

Appendix A

Ecohomes Pre- assessment

EcoHomes 2008 Pre-assessment Estimate on proposed development at 37 Hamilton Road, Twickenham

It should be noted that the following Pre-Assessment is based on the information available at the time of the planning application, together with assumptions. The pre-assessment needs to be reviewed and developed for full detailed design stages in order for the final scores and certification to be verified. This pre-assessment confirms the following target certifications:

Conversion elements - **Very Good**
New Build elements - **Excellent**

Issues	Score	Pass	36
Energy Total	11.93	Good	48
Transport Total	7.00	Very Good	58
Pollution Total	8.19	Excellent	70
Materials Total	9.91		
Water Total	5.00		
Land use and Ecology	9.32		
Health and Wellbeing	10.50		
Management Total	6.00		
Total all sections	67.85		

Topic	% credits	Details	Score
Ene 1 Carbon Dioxide emissions:			
< or = to 40 kg/m ² /yr	0.92		
< or = to 35 kg/m ² /yr	1.83		
< or = to 32 kg/m ² /yr	2.75		
< or = to 30 kg/m ² /yr	3.67		
< or = to 28 kg/m ² /yr	4.58	Gas condensing boiler in each flats coupled with high levels of insulation and energy efficient measures throughout to minimise the CO2 emission levels as much as possible.	4.58
< or = to 26 kg/m ² /yr	5.50		
< or = to 24 kg/m ² /yr	6.42		
< or = to 22 kg/m ² /yr	7.33		
< or = to 20 kg/m ² /yr	8.25		
< or = to 18 kg/m ² /yr	9.17		
< or = to 15 kg/m ² /yr	10.08		
< or = to 10 kg/m ² /yr	11.00		
< or = to 5 kg/m ² /yr	11.92		
< or = to 0 kg/m ² /yr	12.83		
< or = to -10 kg/m ² /yr	13.75		
Ene 2 Building envelope			
HLP < or = to 1.3 W/m ² /K	0.92	HLP ≤ 1.3 to be achieved through high levels of insulation, double glazing and high levels of air tightness throughout the building.	0.92
HLP < or = to 1.1 W/m ² /K	1.83	Not possible for conversion	
Ene 3 Drying space			
Provision of drying space	0.92	drying racks in bathrooms with permanent ventilation.	0.92
Ene 4 Ecolabelled white goods:			
A* rated fridges/freezers	0.92	A* rated fridges/freezers	0.92
and, either A rated washing machines, dishwashers & B dryers	0.92	A rated washing machines, dishwashers	0.92
or Guidance on labelling	0.92	Guidance to be provided to all occupants at handover (possibly within the Home User Guide)	
Ene 5 Internal Lighting			
40% dedicated low energy lights specified	0.92		
75% dedicated low energy lights specified	1.83	75% dedicated low energy lights specified	1.83

Topic		% credits		
Ene 6	External lighting:			
	Space lighting to accommodate only CFL or fluorescent strip	0.92	lighting in the communal corridors/hallways/stairwells need to be LEL fittings and be controlled with sensors or push button switches.	0.92
	Intruder lighting max.150W with PIR Security lighting to accommodate CFL or fluorescent strips with sensors or timers	0.92	any security lighting must be fitted with PIR and daylight cut off devices and have max wattage no greater than 150W	0.92
Energy Total (maximum 22.00)				11.93
Tra 1	Public Transport			
	URBAN & SUBURBAN			
	80% of development within:			
	1000m of a 30 min peak & hourly off peak service	1.00		
	500m of a 15 min peak & half hourly off peak service	2.00	E5 within 500m and satisfying the frequency criteria	2.00
	RURAL			
	80% of development within:			
	1000m of an hourly service OR a community bus service	1.00		
	500m of an hourly service OR community bus service	2.00		
Tra 2	Cycle storage			
	Provision of cycle storage for:			
	50% of dwellings	1.00	18 spaces for 27 units - therefore 50%+ (not greater than 95% however)	1.00
	95% of dwellings	2.00		
Tra 3	Local amenities			
	500m of food shop & post-box	1.00	✓	1.00
	1000m of 5 from:	1.00		1.00
	Food shop if not claimed above			
	Postal facility			
	Bank/cash machine			
	Pharmacy			
	Primary School		✓	
	Medical centre		✓	
	Leisure centre			
	Community centre		✓	
	Public house		✓	
	Children's play area			
	Place of worship		✓	
	Outdoor open access public area			
	Safe pedestrian access	1.00	✓	1.00
Tra 4	Home Office			
	Space & services for home office	1.00	All provisions - separate phone line and power points at desk position - to be shown on the plans	1.00
Transport Total (Maximum 8.00)				7.00

