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The Boathouse, Ranelagh Drive, Twickenham TW1 1QZ

London Borough of Richmond upon Thames

Financial Viability Assessment on behalf of Boathouse Twickenham Ltd

Second Addendum Report

August 2024

Private & Confidential



The Boathouse, Ranelagh Drive TW1 1QZ – Second Addendum FVA Report – August 2024

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1. Introduction & Scope of Instructions

- 1.1. Grimshaw Consulting Limited ('GCL') is instructed by Boathouse Twickenham Ltd ("the Applicant") to prepare an addendum financial viability assessment of a development proposal for The Boathouse, Ranelagh Drive, Twickenham TW1 1QZ ('the Property' or "application site").
- 1.2. A full planning application has been submitted to the London Borough of Richmond upon Thames ('the Council'). The proposal is for construction of a terrace of three, 3-bedroom houses with a total GIA of 851.2 sqm (9,163 sqft). A schedule of accommodation is provided within section 2 of this report.
- 1.3. The description of development is as follows:
"Demolition of existing building and outbuildings to provide three residential dwellings including associated landscaping works, provision of parking and works to the public realm."
- 1.4. This report considers the following matters, to inform discussions between the Applicant and the Council: -
 - Whether the provision of a financial contribution towards affordable housing in the form of a payment in lieu of on-site provision (in accordance with Local Plan LP36) is financially viable within the context of site-specific cost and revenue estimates and the need to provide a reasonable level of return for both the landowner and developer.
- 1.5. Background – this is an addendum report to a viability assessment prepared for a previous proposal for a terrace of three, 4-bedroom houses with a larger GIA of 893.42 sqm (9,617 sqft) that was submitted to the Council in July 2023. The current application responds to comments received from the Council, Historic England, the St Margaret's Estate Resident Association ('SMERA') and the Richmond Society. Details of the proposed development and design amendments are detailed in Section 2 of this report.
- 1.6. Our July 2023 Financial Viability Assessment ('Previous FVA') was reviewed on behalf of the Council by Bespoke Property Consultants ('BPC') in November 2023. This report responds to comments raised in that report, seeks to agree matters of common ground, and provide further information and justification for differences in our approach and that of BPC with respect to this Application in Sections 4 and 5 of this report.
- 1.7. Further information relating to the site, surrounding area and proposed development are set out at section 2. Details of our approach to the viability assessment and the planning policy context are set out at section 3. Our financial appraisal outcomes and conclusions are provided at section 6 of this report.
- 1.8. This review of financial viability has been undertaken by GCL as an independent assessor. To inform our initial financial appraisals, we have completed our own research into the local property market and relied upon the following information received from the Appellant:
 - a) Drawings, accommodation schedules and information relating to the proposed development, prepared by Silver Jetty Architects
 - b) Elemental Budget Cost Plan, prepared by Baxall Construction.
 - c) Information provided by the Applicant's consultant team in respect of other relevant property matters.
- 1.9. This report has been prepared by Robert Grimshaw – a Director of Grimshaw Consulting Limited, who has extensive experience of both client-side and consultancy roles in the residential, commercial, and mixed-use development sector, gained during a career of more than 30-years.



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Important Note

- 1.10. The contents of this report do not constitute our opinion of Market Value (as defined by the RICS Valuation – Global Standards January 2022) and should not be relied upon as such by our client or any third party under any circumstances. Neither the whole nor any part of the report, or any reference thereto may be included within any published document, circular, or statement, or published in any way, without the prior written approval of Grimshaw Consulting Limited.
- 1.11. We confirm compliance with the RICS Professional Statement “Financial Viability in Planning: Conduct and Reporting” May 2019.
- 1.12. As required by the Professional Statement, we confirm the following matters:
- i. We have acted with objectivity, impartiality, without interference and with reference to all appropriate available sources of information.
 - ii. We have identified no conflicts of interest or risk of conflicts in preparing this report.
 - iii. We are not working under a performance related fee agreement or on a contingent fee basis.
 - iv. We advocate reasonable, transparent, and appropriate engagement between the parties in the planning process and we will do all that we can to assist in that process.
 - v. All the sub-consultants who have contributed to this report have been made aware of the Professional Statement and its requirements, they in turn have confirmed compliance with it.
 - vi. We have been allowed sufficient time since instruction to carry out this FVA bearing in mind the scale of the development and the status of the information as at the date of this report.

2. Project Details

- 2.1. The Property comprises a two-storey detached building sited to the north of Ranelagh Drive on the south west bank of the river Thames, close to Richmond Local and the footbridge. The building is a former boat building workshop/house that has been used as a recording studio and comprises 3 separate Class C3 dwellings – including one studio flat (Flat 3) and one 4-bedroom flat (Flat 1) to the ground floor, and one 4-bedroom flat (Flat 2) to the first floor. Existing residential use has been established via a Certificate of Lawful Use.
- 2.2. The property has a jetty and mooring that are accessed via the Thames Path which runs between the river and the Property. We note that there is evidence of subsidence on the Thames Path, adjacent to the perimeter wall of the property and this will require remedial works as part of the development proposals. The application site has an area of 0.12 ha (0.29 acres) and is fully described within the Design and Access Statement and Planning Statement.
- 2.3. The property is poorly located for public transport, with a PTAL rating of 1b. The nearest railway station (St Margaret’s) is located a 14-minute walk to the south. Richmond Station, which provides access to the rail and LUL network (District Line) is a 17-minute walk across the Richmond Lock footbridge to the east. Local shops and amenities are remote, with nothing of significant note within a 15-minute walk of the site.
- 2.4. A key constraint is the location of the property within flood zone 3b, which is the functional floodplain for the river Thames and restricts the scale of development that the Environment Agency will allow on the site to three dwellings. Significant costs associated with flood mitigation measures are included within the construction cost estimate and these are highlighted in section 5.
- 2.5. We note that the site is located within the St Margarets Conservation Area, within Metropolitan Open Land (MOL),



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Other Site of Nature Importance (OSNI), the Thames Policy Area and a protected view corridor.

2.6. The proposed residential development comprises the following:-

- House 01 – situated on the northern end of the terrace, with a GIA of 273.20 sqm (2,914 sqft) and providing the following accommodation:-
 - Lower ground floor 69.94 sqm.
 - Ground floor 140.48 sqm.
 - First floor 66.92 sqm.
- House 02 – situated in the middle of the terrace, with a GIA of 280.1 sqm (3,015 sqft) and providing the following accommodation:-
 - Lower ground floor 73.46 sqm.
 - Ground floor 133.92 sqm
 - First floor 72.69 sqm
- House 03 – situated at the southern end of the terrace, with a GIA of 294 sqm (3,165 sqft) and providing the following accommodation:-
 - Lower ground floor 78.82 sqm
 - Ground floor 153.42 sqm
 - First floor 62.39 sqm

2.7. Design Amendments since July 2023 – the project has changed significantly with a simplified roof and external materials palette. The basement levels in each house are significantly larger than previously proposed, but the second floor has been removed leading to the loss of a bedroom in each house. Further details of changes are provided in the Design and Access Statement submitted to the Council as part of the planning application.

3. Computer Generated Images to illustrate reductions in built form and material change from 23 / 1856 / FUL.





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3. Principles of Financial Viability Assessment & Planning Policy Context

3.1. National Planning Policy Guidance (NPPG) updated in February 2024 provides a general overview of what is expected in relation to viability in both Local Plan preparation and decision-taking on individual schemes. The NPPG paragraph 007 Reference ID 10-007-20180724 states:

“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.

Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force.”

3.2. A site is viable if the value generated by its development exceeds the costs of developing it and provides sufficient incentive for the land to come forward and the development to be undertaken. Where the deliverability of a development may be compromised by the scale of planning obligations and other costs, a viability assessment may be necessary. This should be informed by the particular circumstances of the site and proposed development in question.

3.3. The NPPG confirms the principles for carrying out a viability assessment at paragraph 010 Reference ID 10-010-20180724: -

“National Planning Guidance sets out the government’s recommended approach to viability assessment for planning. The approach supports accountability for communities by enabling them to understand the key inputs to and outcomes of viability assessment. Any viability assessment should be supported by appropriate available evidence informed by engagement with developers, landowners, and infrastructure and affordable housing providers. Any viability assessment should follow the government’s recommended approach to assessing viability as set out in this National Planning Guidance and be proportionate, simple, transparent, and publicly available. In plan making and decision making viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.”

3.4. The NPPG defines the key inputs for viability assessments at paragraphs 011 to 013: -

a) Gross Development Value - *Gross development value is an assessment of the value of development. For residential development, this may be total sales and/or capitalised net rental income from developments. Grant and other external sources of funding should be considered. For commercial development broad assessment of value in line with industry practice may be necessary. For broad area-wide or site typology assessment at the plan making stage, average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data. For housing, historic information about delivery rates can be informative. For viability assessment of a specific site or development, market evidence (rather than average figures) from the actual site or from existing developments can be used. Any market evidence used should be adjusted to take into*



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account variations in use, form, scale, location, rents and yields, disregarding outliers. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.

