

Ham Close Regeneration

Planning Application:
Viability Statement

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**HAM CLOSE, HAM, RICHMOND UPON THAMES,
TW10 7PG**

FINANCIAL VIABILITY ASSESSMENT

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On behalf of **Hill Residential**

April 2022



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1 EXECUTIVE SUMMARY

- 1.1 This Financial Viability Assessment has been prepared by DS2 and is submitted in support of a detailed planning application by Hill Residential in relation to Ham Close, Ham, Richmond Upon Thames, TW10 7PG. The determining planning authority is the London Borough of Richmond Upon Thames and the application is referable to the Greater London Authority
- 1.2 DS2 was instructed in November 2021 to assess the financial viability of the proposed development in order to inform discussion of the level of affordable housing and other s106 obligations that the development should be required to deliver in accordance with paragraphs 55 to 58 of the National Planning Policy Framework, July 2021, as revised and the development plan policies, without impeding the viability of the project and the prospects of delivery.
- 1.3 This Financial Viability Assessment (FVA) has been collated in accordance with National Planning Policy Framework, 2021 as revised, National Planning Practice Guidance, (which was last updated in 2019 in respect of viability), the Homes for Londoners: Affordable Housing and Viability Supplementary Planning Guidance, 2017, London Borough of Richmond Upon Thames Supplementary Planning Document Affordable Housing (adopted 6th March 2014) as well as professional best practice guidance, including the RICS Professional Statement 'Financial Viability in Planning: Conduct and Reporting' (1st Edition, adopted September 2019) and the RICS Guidance Note 'Assessing Viability in Planning under the National Planning Policy Framework 2019 for England' (1st Edition, adopted July 2021). DS2 can also confirm that in collating this report:
- We have complied with the RICS Professional Statement (2) Ethics, Competency, Objectivity and Disclosures.
 - We have been reasonable, transparent, fair and objective as required by Section 4 of the Professional Statement.
 - Our instruction by Hill Residential is on a non-performance or contingent related basis
 - We are not currently working for the London Borough of Richmond Upon Thames on any other live planning applications, so can confirm there are no conflicts of interest in accordance with the RICS Professional Statement Conflicts of Interest, 1st Edition, that came into effect on 1st January 2018.

Site Location and Description

- 1.4 The site is located within the administrative boundary of London Borough of Richmond Upon Thames. The site is bound by Woodville Road to the north and Ashburnham Road to the south.
- 1.5 The site is 4.69 hectares in size and comprised of residential buildings dating from the 1960s. A total of 14 residential blocks are located on site consisting of three principal building types; five storey blocks, four storey blocks with deck access flats and three story 'T' shaped blocks.

- 1.6 There are a total of 192 existing residential homes, of which 143 are social rent and managed by Richmond Housing Partnership, and 49 are leasehold homes (19 owned by Richmond Housing Partnership and the remaining 30 owned by existing leasehold tenants).
- 1.7 The existing on-site public realm consists of large areas of surface parking and informal amenity land. The Site also contains the existing Ham Youth Centre, Maker Labs and associated car parking and garages.

Reasons for redevelopment

- 1.8 Ham Close has been identified as a regeneration project as part of London Borough Richmond upon Thames Uplift Programme. The Uplift Programme is designed to deliver physical, social and economic improvements to local areas.
- 1.9 The proposed development aims to deliver such physical, social and economic improvements on the site by:
 - Increasing the amount of affordable housing on site through an increase in density of development through sensitive design.
 - Improve the quality of housing across the Estate including:
 - Improved space standards with private outdoor space for all homes.
 - Improved outdoor spaces to improve health, social wellbeing and safety across the Estate.
 - Provide lifts as part of the proposed development which will allow more accessibility to people with disabilities, prams, and pushchairs.
 - Provide a high quality residential scheme which provides the commitments made to existing residents as part of the offer made by Richmond Housing Partnership.

Proposed Development

- 1.10 The Description of Development for the proposed development is shown below:

“Demolition of existing buildings on-site and phased mixed-use development comprising 452 residential homes (Class C3) up to six storeys; a Community/Leisure Facility (Class F2) of up to 3 storeys in height, a Maker Labs (sui generis) of up to 2 storeys together with basement car parking and site wide landscaping”

- 1.11 Subject to planning permission being granted, the proposed development will deliver 452 residential homes of which 221 will be provided as affordable housing in the form of low cost rent (social rent and London affordable rent) and intermediate housing (London living rent and London shared ownership), with the remaining 231 residential homes being delivered as market housing. The 231 residential homes include 30 replacement homes for leaseholders who choose to remain at Ham Close. The affordable housing proposal is illustrated in the table below:

AFFORDABLE HOUSING PROPOSAL, HAM CLOSE, APRIL 2022						
Tenure	Total Units	% of Affordable Units	% of Total Units	Hab Rooms	% of Affordable Hab Rooms	% of Total Hab Rooms
Social Rent Re-provision	143	65%	32%	350	64%	28%
London Affordable Rent	21	10%	5%	58	10%	5%
London Living Rent	10	5%	2%	23	4%	2%
London Shared Ownership	47	20%	10%	120	22%	9%
Total	221	100%	49%	551	100%	43%

1.12 The affordable housing proposal equates to 49 per cent (by individual units) or the re-provision of the existing 143 affordable homes plus 25 per cent on the uplift, or an additional 78 affordable homes¹. The site wide affordable housing split is 75 per cent low cost rent (social rent and London affordable rent) with 25 per cent being provided by way of intermediate housing (London Living Rent and London Shared Ownership).