	Topic	% credits	Details	Score
Pol 1	Insulation ODP and GWP			
	Insulating materials with Ozone Depleting Potential of zero & Global Warming Potential of < 5 in either manufacture or composition	0.91		0.91
	Roof (incl. roof hatch)			
	Wall - internal & external (incl. doors & window lintels)			
	Floor (incl. Foundations)			
	Hot water cylinder (incl. Pipe insulation & other thermal store)			
Pol 2	NOx emissions			
	95% of dwellings must be served by heating & hot water systems with average NOx emission rate :			
	< or = to 100 mg/kWh	0.91		
	< or = to 70 mg/kWh	1.82	High efficient boilers are to specified -	1.82
	< or = to 40 mg/kWh	2.73		
Pol 3	Reduction of surface runoff			
	Reducing peak surface runoff rates to either natural or municipal systems by 50% in low risk areas, 75% in medium risk areas, 100% in high risk areas for:		See FRA	
	Hard surfaces	0.91	Awaiting details, achieved in accordance with the EA.	0.91
	Roofs	0.91		0.91
Pol 4	Zero emission energy source			
	Carry out & act on feasibility study considering low emission & renewable energy	0.91	Study only	0.91
	AND 10% total energy demand from local renewable or low emission sources	0.91		0.91
	OR 15% total energy demand from local renewable or low emission sources	1.82		
Pol 5	Flood Risk Mitigation			
	Development in zone with low annual probability of flooding	1.82	See FRA	1.82
	OR Development in zone with medium annual probability of flooding & ground level of building, car parking and access is above design flood level.	0.91		
Pollution Total (Maximum 10.01)				8.19

	Topic	% credits	Details	Score
Mat 1	Environmental Impact of Materials			
	A rating from Green Guide for Housing for:			
	Roof	1.35	new construction	1.35
	External walls	1.35	Recycled brick	1.35
	Internal walls - party walls & internal partitions	1.35	new construction	1.35
	Floors	1.35	new construction	1.35
	Windows	0.90	TBC with Crittal	0.90
	External surfacing	0.45	A' rated surfacing	0.45
	Boundary protection	0.45	Closed boarded pre-treated fencing	0.45
Mat 2	Responsible sourcing of Materials: Basic building elements	0.45, 0.9, 1.35, 1.81, 2.26, 2.71		
	Majority of materials responsibly sourced in:		All timber should be sourced sustainably (awaiting certificate) and any other material, where feasible. If all timber is sustainably sourced it is not necessarily the case any credit will be achieved.	
	1 Frame		<i>This credit depends upon the materials' suppliers having an accredited Environmental Management System in place at the process and extraction stages. Currently there are very few such suppliers, except for timber where certification and chain of custody are well established.</i>	
	2 Ground floor			
	3 Upper floors (including loft boarding)			
	4 Roof (structure & cladding)			
	5 External walls (including cladding)			
	6 Internal walls (including partitions)			
	7 Foundations/substructure			
	8 Staircase (including tread, rises & stringers)			
Mat 3	Responsible sourcing of Materials: Finishing elements	0.45, 0.9, 1.35		
	Majority of materials responsibly sourced in:		All timber should be sourced sustainably (awaiting certificate) and any other material, where feasible. If all timber is sustainably sourced it is not necessarily the case any credit will be achieved.	
	1 Stair (including handrails, balustrades, banisters but excluding staircase)		<i>This credit depends upon the materials' suppliers having an accredited Environmental Management System in place at the process and extraction stages. Currently there are very few such suppliers, except for timber where certification and chain of custody are well established.</i>	
	2 Window (including sub-frames, frames, boards, sills)			
	3 External & internal door (including sub-frames, frames, linings, door)			
	4 Skirting (including architrave, skirting board & rails)			
	5 Panelling (including any other trim)			
	6 Furniture (including fitted: kitchen, bedroom & bathroom)			
	7 Fascias (soffit boards, bargeboards, gutter boards)			
	8 Any other significant use			

