

Social Rent and Intermediate Rent Costs and Capitalisation

These values are used to calculate capitalised value when no grant is available. If you wish to use your own values then you can enter them in the white cells below. If you leave any blank then the Toolkit Value for that row will be used

Social Rent	Toolkit Values	User Values
Management	£534	per dwelling (+30% for flats)
Maintenance	£526	per dwelling (+10% for flats)
Voids/bad debts	4.38%	of gross rent
Service charge	12.49%	of Man'+Main'
Repairs reserve	0.384%	of development costs
Capitalisation	5.40%	of net rent

New build HomeBuy	Toolkit Values	User Values
Rent	2.75%	of gross rent
Capitalisation	5.40%	of net rent

Intermediate Rent	Toolkit Values	User Values
Management costs	6.00%	of gross rent
Maintenance	£1,200	per dwelling
Voids/bad debts	6.00%	of gross rent
Service charge	4.20%	of gross rent
Letting fee	1.50%	of gross rent
Capitalisation	5.40%	of net rent

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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 'base' 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		
Education Contribution	<input checked="" type="checkbox"/>	£15,000						£15,000
Highway works	<input type="checkbox"/>							£0
Contribution to public transport	<input type="checkbox"/>							£0
Contribution to community facilities	<input type="checkbox"/>							£0
Provision for open space	<input checked="" type="checkbox"/>	£25,000						£25,000
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 checked="" type="checkbox"/>	£5,000						£5,000
Total for Scheme			£45,000					
Total for Scheme per hectare			£193,133					
Total for Scheme divided by total number of units			£1,667					
Total for Scheme divided by number of sale units			£2,368					

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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	Social rent	New build HomeBuy	Affordable		
						Low cost sale	Equity share	
Cross-subsidy to (-) or from (+) non-housing elements of a mixed use scheme	<input type="checkbox"/>	£0						£0
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	£0
Total for Scheme per hectare	£0
Total for Scheme divided by total number of units	£0
Total for Scheme divided by number of sale units	£0

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Scheme Revenue from Affordable Housing

Please choose the method by which the payment is made by the affordable housing provider to the developer

Payment by affordable housing provider to developer based on fixed assumption on social housing grant (including no grant)

Payment by affordable housing provider to developer fixed. No information available on grant availability or affordable housing provider's revenue income.

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Known Payment for Affordable Housing

	Affordable Housing Tenures					Total
	Social rent	New build HomeBuy	Low cost sale	Equity share	Intermediate rent	
Number of units	0.0	0.0	0.0	8.0	0.0	8
Payment By Unit						
Or Payment By Tenure						
Or Scheme Total	Enter a lump sum payment for all Affordable Housing Tenures					£ 1,150,000
Tenure Total	£	£	£	£	£	
Method by which Affordable Housing Revenue is calculated	N/A	N/A	N/A	By Scheme Total	N/A	
Total Known Payment for Affordable Housing	£ 1150000					

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Grant

Grant

Please choose whether a grant is or is not available for the scheme

No - Grant is not available

Yes - Grant is available and is a known value

Enter the known grant payments into the cells below. The grant may be specified on a per unit basis, or by tenure, or by entire scheme. Where "Not calculated" is specified the toolkit will assume that no grant is available for that tenure.

	Number of units	Grant by unit	Grant by tenure	Grant by scheme	Tenure Total Grant	Method by which Grant is calculated	Total known Affordable Housing Grant
Social Rent	0.00			A lump sum that covers all Affordable Housing tenures	£0	N/A	£0
New build HomeBuy	0.00				£0	N/A	
Intermediate Rent	0.00				£0	N/A	

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Oncosts

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
	Social rent	New build HomeBuy	Equity share	Intermediate rent	Affordable Units
Number of units	0.0	0.0	8.0	0.0	8
Toolkit default on-costs rate	15.50%	18.00%		17.00%	
User on-cost rate (%)					
User rate per unit (£)					
On-cost per unit	£ -	£ -	£ -	£ -	
Total on-cost per tenure	£ -	£ -	£ -	£ -	
Total on-costs for affordable housing	£ -				

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Scheme Results

Site Reference Details	
Site Reference Number	4167
Application Number	3, revised Aug 08
NLUD Reference Number	0
UPRN or Grid Reference	0

Site Details	
Site	37 Hamilton Road, Twickenham
Address	
Scheme	
Description	Conversion of industrial buildings for mix of open market and affordable hou

TOTAL NUMBER OF UNITS	
Dwellings	27
Habitable rooms	60
Bedspaces	No Info
% Wheelchair Units	10%

DENSITY (per hectare)	
Dwellings	115.9
Habitable rooms	257.5
Bedspaces	No Info

AFFORDABLE UNITS		
	Quantity	% of All Units
Total	8.0	30%
Social rent	0.0	0%
Intermediate	8.0	30%

REVENUE AND COSTS	
Total scheme revenue	£5,150,000
Contribution to revenue from:	
Market housing	£4,000,000
Affordable Housing	£1,150,000
- Social rent	£0
- New build HomeBuy	£0
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Capital Contribution	£0

Total scheme costs	£4,904,000
Contribution to costs from:	
Market housing	£3,206,692
Affordable Housing	£1,287,409
- Social rent	£0
- New build HomeBuy	£0
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£1,287,409
Planning Obligations	£45,000
Exceptional Development Costs	£365,000

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	£246,000
Per hectare	£1,056,000
Per dwelling	£9,000
Per market dwelling	£13,000
Per habitable room	£4,000
Per bedspace	No Info

Alternative Site Values	
Existing Use Value	-£89,000
Acquisition Cost	£0
Alternative Use Value 1	£0
Alternative Use Value 2	£0
Alternative Use Value 3	£0

[View Results](#)

Appendix C

Geotechnical Report

**37 HAMILTON ROAD,
TWICKENHAM**

**Preliminary
Environmental Assessment**

Synopsis

An investigation has been carried out at 37 Hamilton Road, Twickenham on the instructions of Frenncastle Management Ltd.