1.13 The proposed development will offer the re-provision of 30 existing leasehold homes to existing leaseholder residents, subject to take up. For the purposes of the S106 agreement it is envisaged that the market value of these homes will not be restricted² and as such for the purposes of the affordable housing proposal the leasehold homes have not been considered as affordable homes.

1.14 In addition to the above, the proposed development will also deliver a community centre (Use F2 Class) and a Maker Labs (sui generis).

Methodology

1.15 The approach taken in this FVA is to assess the viability of the proposed development by reference to the residual profit.

1.16 Residual profit is assessed by deducting the development costs (including a Benchmark Land Value) from the Gross Development Value of the proposed development.

Benchmark Land Value

1.17 The Benchmark Land Value in the Financial Viability Assessment is based on the site's Existing Use Value consistent and compliant with the policy framework and professional guidance.

1.18 DS2 have provided a valuation on an Existing Use Value-Social Housing basis for the existing affordable homes and open market basis for the 49 leasehold homes, reflecting the value of the existing homes. The valuation can be disaggregated into tenanted properties and leasehold

¹The proposed development provides 221 affordable homes, of which 143 are re-provision of the existing homes which results in an additional 78 affordable homes. These being in addition to the affordable homes already currently on the site.

² This meaning that the S106 agreement will not restrict the value that can be received for this homes.

properties. The valuation of the existing Youth Centre and garages has been carried out on an Existing Use Value basis.

1.19 The below sets out a breakdown of the Benchmark Land Value:

- £11,171,900 for the existing 143 tenanted properties;
- £16,143,500 for the 49 existing leasehold properties;
- £1,024,606 to secure vacant possession of the existing Community Centre on the site;
- £467,508 for the existing garages; and
- Zero value for the existing Maker Labs.

Appraisal Results

1.20 The appraisal assumptions used in the FVA are summarised below:

APPRAISAL ASSUMPTIONS, HAM CLOSE, APRIL 2022	
Assumption	Amount
Gross Development Value	£209,482,163
Less	
Benchmark Land Value (inserted as a land cost) + acquisitions fees	-£30,766,425
Construction and other costs	-£148,047,478
Finance	-£12,360,203
S106 obligations/ CIL	- £9,474,237
Equals	
Developer's return (£)	£8,834,770
Developer's return (% on GDV)	4.46%

1.21 The appraisal results for the proposed development are provided in the table below and assume a Benchmark Land Value of £28,807,514 based upon an Existing Use Value approach set out above. This has been inserted into the proposed development appraisal as a fixed site value, with the residual profit output being measured.

APPRAISAL RESULTS, HAM CLOSE, APRIL 2022			
Scheme	Profit Target	Profit on GDV	Surplus / Deficit
Proposed Development	15.30%	4.46%	-10.84%

1.22 The Financial Viability Assessment illustrates that on a present-day basis, the proposed development would deliver a profit return of 4.46 per cent of Gross Development Value against a target profit of 15.30 per cent on a present-day basis providing in excess of the maximum amount of planning obligations including affordable housing and that the proposed development is extremely challenged financially. The profit return on a present-day basis is below the target rate of return meaning that the proposed development is financially unviable.

- 1.23 The outputs have been sensitivity tested. These have been undertaken in accordance with the RICS Professional Statement ‘Financial Viability in Planning: Conduct and Reporting’ (2019). Further detail is provided in Section 11 of this Financial Viability Assessment.

2 INTRODUCTION

- 2.1 This Financial Viability Assessment (“FVA”) has been prepared by DS2 in support of a detailed planning application in relation to Ham Close, Ham, Richmond Upon Thames, TW10 7PG (“the Site”) on behalf of Hill Residential (hereafter “the Applicant”). The determining planning authority is the London Borough of Richmond Upon Thames (“LBRuT”) and the application is referable to the Greater London Authority.
- 2.2 DS2 is instructed to assess the financial viability of the proposed development in order to inform discussion of the level of affordable housing and other s106 obligations that the development should be required to deliver in accordance with paragraphs 55 to 58 of the National Planning Policy Framework, July 2021 (“NPPF”), as revised and the development plan policies, without impeding the viability of the project and the prospects of delivery.
- 2.3 This FVA has been collated in accordance with NPPF, 2021 as revised, National Planning Practice Guidance, (which was last updated in 2019 in respect of viability matters) (“PPG”), the Homes for Londoners: Affordable Housing and Viability Supplementary Planning Guidance, 2017 (“Affordable Housing and Viability SPG”), London Borough of Richmond Upon Thames Supplementary Planning Document Affordable Housing (“LBRuT SPD”) (adopted 6th March 2014) as well as professional best practice guidance, including the RICS Professional Statement ‘Financial Viability in Planning: Conduct and Reporting’ (1st Edition, adopted September 2019) and the RICS Guidance Note ‘Assessing Viability in Planning under the National Planning Policy Framework 2019 for England’ (1st Edition, adopted July 2021).
- 2.4 DS2 have undertaken similar exercises on a range of estate regeneration projects across London where we have also had regard to the GLA’s ‘Good Practice Guide for Estate Regeneration’ dated February 2018.