	Topic	% credits	Details	Score
Mat 4	Recycling Facilities			
	Storage of recyclable waste		Full credits should be achieved here.	
	Internal storage only	0.90		
	External storage (or LA collection) only	0.90		
	Internal & external (or LA collection) storage	2.71	Internal bins should be provided, in a dedicated position (under the sink) for at least 3 types of recyclables. This should be 3 bins, with overall capacity no less than 30L. An LA collection scheme is in place, but should be for 3 types of recyclables. The bins need to be within 50m of the front door to the flats.	2.71
				9.91
Wat 1	Internal water use			
	< 52 m ³ /bedspace/yr	1.67		
	< or = to 47 m ³ /bedspace/yr	3.33	No information on the internal water use. However, shower rates to no more than 9L/min, restricted taps, 6/4L flush WC's.	3.33
	< or = to 42 m ³ /bedspace/yr	5.00		
	< or = to 37 m ³ /bedspace/yr	6.66		
	< or = to 32 m ³ /bedspace/yr	8.33		
Wat 2	External water use			
	Rain water collection system for watering gardens & landscaped areas	1.67	Needs to be shown with tank	1.67
Water Total (Maximum 10.00)				5.00
Eco 1	Ecological value of site			
	Building on land of inherently low ecological value	1.33	Brownfield site, old factory. No eco value	1.33
Eco 2	Ecological enhancement			
	Enhancing the ecological value of site through consultation with an accredited expert	1.33	Require a report, from suitably qualified ecologist with all Key recommendations and 30% of Additional recommendations to be adopted into scheme	1.33
Eco 3	Protection of ecological features			
	Ensuring the protection of any existing ecological features on site	1.33	No features to protect	1.33
Eco 4	Change in ecological value of site			
	Between - 9 & - 3 species	1.33		
	Between - 3 & + 3 species	2.76		
	Between + 3 & + 9 species	4.00	I would assume that due to the site having no ecological value, and quite a high proportion of planting the species per ha will be between +3 & +9	4.00
	Greater than + 9 species	5.33		
Eco 5	Building footprint			
	Total combined Floor area to Footprint ratio for all houses is > 2.5:1	1.33	Needs to be checked	1.33
	AND Total combined Floor area to Footprint ratio for all flats is > 3.5:1			
	Total combined Floor area to Footprint ratio for all dwellings is > 3.5:1	2.67		
Land Use and Ecology Total (Maximum 11.99)				9.32

	Topic	% credits	Details	Score
Hea 1	Daylighting			
	Provision of adequate daylighting, according to BS 8206 part 2		Required to-scale drawings to be able to measure the lengths and calculate areas. However, I have assumed that the living room 1.5% D.F. will be achieved.	
	Kitchen	1.75		
	Living rooms, dining rooms & studies	1.75		1.75
	View of sky in all above rooms	1.75	This will be achieved	1.75
Hea 2	Sound Insulation			
	Pre-completion testing for all units in a group			
	Testing approx. 50% of walls/floors	1.75		
	Testing approx. 66% of walls/floors	3.50		
	Testing approx. 66% of walls/floors AND exceed Part E by 3dB	5.25	A 3dB higher and lower on Part E should be achieved for the right number of tests. 18 wall airborne, 18 floor impact and 18 floor airborne - 54 tests	5.25
	Testing approx. 66% of walls/floors AND exceed Part E by 5dB	7.00		
Hea 3	Private space			
	Provision of private or semi private space	1.75	Communal gardens to be used, provided they are secure and only accessible to the residents. Should be 1m2/bedspace	1.75
Health and Wellbeing Total (Maximum 14.00)				10.50
Man 1	Home User Guide			
	Provision of 'non-technical' guide to occupiers on:			
	Environmental performance of homes	2.00	Amend the HUG to satisfy the full criteria (see attached management section)	2.00
	Information about site & surroundings	1.00	Amend the HUG to satisfy the full criteria	1.00
Man 2	Considerate Constructors			
	Demonstrate commitment to comply with best practice site management principles	1.00	ATW to join "Considerate Contractor" scheme	1.00
	Demonstrate commitment to go significantly beyond best practice site management principles	2.00		

