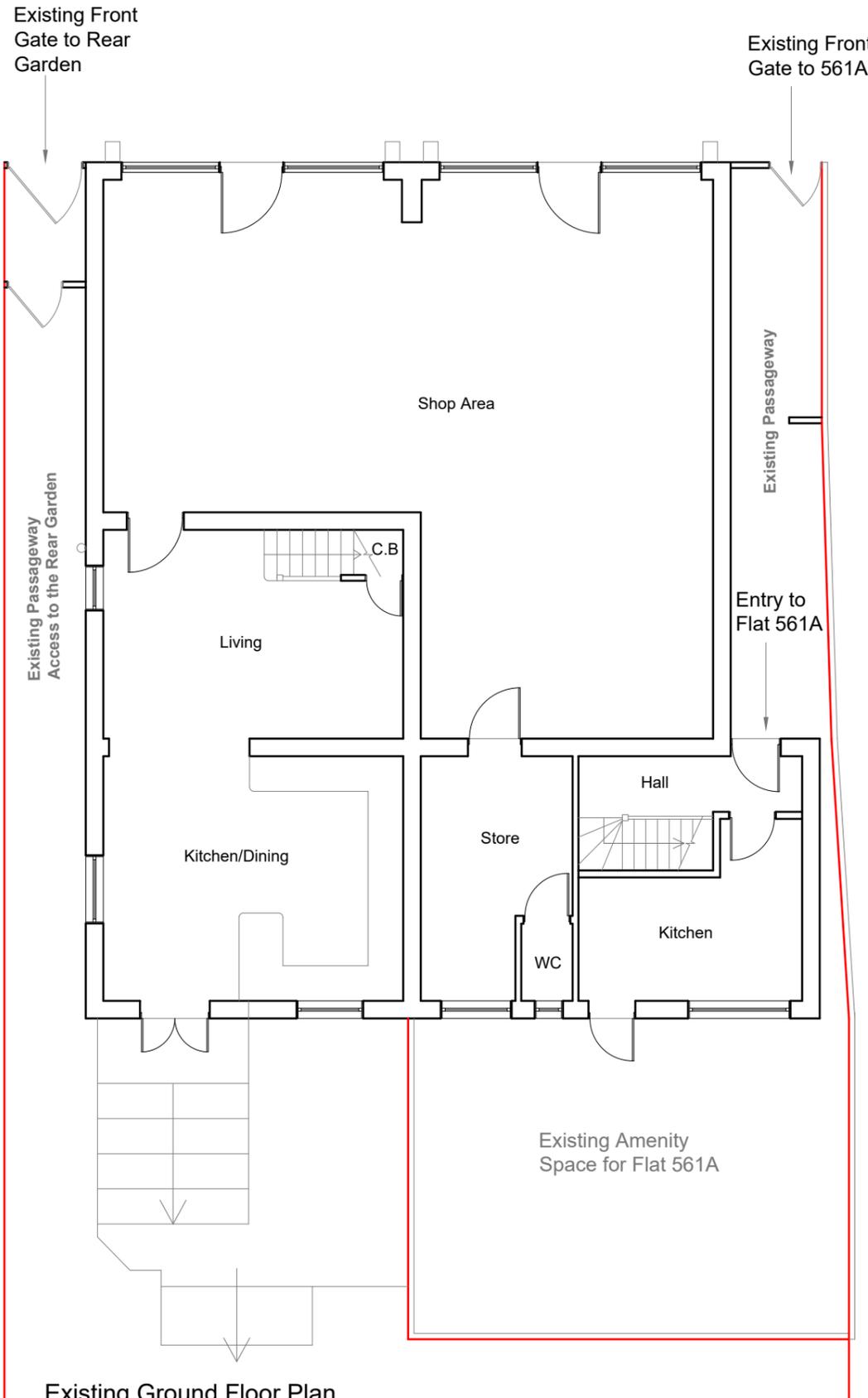
**Checks:**

Site Value as a Percentage of Total Scheme Value	38.7%
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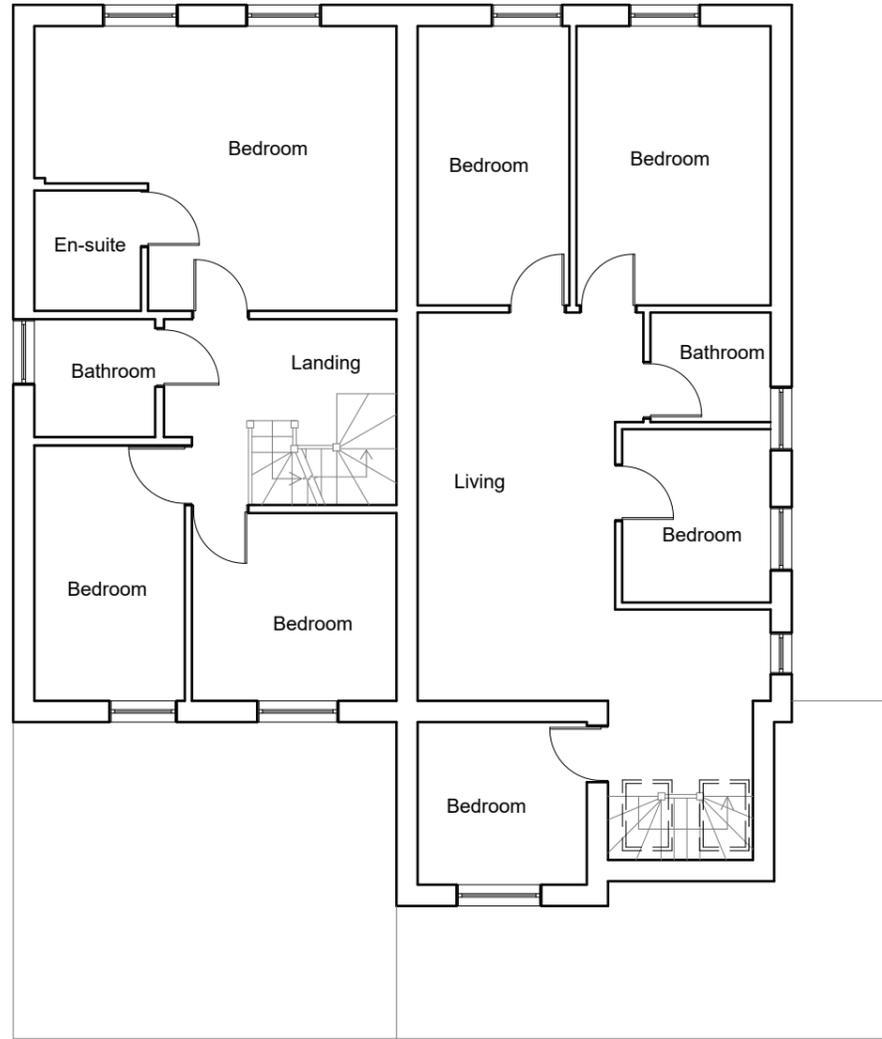
Site Value per hectare	#VALUE!
------------------------	---------