The Applicant

- 2.5 The Applicant: Hill Residential, is an award-winning housebuilder. Awards include being rated a 5 star home builder by the HBF in 2021 and What House Housebuilder of the Year 2021 amongst other accolades. Hill have built more than 19,000 homes to date and delivered a number of estate regeneration schemes in collaboration with local authority and Registered Providers (“RP”) partners.
- 2.6 Hill Residential are the delivery partners for Richmond Housing Partnership (“RHP”). RHP is a local RP (or housing association) established in July 2000 when LBRuT transferred all its Council owned housing stock, including Ham Close to the new organisation. RHP are a non-profit organisation with the purpose of providing good quality, affordable homes and housing related services to people unable to rent or buy in the local private housing market.

The Challenge

- 2.7 The Applicant recognises the policy requirement to deliver like-for-like replacement housing with a right to return for existing residents and optimise new affordable housing provided as

part of the uplift in homes. Estate regeneration schemes such as Ham Close are challenging from a development economics perspective. Factors include:

- The lead-in period for estate regeneration projects is often significant in terms of timings and the requirement for comprehensive community engagement. Regeneration involves disruption and change to established communities and changes to the fabric of such communities needs to be treated carefully and sensitively.
- Prior to undertaking estate regeneration, landowners are tasked with fully establishing whether there are alternatives to achieve the vision and objectives of estate regeneration. This can take time and significant financial resource.
- The delivery of new homes, in accordance with planning policy, will be to a significantly higher design and environmental standard as well as being built to a size in excess of the space standards of existing homes.
- Estate regeneration involves a like-for-like replacement (full right to return with the same security of tenure) of existing low cost (social) rented homes plus the optimisation of affordable housing on any net uplift in housing.
- Those displaced by estate regeneration will be offered home loss compensation permitted by legislation. The Mayor’s Good Practice Guide to Estate Regeneration (2018) states leaseholders and freeholders should be fully compensated if their homes are to be demolished.
- Site assembly in preparation for regeneration is time consuming and expensive and policy requires a ‘fair deal’ for social tenants but also other leaseholders and freeholders. At Ham Close there are a number of leaseholders including resident leaseholders, whose properties need to be acquired ideally through negotiated agreement rather than through the use of Compulsory Purchase Order (“CPO”) powers. Leaseholders will need to be compensated on a market value basis, plus a compensation in accordance with legislation and The Mayor’s Good Practice Guide to Estate Regeneration, to secure vacant possession.
- Commonly, estate regeneration projects also require the delivery of other non-income producing community uses and a range of other public benefits at considerable cost and indeed this is the case at Ham Close.

DS2 Instructions

- 2.8 In accordance with the Applicant’s instructions, DS2 have prepared, on an independent and objective basis, a viability assessment which tests the maximum level of affordable housing and S106 mitigation that the proposed development can viably support in accordance with planning policy and guidance.
- 2.9 The FVA has been prepared in accordance with the NPPF, PPG, GLA Affordable Housing and Viability SPG and LBRuT Affordable SPD.

Conflict of Interest

- 2.10 DS2 can confirm that there are no conflicts of interest in accordance with the RICS Professional Statement Conflicts of Interest, 1st Edition, that came into effect on 1st January 2018.

Financial Viability in Planning: Conduct and Reporting

- 2.11 This FVA has been prepared by DS2 in accordance with the latest RICS Professional Statement titled 'Financial Viability in Planning: Conduct and Reporting' which became effective from 1st September 2019 and adheres to the March 2021 edition.
- 2.12 This FVA has been prepared on an objective and impartial basis, without interference, and in full accordance with the planning policy and professional best practice requirements. DS2 can also confirm that in collating this report we have complied with the RICS Professional Statement (2) Ethics, Competency, Objectivity and Disclosures.
- 2.13 DS2 can confirm that in undertaking this exercise we have been reasonable, transparent, fair and objective as required by Section 4 of the Professional Statement.

Methodology

- 2.14 ARGUS developer has been used to demonstrate the project's financial viability. This is commercially available and widely used development appraisal software. It is considered appropriate to assess a development of this type because of its ability to accurately model development timings and cash flows. The use of ARGUS Developer has previously been accepted by LBRuT for viability testing.
- 2.15 The viability test has been undertaken by comparing the residual profit to an appropriate target return.
- 2.16 Given the sensitivities associated with residual valuations, highlighted as a risk in the RICS Guidance Note: 'Valuation of Development Property 2019, International Valuation Standard', (2020) section 410, and the RICS Guidance Note: 'Valuing Residential Property Purpose Built for Renting 2018' it is best practice to include sensitivity analysis in the results in order to stress test the residual outputs and, in a planning viability context, assess the ability of the proposed development to deliver the maximum quantum of public benefits, including affordable housing.