	Topic	% credits	Details	Score
Man 3	Construction Site Impacts			
	Strategy to monitor, sort & recycle construction waste on site	1.00		
AND	Evidence that 2 or more shown below are achieved	1.00	No info	
OR	Evidence that 4 or more shown below are achieved	2.00		
a	Monitor & report CO ₂ or energy arising from site activities			
b	Monitor & report CO ₂ or energy arising from transport to & from site activities			
c	Monitor & report water consumption from site activities			
d	Adopt best practice policies in respect of air pollution arising from the site			
e	Adopt best practice policies in respect of water (ground & surface) pollution occurring on the site			
f	80% of site timber is reclaimed, reused or responsibly sourced			
Man 4	Security			
	Commit to work with Architectural Liaison Officer & achieve Secured by Design award.	1.00	Need details, and confirmation of appointment	1.00
	Security standards for external doors & windows to achieve minimum of either: LPR1175SR1 or PAS24-1	1.00	Need details, and product spec's	1.00
Management Total (Maximum 10.00)				6.00
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Appendix B

Affordable Housing

"Three Dragons" Toolkit

Hamilton Road, Twickenham

Greater London Authority "Three Dragons" Affordable Housing Toolkit

Report on Assumptions

Introduction

This report sets out the assumptions used for data entry in the GLA Affordable Housing Toolkit appraisal for the site at 37 Hamilton Road, Twickenham.

The following sections follow the order and headings of the Toolkit.

Basic Site Information

With data entry on the size of the site, the number of dwellings (27 units) and the number of habitable rooms (60), the Toolkit calculates the density of the site at 116 units per hectare.

Tenure and Types of Units – By Quantity

The affordable housing has been set at 8 Equity Share units, which is 30% of the number of units.

To satisfy planning policy requirements, it has been advised that a 30% threshold needs to be achieved. However, the results of the Toolkit show negative residual value for the scheme against its existing use value at this level of affordable provision, indicating that the scheme is unviable.

Wheelchair Units

In compliance with Policy HSG8 of the UDP, 10% of all dwellings will be wheelchair units.

Market values

Market values have been set in line with 2008 prices achieved in the local area.

Size of units

The bold figures are the relevant data entries and represent scheme specific averages for each dwelling type.

Development costs

It is estimated that the build costs specific to the applicant site are £1,525 p sq m. This higher build cost results from:

- Conversion rather than new build
- Complying with Life-time Homes Standards in all flats
- Recycling the existing bricks from the walls to be demolished
- Installing district heating and other measures to achieve Code 3 of the Code for Sustainable Homes

There are also exceptional development costs totalling £365,000. Expanding on the breakdown allowed in the Toolkit, this includes:

Soil testing	£20,000
Remediation strategy	£30,000
Asbestos removal	£20,000
Oil tanks removal	£15,000
Ground water disposal	£15,000
Disposal of excavated contaminated material: - allow 300m ³ at £95/m ³ , say	<u>£30,000</u>
<i>Sub-total site remediation</i>	£130,000
Demolition/ Working alongside BTM	£25,000
Working adjacent to railway	£50,000
Working with EDF high voltage electricity cables	£25,000
Working with deep sewer	<u>£25,000</u>
<i>Sub-total site working</i>	£125,000
Extra-over costs of brick repairs and replacement	£70,000
Window replacements to match existing	<u>£40,000</u>
<i>Sub-total specialist building repair & replacement</i>	£110,000
Grand Total	£365,000

Reflecting these costs and the complexity of developing this brownfield site, professional fees are 14%, rather than the Toolkit's 12%. This is made up as follows; architect 6%, structural engineer 2%, M&E engineer 2%, QS 2%; and 0.5% each is allowed for landscape architect, sound engineer, remediation consultant, and ecological consultant. Finance costs are set at 8% to reflect

prevailing rates in the market. In all other respects, default Toolkit values are used.