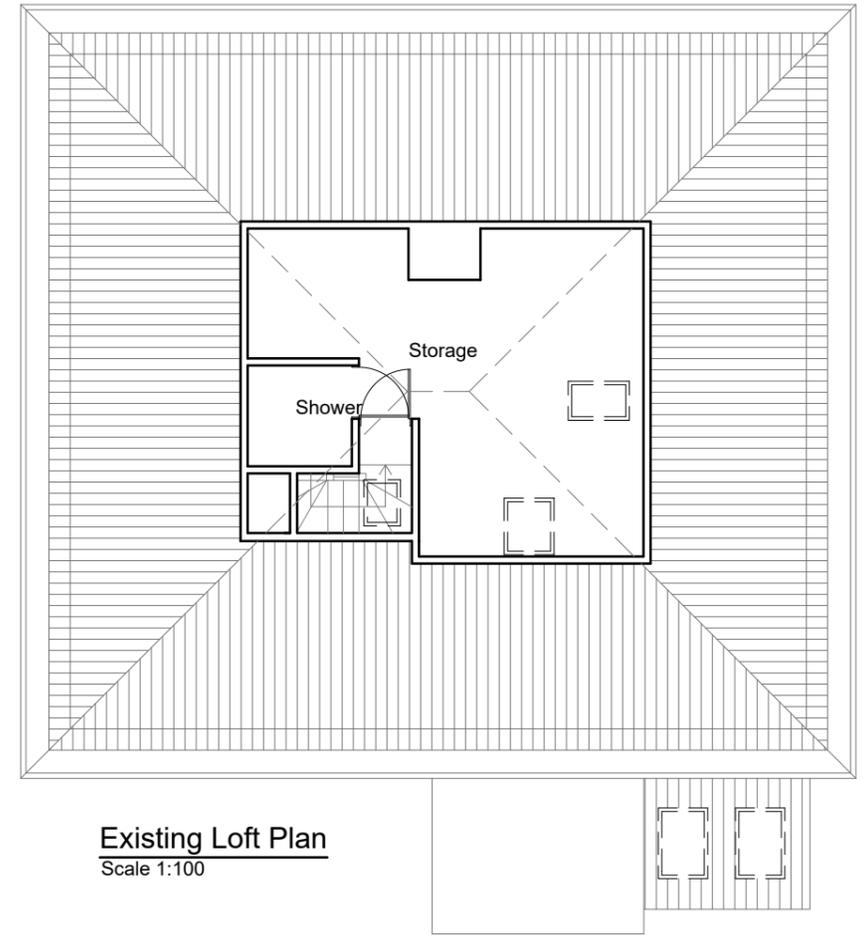
# Schedule 2



**Existing Ground Floor Plan**  
Scale 1:100

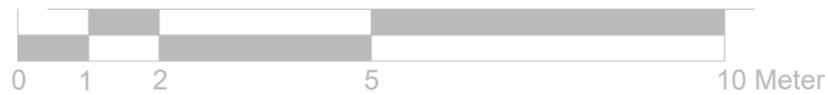


**Existing First Floor Plan**  
Scale 1:100



**Existing Loft Plan**  
Scale 1:100

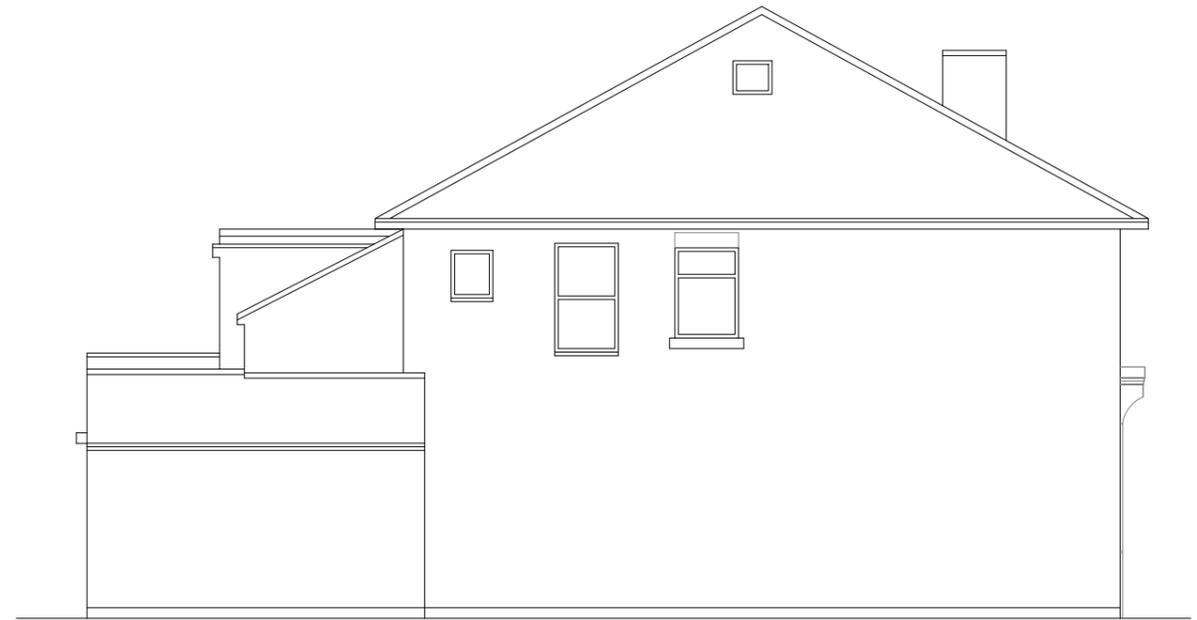
1:100



Project: 561-563 Upper Richmond Road West East Sheen SW14 7ED	Title: Existing Floor Plans	Scale: 1:100 @ A3 Date: 03 . 2024 Drawing No.: 175 - 01/MT Revision



Existing Front Elevation  
Scale:1:100



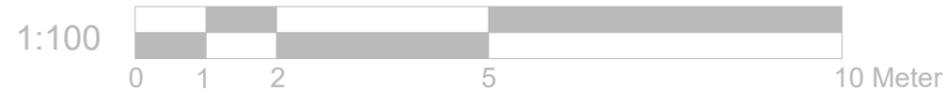
Existing Side Elevation  
Scale:1:100



Existing Rear Elevation  
Scale:1:100

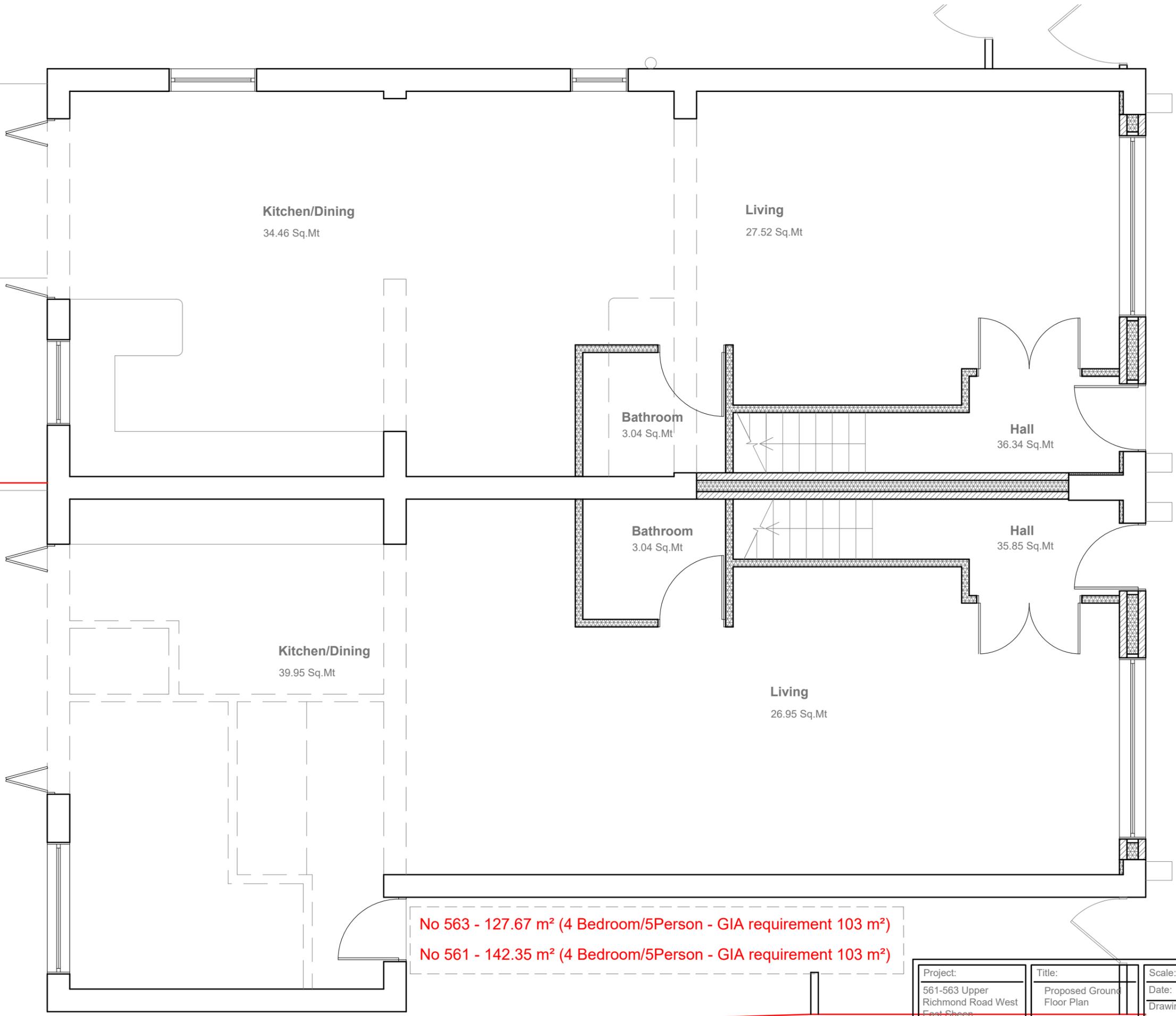


Existing Side Elevation  
Scale:1:100



Project: 561-563 Upper Richmond Road West East Sheen SW14 7ED	Title: Existing Elevations	Scale: 1:100 @ A3 Date: 03 . 2024 Drawing No.: 175 - 02/MT
Revision		