- b) Costs - *Assessment of costs should be based on evidence which is reflective of local market conditions. As far as possible, costs should be identified at the plan making stage. Plan makers should identify where costs are unknown and identify where further viability assessment may support a planning application. Costs include:*
- i. build costs based on appropriate data, for example that of the Building Cost Information Service.*
 - ii. abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value.*
 - iii. site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy. These costs should be taken into account when defining benchmark land value.*
 - iv. the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value.*
 - v. general finance costs including those incurred through loans.*
 - vi. professional, project management, sales, marketing, and legal costs incorporating organisational overheads associated with the site. Any professional site fees should also be taken into account when defining benchmark land value.*
 - vii. explicit reference to project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return.*
- c) Land Value - *To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. This approach is often called ‘existing use value plus’ (EUV+). In order to establish benchmark land value, plan makers, landowners, developers, infrastructure, and affordable housing providers should engage and provide evidence to inform this iterative and collaborative process.*
- d) Competitive Return to Developers - *Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan. For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale, and risk profile of planned development. A*



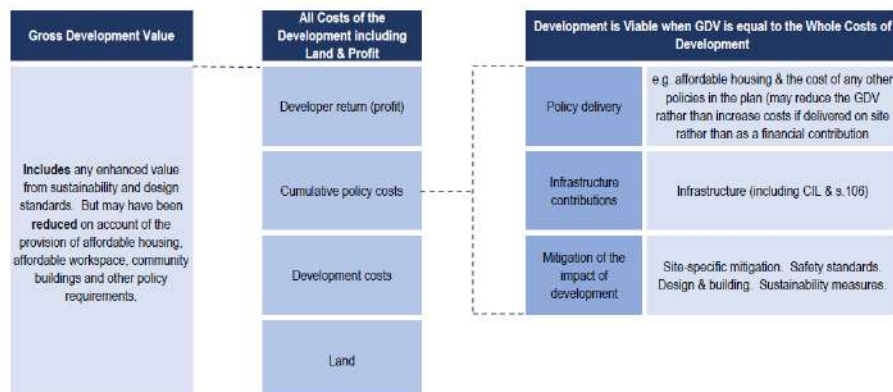
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lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.

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

3.5. As explained in the RICS Guidance Note “Financial viability in planning” (1st edition, 2012) and reiterated in “Assessing Viability in Planning under the NPPF 2019” (1st edition, 2021), an objective assessment of financial viability for planning applications should be placed in the context of a well-established set of appraisal techniques and their applications. An accepted method of valuation of development schemes and land is set out in RICS Guidance Note – “Valuation of development property” (1st edition, October 2019).

3.6. This approach, called the residual method, recognises that the value of a development scheme is a function of a number of elements, as explained in the NPPG and set out above. The residual approach is used for development situations where the direct comparison with other transactions is not possible due to the individuality of development projects. However, practitioners will seek to check residual development appraisals with market evidence. In many cases, a viability assessment will have regard to the cumulative impact of policy requirements and developer contributions, where none of the costs are fixed, and movements in one will impact on the amount available for the others. The residual valuation framework is illustrated in the following graphic (reproduced from Valuation of development property, RICS October 2019):





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- 3.7. The residual appraisal method can be used in two ways; first, to assess the level of developer return generated from the proposed development, where site cost is an input into the appraisal, and second; to establish a residual Site Value by inputting a predetermined level of developer return. The financial viability assessment can use the level of developer's return or the Site Value as the benchmark for assessing the impact of planning obligations on viability. While the majority of financial viability assessments use the residual approach, there may be certain circumstances where other appraisal methodologies are appropriate and should be used by the practitioner (for example, when assessing continuing existing uses in terms of obsolescence and depreciation an investment appraisal may be more appropriate). To maintain the residual approach as a market-based exercise, as the NPPF advocates through seeking a competitive return, it will be important to both benchmark and have regard to the available comparable market-based evidence.
- 3.8. The site is located within the London Borough of Richmond administrative area. Planning policies relevant to the consideration of financial viability and affordable housing are contained within the following documents:
- a) The National Planning Policy Framework ("NPPF") (December 2023), and accompanying NPPG on Viability as detailed at paragraphs 4.1 to 4.4 above.
 - b) London Plan (March 2021)
 - c) Richmond Local Plan (3rd July 2018) and Affordable Housing SPD (2014).
- 3.9. The London Plan Policy H4 Delivering affordable housing states:
- A *The strategic target is for 50 per cent of all new homes delivered across London to be genuinely affordable. Specific measures to achieve this aim include:*
- *requiring major developments which trigger affordable housing requirement¹s to provide affordable housing through the threshold approach (Policy H5 Threshold approach to applications)*
 - *using grant to increase affordable housing delivery beyond the level that would otherwise be provided*
 - *all affordable housing providers with agreements with the Mayor delivering at least 50 per cent affordable housing across their development programme, and 60 per cent in the case of strategic partners*
 - *public sector land delivering at least 50 per cent affordable housing on each site and public sector landowners with agreements with the Mayor delivering at least 50 per cent affordable housing across their portfolio*
 - *industrial land appropriate for residential use in accordance with Policy E7 Industrial intensification, co-location and substitution, delivering at least 50 per cent affordable housing where the scheme would result in a net loss of industrial capacity*
- B *Affordable housing should be provided on site. Affordable housing must only be provided off-site or as a cash in lieu contribution in exceptional circumstances.*
- 3.10. Policy H6 of the London Plan sets out the approach to affordable housing tenure that should be apply to residential development:
- a minimum of 30% low-cost rented homes, as either London Affordable Rent or Social Rent, allocated

¹ Developments providing 10 or more units triggers an affordable housing requirement.



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according to need and for Londoners on low incomes.

- a minimum of 30% intermediate products which meet the definition of genuinely affordable housing, including London Living Rent and London Shared Ownership
- the remaining 40% to be determined by the borough as low-cost rented homes or intermediate products based on identified need.

3.11. Policy H2 of the London Plan encourages contributions towards off-site affordable housing where developments fall below the threshold of ten dwellings or more:

A *Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to:*

- 1) *significantly increase the contribution of small sites to meeting London's housing needs*
- 2) *diversify the sources, locations, type and mix of housing supply*
- 3) *support small and medium-sized housebuilder*
- 4) *support those wishing to bring forward custom, self-build, and community-led housing*
- 5) *achieve the minimum targets for small sites set out in Table 4.2 as a component of the overall housing targets set out in Table 4.1.*

B *Boroughs should:*

- 1) *recognise in their Development Plans that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites*
- 2) *Where appropriate, prepare site-specific briefs, masterplans, and housing design codes for small sites*
- 3) *identify and allocate appropriate small sites for residential development*
- 4) *list these small sites on their brownfield registers*
- 5) *grant permission in principle on specific sites or prepare local development orders.*

3.12. LB Richmond Local Plan Policy LP36 – Affordable Housing states:

A. *The Council expects:*

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

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

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

- a. *on all former employment sites at least 50% on-site provision. Where possible, a greater proportion than 50% of affordable housing on individual sites should be achieved.*
- b. *on all other sites capable of ten or more units gross 50% on-site provision. Where possible, a greater*



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proportion than 50% affordable housing on individual sites should be achieved.

- c. *on sites below the threshold of ‘capable of ten or more units gross,’ a financial contribution to the Affordable Housing Fund commensurate with the scale of development, in line with the sliding scales set out in the Affordable Housing SPD [reproduced below]:*

No. of units proposed (gross)	% Affordable Housing		
	For conversions and reversions (where there is no loss of former employment floorspace.	For new build development or redevelopment (where there is no loss of former employment floorspace)	For any units replacing employment floorspace
9 units	36%	45%	90%
8 units	32%	40%	80%
7 units	28%	35%	70%
6 units	24%	30%	60%
5 units	20%	25%	50%
4 units	16%	20%	40%
3 units	12%	15%	30%
2 units	8%	10%	20%
1 unit	4%	5%	10%

- C. *In accordance with A and B, the Council will seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes. The Council will have regard to:*
 - a. *economic viability.*
 - b. *individual site costs.*
 - c. *the availability of public subsidy; and*
 - d. *the overall mix of uses and other planning benefits.*
- D. *Where a reduction to an affordable housing contribution is sought from the requirements in A and B on economic viability grounds, developers should provide a development appraisal to demonstrate that schemes are maximising affordable housing. The developer will be required to underwrite the costs of a Council commissioned economic viability assessment. The Council will rigorously evaluate such appraisals and:*
 - a. *assess if the maximum reasonable amount of affordable housing is based on delivering the appropriate tenure, unit sizes and types that address local needs.*
 - b. *consider whether it is necessary to secure provision for re-appraising the viability of a scheme prior to implementation to secure contingent obligations.*
 - c. *in most circumstances the Existing Use Value plus a premium (EUV+) approach to assessing benchmark land value in development appraisals and viability assessments should form the primary basis for determining the benchmark land value.*

3.1. Interpretation of Policy LP36 – as the proposal involves does not include the loss of employment space, Policy LP36 implies that the Council will require a payment in lieu which is the equivalent of an affordable housing provision of 15% of the residential dwellings – i.e., 3 x 15% = 0.45 units. The Council’s calculation of payment in lieu is based upon a spreadsheet prepared by Bespoke Property Group (**Appendix 2**). Using the default assumptions provided within the spreadsheet and subject to agreement of other site-specific viability assumptions, we estimate a commuted sum



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requirement of **£903,337**. This is an increase from reported for the previous application due to indexation.

- 3.2. Planning policy guidance provided by the NPPG on Viability; the adopted and emerging London Plan and the Council's adopted Local Plan Policy LP36 allows for the assessment of the economics and financial viability of development (including the need to provide reasonable returns for both landowners and developers), including site specific costs when considering the provision of affordable housing contributions, whether on-site, off-site or in the form of a payment in lieu. We have had regard to these policies and guidance and guidance provided by the RICS when preparing this financial viability assessment and our financial appraisal inputs and outcomes are set out in the following sections of this report.
- 3.3. Furthermore, we have had regard to the assumptions used within the London Borough of Richmond upon Thames: Local Plan Viability Assessment ('the Strategic FVA' BNPPRE April 2023) and compared them against site specific assumptions when preparing financial appraisals of the Proposal and further information relating to this approach is provided in section 4 of this report.