Planning Obligations

The level of contributions is set using Richmond Council's formula spreadsheet. The only variation is the transport contribution, where the level indicated by the formula is offset by the value of the vehicular turning head (which the scheme will provide for public use at the entrance to the site), resulting in a nil contribution for that element.

The results of the Toolkit show negative residual value for the scheme against its existing use value, indicating that the scheme cannot support planning obligations at the level shown by the formula spreadsheet.

Known payment for affordable housing

The pro-rata payment offer for the affordable housing is £1,150,000.

Comparison with other site values

The site extends to approximately 0.6 acres upon which there are currently various buildings totalling a gross floor area of approximately 11,000 sq ft.

The Existing Use Value was a key item of contention at the Public Inquiry, at which an EUV of c.£335,000 - £350,000 was established, on the basis of the most recent rent paid by the outgoing tenant of £33,500 p.a. at a yield of 10%. To be conservative, the Toolkit takes £335,000 as the EUV.

Scheme Results

This shows that the scheme has a residual value of £250,000. This figure represents the amount that the land is worth as a development scheme and should be compared to the EUV (and/or how much was actually paid for the land by the developer).

In conclusion, having allowed for the maximum possible planning contribution and allocation for affordable housing, the residual value is lower than the existing use value of the site. In other words, it is marginal whether it is worth developing the proposed scheme or retaining the site in its existing use. Either way, there is no further value that can be extracted from the scheme, for affordable housing provision or planning contributions, without the scheme becoming unviable for development.

20th August 2008

Site Details

Site Address

37 Hamilton Road, Twickenham

Site Reference

4167

Application Number

3, revised Aug 08

NLUD Reference

UPRN or Grid Reference

Scheme Description

Conversion of industrial buildings for mix of open market and affordable housing, with parking and associated landscaping

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Basic Site Information

Site Area

Total Size of Site In Hectares

(You must enter a value in here)

Density / Number of Dwellings

You may specify either a number of dwellings or a density for this site

• Enter a Number of Dwellings
(Density is then calculated)

Enter a Density
(Number of Dwellings is then
calculated)

You may either select a pre-determined density from the list
below or enter your own value in the box above

Percentage Increase/Decrease in Density:
Whichever option you choose you may test the effect of a
percentage increase/decrease in the site density by using the
cell below

Resulting Number of Dwellings

Resulting Density

If you want to use habitable rooms and/or bedspaces you must use the relevant boxes below.
Enter the total number of bedspaces and/or habitable rooms for the whole scheme

Number of Habitable Rooms

Number of BedSpaces

Tenure and Type of Units - By Quantity

Enter the number of units in the white cells of the table below. If there are no dwellings for a combination of tenure and dwelling types, leave the cell blank.

	Sale	Affordable					Total Affordable	Overall Total (Affordable plus Sale Units)
		Social rent	New build HomeBuy	Low cost sale	Equity share	Intermediate rent		
Studio flat							0	0
Flats	1 bed	16			6		6	22
	2 bed	2			2		2	4
	3 bed						0	0
	4 bed						0	0
Terrace/ town house	2 bed						0	0
	3 bed	1					1	1
	4 bed						0	0
Semi/ detached	2 bed						0	0
	3 bed						0	0
	4 bed						0	0
Total units	19	0	0	8	0	8	27	
% of Total	70.4%	0.0%	0.0%	29.6%	0.0%	29.6%	100.0%	

Expected Total Number of Units 27

Percentage purchased by purchaser for New Build Homebuy
 Percentage purchased by purchaser for Low Cost Sale
 Percentage purchased by purchaser for Equity Share

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Wheelchair Units

You have two options. You can enter the number of wheelchair units to be provided in the scheme as a percentage of the total units, this percentage will be applied to all tenures and dwelling types. Alternatively you can specify how many units in each tenure and dwelling type are wheelchair units by using the table below.