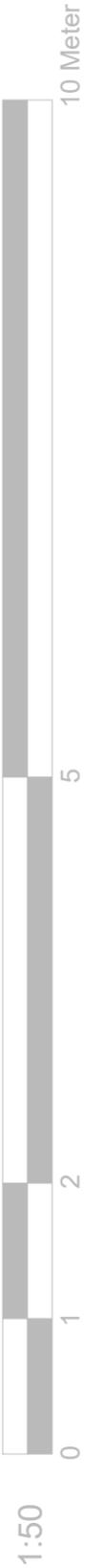
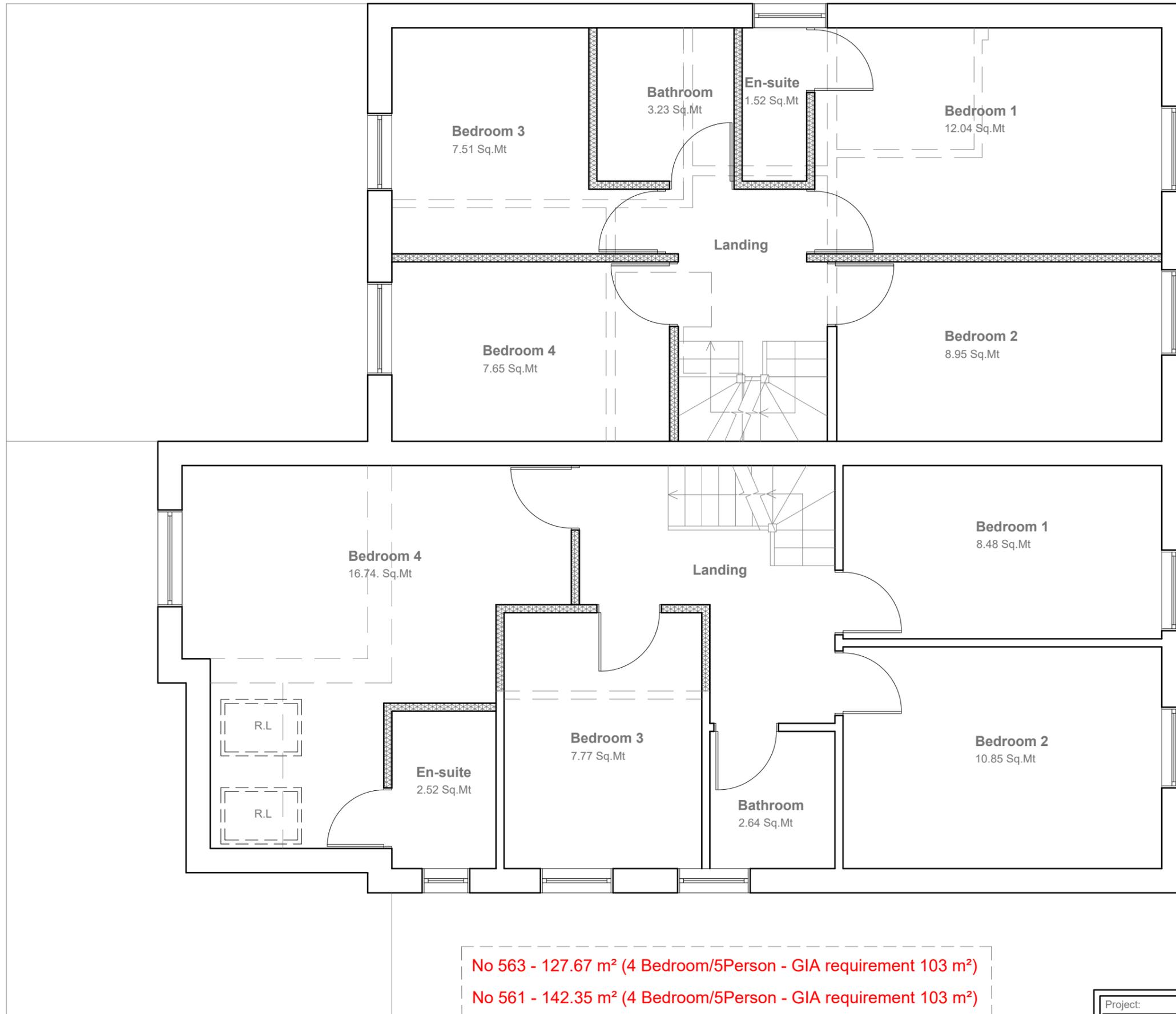
10 Meter  
 1:50  
 0 1 2 5



No 563 - 127.67 m<sup>2</sup> (4 Bedroom/5Person - GIA requirement 103 m<sup>2</sup>)  
 No 561 - 142.35 m<sup>2</sup> (4 Bedroom/5Person - GIA requirement 103 m<sup>2</sup>)

**Proposed Ground Floor Plan**  
 Scale 1:50

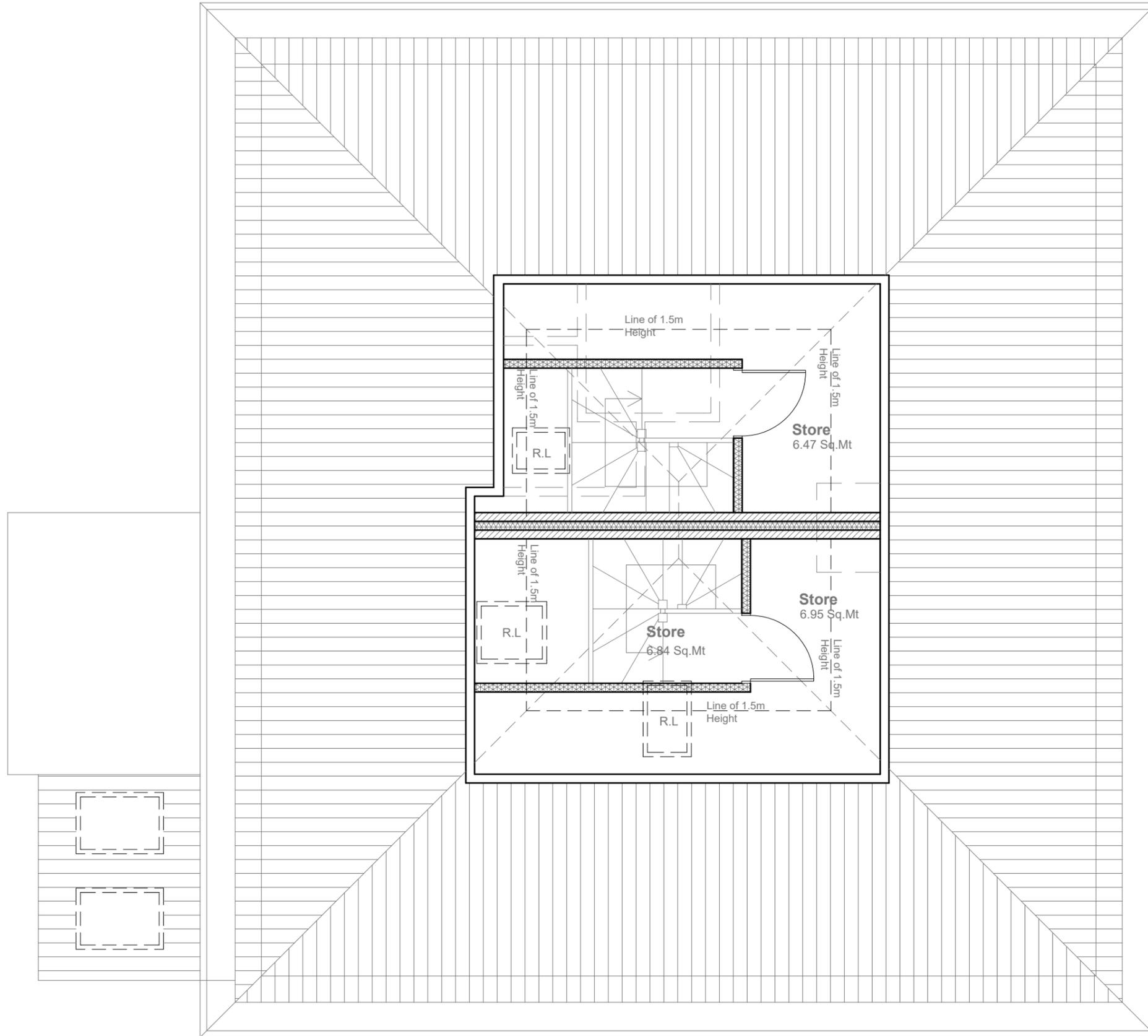
Project: 561-563 Upper Richmond Road West East Cheen SW14 7ED	Title: Proposed Ground Floor Plan	Scale: 1:50 @ A3 Date: 03 . 2024 Drawing No.: 175 - 03/MT Revision