Information and Structure

- 2.17 To inform the FVA, information prepared by the following consultants has been relied upon:
- BPTW and WR-AP – Architects;
 - Sphere 25 – Planning Consultants;
 - Hill Residential (independently verified by Arcadis) – Cost Consultants; and
 - Hill Residential (independently verified by Lesley J Stringer) – Residential Agents.

- 2.18 This FVA has been structured as follows:

- **Site Description** – summary of the location and nature of the existing asset;
- **Development Proposals** – review and description of the proposed development;
- **Planning Policy** – review of the key national, regional and local planning policies concerning the delivery of affordable housing and financial viability;
- **Viability Methodology** – description of the methodology employed within the wider context of best practice for FVAs;
- **Development Timings** – description of the proposed programme subject to a satisfactory planning consent being obtained;
- **Development Value** – review of the commercial values alongside any additional revenue streams that comprise the scheme Gross Development Value (GDV);
- **Development Costs** – review of the development costs for the proposed development including analysis of the appropriate developer’s return for the development at the Site;
- **Developer’s Profit Return** – analysis of the appropriate developer’s return for the development at the Site;
- **Site Value** – analysis in relation to the proposed Site Value / Benchmark Land Value (BLV) for the financial appraisals;
- **Appraisal Results and Sensitivity Testing** – summary of the financial appraisal outputs and supplementary results of sensitivity testing; and
- **Conclusions** – statement with the formal affordable housing offer and concluding rationale.

2.19 The appraisals and figures in this FVA do not represent formal ‘red book’ valuations (RICS Global Valuation Standards, effective from January 2020) and should not be relied upon as such. This report has been prepared to accompany the planning application for the purposes of Section 106 discussions only and should only be used for the consideration of these matters.

2.20 This FVA has been prepared by Jack Savin-Taylor MRICS, Liam Janusz and Daniel Collins Redrado who have considerable experience in preparing viability assessments of large-scale, mixed-use developments including estate regeneration schemes across London.

3 SITE DESCRIPTION AND LOCATION

Site Location

- 3.1 The Site is located in Richmond, south-west London, and expands over an area of 4.69 hectares, or 11.59 acres.
- 3.2 The Site is subject to a site allocation in the Richmond Upon Thames Local Plan 2018 (Local Plan) (site SA15) which envisages the redevelopment of the Site to deliver additional housing. Ham House Conservation Area lies to the east of the Site. There are no listed buildings in the immediate vicinity.
- 3.3 The Site is bound by Woodville Road to the north, Wiggins Lane and Ham Street to the east, Ham Clinic and Ashburnham Road to the south and St Richard's C of E Primary School and the Woodville Centre to the west.
- 3.4 It is located over 2.5 miles from the nearest point of the Transport for London Road Network (TLRN). Richmond station is also around 2.5 miles from the Site, providing access to National Rail, London Overground and London Underground (District Line) services. As such, the Site has a Public Transport Access Level of 1b, on a scale of 0 to 6b, where 6b represents the greatest level of access to public transport services. It is important to note that there are no planned transport infrastructure or services that will increase this PTAL in the foreseeable future based on TfL forecasts to 2031.
- 3.5 The site boundary is illustrated in the red line plan below. A contextual plan is provided at **Appendix 1**.



Source: BPTW

Site Description

- 3.6 A total of 14 residential blocks are located on Site comprised of three principal building types; five storey blocks, four storey blocks with deck access flats and three storey ‘T’ shaped blocks.
- 3.7 The 14 blocks are – Hatch, Benson, Bentinck, Bowes-Lyon, Cavendish, Clarke, Edwards, Field, Greig, Hawkins, Hornby, Leyland, Newman and Secrett.
- 3.8 There are a total of 192 existing residential homes, of which 143 are social rent and owned by Richmond Housing Partnership (“RHP”) and 49 are leasehold homes (19 owned by RHP and the remaining 30 owned by existing leasehold tenants).
- 3.9 The table below provides a summary of the existing accommodation:

Tenure	Studio	1 Bed	2 Bed	3 Bed	3 Bed Duplex	Total
Leasehold	4	14	24	3	4	49
Social rent	44	46	39	9	5	143
Total	48	60	63	12	9	192

- 3.10 The Site contains 143 social homes which equates to an area of c. 75,634 sq ft (7,027 square meters) Gross Internal Area (GIA)³.
- 3.11 Moreover, the Site contains the Ham Village Green within its eastern extent, designated as Public Open Space and ‘Other Open Land of Townscape Importance’ within the Richmond Local Plan.
- 3.12 Adjacent to the Village Green stands the existing community centre of 6,206 sq ft (615 sq m) and associated car parking. The centre offers a range of activities for young persons including arts, sport, music, ICT and cooking. The current youth club has had 316 young people visit more than 3 times over the last year. The centre is also home to TAG, a club aimed at empowering and optimising potential of children and young people aged 8-25 who have a disability.
- 3.13 The site also consists of a single storey building known as the Maker Labs. The existing building has a functional area of 732 sq ft (74 sq m), utilising outside area and reduced height mezzanine. The space is used as a social hub for people with an interest in DIY and craft. There is a wide array of activities that are provided including woodwork, repairs, model-making and electronics.