The purpose of the investigation was to determine the ground conditions and to provide preliminary recommendations in respect of environmental matters.

Five continuous open drive (window) sampler boreholes were carried out, supported by a programme of in situ and laboratory testing.

The results indicate that some remediation of the site is expected to be required.

A desk study⁽¹⁾ have previously been carried out by APgeotechnics and should be read in conjunction with the recommendations given herein.

1

Site description

The site consists of the light industrial units, garages and storage with hardstanding in between. The archive study⁽¹⁾ contains a detailed description of the site to which the reader is referred. In addition, the topographical survey drawing is reproduced at Appendix C herein and serves to illustrate the general layout of the site.

4

Field work

The extent of the field work was agreed with the client and comprised five boreholes advanced by continuous open drive sampling techniques to a maximum of 4.5m depth. (WSI could not be undertaken due to suspected services in the vicinity.)

Representative soil samples were recovered for subsequent laboratory examination and testing. Details of the strata encountered are provided on the Borehole Records at Appendix A; together with particulars of the samples recovered and groundwater observations.

5

Laboratory testing

Chemical analyses was undertaken to detect the presence of contaminants indicated by the desk study, viz:-

Common contaminants listed by the ICRCL [2].-

Total arsenic, cadmium, chromium, lead, mercury, selenium,
copper, nickel, zinc, monohydric phenol, polycyclic aromatic
hydrocarbons and cyanide. Water soluble boron and sulphate.
Sulphide, elemental sulphur and pH value.

Speciated total petroleum hydrocarbons (TPH)

Speciated Polyaromatic hydrocarbons (PAH)

Polychlorinated Byphenols (PCB)

The analysis was undertaken on soil samples and the results are presented at Appendix B.

6

Ground conditions

6.1

Stratigraphy

The stratigraphy of the site as revealed by boreholes is given in detail at Appendix A and is described in general terms hereafter.

6.1.1

Fill material

Underlying the hardstanding was a sand with brick fragments and other man made detritus, sometime black in colour and having a hydrocarbon odour. Underlying this in WS2, 4 & 5 and replacing it in WS6 was a brown sandy clay with gravel and brick fragments. Fill material was proved to a maximum depth of 1.6m.

6.1.2

Langley Silt

An layer of orange brown or grey brown sandy clay with some gravel was proved beneath the fill in all holes. A hydrocarbon odour was noted in WS 4, whilst this material is considered to represent Langley Silt.

6.1.3

Kempton Park Gravel

Kempton Park Gravel was proved in all exploratory holes. It was generally found to be a brown and orange brown sandy gravel sometimes clayey at the top and with occasional clay layers within. The majority of the window sampler holes were terminated in this material, although WS4 proved it to 4.2m depth. A hydrocarbon odour was noted in WS4 from 3 to 4.2m depth.

6.1.3

London Clay

London Clay was proved in WS4 only and continued to the full depth of investigation. It comprised a fissured dark grey silty clay, consistent with the unweathered part of the formation.

The clay was visually assessed to be in a generally stiff condition.

6.2

Groundwater

Groundwater was encountered WS4 & 6 at 3 and 3.5m depth rising some 1/2m in the subsequent observation period. Full details are provided on the appropriate borehole record at Appendix A.

7

Discussion

7.1

General

Based on the information given by the desk study, it was concluded that samples should be analysed for contaminants listed by the ICRL together with TPH and PAH.

7.2

Contamination

This preliminary investigation has highlighted contamination predominantly by hydrocarbons in all exploratory position apart from WS6. It is our experience that a level of 350mg/kg is generally acceptable to the Local Environmental Health Officer and the Environment Agency for TPH although it is expected that a full site specific risk assessment will be required to confirm a level once the development layout is known. On the above basis significant hydrocarbon contamination has been found at the following locations:-

WS2 @ 0.3m

WS4 @ 1.3m

WS4 @ 3.3m

WS5 @ 0.3m

The sample from WS2 also showed significant level of PAH contamination.

All PCB results were below detection limits.

Based on the laboratory testing so far carried out, significant hydrocarbon contamination has been found in a number of locations (one of which is below groundwater). Additional investigation and sampling will be required to determine the lateral and vertical extent of the contamination. Also confirmation that the groundwater has / has not been impacted should be made. After this has been completed a site specific risk assessment should be undertaken.

Although, once this has been completed it is expected that some remediation will be required. Insitu bioremediation is proven technology to achieve this and is expected to be the most appropriate remediation solution..

A M Smith
AP GEOTECHNICS LTD.
22 July 2004

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Appendix D

Ecological Assessment

BREEAM ECOLOGICAL ASSESSMENT

HAMILTON ROAD TWICKENHAM

A Report to Acanthus LW Architects

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Report Number: RT-MME-3347

October 2005

**BREEAM ECOLOGICAL ASSESSMENT
HAMILTON ROAD TWICKENHAM**

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01 OF 02

**01 ACANTHUS LW ARCHITECTS
02 MIDDLEMARCH ENVIRONMENTAL LTD.**

**This study was conducted and compiled by
Katie Jones BSc**

*This report is the responsibility of Middlemarch Environmental Ltd,
It should be noted, that whilst every effort is made to meet the client's brief,
no site investigation can ensure complete assessment
or prediction of the natural environment*

Contract Number C3347

October 2005

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