No 563 - 127.67 m<sup>2</sup> (4 Bedroom/5Person - GIA requirement 103 m<sup>2</sup>)  
 No 561 - 142.35 m<sup>2</sup> (4 Bedroom/5Person - GIA requirement 103 m<sup>2</sup>)

**Proposed First Floor Plan**  
 Scale 1:50

Project: 561-563 Upper Richmond Road West East Sheen SW14 7ED	Title: Proposed First Floor Plan	Scale: 1:50 @ A3 Date: 03 . 2024 Drawing No.: 175 - 04/MT Revision					
		<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>					



**Proposed Loft Floor Plan**  
Scale 1:50

Project:	Title:	Scale: 1:50 @ A3
561-563 Upper Richmond Road West East Sheen SW14 7ED	Proposed Loft Plan	Date: 03 . 2024
		Drawing No.: 175 - 05/MT
		Revision

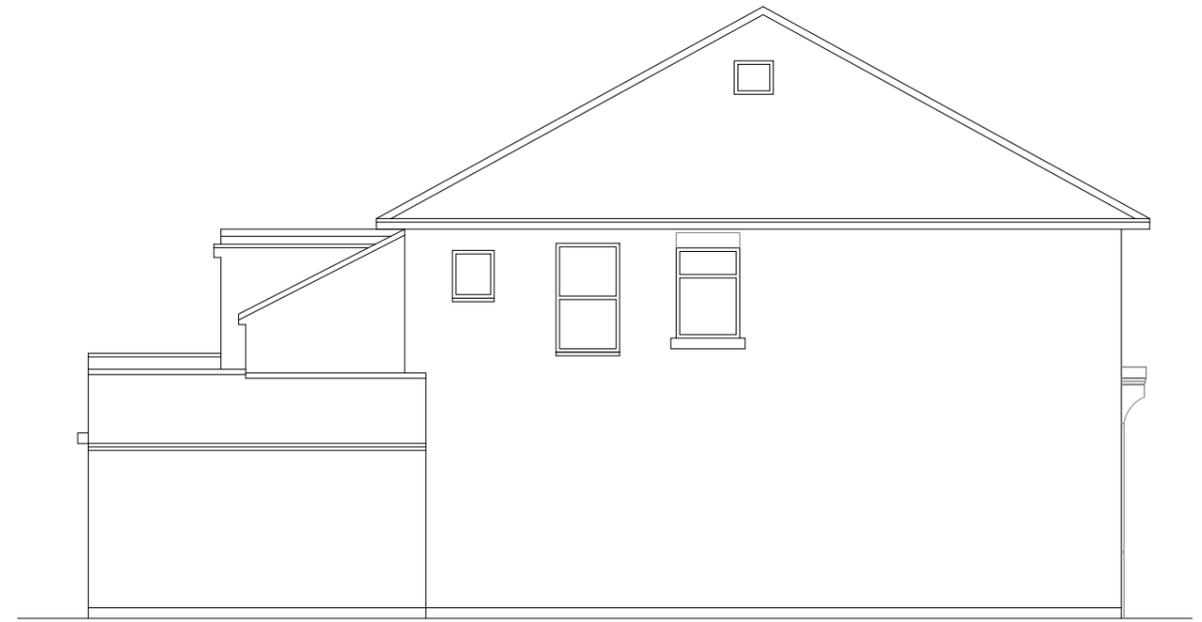
All work to comply with current building regulations and codes of practice

Proposed External Finish Materials to Match Existing External Finish Materials

Proposed Flank Wall Window to be Obscure Glazed and Non Opening below 1.7m from FFL



Proposed Front Elevation  
Scale:1:100



Proposed Side Elevation  
Scale:1:100



Proposed Rear Elevation  
Scale:1:100



Proposed Side Elevation  
Scale:1:100



Project: 561-563 Upper Richmond Road West East Sheen SW14 7ED	Title: Proposed Elevations	Scale: 1:100 @ A3 Date: 03 . 2024 Drawing No.: 175 - 06/MT
Revision		

3 wheeled bins to British Standard BS EN 840:1997 (refer to details drawing)

Provide Small shrubs lanscape

Front Gate

Brick Fencing (Max 0.90m Height)

Front Gate

Provide Small shrubs lanscape

Frontage

Frontage

3 wheeled bins to British Standard BS EN 840:1997 (refer to details drawing)

563  
561

Existing Passageway Access to the rear Garden

Existing Passageway

# Derby Court



Secure 2no. of Bike storage Box (refer to details drawing)

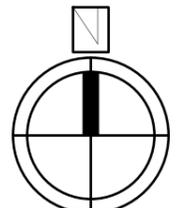
Secure 2no. of Bike storage Box (refer to details drawing)

**Amenity Space**  
125.36m<sup>2</sup>

**Amenity Space**  
131.54m<sup>2</sup>

Existing Shed

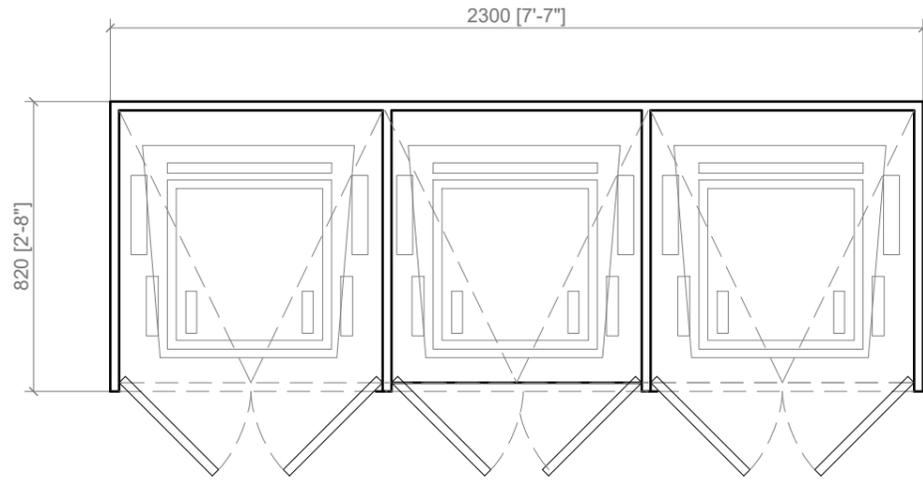
Proposed 1.8 metre high Timber Fence with Concrete Posts



Site Plan  
Scale:1:100

Project: 561-563 Upper Richmond Road West East Sheen SW14 7ED	Title: Proposed Site Plan	Scale: 1:100 @ A3 Date: 03 . 2024 Drawing No.: 175 - 07/MT Revision





### Proposed Bin Enclosure Plan

Scale 1:20

#### Description

Rowlinson Bin Stores are the ideal way to hide away your necessary but unsightly wheelie bins. Lifting lids with chains that attach to your bin and opening fronts provide easy access when filling and removing your bins on collection day. All Rowlinson Bin Stores are pressure treated against rot, ensuring that they will be hiding away your bins for many years to come. Available in single, double and triple capacities.

#### Features:

- Attractive storage for three standard sized wheelie bins (Max. bin size: H1060mm W740mm D740mm)
- Lifting lids with chains to bin lids for easy use
- Easy access
- Natural timber finish
- Pressure treated against rot

#### Dimensions:

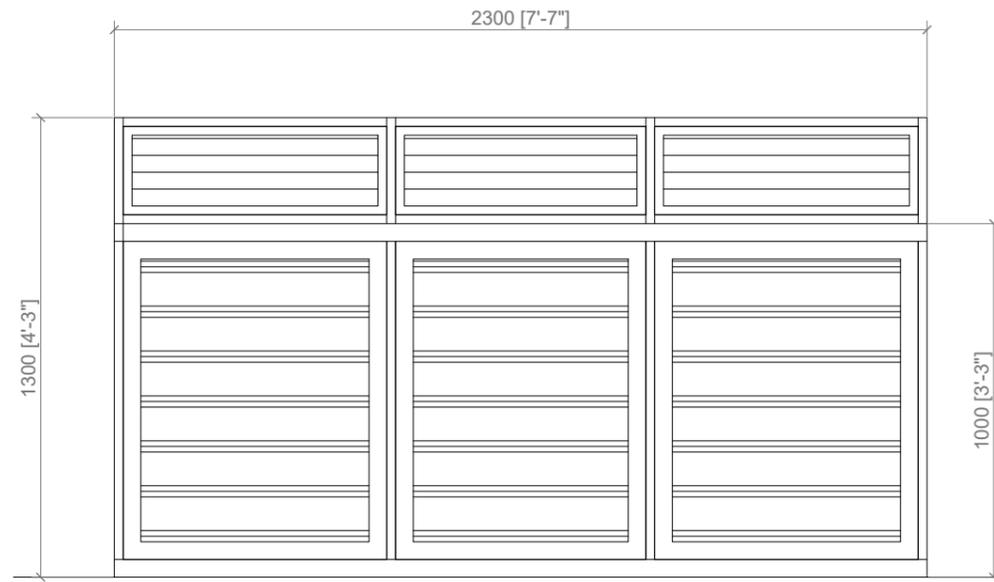
- Height: 1300mm
- Width: 2305mm
- Depth: 820mm