Planning History

- 3.14 The Site does not benefit from any relevant planning permissions that would impact the viability assessment.

Site Ownership

- 3.15 The Site is owned in part by RHP and in part by LBRuT.

³ The GIA is for the internal area of the flats only, and not the GIA of the blocks.

4 PROPOSED DEVELOPMENT

Proposed Development

- 4.1 The proposed development of the Site (hereafter “Proposed Development”) is described in the planning application as follows:

“Demolition of existing buildings on-site and phased mixed-use development comprising 452 residential homes (Class C3) up to six storeys; a Community/Leisure Facility (Class F2) of up to 3 storeys in height, a Maker Labs (sui generis) of up to 2 storeys together with basement car parking and site wide landscaping”

- 4.2 Subject to planning, the Proposed Development will deliver 452 residential homes of which 221 will be provided as affordable housing in the form of low cost rent (social rent and London affordable rent) and intermediate housing (London living rent and London shared ownership), with the remaining 231 residential homes being delivered as market housing.
- 4.3 In addition to the above, the proposed development will also deliver a community centre (Use F2 Class) and a Maker Labs (sui generis).
- 4.4 A summary of the schedule of accommodation of the Proposed Development is provided below. The full accommodation/area schedule is provided at **Appendix 2** and floor plans provided at **Appendix 3**.

Tenure	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
Social Rent Reprovision	-	93	37	13	-	-	143
London Affordable Rent	-	8	10	3	-	-	21
London Living Rent	-	7	3	-	-	-	10
Shared Ownership	-	22	24	1	-	-	47
Leasehold	2	7	17	4	-	-	30
Market	2	83	74	-	34	8	201
Total	4	220	165	21	34	8	452

4.5 A summary of the Proposed Development habitable rooms count is provided below.

Tenure	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
Social Rent Reprovision	-	186	111	52	0	0	349
London Affordable Rent	-	16	30	12	0	0	58
London Living Rent	-	14	51	16	0	0	81
Shared Ownership	-	44	72	4	0	0	120
Leasehold	2	166	222	0	192	56	638
Market	2	14	9	0	0	0	25
Total	4	440	495	84	192	56	1,267

4.6 A summary of the Proposed Development areas is provided below:

Tenure	GIA (sqm)	GIA (sq ft)	NIA (sqm)	NIA (sq ft)
Residential	41,819	450,136	32,862	353,724
Community Space	716	7,707	651	7,005
Maker Labs	130	1,399	111	1,195
Parking	7,989	85,991	-	-
Amenity Space	34,785	374,422	-	-
Total	85,439	919,656	33,624	361,924

4.7 The Proposed Development will be delivered in three phases to ensure an orderly development and programme for re-homing existing residents.

4.8 A summary of each phase is provided below:

- **Phase 1** – Residential Blocks A, B, D and W together with the new community centre and the Maker Labs.
- **Phase 2** – Residential Blocks M, N, O, TU and V.
- **Phase 3** – Residential Blocks C, E, F, G, H, I, J, K, L, P, Q, R and S.

4.9 A site plan illustrating the location of each block is provided at **Appendix 4**.

Phase 1

4.10 Phase 1 consists of 70 residential homes all of which are flats. The phase consists of a reprovision of 63 existing social rent homes and provision of 7 market sale homes which have been allocated for existing leaseholders, subject to take up. The homes are arranged over 4 blocks.

4.11 Phase 1 will deliver the community centre and Maker Labs. The current community centre lies within Phase 2 and the existing Maker Labs lies within Phase 3.

4.12 A summary of the unit mix of Phase 1 is provided in the table below:

TABLE 5: PHASE 1 UNIT MIX, HAM CLOSE, APRIL 2022					
Block	Affordable			Market Homes	Total
	Social Rent Reprovision	London Affordable Rent	Intermediate ⁴		
A	14	-	-	-	14
B	16	-	-	5	21
D	21	-	-	-	21
W	12	-	-	2	14
Total	63	-	-	7	70

4.13 Phase 1 comprises of a total of 47,784 sq ft NIA. A summary of the areas of Phase 1 is provided in the table below:

TABLE 6: PHASE 1 AREAS (NIA, SQ FT), HAM CLOSE, APRIL 2022					
Block	Affordable			Market Homes (sq ft)	Total (sq ft)
	Social Rent Reprovision	London Affordable Rent	Intermediate (sq ft)		
A	9,718	-	-	-	9,718
B	10,925	-	-	4,208	15,133
D	13,921	-	-	-	13,921
W	8,168	-	-	844	9,012
Total	42,732	-	-	5,051	47,783

Phase 2

4.14 Phase 2 incorporates 160 residential homes arranged over 6 blocks. The phase consists of the reprovision of 80 existing social rent homes, 2 x London affordable rent homes and 78 market homes consisting of 23 leaseholder reprovision and 55 market sale.