4. Matters Agreed as Common Ground

- 4.1. Further to BPC's November 2023 review of our FVA relating to the previous application, the following matters are considered to be agreed as common ground between the Applicant and the Council:-
- 4.2. Development Timescale – we have amended our financial appraisal to assume a 2-month sales period, in line with BPC's opinion.
- 4.3. Professional Fees – we have amended our financial appraisal to assume 10% of build costs, in line with BPC's opinion.
- 4.4. Contingency – we note and welcome BPC's agreement to our allowance of 5% of build costs.
- 4.5. Acquisition Costs – we note that BPC have incorporated our assumptions within their financial appraisal, and this is welcomed.
- 4.6. Community Infrastructure Levy – we note that BPC accepted our assumption at paragraph 4.6.4 of their review document. Due to the reduced GIA of the development, we have re-calculated Richmond CIL at £91,218 and MCIL2 at £21,139, including allowance for indexation from 2023 to 2024. Total CIL is therefore £112,357.
- 4.7. S106 Contributions – BPC did not make any allowance in their financial appraisal – we have accepted this approach and removed S106 contributions from our financial appraisal.
- 4.8. Sales & Marketing – we note BPC's agreement of our allowance of 2% of GDV plus £3,000 legal fees and this is welcomed.
- 4.9. Developer Profit – whilst we do not consider our allowance of 20% of GDV to be an unreasonable assumption, we are willing to concede this point to BPC and have amended our financial appraisal to include 17.5% of GDV.
- 4.10. Benchmark Land Value – we note that BPC agree with our assessment of £2,484,000 in their November 2023 report and this is welcomed.



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5. Matters requiring further discussion and Agreement.

5.1. The following matters are not agreed with BPC acting on behalf of the Council and require further discussion:-

5.2. Development Revenue – Residential Market Sales: - BPC's November 2023 review considered that a reasonable GDV for the previous application was £9,108,065, equating to £948 per sqft. Due to the design changes and reduced living accommodation, we now consider that a reasonable GDV would be £8,500,000, equating to £928 per sqft on the reduced GIA of 9,163 sqft, with a greater proportion accommodated in basement areas. Our revised plot prices for the development are as follows:-

- House 01 – northern end of terrace, £2,800,000 (£939 per sqft)
- House 02 – mid-terrace, £2,800,000 (£929 per sqft)
- House 03 – southern end of terrace, £2,900,000 (£916 per sqft)
- **Total GDV – 8,500,000 (£928 per sqft)**

5.3. In assessing the revised GDV, we have had regard to the following transactions of large terraced and semi-detached houses in the TW1 postal code area since our last report was issued in July 2023:-

price_paid	deed_date	postcode	property_type	new_build	estate_type	GIA (sqm)	GIA (sqft)	£ per sqm	£ per sqft	paon	street	town
£ 1,805,000	10/08/2023	TW1 1ND	S	N	F	218	2347	£ 8,279.82	£ 769	243	ST MARGARETS ROAD	TWICKENHAM
£ 3,220,000	01/11/2022	TW1 1PZ	S	N	F	387	4166	£ 8,320.41	£ 773	11	MARTINEAU DRIVE	TWICKENHAM
£ 3,780,000	28/09/2022	TW1 1QS	S	N	F	407	4381	£ 9,287.47	£ 863	15	ST GEORGES ROAD	TWICKENHAM
£ 1,801,400	17/08/2023	TW1 2HN	T	N	F	205	2207	£ 8,787.32	£ 816	1C	CAMBRIDGE ROAD	TWICKENHAM
£ 2,720,000	21/04/2023	TW1 2LS	T	N	F	210	2260	£ 12,952.38	£ 1,203	2	ST STEPHENS GARDENS	TWICKENHAM
£ 2,650,000	05/10/2023	TW1 2LS	S	N	F	252	2713	£ 10,515.87	£ 977	10	ST STEPHENS GARDENS	TWICKENHAM
£ 2,900,000	03/11/2022	TW1 2LS	S	N	F	209	2250	£ 13,875.60	£ 1,289	32	ST STEPHENS GARDENS	TWICKENHAM
£ 2,500,000	09/12/2022	TW1 2PX	S	N	F	244	2626	£ 10,245.90	£ 952	2	PARK ROAD	TWICKENHAM
£ 3,400,000	27/10/2022	TW1 3DQ	S	N	F	261	2809	£ 13,026.82	£ 1,210	54	LEBANON PARK	TWICKENHAM
£ 2,545,500	18/05/2023	TW1 3EJ	S	N	F	223	2400	£ 11,414.80	£ 1,060	55	CROWN ROAD	TWICKENHAM
£ 2,310,000	30/05/2024	TW1 3HH	S	N	F	233	2508	£ 9,914.16	£ 921	84	AMYAND PARK ROAD	TWICKENHAM
£ 4,000,000	23/11/2023	TW1 4SJ	S	N	F	483	5199	£ 8,281.57	£ 769	107	STRAWBERRY VALE	TWICKENHAM
£ 33,631,900						3332	35867	£ 10,093.61	£ 938			
£ 2,802,658												

5.4. Construction Costs – costs estimated by the Applicant's building contractor (Baxall) have been reviewed and now equate to £372 per sqft (£4,004 per sqm), excluding contingency and works to the river wall and Thames Path. A summary of the cost estimate is provided below, with a full version provided at **Appendix 2**.



The Boathouse, Ranelagh Drive TW1 1QZ – Second Addendum FVA Report – August 2024



E819 - The Boathouse, Twickenham
3nr Private Residential units
Elemental Budget Cost Plan - P5 Scheme

31 July 2024

EXECUTIVE SUMMARY

1.00 Description	Total £	Cost/m ² £	Cost/sqft £
1.01 Demolition of existing building and perimeter wall	68,566.80	81	7
1.02 New landscaping and external works	291,470.00	342	32
1.03 River walk improvements	Part of S.106	0	0
1.04 Steel stairs and gantries up to front doors	0.00	0	0
1.05 Shell and core build	1,062,989.65	1,249	116
1.06 Lower ground floor build	495,608.63	582	54
1.07 Terrace finish and handrails	76,997.70	90	8
1.08 Air conditioning / comfort cooling	325,000.00	382	35
1.09 Wet system underfloor heating	Included	Incl.	Incl.
1.10 Fit out	23,657.40	28	3
1.11 Drainage and services	71,550.00	84	8
1.12 Flood mitigation measures	203,043.50	239	22
2.00 Total Estimated Building Cost (Excluding prelims, OHP & contingency)	£ 2,618,883.68	3,077	286
3.00 Preliminaries:			
3.01 Pre-Construction Preliminaries	72,902.00	86	8
3.02 Construction Preliminaries	361,294.50	424	39
4.00 Design Fees & Surveys:			
4.01 Consultant Design Fees & Surveys	By Client		
4.02 Contractor Fees	11,100.00	13	1
5.00 Fixed price allowance			
5.01 Fixed From Q3/2024	91,925.41	108	10
6.00 Contractor's OHP @ 8%	252,488.45	297	28
7.00 Risk/Contingency @ 2%	By Client - TBC	0	0
8.00 Total Estimated Building Cost (Including prelims, OHP & contingency, but excluding VAT)	£ 3,408,594.04	4,004	372

- 5.5. Abnormal Costs – the Baxall estimate includes £203,043.50 (plus prelims & contractor OH&P) for flood mitigation measures, but costs associated with repairs / improvements to the river wall and Thames Footpath have been excluded. As per our FVA for the Withdrawn Application, we have included an allowance of £100,000 in our financial appraisal for these risk items, based on our experience of works on the river frontage at Brentford, downstream from the application site. We note that the BPC December Review is silent on this matter and that their financial appraisal excludes a cost allowance. This point is fundamental – the Application includes proposed improvements to the towpath and costs must be included in the viability assessment.
- 5.6. Finance Debit Rate – The assumption used in most viability assessments is 100% debt funding – this is a simplification of the development finance market and does not account for loan to value rates and the different levels of returns expected by lenders of the principal debt, mezzanine debt and equity provided by third party investors. The rate of 6.00% including arrangement and exit fees assumed by BNPPRE in the current Strategic FVA that will inform the emerging Local Plan is questionable for a small development such as this.
- 5.7. We have researched the development finance rates currently being offered by lenders of development finance for this type of project. The rates we have found are as follows:-
- Shawbrook Bank – development finance from 6% above 3-month SONIA, which equates to 10.39%, plus arrangement and exit fees.
 - Octopus Real Estate – development finance from 8%, plus arrangement and exit fees.



The Boathouse, Ranelagh Drive TW1 1QZ – Second Addendum FVA Report – August 2024

- LendInvest – 6.5% above Bank of England Base Rate, equates to 11.5%, plus arrangement and exit fees.
- Hampshire Trust Bank – development finance from 7.49%, plus arrangement and exit fees.
- Viridis Finance – development finance from 8%, plus arrangement and exit fees.

5.8. Within the context of this analysis of current market rates for development finance, we consider our assumption of 9.00% including exit and arrangement fees to be reasonable. If BPC are able to provide documentary evidence of lower development finance interest rates, then we would be happy to consider changing our view.

5.9. A summary of our revised financial appraisal is provided below, and the full document is provided at **Appendix 3**.