#### Includes:

- Full fixing kit
- Assembly instructions

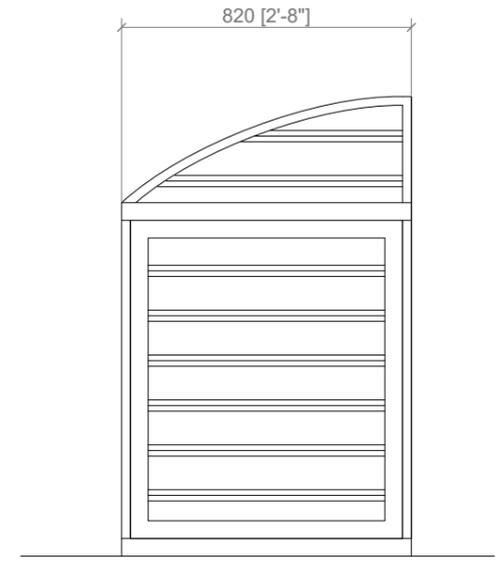
#### Features

Use -	Triple
Material -	Wood
Length -	74 cm
ManoMano Reference -	ME7525421
Warranty -	0 years
SKU -	BINTRPL1



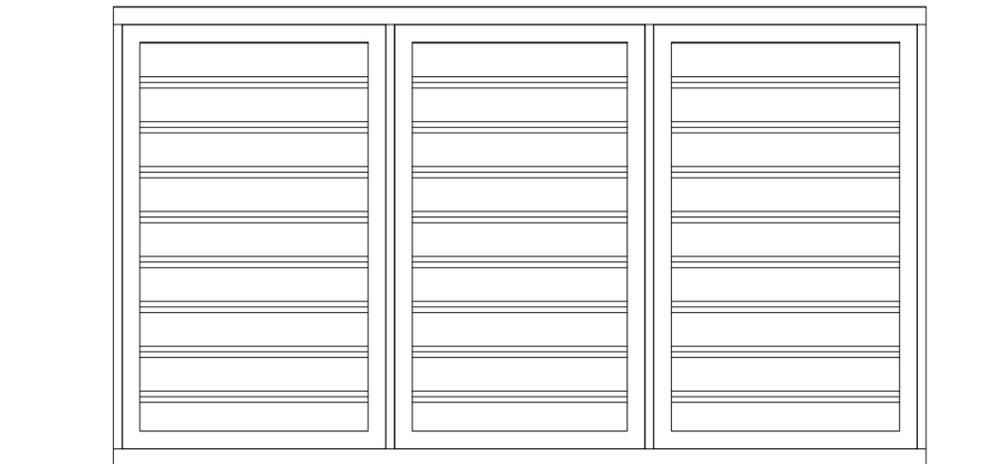
Bin Store  
Front Elevation

Scale 1:20



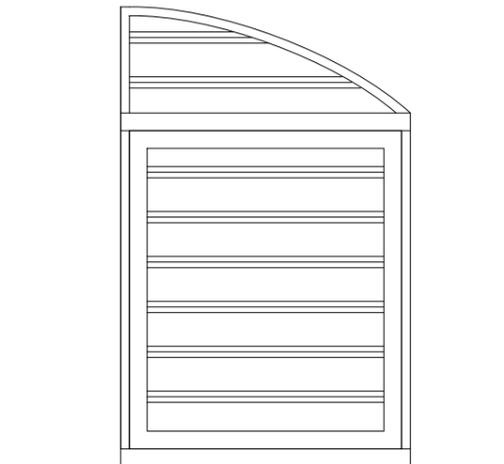
Bin Store  
Side Elevation

Scale 1:20



Bin Store  
Rear Elevation

Scale 1:20

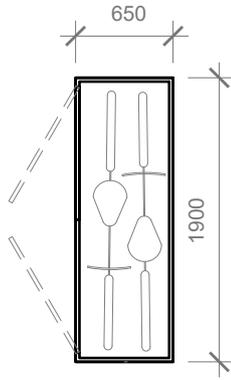


Bin Store  
Side Elevation

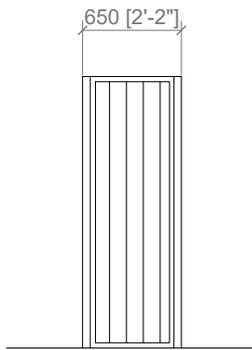
Scale 1:20



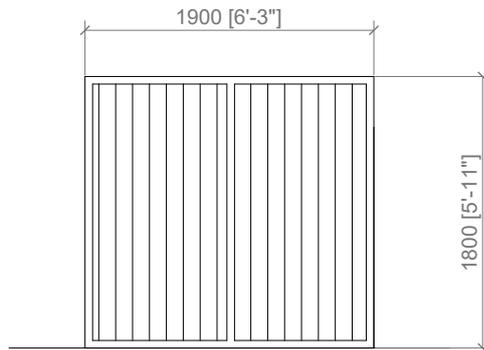
Project: 561-563 Upper Richmond Road West East Sheen SW14 7ED	Title: Proposed Plan Proposed Elevations	Scale: 1:20 @ A3 Date: 03 . 2024 Drawing No.: 175 - 08/MT Revision



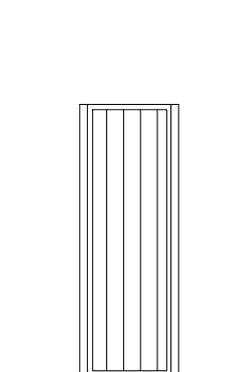
Bicycle Store Plan  
Scale 1:50



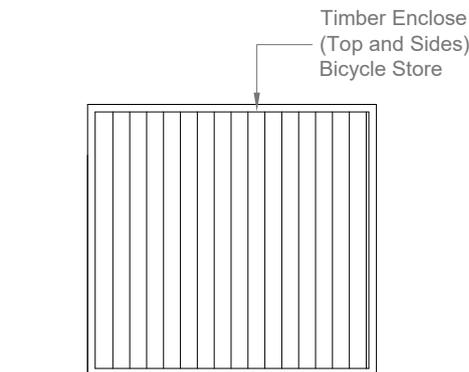
Bicycle Store  
Side Elevation  
Scale 1:50



Bicycle Store  
Front Elevation  
Scale 1:50



Bicycle Store  
Side Elevation  
Scale 1:50



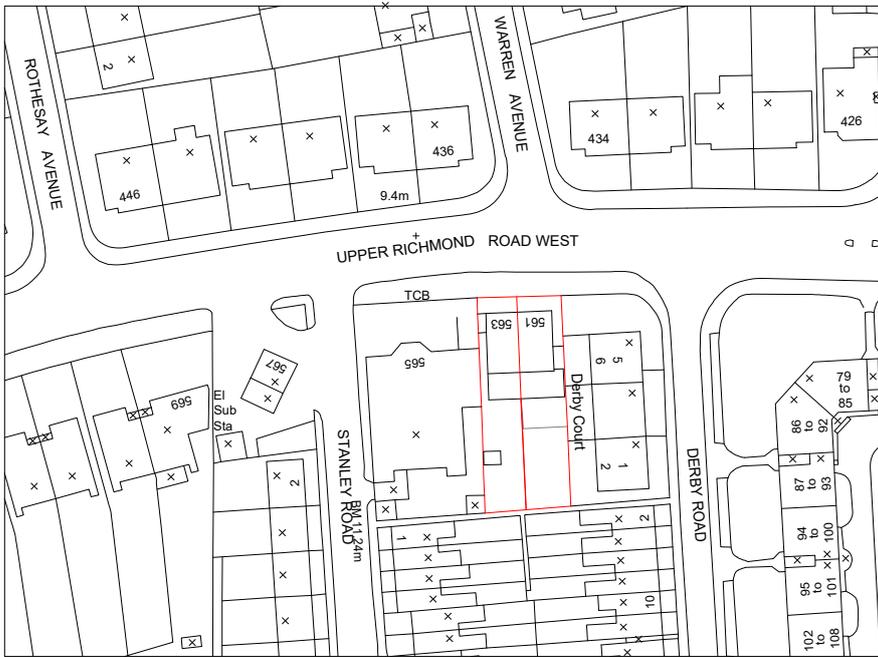
Bicycle Store  
Rear Elevation  
Scale 1:50

