

## Planning Obligations

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

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

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

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### Capital contribution From Other Sources

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

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

	Input by Total		Input by Unit					Calculated Total (Affordable and Sale)	
	Enter Total?	User Total	Sale	Affordable					
				Social rent	New Build HomeBuy	Low cost sale	Equity share	Intermediate rent	
Cross-subsidy to (-) or from (+) non-housing elements of a mixed use scheme	<input checked="" type="checkbox"/>	£22,000							£22,000
European Union funding	<input type="checkbox"/>								£0
English Partnership funding	<input type="checkbox"/>								£0
London Development Agency grant	<input type="checkbox"/>								£0
Local Authority capital grant	<input type="checkbox"/>								£0
Other regeneration funding	<input type="checkbox"/>								£0
English Heritage grant	<input type="checkbox"/>								£0
Lottery grant	<input type="checkbox"/>								£0
Contribution from Payment in Lieu fund	<input type="checkbox"/>								£0
Employer contribution	<input type="checkbox"/>								£0
Other	<input type="checkbox"/>								£0
Total for Scheme									£22,000
Total for Scheme per hectare									£94,421
Total for Scheme divided by total number of units									£710
Total for Scheme divided by number of sale units									£1,100

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

**Apply On-costs**

	Affordable Housing Tenures				Total Affordable Units
	Social rent	New build HomeBuy	Equity share	Intermediate rent	
Number of units	0.0	11.0	0.0	0.0	11
Toolkit default on-costs rate	15.50%	18.00%		17.00%	
User on-cost rate (%)					
User rate per unit (£)					
On-cost per unit	£ -	£ 20,032	£ -	£ -	
Total on-cost per tenure	£ -	£ 220,357	£ -	£ -	
<b>Total on-costs for affordable housing</b>	<b>£ -</b>	<b>£ 220,358</b>			

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### Comparison with other site values

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

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

Existing Use Value	2700,000
Acquisition Cost	
Alternative Use Value 1	
Alternative Use Value 2	
Alternative Use Value 3	

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### Scheme Results

Site Reference Details	
Site Reference Number	4167
Application Number	2
PLUD Reference Number	0
UPRI or Grid Reference	0

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

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

DENSITY (per hectare)	
Dwellings	133.6
Habitable rooms	330.5
Bedspaces	No info

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

### REVENUE AND COSTS

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

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

### PUBLIC SUBSIDY (GRANT)

Whole scheme	£0
Per social rental dwelling	£0
Per Newbuild HomeBuy dwelling	£0
Per Intermediate Rent dwelling	£0

### RESIDUAL VALUE

Whole scheme	£700,000
Per hectare	£3,604,000
Per Dwelling	£23,000
Per market dwelling	£35,000
Per habitable room	£97,000
Per bedspace	No info

### Alternative Site Values

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

[View Results](#)

Appendix Two  
Toolkit Data for Richmond

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

Richmond

Transfer Data

Data Source	Richmond	Date	01/05/03
Borough	Richmond		

Area Type	Quier
Band	A3
Density (gsm)	47

borough specific data

band specific data

fixed data

Property Type	IR Rents	Size in m2	Market Value	Social Rent	MAX
Studio flat	£100	26	£171,000	£96.53	0.03%
	£100	43	£288,000	£66.53	0.03%
	£150	66	£358,000	£102.18	0.03%
	£175	86	£428,000	£107.85	0.03%
Terrace / town house	£175	116	£513,000	£113.53	0.03%
	£150	66	£464,000	£102.18	22.93%
	£175	91	£644,000	£107.85	22.93%
	£175	116	£772,000	£113.53	20.82%
Semi / detached	£150	66	£680,000	£102.18	0.03%
	£175	91	£972,000	£107.85	31.33%
	£175	116	£1,168,000	£113.53	2.13%

Intermediate Rent Costs	0.00%
Management costs	£1,200
Maintenance	6.00%
Voidsbad costs	4.20%
Service charge	1.50%
Letting fee	5.40%
Capitalisation	

Professional Fees %	12%
Internal Overheads	10%
Finance (Market)	7%
Finance (Affordable Housing)	7%
Marketing Fees	4%
Developer's Return	15%
Contractor's Return	10%

Wheelchair size multiplier	128%
WChair Build Cost pm2 mult	114%
Social Rent Oncost	15.50%
New build HomeBuy Oncost	16.00%
Intermediate Rent Oncost	17.00%

Social Rent (for Bedrooms)	
1	£56.50
2	£102.18
3	£107.85
4	£113.53

Build Costs per sq m	
Flats (Over 40 storeys)	£2,783
Flats (16-40 storeys)	£2,321
Flats (8-15 storeys)	£1,894
Flats (5 storeys)	£1,415
Houses <= 75m2	£1,206
Houses > 75m2	£1,036

Social Rent	Quier
Location	£533.50
Management	£525.69
Maintenance	10% extra for flats
Voidsbad costs	4.20%
Service charge	12.45% of mantment & maintenance
Repairs Res	0.384%
Capitalisation	5.40%

New build HomeBuy	2.75%
Rent	5.40%
Capitalisation	

Apr – June 2006

Jan – March 2006

TW2 5, TW2 6, TW2 7

Land Registry Property Price Data

Appendix Three

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



# Land Registry

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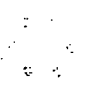
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Breakdown of property prices by property type and/or region

Data last updated: 02/08/2006

Region/Area	Detached		Semi-Detached		Terraced		Flat/Maisonette		Overall	
	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales
TW2 5	500000	3	422437	8	295289	19	208613	22	289989	52
TW2 6	0	0	287745	24	281593	29	174928	7	271609	60
TW2 7	334250	4	308380	23	262775	14	192410	15	267763	56
TW20 0	601187	8	443125	4	238881	16	175771	19	292420	47
TW20 8	365750	6	248812	16	207938	9	153400	5	244831	36
TW20 9	336320	10	256640	10	211158	6	220004	21	251417	47

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Breakdown of property prices by property type and/or region

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Region/Area	Detached		Semi-Detached		Terraced		Flat/Maisonette		Overall	
	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales
TW2 5	0	0	432536	11	321973	30	205133	18	306940	59
TW2 6	0	0	325568	19	308172	31	157250	4	303113	54
TW2 7	0	0	345661	21	288070	12	210835	10	298234	43
TW20 0	588250	4	558307	13	273405	15	201802	19	342687	52
TW20 8	416153	13	242230	13	210658	6	0	0	306966	32
TW20 9	385050	8	251729	17	231500	10	174264	13	248754	48

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

**Appendix e**  
**Geotechnical Report**

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Hamilton Lofts Ltd, 30 Hartslake High Street, London SW14 8JN. Tel: 020 8193 6402. Contact: Jill Bailey.