The Boathouse, Ranelagh Drive TW1 1QZ - Financial Appraisal Summary	HEDAT Output	
Development Cost / Revenue	Jul-23	Aug-24
Development Revenue - Market Housing	£ 9,685,000	£ 8,500,000
Total Development Revenue	£ 9,685,000	£ 8,500,000
Total Development Revenue per sqft	£ 1,007	£ 928
Benchmark Land Value	£ 2,484,000	£ 2,484,000
Acquisition Costs	£ 157,170	£ 157,170
Construction Costs	£ 4,477,819	£ 3,408,594
Contingency	£ 228,891	£ 170,430
Thames Path Improvements	£ 50,000	£ 50,000
River Wall Repairs	£ 50,000	£ 50,000
Mayoral CIL Contributions	£ 20,259	£ 21,139
Borough CIL Contributions	£ 87,417	£ 91,218
Carbon Off-set Payment	Excluded	Excluded
Council S106 Monitoring Costs	Excluded	Excluded
Professional Fees	£ 448,258	£ 340,859
Marketing & Disposal Costs	£ 196,700	£ 173,000
Finance Costs	£ 1,039,163	£ 828,012
Developer Profit	£ 1,694,875	£ 1,487,500
	17.50%	17.50%
Total Development Costs	£ 10,934,552	£ 9,261,922
Viability Surplus / (Deficit)	-£ 1,249,552	-£ 761,922
NPV of Surplus / (Deficit)	-£ 1,007,368	-£ 636,706



The Boathouse, Ranelagh Drive TW1 1QZ – Second Addendum FVA Report – August 2024

6. Financial Appraisal Outcomes & Conclusion

- 6.1. Grimshaw Consulting Limited ('GCL') is instructed by Boathouse Twickenham Ltd ("the Applicant") to prepare a revised financial viability assessment of a development proposal for The Boathouse, Ranelagh Drive, Twickenham TW1 1QZ ('the Property' or "application site").
- 6.2. This report has considered the following matters, to inform discussions between the Applicant and the Council: -
 - Whether the provision of a financial contribution towards affordable housing in the form of a payment in lieu of on-site provision (in accordance with Local Plan LP36) is financially viable within the context of site-specific cost and revenue estimates and the need to provide a reasonable level of return for both the landowner and developer.
- 6.3. Our July 2023 Financial Viability Assessment ('Previous FVA') was reviewed on behalf of the Council by Bespoke Property Consultants ('BPC') in November 2023 and this report has responded to comments raised in that report, seeks to agree matters of common ground, and provide further information and justification for differences in our approach and that of BPC with respect to this Application.
- 6.4. Our findings are that the revised proposals produce a viability deficit of (£761,922) with an NPV of (£636,706).
- 6.5. As there is a viability deficit, our financial appraisal indicates that the proposed development cannot support a payment in lieu of on-site affordable housing in addition to CIL contributions of £112,357

Robert Grimshaw

Director

Grimshaw Consulting Limited

7th August 2024.



The Boathouse, Ranelagh Drive TW1 1QZ – Second Addendum FVA Report – August 2024

7. Appendices



The Boathouse, Ranelagh Drive TW1 1QZ – Second Addendum FVA Report – August 2024
Appendix 1 - LB Richmond Affordable Housing Commuted Sum Calculator

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

REV A

Site Name: The Boathouse, Ranelagh Drive TW1	Date: 25/07/2024	Notes:
Number of Units on proposed development	3	No.
Level of Affordable Housing required	15%	
Number of Affordable Units required	0.45	No.
Percentage Affordable Rented required	80%	
Number of Affordable Rented Units required	0.36	No.
Percentage Intermediate required	20%	
Number of Intermediate units required	0.09	No.
Less on Site provision		
Affordable Rented Units provided on site	0	No.
Net number of units of Affordable Rented off-site	0.36	No.
Intermediate Units provided on site	0	No.
Net number of Intermediate units off-site	0.09	No.

Off-Site Commuted Sum calculation

Affordable Rented										
Unit type	Off Site Provision	OMV £	Profit 17.50%	Net Total Cost	Rent per week	Mgt Charge 25.00%	Yield 6.00%	Capitalised Rent	Commuted Sum	
1 Bed Flat	0.00	0	0	0	0	0	6.00%	0	0	0
2 Bed Flat	0.00	0	0	0	0	0	6.00%	0	0	0
3 Bed Flat	0.00	0	0	0	0	0	6.00%	0	0	0
2 Bed Hse			0	0		0	6.00%		0	0
3 Bed Hse	0.36	3,048,000	533,400	2,514,600	205	2,665	6.00%	133,250	857,286	
4 Bed Hse			0	0		0	6.00%	0	0	0
5 Bed Hse			0	0		0	6.00%	0	0	0
Total	0.36							Total	857,286	

Intermediate - Shared Ownership										
Unit type	Off Site Provision	OMV £	Profit 17.50%	Net Total Cost	Equity Rent 2.75%	Mgt Charge 6.50%	Yield 6.00%	Capitalised Rent	1st Tranche 40.00%	Commuted Sum
1 Bed Flat	0.00	0	0	0	0	0	6.00%	0	0	0
2 Bed Flat	0.00	0	0	0	0	0	6.00%	0	0	0
3 Bed Flat	0.00	0	0	0	0	0	6.00%	0	0	0
2 Bed Hse			0	0	0	0	6.00%	0	0	0
3 Bed Hse	0.09	3,048,000	533,400	2,514,600	50,292	3,269	6.00%	783,717	1,219,200	46,051
4 Bed Hse			0	0	0	0	6.00%	0	0	0
5 Bed Hse			0	0	0	0	6.00%	0	0	0
Total	0.09									46,051

Total Units	0.45							Total Commuted Sum	903,337
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**The Boathouse, Ranelagh Drive TW1 1QZ – Second Addendum FVA Report – August 2024
Appendix 2 - Revised Budget Cost Estimate (Baxall Construction)**

EXECUTIVE SUMMARY

1.00 Description	Total £	Cost/m² £	Cost/sqft £
1.01 Demolition of existing building and perimeter wall	68,566.80	81	7
1.02 New landscaping and external works	291,470.00	342	32
1.03 River walk improvements	Part of S.106	0	0
1.04 Steel stairs and gantries up to front doors	0.00	0	0
1.05 Shell and core build	1,062,989.65	1,249	116
1.06 Lower ground floor build	495,608.63	582	54
1.07 Terrace finish and handrails	76,997.70	90	8
1.08 Air conditioning / comfort cooling	325,000.00	382	35
1.09 Wet system underfloor heating	Included	Incl.	Incl.
1.10 Fit out	23,657.40	28	3
1.11 Drainage and services	71,550.00	84	8
1.12 Flood mitigation measures	203,043.50	239	22
2.00 Total Estimated Building Cost (Excluding prelims, OHP & contingency)	£ 2,618,883.68	3,077	286
3.00 Preliminaries:			
3.01 Pre-Construction Preliminaries	72,902.00	86	8
3.02 Construction Preliminaries	361,294.50	424	39
4.00 Design Fees & Surveys:			
4.01 Consultant Design Fees & Surveys	By Client		
4.02 Contractor Fees	11,100.00	13	1
5.00 Fixed price allowance			
5.01 Fixed From Q3/2024	91,925.41	108	10
6.00 Contractor's OHP @ 8%	252,488.45	297	28
7.00 Risk/Contingency @ 2%	By Client - TBC	0	0
8.00 Total Estimated Building Cost (Including prelims, OHP & contingency, but excluding VAT)	£ 3,408,594.04	4,004	372

SUMMARY

1.00 Description	Total £	Cost/m² £	Cost/sqft £
1.01 Substructure	797,300.98	937	87
1.02 Frame	301,720.00	354	33
1.03 Upper Floors	18,116.00	21	2
1.04 Roof	172,458.70	203	19
1.05 Stairs	0.00	0	0
1.06 External Walls	189,909.50	223	21
1.07 Windows & External Doors	156,090.80	183	17
1.08 Internal Walls	23,657.40	28	3
1.09 Internal Doors	0.00	0	0
1.10 Wall Finishes	0.00	0	0
1.11 Floor Finishes	0.00	0	0
1.12 Ceiling Finishes	0.00	0	0
1.13 Decorations	0.00	0	0
1.14 Fittings	0.00	0	0
1.15 M&E	325,000.00	382	35
1.16 Lift	0.00	0	0
1.17 External Works	291,470.00	342	32
1.18 Drainage	49,800.00	59	5
1.19 External Services	21,750.00	26	2
1.20 Demolitions and Alterations	68,566.80	81	7
1.21 Flood Mitigation Measures	203,043.50	239	22
2.00 Total Estimated Building Cost (Excluding prelims, OHP & contingency)	£ 2,618,883.68	3,077	286
3.00 Preliminaries:			
3.01 Pre-Construction Preliminaries	72,902.00	86	8
3.02 Construction Preliminaries	361,294.50	424	39
4.00 Design Fees & Surveys:			
4.01 Consultant Design Fees & Surveys	By Client		
4.02 Contractor Fees	11,100.00	13	1
5.00 Fixed price allowance			
5.01 Fixed From Q3/2024	91,925.41	108	10
6.00 Contractor's OHP @ 8%	252,488.45	297	28
7.00 Risk/Contingency @ 2%	By Client - TBC	0	0
8.00 Total Estimated Building Cost (Including prelims, OHP & contingency, but excluding	£ 3,408,594.04	4,004	372