Apply same percentage to all tenure and dwelling types

	Sale		Affordable								Total Wheelchair Units		
	Wheel-Chair	Total	Social rent		New build HomeBuy		Low cost sale		Equity share			Intermediate rent	
			Wheel-Chair	Total	Wheel-Chair	Total	Wheel-Chair	Total	Wheel-Chair	Total		Wheel-Chair	Total
Studio flat	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Flats	1.6	16.0	0.0	0.0	0.0	0.0	0.0	0.0	0.6	6.0	0.0	0.0	2.2
2 bed	0.2	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	2.0	0.0	0.0	0.4
3 bed	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
4 bed	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Terrace/town house	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2 bed	0.1	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3 bed	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
4 bed	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Semi/detached	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2 bed	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3 bed	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
4 bed	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total units	1.9	19	0	0	0	0	0	0	1	8	0	0	2.7
% of Total	7.0%	70.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	29.6%	0.0%	0.0%	10.0%

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Flats

The Toolkit needs to have additional information about flats.
Enter the number of storeys in the box below

Total number of floors in the scheme:

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Market Values

Select a previously saved set of market values from the list below or Select "Scheme Specific Values" from the list and enter your own values in the white cells

Scheme Specific Values

Increase / Decrease in Market Values

You can test the effect of a percentage change in market values by using this box

0 %

Reset

	Basic Price	Price with % change applied
Studio flat	£0	£0
Flats	1 bed	£200,000
	2 bed	£250,000
	3 bed	£0
	4 bed	£0
Terrace / town house	2 bed	£0
	3 bed	£300,000
	4 bed	£0
		£0
Semi / detached	2 bed	£0
	3 bed	£0
	4 bed	£0
		£0

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Sizes of units

Enter the size in square metres for each dwelling type in the table below or press the button to use the Toolkit values.

Use Toolkit Values

	Sale	Affordable				Inter-mediate rent
		Social rent	New build HomeBuy	Low cost sale	Equity share	
Studio flat	26.0	26.0	26.0	26.0	26.0	26.0
Flats	1 bed	54.0	53.0	46.0	51.0	46.0
	2 bed	78.0	69.5	66.0	63.0	66.0
	3 bed	86.0	86.0	86.0	86.0	86.0
	4 bed	116.0	116.0	116.0	116.0	116.0
Terrace / town house	2 bed	105.0	66.0	66.0	66.0	66.0
	3 bed	105.0	91.0	91.0	91.0	91.0
	4 bed	116.0	116.0	116.0	116.0	116.0
	2 bed	66.0	66.0	66.0	66.0	66.0
Semi/detached	3 bed	91.0	91.0	91.0	91.0	91.0
	4 bed	116.0	116.0	116.0	116.0	116.0
	4 bed	116.0	116.0	116.0	116.0	116.0

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Development Costs

Build Costs per sq m

If you wish to use your own values then you can enter them in the white cells below. If you leave any blank the Toolkit Value for that row will be used

	Toolkit Values	User Values
Flats (40+ storeys)	£2,783	
Flats (16-40 storeys)	£2,196	
Flats (6-15 storeys)	£1,777	
Flats (5 & less storeys)	£1,327	£1,525
Houses <= 75m2	£1,132	£0
Houses > 75m2	£991	£1,300

You must enter your own values for build costs if the scheme is a conversion.

Other Development Costs

If you wish to use your own values then you can enter them in the white cells below. If you leave any blank the Toolkit Value for that row will be used

	Toolkit Values	User Values
Professional Fees %	12%	14%
Internal Overheads	10%	6%
Finance (Market)	7%	8%
Finance (Affordable Housing)	7%	
Marketing Fees	4%	
Developers Return	15%	
Contractors Return	10%	

of build costs
of build costs (Sale, Equity Share and Low Cost Sale units only)
of market value
of development costs
of market value
of market value applies to market housing
of development costs (excl finance) applies to affordable housing

Exceptional Development Costs

You may enter a value for exceptional development costs in one of four ways. Choose one of the options and enter a value in the relevant box.

Per Dwelling	
Per Hectare	
Per Habitable	
Total For Scheme	£365,000

You may also enter SCHEME totals for other exceptional costs. The first row is for offsite highway works. The other three rows are for user defined costs. You can enter the name of the cost in the left hand cells and the SCHEME value in the right hand cell

Offsite Highway Works	£	-
Site remediation	£	130,000
Working alongside BTM/Railway/ electricity ca	£	125,000
Specialist building repair	£	110,000

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