4.15 A summary of the unit mix of Phase 2 is provided in the table below:

⁴ Intermediate being either London Shared Ownership or London Living Rent

Block	Affordable			Market Homes	Total
	Social Rent Re provision	London Affordable Rent	Intermediate		
M	52	-	-	0	52
N	16	2	-	0	18
O	12	-	-	0	12
TU	-	-	-	36	36
V	-	-	-	42	42
Total	80	2	-	78	160

4.16 Phase 2 includes a total of 101,556 sq ft residential NIA. A summary of the areas of Phase 2 is provided in the table below:

Block	Affordable			Market Homes (sq ft)	Total (sq ft)
	Social Rent Re provision	London Affordable Rent	Intermediate (sq ft)		
M	32,385	-	-	-	32,385
N	8,721	1,091	-	-	9,812
O	8,681	-	-	-	8,681
TU	-	-	-	23,940	23,940
V	-	-	-	26,738	26,738
Total	49,787	1,091	-	50,678	101,556

Phase 3

4.17 Phase 3 includes a total of 222 residential homes, of which 76 are affordable homes consisting of 19 London Affordable Rent homes, 47 London Shared Ownership Homes and 10 London Living Rent homes. Phase 3 delivers 146 market sale homes of which 42 are houses and 104 are flats.

4.18 A summary of the mix Phase 3 is provided in the table below:

TABLE 9: PHASE 3 UNIT MIX, HAM CLOSE, APRIL 2022

Block	Flats/Houses	Affordable			Market Homes	Total
		Social Rent Re provision	London Affordable Rent	Intermediate		
C	Flat	-	19	22	-	41
E	Flat	-	-	-	38	38
I	Flat	-	-	-	38	38
R	Flat	-	-	-	20	20
S	Flat	-	-	35	8	43
F	Houses	-	-	-	4	4
G	Houses	-	-	-	7	7
H	Houses	-	-	-	4	4
J	Houses	-	-	-	4	4
K	Houses	-	-	-	7	7
L	Houses	-	-	-	4	4
P	Houses	-	-	-	6	6
Q	Houses	-	-	-	6	6
Total		-	19	57	146	222

4.19 Phase 3 includes a total of 204,385 sq ft residential NIA. A summary of the areas is provided in the table below:

TABLE 10: PHASE 3 AREAS (SQ FT), HAM CLOSE, APRIL 2022

Block	Flats/Houses	Affordable			Market Homes (sq ft)	Total (sq ft)
		Social Rent Re provision	London Affordable Rent	Intermediate (sq ft)		
C	Flat	-	14,574	14,967	-	29,542
E	Flat	-	-	-	26,274	26,274
I	Flat	-	-	-	26,274	26,274
R	Flat	-	-	-	13,645	13,645
S	Flat	-	-	23,801	6,346	30,148
F	Houses	-	-	-	7,182	7,182
G	Houses	-	-	-	12,764	12,764
H	Houses	-	-	-	9,210	9,210
J	Houses	-	-	-	9,210	9,210
K	Houses	-	-	-	12,764	12,764
L	Houses	-	-	-	7,182	7,182
P	Houses	-	-	-	10,097	10,097
Q	Houses	-	-	-	10,097	10,097
Total		-	14,574	38,768	151,042	204,385

4.20 A phasing plan of the Proposed Development is provided at **Appendix 5**.

Amenity Space

- 4.21 All homes will have immediate access to a private amenity space by means of a private balcony, patio or garden.
- 4.22 The Proposed Development also incorporates communal facilities for residents consisting of communal allotments and courtyards. There are also various green spaces located through the Linear Park situated across the Proposed Development and Village Green towards the east. The Proposed Development also includes play spaces for young persons.

Basement

- 4.23 A new central basement car park will provide the majority of the required parking and the location for the energy centres and plant rooms for the Proposed Development.
- 4.24 There will be two vehicular entrances to the basement - one located in the north of the Site accessed from Block C and the other to the south of the Site accessed from Block N.

Community Centre and Maker Labs

- 4.25 As noted above, Phase 1 of the Proposed Development will include the early replacement of the community centre and Maker Labs.
- 4.26 As at present, the community centre will primarily used as a youth centre offering a range of activities for children aged between 11 and 19 years old free of charge.
- 4.27 The Maker Labs will be an all-inclusive space for people with an interest in DIY and craft and will include computer facilities, electronics lab, laser cutting, 3D printing, CNC machinery, metal lathe, kitchen facilities, informal wood shop, amongst other things.
- 4.28 A summary of the areas of the community centre and Maker Labs is provided in the table below. A schedule of areas is provided in **Appendix 6** and floor plans of both units can be seen in **Appendix 7**.