1.01 - SUBSTRUCTURE

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
						As JJ Coughlan Budget
1	Excavation:					
	Reduce level	213	m3	16.60	3,535.80	
	Basement	947	m3	38.70	36,648.90	
	Trenches	58	m3	22.10	1,281.80	
	Disposal of excavated material	1,218	m3	82.90	100,972.20	
	Earthwork support; 4.00m deep	280	m2	3.90	1,092.00	
	Working space; 4.00m deep	280	m2	16.60	4,648.00	
	Compacting bottom of excavation	427	m2	0.60	256.20	
	Cellcore	427	m2	66.30	28,310.10	
2	Piling:					
	Terram Membrane	625	m2	2.80	1,750.00	Allowance
	450mm piling mat	625	m2	33.20	20,750.00	Allowance
	Compacting	625	m2	0.60	375.00	Allowance
	450 dia reinforced concrete piles	160	nr	1,304.00	208,640.00	Allowance
	Cutting off tops of piles	160	nr	60.80	9,728.00	Allowance
	Disposal of spoil	320	m3	60.80	19,456.00	Allowance
	Groundworker attendance	1	item	22,100.00	22,100.00	
3	Concrete:					
	Basement slab	95	m3	320.50	30,447.50	Waterproof concrete in
	Basement perimeter walls	70	m3	309.50	21,665.00	flood mitigation cost
	Basement party walls	18	m3	309.50	5,571.00	
	Ground beams	60	m3	226.60	13,596.00	Allowance
	Downstands	25	m3	226.60	5,665.00	Allowance
	Ground floor slab	51	m3	226.60	11,556.60	
	Suspended ground floor slab	68	m3	226.60	15,408.80	
	Stud columns	19	nr	276.30	5,249.70	All-in
4	Formwork					
	To basement walls; one sided	280	m2	110.50	30,940.00	
	To basement walls; two sided	176	m2	110.50	19,448.00	
	To ground beams	260	m	44.20	11,492.00	Allowance
	To downstands	220	m2	82.90	18,238.00	Allowance
	To suspended ground floor slab	271	m2	82.90	22,465.90	
	Wall kickers	92	m	38.70	3,560.40	
				Carried Forward	674,847.90	

1.01 - SUBSTRUCTURE

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
						As JJ Coughlan Budget
				Brought Forward	674,847.90	
5	Bar reinforcement:					
	To basement slab	10.93	t	3,979.00	43,490.47	115kg/m3
	To basement walls	5.72	t	2,763.00	15,804.36	65kg/m3
	To downstands	1.63	t	2,763.00	4,503.69	65kg/m3
	To ground floor slab	13.09	t	2,874.00	37,620.66	110kg/m3
6	Accessories:					
	Waterbar	92	m	33.20	3,054.40	
	Holding down bolts	32	nr	110.50	3,536.00	
	Grouting base plates	32	nr	82.90	2,652.80	
	Easy float finish	745	m2	5.50	4,097.50	
7	Facing brickwork; half brick thick; PC Sum £800/thou for supply	46	m2	149.10	6,858.60	
8	Cavity; concrete cavity fill	23	m2	26.00	598.00	
9	Damp proof course	91	m	2.60	236.60	
	Total Carried to Summary				797,300.98	

E819 - The Boathouse, Twickenham
3nr Private Residential units
Elemental Budget Cost Plan - P5 Scheme

31 July 2024

1.02 - FRAME

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	Steel Frame Columns to GF; 254x254x73 UC	25.0	t	3,590.00	89,750.00	Allowance
2	Steelwork to upper floors & balconies; in Framing Technology package	1	item			Included
3	Intumescent painting of steel	1	item	5,500.00	5,500.00	Allowance
4	SFS frame to first and second floor; as Framing Technology budget	1	item	206,470	206,470.00	
Total Carried to Summary					301,720.00	

1.03 - UPPER FLOORS

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	150 thick precast concrete slabs to first floor terrace	250	m2	71.80	17,950.00	
	Extra for cutting holes	5	nr	33.20	166.00	Allowance
2	SFS upper floors; in Framing Technology package	1	item			Included
Total Carried to Summary					18,116.00	

1.04 - ROOF

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	Roof Structure					
	Flat roof construction					Incl. In Frame & Upper Floors
	Pitched roof construction					Incl. In Frame & Upper Floors
2	Insulated single ply roofing system to first floor roof terrace	250	m2	132.60	33,150.00	
	Dressing to perimeter	78	m	41.00	3,198.00	
	Sedum roofing	64	m2	50.00	3,200.00	
3	Insulated green roofing system to flat roof areas	210	m2	164.00	34,440.00	
	Dressing to perimeter	63	m	41.00	2,583.00	
	Sedum roofing	210	m2	50.00	10,500.00	
5	Ceramic tiling to roof terrace; including pedestals	186	m2	165.80	30,838.80	PC Sum £65/m2 supply
	Extra for 100 high skirting	21	m	40.90	858.90	
6	Roof to cantilevered bays	4	nr	2,000.00	Omitted	
7	Soffit to cantilevered bays	4	nr	1,500.00	Omitted	
8	Rainwater goods; PPC aluminium:					
	Hoppers	10	nr	187.10	1,871.00	Allowance
	Downpipes	70	m	85.40	5,978.00	Allowance
	Discharge shoe	10	nr	54.10	541.00	Allowance
9	Glass balustrade to terrace	44	m	825.00	36,300.00	
10	Opaque glass screens between terraces	3	nr	3,000.00	9,000.00	
11	Aluminium rooflights					
	1050 x 2850	3	nr	2,500.00	Omitted	
	1500 x 1500	3	nr	2,500.00	Omitted	
Total Carried to Summary					172,458.70	

1.05 - STAIRS

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	Tulip wood staircase, newel posts and balusters; oak profiled handrail:					
	House 1 lower ground to ground	1	nr	2,200.00	By Client	
	House 1 ground to first	1	nr	3,900.00	By Client	
	House 1 first to second	1	nr	3,000.00	Omitted	
	House 2 lower ground to ground	1	nr	2,200.00	By Client	
	House 2 ground to first	1	nr	3,900.00	By Client	
	House 2 first to second	1	nr	3,000.00	Omitted	
	House 3 lower ground to ground	1	nr	2,200.00	By Client	
	House 3 ground to first	1	nr	3,900.00	By Client	
	House 3 first to second	1	nr	3,000.00	Omitted	
	Flights of 3nr risers at GF level	6	nr	800.00	By Client	
Total Carried to Summary					0.00	

1.06 - EXTERNAL WALLS

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	Buff/Red facing brickwork; half brick thick; PC Sum £800/thou for supply Extra for feature brickwork	365	m2	149.10	54,421.50	
		1	item	35,000.00	35,000.00	
2	Insulated cavity between SFS inner skin and facing brick outer skin	365	m2	50.60	18,469.00	
3	Insulated timber cladding panels	44	m2	325.00	14,300.00	
4	Bronze powder coated aluminium Fascia detail to green roof Louvre cladding	63	m	500.00	31,500.00	
		3	m2	750.00	2,250.00	
5	Cast stonework Stone coping to terrace Band below coping Window frames	61	m	135.00	8,235.00	
		61	m	175.00	10,675.00	
		2	nr	2,500.00	5,000.00	
6	Stone coloured blade columns	4	nr	1,000.00	4,000.00	
7	SFS internal skim of external walls; in Framing Technology package	1	item		Included	
8	Brickwork sundries; lintels, cavity trays, weepholes, air bricks etc.	365	m2	16.60	6,059.00	
Total Carried to Summary					189,909.50	

1.07 - WINDOWS AND EXTERNAL DOORS

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	Aluminium windows; bronze powder coating; double glazed					£750/m2
	700 (450 + 250) x 2150	1	nr	1,130.00	1,130.00	
	800 x 2150	3	nr	1,290.00	3,870.00	
	1000 x 2450	4	nr	1,840.00	7,360.00	
	1050 x 2450	2	nr	1,930.00	3,860.00	
	1000 x 2750	4	nr	2,060.00	8,240.00	
	1050 x 2750	2	nr	2,170.00	4,340.00	
	1200 x 2150	2	nr	1,940.00	3,880.00	
	1200 x 2750	2	nr	2,480.00	4,960.00	
	1400 x 2650	4	nr	2,780.00	11,120.00	
	1500 x 2750	1	nr	3,090.00	3,090.00	
	2000 x 2150	1	nr	3,230.00	3,230.00	
	2150 x 2650	2	nr	4,270.00	8,540.00	
2	Aluminium doors; bronze powder coating; double glazed					
	1000 x 2150	1	nr	1,720.00	1,720.00	£800/m2
	1700 x 2150	1	nr	2,920.00	2,920.00	
3	Aluminium external sliding/folding doors; bronze powder coating; double glazed					
	3000 x 2750	3	nr	11,550.00	34,650.00	£1,400/m2
	3800 x 2750	3	nr	14,630.00	43,890.00	
4	54 thick solid oak entrance door with vision panel; hardwood frame, deadlocks, whole house security system					
	1000 x 2100 structural opening	3	nr	1,770.00	5,310.00	
5	EPDM to window surrounds					Included
6	Hardwood threshold boards	64	m	62.20	3,980.80	
Total Carried to Summary					156,090.80	

1.08 - INTERNAL WALLS

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	Metal stud walls to lower ground floor	39	m	248.70		By Client
2	Metal stud walls to ground floor	91	m	248.70		By Client
3	Metal stud walls to upper floor build in cupboards/wardrobes	13	m	248.70		By Client
4	Blockwork cavity party wall to ground floor	117	m ²	202.20	23,657.40	
5	SFS walls to upper floors; in Framing Technology package	1	item			Included
6	SVP casing including softwood framing, insulation and plasterboard	51	m	55.40		By Client
Total Carried to Summary					23,657.40	