Timber Enclose  
(Top and Sides)  
Bicycle Store

1:50



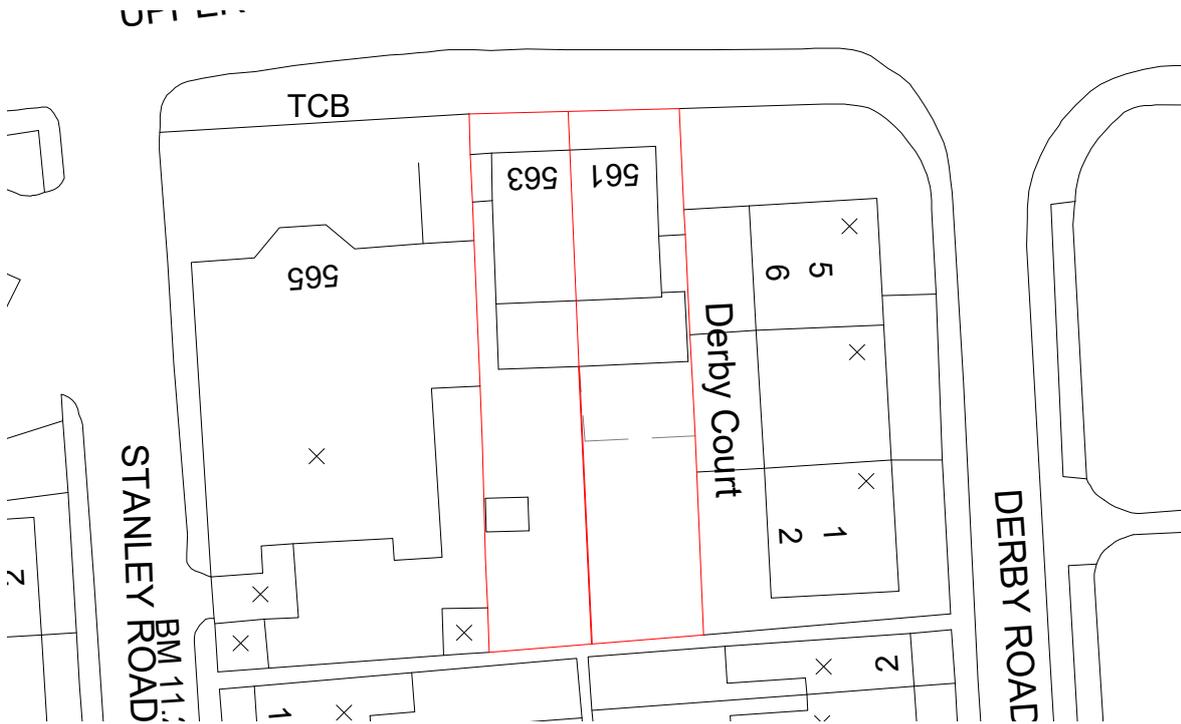
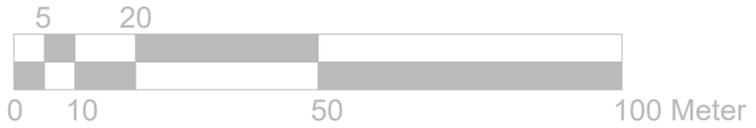
Project: 561-563 Upper Richmond Road West East Sheen SW14 7ED	Title: Proposed Plan Proposed Elevations	Scale: 1:50 @ A4 Date: 03 . 2024 Drawing No.: 175 - 09/MT Revision



**Location Plan**

Scale: 1:1250

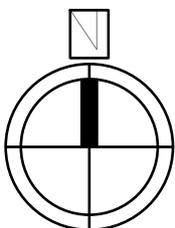
1:1250



**Block Plan**

Scale: 1:500

1:500



Project:	Title:	Scale: 1:1250/500@A3
561-563 Upper Richmond Road West	Location Plan	Date: 03 . 2024
East Sheen	Block Plan	Drawing No.: 175 - 10/MT
SW14 7ED		Revision

FD 30 Fire check doors 30 min fire resistance with smoke seal And self closing

FD 30 Fire check doors 30 min fire resistance with smoke seal

HD Heat Detector comply with BS 5466 2:2016

Smoke alarm/detector to comply with BS EN14604

Foam 6 litre foam spray

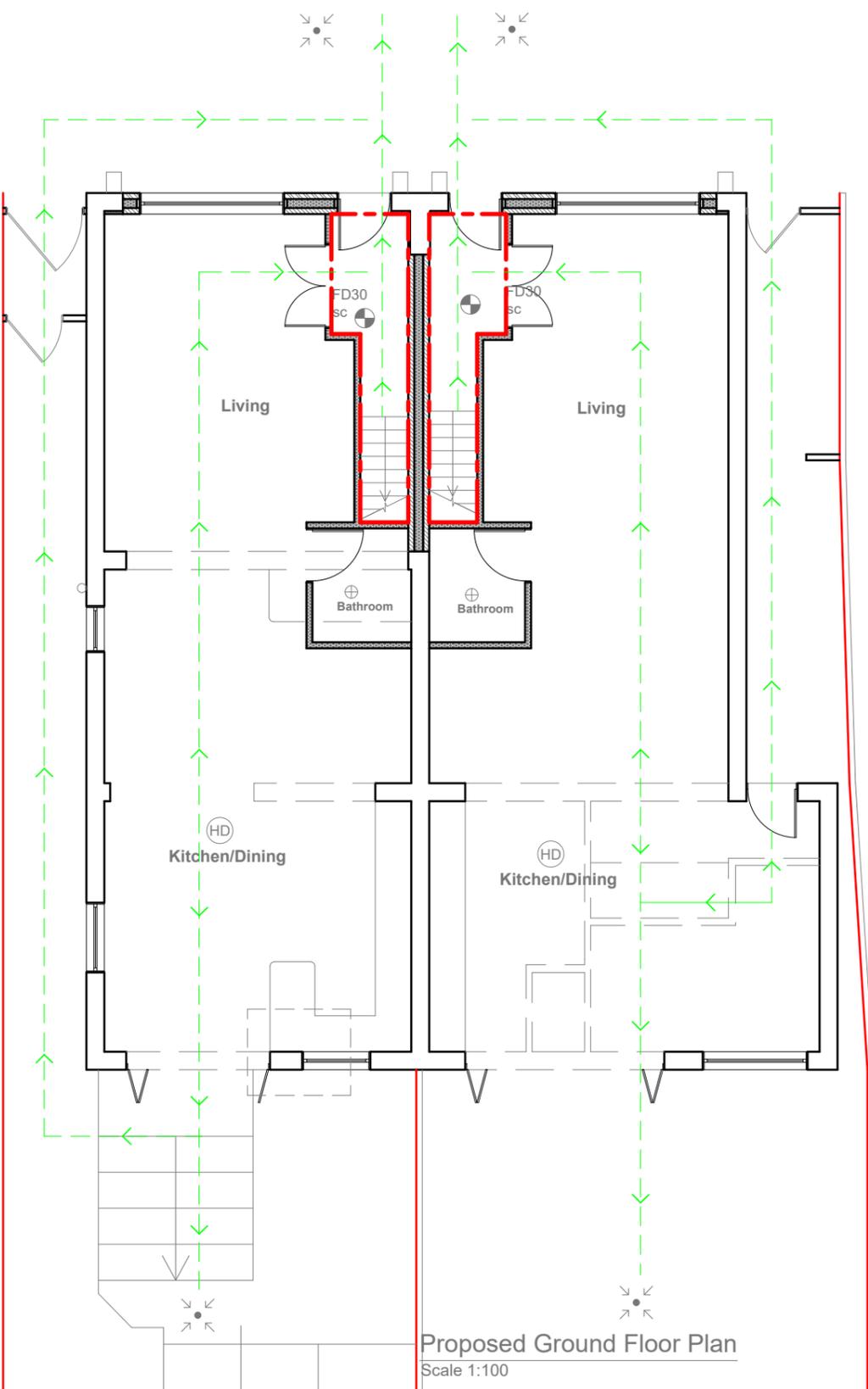
FIRE EXIT Fire Exit Sign Comply with BS 5499