Use	Area GIA (sq ft)
Community Centre	7,707
Maker Labs	1,399

Car Parking and Cycle Parking

- 4.29 The Proposed Development will comprise 284 car parking spaces across the Site, with approximately 230 of the spaces situated in the basement and 14 blue badge parking spaces. In addition, the Site will consist of 759 long stay secure cycle parking spaces and 13 short stay cycles spaces provided for the public.

Summary

- 4.30 The Proposed Development will deliver a residential led scheme which comprises residential, community centre and the Maker Labs.
- 4.31 The Proposed Development will deliver 452 residential homes of which 221 will be provided as affordable housing in the form of low cost rent (social rent and London affordable rent) and intermediate housing (London living rent and London shared ownership), with the remaining 231 residential homes being delivered as market housing which includes 30 homes to be re-provided for existing leaseholders. This equates to 49 per cent affordable housing (by units) or the re-provision of the existing affordable housing plus 25 per cent on the uplift.⁵

⁵ The 49 per cent affordable housing is based upon the provision of 452 homes and 221 affordable homes (221 as a percentage of 452).

The 25 per cent uplift is based upon the above figures minus the existing 143 affordable homes on-site. This being the provision of 309 new homes and 78 affordable homes (78 as a percentage of 309 equals 25).

5 PLANNING POLICY

5.1 The following section of this FVA provides a summary review of the key national and local planning policy that guides the delivery of affordable housing, and other planning obligations, with reference to the importance of considering financial viability and balancing the requirements of obtaining planning obligations with the risks of non-delivery.

National

National Planning Policy Framework

5.2 The revised NPPF was published on 20 July 2021. The NPPF (2021) sets out the Government's planning policies for England and how they should be applied.

5.3 Paragraph 63 of the NPPF states that where there is a need identified for affordable housing, the affordable housing should be provided on-site, except in justified circumstances.

5.4 The definition of affordable housing included within the Glossary (Annex 2) of the NPPF states:

“Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)”

5.5 This includes social rented, affordable rented and intermediate tenure housing i.e. housing provided to eligible households whose needs are not otherwise met by the market.

National Planning Practice Guidance

5.6 The PPG was adopted in July 2018 in line with the updated NPPF. The PPG provides guidance on viability for the purposes of plan making and individual application development management and was last updated for viability September 2019.

5.7 Paragraph 7 of the PPG states:

“Where up-to-date policies have set out the contributions expected from development, planning applications that fully 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. Policy compliant in decision making means that the development fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies”.

5.8 Such circumstances could include 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 and where a recession or similar significant economic changes have occurred since the date the Plan was brought into force.

5.9 Where a viability assessment is submitted to accompany a planning application this should be based upon and refer back to the viability assessment that informed the plan; and the applicant should provide evidence of what has changed since then. We would highlight that in accordance with Policy H8 of the London Plan, estate regeneration schemes are subject to the viability tested route in order to ensure that the maximum amount of affordable housing is being provided, there is no fast track route for estate regeneration schemes.

5.10 Paragraph 9 states that *‘Where contributions are reduced below the requirements set out in policies to provide flexibility in the early stages of a development, there should be a clear agreement of how policy compliance can be achieved over time’*.

5.11 The PPG provides clarity in respect to standardised inputs into a viability assessment. The PPG recognises at paragraph 10 that:

“a viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return”.

5.12 Further, paragraph 10 also states:

“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”.

5.13 In reference to NPPF paragraph 58, planning conditions and obligations, 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.

5.14 Further, viability assessments should be supported by appropriate available evidence informed with engagement with developers, landowners, infrastructure and affordable housing providers.

Regional

The London Plan (March 2021)

5.15 The London Plan was adopted in March 2021.

5.16 The London Plan recognises that affordable housing is central to allowing Londoners of all means and backgrounds to play their part in community life. Providing a range of high quality, well-designed, accessible homes is important to delivering ‘Good Growth’, ensuring that London remains a mixed and inclusive place in which people have a choice about where to live.

- 5.17 The 2017 London Strategic Housing Market Assessment (SHMA) identifies that London needs 66,000 new homes each year, for at least twenty years and evidence suggests that 43,000 of them should be genuinely affordable.
- 5.18 Policy GG4 seeks to ensure that more homes are delivered and supports the delivery of the strategic target of 50 per cent of all new homes being genuinely affordable. Furthermore, there is emphasis to create mixed and inclusive communities, with good quality homes that meet high standards of design and provide for identified needs, including for specialist housing.
- 5.19 The London Plan sets out the ten-year targets for net housing completions for which each local planning authority should plan. Boroughs must include these targets in their Development Plan documents. This sets a ten year housing target of 4,110 new homes for LBRuT, or 411 per annum.
- 5.20 Policy H4 sets a strategic target of delivering 50 per cent of all new homes delivered across London to be affordable. The affordable housing should be delivered as genuinely affordable housing. Footnote 53 states that the NPPF defines affordable housing for planning purposes. Within this broad definition, section 4.6.3 – 4.6.9 of the London Plan sets out the Mayor’s preferred affordable housing tenures and other genuinely affordable housing products.
- 5.21 Paragraph 4.6.3 sets out the Mayor’s preferred affordable housing tenures which are set out below:
- Homes based on social rent levels, including social rent and London Affordable Rent;
 - London Living Rent;
 - London Shared Ownership.
- 5.22 Paragraph 4.6.7 states that other affordable housing products may be acceptable if, as well as meeting the broad definition of affordable housing, they also meet the London Housing Strategy (dated 2018) definition of genuinely affordable housing, and are considered by the borough to be genuinely affordable.
- 5.23 For dwellings to be considered affordable, annual housing costs, including mortgages, rent and service charge should be no greater than 40 per cent of net household income.
- 5.24 Policy H5 of the London Plan sets out the Threshold Approach to planning applications, whereby a development must meet 35 per cent affordable housing in order to qualify for the Fast-Track Approach, whereby viability testing is not required. This target increases to 50 per cent for sites on public sector land where there is no portfolio agreement with the Mayor, or for Strategic Industrial Locations, Locally Significant Industrial Sites, and Non-designated Industrial Sites.
- 5.25 The following criteria must be met to follow the Fast-Track Route:
- Meet or exceed the relevant threshold level of affordable housing on site without public subsidy;