1.09 - INTERNAL DOORS

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	Oak veneered internal doors; panelled effect					
	Single door; FD30	30	nr	660.00	By Client	
	Single sliding door	2	nr	660.00	By Client	
	Double door	9	nr	1,050.00	By Client	
2	Tulip wood door frame/lining:					
	Single door; FD30	32	nr	140.00	By Client	
	Double door; FD30	9	nr	190.00	By Client	
	25 x 35 door stop	217	m	5.50	By Client	
3	Ironmongery:					
	Single door set	30	nr	360.00	By Client	PC Sum £215/door supply
	Single sliding door	2	nr	1,000.00	By Client	
	Double sliding door	3	nr	1,750.00	By Client	
4	Architrave; 120 x 20 Tulip wood	434	m	10.00	By Client	
5	Wardrobe/Cupboard doors; assumed flush doors; to be painted					
	Double door	23	nr	700.00	By Client	
6	Door lining to wardrobe/cupboard doors:					
	Double door	23	nr	130.00	By Client	
	25 x 35 door stop	138	m	5.50	By Client	
7	Ironmongery to wardrobe/cupboard doors:					
	Double door	23	nr	325.00	By Client	PC Sum £200/door supply
8	Sliding folding partition	3	nr	7,500.00	By Client	
	Total Carried to Summary				0.00	

1.10 - WALL FINISHES

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	Plasterboard lining to SFS wall (external walls)	467	m2	24.90	By Client	
2	Plasterboard lining to SFS wall (internal walls)	801	m2	24.90	By Client	
3	Plasterboard lining; fixed on dabs to concrete (basement)	273	m2	30.60	By Client	
4	Plasterboard lining; fixed on dabs to blockwork (party walls)	234	m2	30.60	By Client	
5	Skim coat plaster				Included	
6	Wall tiles	234	m2	154.70	By Client	PC Sum £30/m2 supply
	Aluminium edge trim	150	m	13.30	By Client	Allowance
7	10 thick sheet marble to showers	0	m2	250.00	Excluded	Upgrade option
Total Carried to Summary					0.00	

E819 - The Boathouse, Twickenham

3nr Private Residential units

Elemental Budget Cost Plan - P5 Scheme

31 July 2024

1.11 - FLOOR FINISHES

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	75 thick screed	649	m2	17.70	By Client	LGF/GF
	150 thick insulation	649	m2	30.50	By Client	
	Visqueen polyethylene DPM; 1200g	649	m2	1.00	By Client	
2	Latex levelling screed	649	m2	14.50	By Client	
3	Ceramic tiling:					PC Sum £30/m2 supply
	To bathrooms / ensuites / WC's	56	m2	123.20	By Client	
	Border tiles	102	m	46.40	Excluded	Upgrade option
	Tiled upstands	102	m	27.60	By Client	Assumed 100 high
4	Carpet:					PC Sum £25/m2 supply
	To bedrooms	175	m2	43.40	By Client	
	To upper floor hallways	19	m2	65.60	By Client	
5	Engineered timber floor					
	To kitchen / dining / living / hallway	347	m2	99.50	By Client	
	To lower ground floor	222	m2	99.50	By Client	
	To treads	135	m	44.20	By Client	
	To risers	153	m	44.20	By Client	
6	Division strip	74	m	7.70	By Client	
7	100 x 19 MDF skirting	574	m	6.60	By Client	
8	Raised floor to Houses 1 and 3	2	nr		By Client	
Total Carried to Summary					0.00	

1.12 - CEILING FINISHES

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	12.5 thick plasterboard lining to soffit fixed to SFS					
	Ground floor	153	m2	30.40		By Client
	Upper floors	202	m2	30.40		By Client
	Extra for bulkhead detail to living	1	item	5,500.00		Excluded Upgrade option
2	12.5 thick plasterboard suspended ceiling; fixed to insitu/precast concrete					
	Lower ground floor	222	m2	52.50		By Client
	Ground floor	274	m2	52.50		By Client
	Extra for coffeur and bulkhead detailing to living	1	item	5,500.00		Excluded Upgrade option
3	Skim coat plaster					Included
Total Carried to Summary					0.00	

E819 - The Boathouse, Twickenham

3nr Private Residential units

Elemental Budget Cost Plan - P5 Scheme

31 July 2024

1.13 - DECORATIONS

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	Prepare, prime, one undercoat and two finishing coats of vinyl matt emulsion:					Assumed Dulux
	To walls	2,295	m2	8.30	By Client	
	To ceilings	851	m2	9.40	By Client	
2	Prepare, prime, one undercoat and two finishing coats of gloss:					Assumed Dulux
	To door frames and architraves	58	nr	71.50	By Client	
	To double wardrobe doors	23	nr	120.00	By Client	
	To window boards	64	m	6.60	By Client	
	To skirtings	574	m	6.60	By Client	
Total Carried to Summary					0.00	

E819 - The Boathouse, Twickenham

3nr Private Residential units

Elemental Budget Cost Plan - P5 Scheme

31 July 2024

1.14 - FITTINGS

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	Kitchen - units and island; built in LED lighting; solid limestone worktop including nosing and upstand; backpainted glass splashback	3	nr	24,300.00		By Client
2	Utility - units assumed to match kitchen	3	nr	3,900.00		By Client
3	Appliances					
	Integrated double oven	3	nr	720.00		By Client
	Induction hob	3	nr	770.00		By Client
	Integrated extractor hood	3	nr	330.00		By Client
	Integrated microwave	3	nr	440.00		By Client
	Integrated dishwasher	6	nr	660.00		By Client
	Integrated coffee machine	3	nr	3,320.00		Excluded Upgrade option
	Integrated ice maker	3	nr	1,660.00		Excluded Upgrade option
	Fridge freezer	3	nr			Excluded Assumed by purchaser
	Washing machine	3	nr	660.00		By Client
	Tumble dryer	3	nr	720.00		By Client
	Qooker tap	3	nr	1,110.00		Excluded Upgrade option
4	Sanitaryware; supply only:					
	To ground floor WC's	3	nr	1,700.00		By Client
	To master bedroom ensuite	3	nr	6,600.00		By Client
	To ensuites	2	nr	5,000.00		By Client
	To bathrooms	3	nr	5,000.00		By Client
5	Mastic Sealant					
	Houses 1-3	3	nr	830.00		By Client
Total Carried to Summary					0.00	

E819 - The Boathouse, Twickenham

3nr Private Residential units

Elemental Budget Cost Plan - P5 Scheme

31 July 2024

1.15 - MECHANICAL & ELECTRICAL SERVICES

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	Mechanical installations; including wet underfloor heating to lower ground and ground floors; air conditioning to living spaces and bedrooms					As DWHP budget
	House 1	277	m2	398.00		By Client
	House 2	280	m2	398.00		By Client
	House 3	294	m2	398.00		By Client
2	Electrical installations; including LED lighting throughout; electric underfloor heating to upper floor bathrooms/ensuites; power/data/BT/TV points in all rooms; secure entry system linked to main gates and front doors					As Bexhill budget
	House 1	277	m2	199.00		By Client
	House 2	280	m2	199.00		By Client
	House 3	294	m2	199.00		By Client
3	Renewable technology (PV, air source heat pump etc.)	3	nr	22,100.00		Excluded
4	Builder's Work in Connection Allowance	3	%	0.00		By Client
Total Carried to Summary					0.00	

E819 - The Boathouse, Twickenham
3nr Private Residential units
Elemental Budget Cost Plan - P5 Scheme

31 July 2024

1.16 - LIFT

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	External residential hoist	3	nr	16,600.00		By Client
2	Builder's Work in Connection Allowance	5	%	0.00		By Client
Total Carried to Summary					<u><u>0.00</u></u>	

1.17 - EXTERNAL WORKS

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	Site Clearance:					
	Site clearance generally	1,115	m2	1.70	1,895.50	
	Breaking out existing pavings	1	item	2,800.00	2,800.00	
2	Excavation:					
	Reduce level dig	284	m3	13.80	3,919.20	
	Disposal	284	m3	66.30	18,829.20	
	Compact and apply weedkiller	292	m2	0.80	233.60	
3	Parking areas:					
	Type 1 sub-base; 200 thick	215	m2	11.10	2,386.50	
	Tarmac sub-base	215	m2	38.70	8,320.50	
	Punching holes in tarmac	215	m2	10.00	2,150.00	
	Permeable resin surface course	215	m2	47.50	10,212.50	
	Granite sett edging	97	m	88.40	8,574.80	
4	Footpaths:					
	Type 1 sub-base; 150 thick	77	m2	8.90	685.30	
	Tarmac sub-base	77	m2	23.20	1,786.40	
	Punching holes in tarmac	77	m2	10.00	770.00	
	Permeable resin surface course	77	m2	47.50	3,657.50	
	Granite sett edging	101	m	82.90	8,372.90	
5	Communal cycle/bin store	1	item	10,000.00	10,000.00	
6	Communal bin store	1	item	2,492.60	2,492.60	
7	External walls:					Assumed specification
	Foundations	121	m	120.50	14,580.50	
	One brick wall	196	m2	247.20	48,451.20	£600/thou supply
	Extra over for recessed panels	109	m	74.00	8,066.00	
	2100 x 650 x 650 brick piers	21	nr	1,330.00	27,930.00	
	Carried Forward				<u>186,114.20</u>	