CM Carbon Monoxide Detector

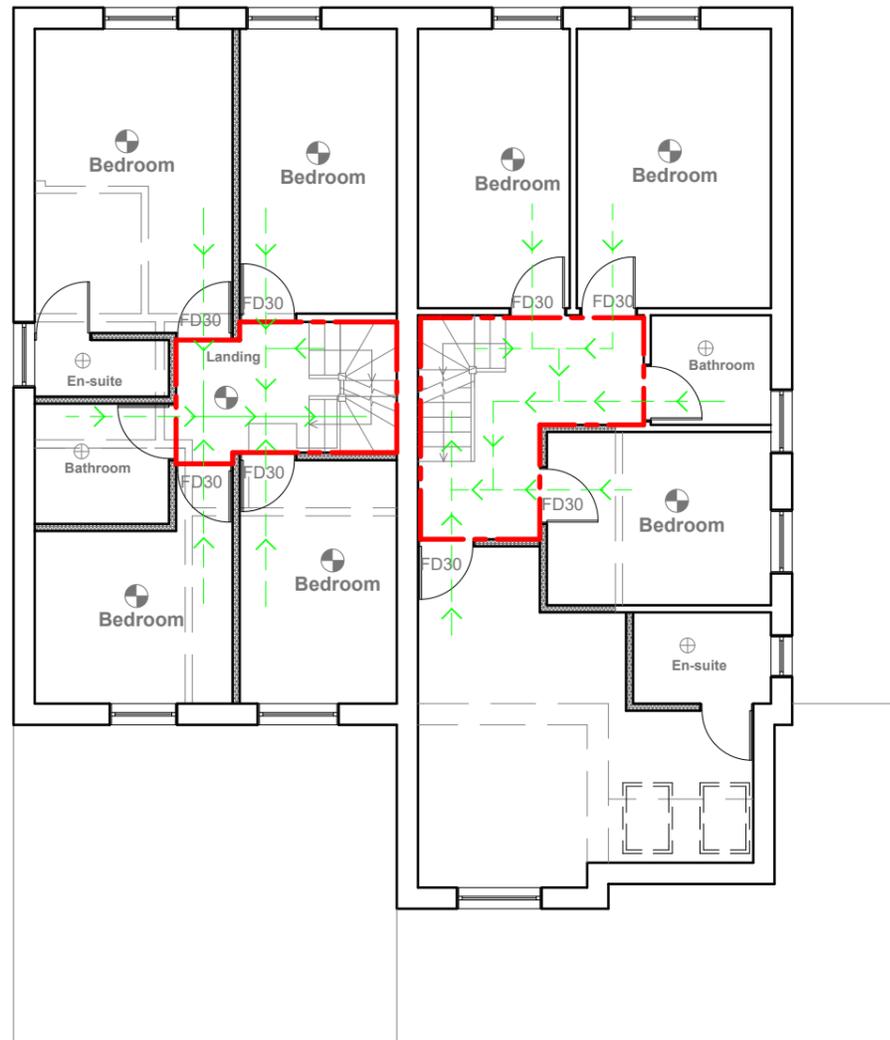
Extract Vent

Assembly Point

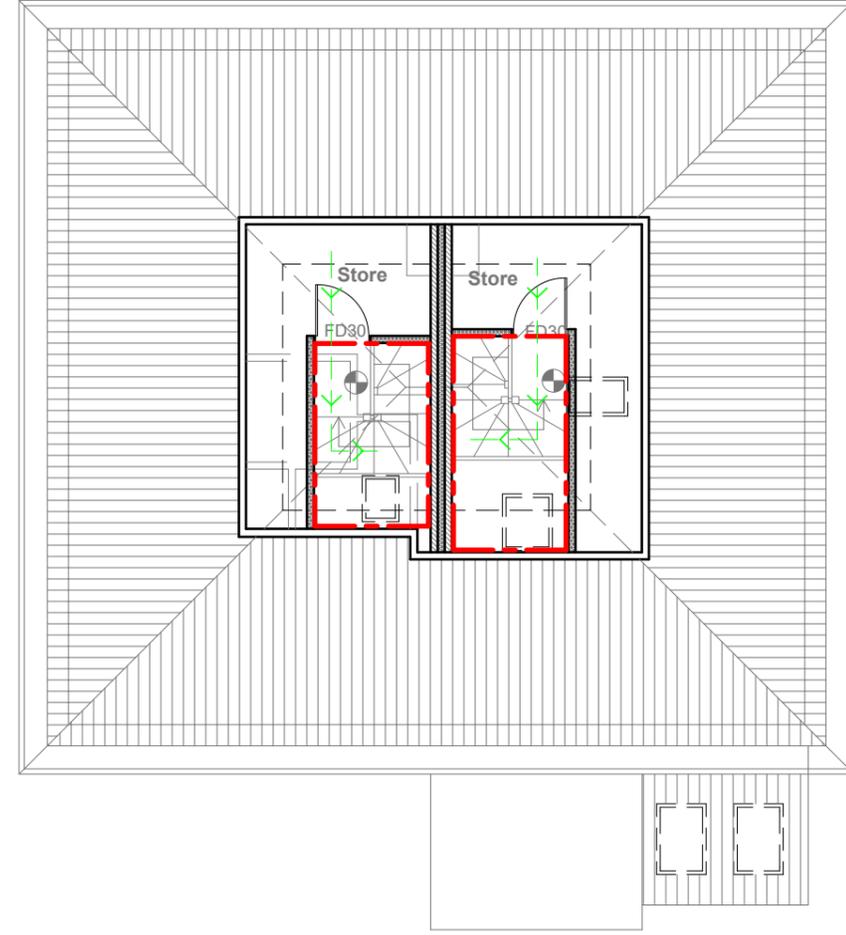
Fire Escape Route



Proposed Ground Floor Plan Scale 1:100



Proposed First Floor Plan Scale 1:100



Proposed Loft Floor Plan Scale 1:100

REGULATION 38: FIRE SAFETY INFORMATION

On completion or occupation of the building fire safety information to be provided to the building owners which will include.  
 An as-built plan of the building showing all of the following.  
 a. Escape routes □ this should include exit capacity (i.e. the maximum allowable number of people for each storey and for the building).  
 b. Location of fire-separating elements (including cavity barriers in walk-in spaces).  
 c. Fire doorsets, fire doorsets fitted with a self-closing device and other doors equipped with relevant hardware.  
 d. Locations of fire and/or smoke detector heads, alarm call points, detection/alarm control boxes, alarm sounders, fire safety signage, emergency lighting, fire extinguishers, dry or wet fire mains and other firefighting equipment, and hydrants outside the building.  
 e. Any sprinkler systems, including isolating valves and control equipment. F  
 Any smoke control systems, or ventilation systems with a smoke control function, including mode of operation and control systems.  
 g. Any high risk areas (e.g. heating machinery). 17.4  
 Details to be provided of all of the following.  
 a. Specifications of fire safety equipment provided, including routine maintenance schedules.  
 b. Any assumptions regarding the management of the building in the design of the fire safety arrangements.

**Means of Escape □ (Internal planning of flat)**  
 All flats to be provided with a protected entrance hall (lobby) with half hour partitions between the hall and all room. Entrance hall to lead directly to a protected common hallway or lobby. The travel distance from the flat entrance door to the door to any habitable room not to be greater than 9m. Inner rooms are not acceptable.  
 All doors from rooms on to the entrance hall must be FD30 rated fire doors to BS 476-22:1987 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 60 minutes fire resistance and be at least 1.1m above the floor level.

The existing partitions forming the protected staircase must provide half-hour fire resistance. They must be lined with 12.5mm plasterboard and skim  
 The doors to Bedrooms and any habitable rooms and the final exit door must not be fitted with a key on the inside. Thumb turns are acceptable

Staircase enclosures to be 30 minutes fire resistance.  
 All the Party Walls/Floors between the two houses to be 60 minutes fire resistance.  
 Entrance doors to the flats to be fitted with a self-closing device



Project: 561-563 Upper Richmond Road West East Sheen SW14 7ED	Title: Proposed Floor Plans	Scale: 1:100 @ A3 Date: 03 . 2024 Drawing No.: 175 - 11/MT Revision
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m

# RICHMOND ROAD WEST

## TCB

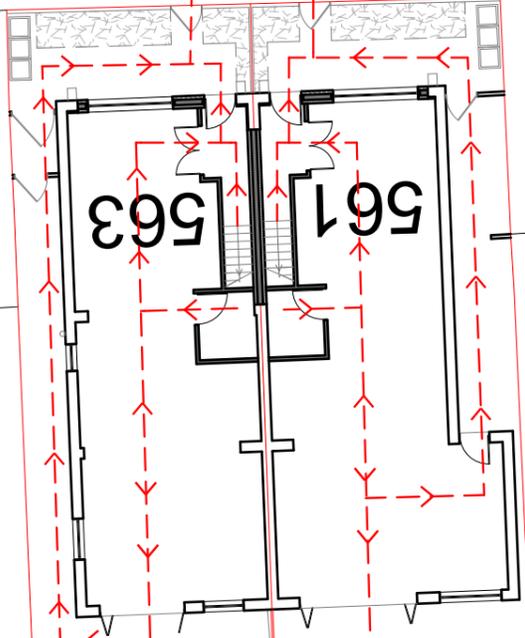
## 565

**Fire Appliance Location**

A dedicated unobstructed area for the storage of fire equipment

A dedicated unobstructed area for evacuation

A dedicated unobstructed area for evacuation



## Derby Court

## 6 5

## 2 1

## 2

## 0

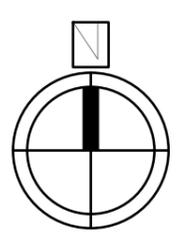
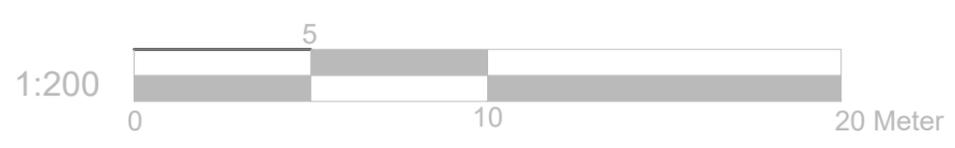
--- Fire Escape Route

--- The existing partitions forming the protected staircase must provide half-hour fire resistance. They must be lined with 12.5mm plasterboard and skim

The doors to Bedrooms and any habitable rooms and the final exit door must not be fitted with a key on the inside. Thumb turns are acceptable

⋆ Assembly Point

Site Plan  
Scale: 1:100



Project: 561-563 Upper Richmond Road West East Sheen SW14 7ED	Title: Proposed Site Plan	Scale: 1:100 @ A3 Date: 03 . 2024 Drawing No.: 175 - 12/MT
Revision		

# Schedule 3



SW14 7ED

Search

# House Prices around SW14 7ED

Sales of semi-detached properties around SW14 7ED had an overall average price of £1,469,690 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 10 July 2024.

## Properties sold

Filter:

Within ¼... ▾

Last 1 year ▾

Semi-de... ▾

All tenures ▾

12 sold properties

Date sold ▾

### 28, Coval Gardens, London, Greater London SW14 7DG

4 bed, semi-detached

<b>£1,935,000</b>	1 May 2024	Freehold
£1,410,000	7 Jun 2013	Freehold
£925,000	28 Jul 2006	Freehold



13



### 5, Graemesdyke Avenue, London, Greater London SW14 7BH

4 bed, semi-detached

<b>£1,167,777</b>	4 Jan 2024	Freehold
-------------------	------------	----------

No other historical records



8



### 11, Coval Road, London, Greater London SW14 7RW

5 bed, semi-detached

<b>£1,495,000</b>	1 Dec 2023	Freehold
-------------------	------------	----------



21



£1,540,000	8 Aug 2014	Freehold
£580,000	12 Nov 2004	Freehold

### 10, Clydesdale Gardens, Richmond, Greater London TW10 5EF

3 bed, semi-detached

<b>£1,630,000</b>	1 Dec 2023	Freehold
£860,000	4 Apr 2012	Freehold
£310,000	5 Aug 1998	Freehold



### 18, Tangier Road, Richmond, Greater London TW10 5DW

4 bed, semi-detached

<b>£1,200,000</b>	20 Oct 2023	Freehold
£335,000	6 Oct 2000	Freehold

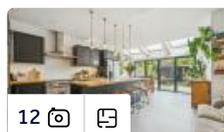
No other historical records



### 103, St Leonards Road, London, Greater London SW14 7BL

4 bed, semi-detached

<b>£1,350,000</b>	20 Oct 2023	Freehold
£1,070,000	31 Oct 2019	Freehold
£640,000	21 May 2013	Freehold



### 30, Clydesdale Gardens, Richmond, Greater London TW10 5EF

5 bed, semi-detached

<b>£1,670,000</b>	31 Aug 2023	Freehold
£1,155,000	10 Oct 2017	Freehold

No other historical records







Semi-detached Houses For Sale in SW14 7ED, within 0.25 miles, including sold STC, don't show new home, retirement, buying schemes >

☆ Save search

🔔 Create Alert

24 results

Sort: Newest Listed



☰ Prioritise properties with... + Add keyword

1/15 FEATURED PROPERTY - OFF-STREET PARKING



Deanhill Road, East Sheen, SW14

Semi-Detached 🏠 5 🚗 3

0.15 miles

A beautiful five bedroom semi-detached family home with a generous west facing rear garden and off-street parking. This gorgeous house is well positioned in a highly regarded cul-de-sac close to Sheen Mount primary school. The...

Reduced on 08/07/2024 by James Anderson, E...

£1,675,000



020 3834 8467  
Local call rate



Contact



1/24

Derby Road, East Sheen, SW14

Semi-Detached 🏠 4 🚗 2

0.11 miles

A fresh and unique twist on the conventional. This fascinating property started life as a classic 1930s built

Added yesterday by Antony Roberts, East Sheen

£1,400,000

Guide Price



020 3906 2176  
Local call rate



Contact



Save



1/22

Derby Road, London

Semi-Detached 🏠 5 🚗 4

0.08 miles

Reduced on 09/07/2024 by Sceon + Berne, London near Sheen Mount Primary School on the favoured

£1,849,950

Guide Price



020 3907 2826  
Local call rate



Contact



Save

How much is your home worth?

REQUEST A VALUATION WITH JAMES ANDERSON



1/15

### Deanhill Road, East Sheen, SW14



Semi-Detached 5 3

0.15 miles

A beautiful five bedroom semi-detached family home with a generous west facing rear garden and off-street parking. This gorgeous house is well positioned in a highly regarded cul-de-sac close to Sheen Mount primary school. The property has been extensively remodelled...

Reduced on 08/07/2024 by James Anderson, East She...

£1,675,000

OFF-STREET PARKING



020 3834 8467  
Local call rate



Contact



Save



1/9

### Tangier Road, Richmond, TW10



Semi-Detached 4 1

0.16 miles

A wonderful four-bedroom family home, boasting plenty of potential in a superb Richmond location. This property...

Reduced on 26/06/2024 by Laurels, London & Prime

SW1... [Clear](#) + 1/4 mile

Min Price to Max Price

Filters (5)

Guide Price



Local call rate



Contact



Save



1/15

### Deanhill Road, London, SW14



Semi-Detached 4 2

0.12 miles

A beautifully presented four bedroom semi-detached home in a desirable location.

UNDER OFFER

Added on 12/06/2024 by Savills, Barnes

£1,750,000

Guide Price

PREMIUM LISTING



020 3835 2527  
Local call rate



Contact



Save



1/15

### St Leonards Road, East Sheen, SW14



Semi-Detached 4 2

0.21 miles

A charming four bedroom semi-detached period home featuring a full loft conversion, ground floor extension...

Added on 12/06/2024 by Sceon + Berne, London

£1,350,000

Guide Price



020 3907 2826  
Local call rate



Contact



Save



SW14 7ED

Search

## House Prices around SW14 7ED

Sales of flats around SW14 7ED had an overall average price of £458,058 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 10 July 2024.

### Properties sold

Filter: Within ¼...▼ Last 1 year▼ Flat ▼ All tenures▼

**13** sold properties Date sold ▼

**158, Sheen Court, Richmond, Greater London TW10 5DQ**

2 bed, flat

<b>£600,000</b>	15 Apr 2024	Leasehold
£575,000	13 Mar 2015	Leasehold

No other historical records



6

**16, Deanhill Court, East Sheen, London, Greater London SW14 7DJ**

Flat

<b>£400,000</b>	23 Feb 2024	Leasehold
£286,000	9 Jul 2007	Leasehold
£220,000	24 Nov 2004	Leasehold

No other historical records



**Flat 19, Owens Court, 293, Lower Richmond Road, Richmond, Greater London TW9 4NG**

Flat

<b>£193,500</b>	20 Dec 2023	Leasehold
-----------------	-------------	-----------

No other historical records



**32, Deanhill Court, East Sheen, London, Greater London SW14 7DJ**

Flat

**£460,000** 11 Dec 2023 Leasehold

£335,000 8 Jun 2012 Leasehold

£319,950 4 Oct 2007 Leasehold

**Flat 5, The Point, 18a, Hanson Close, London, Greater London SW14 7SJ**

Flat

**£420,000** 29 Nov 2023 Leasehold

No other historical records

**364a, Upper Richmond Road West, East Sheen, London, Greater London SW14 7JU**

Flat

**£350,000** 24 Nov 2023 Leasehold

£158,000 27 Mar 2000 Leasehold

£82,000 24 May 1996 Leasehold

**96, Sheen Court, Richmond, Greater London TW10 5DE**

3 bed, flat

**£615,000** 17 Nov 2023 Leasehold

£270,000 12 May 2003 Leasehold

No other historical records

**72, Sheen Court, Richmond, Greater London TW10 5DF**

3 bed, flat

**£610,000** 7 Nov 2023 Leasehold

£412,000 5 Sep 2012 Leasehold

No other historical records