1.17 - EXTERNAL WORKS

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
				Brought Forward	186,114.20	
8	Brick wall to towpath:					Moved to Flood
	Foundations	27	m	120.50	3,253.50	Mitigation
	One brick wall	39	m2	247.20	9,640.80	£600/thou supply
	Extra over for recessed panels	23	m	75.00	1,725.00	
	2100 x 650 x 650 brick piers	8	nr	1,440.00	11,520.00	
	400 high metal railing	23	m	225.00	5,175.00	
	Planters to top of wall behind railing	23	m	250.00	5,750.00	
9	Stone wall to patios:					
	900 high wall, including coping	31	m	750.00	23,250.00	
	Extra for piers	4	nr	525.00	2,100.00	
10	Repairs/widening of tow path footpath					Moved to Flood
		165	m2	221.10	Excluded	Mitigation
11	Open horizontal timber slatted fence	13	m	138.20	1,796.60	Assumed 1800 high
	Extra for single gate	2	nr	455.40	910.80	
12	Automatic site entrance gates:					
	Pedestrian	1	nr	1,547.30	1,547.30	
	Vehicle	1	nr	7,073.60	7,073.60	

Carried Forward 259,856.80

Brought Forward 259,856.80

1.17 - EXTERNAL WORKS

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
13	Bronze coloured steel external stairs; including associated handrails and balustrades:					
	House 1 entrance; straight flight of 9nr risers and top landing	1	item	27,500.00		Moved to Flood Omitted Mitigation
	House 1 garden access	1	item			By Client
	House 2 entrance; straight flight of 9nr risers and top landing	1	item	22,500.00		Moved to Flood Omitted Mitigation
	House 3 entrance; straight flight of 9nr risers and top landing	1	item	27,500.00		Moved to Flood Omitted Mitigation
	House 3 garden access	1	item			By Client
14	Bronze powder coated aluminium panels to entrance stairs	23	m	400.00	9,200.00	
15	Bronze powder coated aluminium trellis; 3450 high	6	m	400.00	2,400.00	
16	Soft Landscaping:					
	Imported topsoil	158	m3	58.40	9,227.20	
	Shrub planting	263	m2	22.00	5,786.00	Allowance
	New Trees	10	nr	500.00	5,000.00	Allowance
17	Jetty; making good and re-decoration	1	item			
				16,600.00		Inc Moved to flood mitigation
Total Carried to Summary					291,470.00	

1.18 - DRAINAGE

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	Foul and surface water drainage; allowance, no design	3	nr	16,600.00	49,800.00	
Total Carried to Summary					49,800.00	

1.19 - EXTERNAL SERVICES

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	New services connections					Provisional
	Gas	3	nr	1,500.00	4,500.00	
	Electric	3	nr	1,500.00	4,500.00	
	Water	3	nr	1,500.00	4,500.00	
	BT	3	nr	750.00	2,250.00	
2	BWIC with STATS	3	nr	2,000.00	6,000.00	Provisional
Total Carried to Summary					21,750.00	

E819 - The Boathouse, Twickenham

3nr Private Residential units

Elemental Budget Cost Plan - P5 Scheme

31 July 2024

1.20 - DEMOLITIONS AND ALTERATIONS

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	Demolition of existing building	1	item	68,566.80	68,566.80	DDS Demolition budget
2	Asbestos removal	1	item		Excluded	
Total Carried to Summary					68,566.80	

E819 - The Boathouse, Twickenham

3nr Private Residential units

Elemental Budget Cost Plan - P5 Scheme

31 July 2024

1.21 - FLOOD MITIGATION MEASURES

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	Flood sounders	1	item	2,000.00	2,000.00	
2	Below ground drainage valves	1	item	1,100.00	1,100.00	
3	Tanking of basement level	1	item	48,600.00	48,600.00	Waterproof concrete
4	External entrance stairs to ground floor					
	House 1	1	item	0.00	By Client	
	House 2	1	item	0.00	By Client	
	House 3	1	item	0.00	By Client	
5	River walk alterations:					
	Brick wall with railing to towpath	1	item	37,064.30	37,064.30	
	Repairs/widening of tow path footpath	165	m2	221.10	36,481.50	
	Remove, paint and re-instate balustrade to walkway	58	m	166.00	9,628.00	
Total Carried to Summary					134,873.80	

E819 - The Boathouse, Twickenham

3nr Private Residential units

Elemental Budget Cost Plan - P5 Scheme

31 July 2024

3.01 - PRE-CONSTRUCTION PRELIMINARIES

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	Management:					
	Contracts Director	30	wk	494.00	14,820.00	1 day per week
	Senior Surveyor	30	wk	413.00	12,390.00	1 day per week
	Senior Buyer	30	wk	329.00	9,870.00	1 day per week
	Design Manager	30	wk	329.00	9,870.00	1 day per week
	Design Co-ordinator	30	wk	248.00	7,440.00	2 days per week
	Document Controller	30	wk	156.00	4,680.00	1 day per week
	Estimator	8	wk	1,729.00	13,832.00	
	Total Carried to Summary				72,902.00	

3.02 - PRELIMINARIES

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	Management & Labour:					
	Contracts Director	38	wk	517.00	19,646.00	1 day per week
	Senior Site Manager	38	wk	1,814.00	68,932.00	
	Site Manager	8	wk	1,500.00		By Client Finishing Manager
	Senior Surveyor	38	wk	866.00	32,908.00	2 days per week
	Senior Buyer	38	wk	690.00	26,220.00	2 days per week
	Design Manager	38	wk	690.00	26,220.00	2 days per week
	Document Controller	38	wk	163.00	6,194.00	1 days per week
	Labourer	38	wk	875.00	33,250.00	
	Health & Safety Inspections	10	nr	265.00	2,650.00	
2	Site Accommodation:					
	Site office	38	wk	51.30	1,949.40	
	Canteen	38	wk	51.30	1,949.40	
	Meeting Room	38	wk	42.20	1,603.60	
	Drying Room	38	wk	45.60	1,732.80	
	Toilets	38	wk	45.60	1,732.80	
	Store	38	wk	16.00	608.00	
	Stairs and Landings	38	wk	12.50	475.00	
	Steps to Toilet	38	wk	16.00	608.00	
	Stacking	2	nr	171.00	342.00	
	Delivery & Collection	6	nr	570.00	3,420.00	
3	Temporary electrics	38	wk	171.00	6,498.00	Free issue power
4	Temporary water	38	wk	85.50	3,249.00	Free issue water
5	IT setup:					
	Phone connection	1	item	171.00	171.00	
	Phone line rental	38	wk	13.10	497.80	
	Calls	38	wk	28.50	1,083.00	
	Broadband connection	1	item	171.00	171.00	
	Broadband rental	38	wk	21.00	798.00	
	Photocopier rental	38	wk	28.50	1,083.00	
	Stationary	38	wk	22.80	866.40	
	Printing	38	wk	17.10	649.80	
				Carried Forward	245,508.00	

3.02 - PRELIMINARIES

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
				Brought Forward	245,508.00	
6	Health & Safety:					
	Fire extinguisher	4	nr	158.50	634.00	
	Visitor PPE	3	nr	87.20	261.60	
	Consumables	38	wk	57.00	2,166.00	
	Signage	1	item	1,100.00	1,100.00	
7	Waste disposal:					
	Refuse wheelie bin	38	wk	111.20	4,225.60	
	Skips	8	wk	347.70	2,781.60	
8	Builders Clean	1	item	4,000.00	4,000.00	
9	Protection	1	item	1,700.00	1,700.00	
10	CCTV security	38	wk	285.00	10,830.00	
11	Road sweeper	25	wk	145.90	3,647.50	
12	Small tools	38	wk	57.00	2,166.00	
13	Considerate constructors	1	item	661.20	661.20	
14	Performance bond	1	item		Excluded	
15	O&M manuals & record drawings	1	item	1,300.00	1,300.00	
16	Mobile access towers	10	wk	250.80	By Client	
17	Forklift	8	wk	313.50	2,508.00	Driven by Labourer
18	Scaffold:					
	Perimeter scaffold	1	item	51,300.00	51,300.00	
	Scaffold inspections	20	wk	285.00	5,700.00	
				Carried Forward	340,489.50	

3.02 - PRELIMINARIES

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
				Brought Forward	340,489.50	
19	Site Compound:					
	Timber hoarding	150	m	96.90	14,535.00	
	Pedestrian gate	2	nr	142.50	285.00	
	Vehicle gate	1	nr	285.00	285.00	
20	Parking bay suspension	1	item	5,700.00	5,700.00	Allowance
	Total Carried to Summary				361,294.50	

E819 - The Boathouse, Twickenham

3nr Private Residential units

Elemental Budget Cost Plan - P5 Scheme

31 July 2024

4.01 - CONSULTANT DESIGN FEES & SURVEYS

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	Primary Consultant Fees:					
	Architect	1	item	53,000	By Client	
	Structural Engineer	1	%	3,583,885	By Client	
	M&E Services Engineer	1	%	3,583,885	By Client	
	Landscape Architect	1	item		Included	In Architect's fee
	Principle Designer	1	item	2,800.00	By Client	
2	Secondary Design Consultant Fees:					
	Acoustic Consultant	1	item		Excluded	In Planning Submission
	Building Control	1	item	5,500.00	By Client	
	Temporary Works	1	item	5,500.00	By Client	
3	Surveys:					
	Asbestos Survey	1	item		Excluded	
	Soil Investigation	1	item	2,800.00	By Client	
	PAS 128 Survey	1	item	2,800.00	By Client	
	Flood Risk Assessment	1	item		Excluded	In Planning Submission
	UXO Desktop Study	1	item	1,100.00	By Client	
	Archaeology	1	item	1,700.00	By Client	
	STATS Enquiries	1	item	1,700.00	By Client	
	Ecology Report	1	item		Excluded	In Planning Submission
	Tree Survey	1	item		Excluded	In Planning Submission
Total Carried to Summary					0.00	

4.02 - CONTRACTOR FEES

Ref	Item	Qty	Unit	Rate £	Cost £	Notes
1	Other Fees:					
	NHBC	1	item	11,100.00	11,100.00	
	EPC	3	nr	110.00	By Client	
	Acoustic Testing	3	nr	280.00	By Client	
	Air Pressure Testing	3	nr	170.00	By Client	
	Postal Numbering	3	nr	110.00	By Client	
	Conveyancing Plans	3	nr	390.00	By Client	
	Total Carried to Summary				11,100.00	

SCHEDULE OF FLOOR AREAS

Ref	Item	GIFA (m ²)	GIFA (sqft)	Notes
1	House 1:			
	Lower Ground Floor	70.0	752.9	
	Ground Floor	140.2	1,509.0	
	First Floor	66.9	720.3	
	Second Floor	Omitted		
2	House 2:			
	Lower Ground Floor	73.5	790.9	
	Ground Floor	133.9	1,441.7	
	First Floor	72.7	782.5	
	Second Floor	Omitted		
3	House 3:			
	Lower Ground Floor	78.8	848.5	
	Ground Floor	152.8	1,645.0	
	First Floor	62.4	671.5	
	Second Floor	Omitted		
		851.2	9,162.3	



**The Boathouse, Ranelagh Drive TW1 1QZ – Second Addendum FVA Report – August 2024
Appendix 3 – HEDAT Appraisal – July 2023 assumptions**

Surplus (Deficit) from Input land valuation at 3/7/2023 **-£1,007,368**

HCA DEVELOPMENT APPRAISAL TOOL

SUMMARY

DETAIL

SCHEME

Site Address The Boathouse, Ranelagh Drive TW1 1QZ (July 2022 Date of appraisal 03/07/2023
 Site Reference Net Residential Site Area
 File Source Author & Organisation
 Scheme Description Registered Provider (where)

CAPITAL VALUE OF OPEN MARKET HOUSING **£9,685,000** £ 10,836 psqm
BUILD COST OF OPEN MARKET HOUSING inc Contingency **£4,706,710** £ 5,266 psqm
CONTRIBUTION TO SCHEME COSTS FROM OPEN MARKET HOUSING **£4,978,290**

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

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

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

BUILD COST OF AFFORDABLE HOUSING inc Contingency **£0** #DIV/0!
CONTRIBUTION TO SCHEME COSTS FROM AFFORDABLE HOUSING **£0**

Value of Residential Car Parking **£0**
 Car Parking Build Costs **£0**
 Capitalised Annual Ground Rents **£0**

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME **£9,685,000**
TOTAL BUILD COST OF RESIDENTIAL SCHEME **£4,706,710**
TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME **£4,978,290**

CAPITAL VALUE OF NON-RESIDENTIAL SCHEME **£0**
COSTS OF NON-RESIDENTIAL SCHEME **£0**
CONTRIBUTION TO SCHEME COSTS FROM NON-RESIDENTIAL **£0**

GROSS DEVELOPMENT VALUE OF SCHEME **£9,685,000**
TOTAL BUILD COSTS **£4,706,710**
TOTAL CONTRIBUTION TO SCHEME COSTS **£4,978,290**

External Works & Infrastructure Costs (£)

	£	Per unit	% of GDV	per Hectare
Site Preparation/Demolition	£0			
Roads and Sewers	£0			
Services (Power, Water, Gas, Telco and IT)	£0			
Strategic Landscaping	£0			
Off Site Works	£0			
Public Open Space	£0			
Site Specific Sustainability Initiatives	£0			
Plot specific external works	£0			
River Path Improvements	£50,000	16,667	0.5%	
River Wall Improvements	£50,000	16,667	0.5%	
	£100,000		1.0%	

Other site costs

Fees and certification	10.0%	£448,258	149,419	4.6%
Other Acquisition Costs (£)		£0		

Site Abnormals (£)

De-canting tenants	£0
Decontamination	£0
Other	£0
Other 2	£0
Other 3	£0
Other 4	£0
Other 5	£0
	£0

Total Site Costs inc Fees **£548,258** 182,753

Statutory 106 costs **£107,676** 35,892

Total Marketing Costs **£196,700**

Total Direct Costs **£5,559,344**

Finance and acquisition costs

Land Payment	£2,484,000	828,000 per OM home	#DIV/0!	#DIV/0!
Arrangement Fee	£0	0.0% of interest		
Misc Fees (Surveyors etc)	£0	0.00% of scheme value		
Agents Fees	£24,840			
Legal Fees	£18,630			
Stamp Duty	£113,700			
Total Interest Paid	£1,039,163			

Total Finance and Acquisition Costs **£3,680,333**

Total Operating Profit **£1,694,875**
 (i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

TOTAL COST **£10,934,553**

Surplus/(Deficit) at completion 31/12/2025 **(£1,249,553)**

Present Value of Surplus (Deficit) at 3/7/2023 **(£1,007,368)**

Scheme Investment MIRR 11.4% (before Developer's returns and interest to avoid double counting returns)

Site Value as a Percentage of Total Scheme Value 25.6% Peak Cash Requirement -£8,696,596

Site Value (PV) per hectare No area input per hectare No area input per acre



**The Boathouse, Ranelagh Drive TW1 1QZ – Second Addendum FVA Report – August 2024
Appendix 4 – HEDAT Appraisal – August 2024 assumptions.**

Surplus (Deficit) from Input land valuation at 4/8/2024 **-£636,706****HCA DEVELOPMENT APPRAISAL TOOL****SUMMARY****DETAIL****SCHEME**

Site Address The Boathouse, Ranelagh Drive TW1 1QZ (July 2022 Date of appraisal 04/08/2024
 Site Reference Net Residential Site Area
 File Source Author & Organisation
 Scheme Description Registered Provider (wheio

CAPITAL VALUE OF OPEN MARKET HOUSING **£8,500,000** £ 9,981 psqm
BUILD COST OF OPEN MARKET HOUSING inc Contingency **£3,579,024** £ 4,203 psqm
CONTRIBUTION TO SCHEME COSTS FROM OPEN MARKET HOUSING **£4,920,976**

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING) **£0****OTHER SOURCES OF AFFORDABLE HOUSING FUNDING** **£0****CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING)** **£0**

BUILD COST OF AFFORDABLE HOUSING inc Contingency **£0** #DIV/0!
CONTRIBUTION TO SCHEME COSTS FROM AFFORDABLE HOUSING **£0**

Value of Residential Car Parking **£0**Car Parking Build Costs **£0**Capitalised Annual Ground Rents **£0****TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME** **£8,500,000****TOTAL BUILD COST OF RESIDENTIAL SCHEME** **£3,579,024****TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME** **£4,920,976****CAPITAL VALUE OF NON-RESIDENTIAL SCHEME** **£0****COSTS OF NON-RESIDENTIAL SCHEME** **£0****CONTRIBUTION TO SCHEME COSTS FROM NON-RESIDENTIAL** **£0****GROSS DEVELOPMENT VALUE OF SCHEME** **£8,500,000****TOTAL BUILD COSTS** **£3,579,024****TOTAL CONTRIBUTION TO SCHEME COSTS** **£4,920,976****External Works & Infrastructure Costs (£)**

	£	Per unit	% of GDV	per Hectare
Site Preparation/Demolition	£0			
Roads and Sewers	£0			
Services (Power, Water, Gas, Telco and IT)	£0			
Strategic Landscaping	£0			
Off Site Works	£0			
Public Open Space	£0			
Site Specific Sustainability Initiatives	£0			
Plot specific external works	£0			
River Path Improvements	£50,000	16,667	0.6%	
River Wall Improvements	£50,000	16,667	0.6%	
	£100,000		1.2%	

Other site costs

Fees and certification	10.0%	£340,859	113,620	4.0%
Other Acquisition Costs (£)		£0		

Site Abnormals (£)

De-canting tenants	£0
Decontamination	£0
Other	£0
Other 2	£0
Other 3	£0
Other 4	£0
Other 5	£0
	£0

Total Site Costs inc Fees **£440,859** 146,953**Statutory 106 costs** **£112,357** 37,452**Total Marketing Costs** **£173,000****Total Direct Costs** **£4,305,241****Finance and acquisition costs**

Land Payment	£2,484,000	828,000 per OM home	#DIV/0!	#DIV/0!
Arrangement Fee	£0	0.0% of interest		
Misc Fees (Surveyors etc)	£0	0.00% of scheme value		
Agents Fees	£24,840			
Legal Fees	£18,630			
Stamp Duty	£113,700			
Total Interest Paid	£828,012			

Total Finance and Acquisition Costs **£3,469,182****Total Operating Profit** **£1,487,500**

(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

TOTAL COST **£9,261,922****Surplus/(Deficit) at completion 31/8/2026** **(£761,922)****Present Value of Surplus (Deficit) at 4/8/2024** **(£636,706)****Scheme Investment MIRR** **14.1%** (before Developer's returns and interest to avoid double counting returns)

Site Value as a Percentage of Total Scheme Value 29.2% Peak Cash Requirement -£7,349,611

Site Value (PV) per hectare No area input per hectare No area input per acre



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