- Meet relevant tenure split requirements;
 - Meet other policy requirements to the satisfaction of the Mayor where relevant;
 - Demonstrate they have taken account of the strategic 50% target and have sought grant to increase the level of affordable housing.
- 5.26 Where a development does not meet the above criteria, it must follow the Viability Tested Route, which requires detailed supporting viability evidence to be submitted in a standardised and accessible format as part of the application.
- 5.27 Policy H5 states that viability review mechanisms should be applied to all viability tested applications at early and late stages in the development process (and mid-term reviews in the case of longer phased schemes) to ensure that affordable housing deliver is maximised as a result of any future improvement in viability.
- 5.28 Policy H8 of the London Plan states that for Estate Regeneration schemes or redevelopment of existing housing schemes, the Viability Tested Route must be followed as explained in the Homes for Londoners: Affordable Housing and Viability Supplementary Planning Guidance 2017 (“Affordable Housing and Viability SPG”) to demonstrate that the scheme has maximised the delivery of any additional affordable housing. For the purpose of this policy, existing affordable housing floorspace includes both occupied and vacant floorspace regardless of the current condition of the stock.
- 5.29 Policy H8 states that loss of existing housing should be replaced by new housing at existing or higher densities with at least the equivalent level of overall floorspace.
- 5.30 Furthermore, Policy H8 states that loss of existing affordable housing should not be permitted unless it is replaced by equivalent or better-quality accommodation, providing at least an equivalent level of affordable housing floorspace on an identical or equivalent basis.
- 5.31 The existing affordable housing floorspace must be replaced on an identical basis where a tenant has a right to return. Where there is no right of return affordable housing may be provided as either Social Rent or London Affordable Rent housing.
- 5.32 Policy H6 states that the Mayor is committed to delivering genuinely affordable housing. The following split of affordable products should be applied to development:
- A minimum of 30% low cost rented homes, allocated according to need and for Londoners on low incomes (Social Rent/London Affordable Rent).
 - A minimum of 30% intermediate products which meet the definition of affordable housing, including London Living Rent and London Shared Ownership.
 - 40% to be determined by the relevant borough based on identified need, provided they are consistent with the definition of affordable housing.

- 5.33 For the purposes of the Proposed Development, the above split would be provided to the additional affordable housing only should it be viable to provide an uplift in affordable housing.
- 5.34 Intermediate rented products such as London Living Rent and Discounted Market Rent should be affordable to household incomes of up to £60,000. Intermediate ownership products such as London Shared Ownership and Discounted Market Rent should be affordable to households on incomes of up to £90,000.

London Housing Strategy, May 2018

- 5.35 The Housing Strategy sets out the Mayor’s strategy for tackling London’s housing shortage. This is underpinned by five priorities, one of which is delivering genuinely affordable homes.
- 5.36 The London Housing Strategy recognises that delivering significantly more new homes, including affordable housing, will require higher densities in many locations and that every development needs to make optimum use of land. This would mean using land more efficiently and developing new homes at densities that will often be higher than those in the surrounding area. Paragraph 3.22 states that when compared to many of its major international peers, London is a relatively low density city.
- 5.37 The Mayor is determined to make housing more affordable to Londoners on low and middle incomes. The 2017 London SHMA states that substantially more affordable housing should be built, and over two thirds should be for low-cost rent.
- 5.38 Policy 4.1 of the London Housing Strategy states that the Mayor will:
- Support homes based on social rent levels, allocated according to need to Londoners on low incomes.
 - Support intermediate rented homes for Londoners on middle incomes who do not have enough savings to access mainstream or affordable home ownership.
 - Build on the success of the shared ownership model by supporting affordable home ownership aimed at Londoners who cannot afford to buy on the open market.
- 5.39 The Mayor will also support innovation through a flexible approach to supporting different types of affordable homes. These must however meet the three tests set out at paragraph 4.13 of the Housing Strategy.

Homes for Londoners: Affordable Housing and Viability Supplementary Planning Guidance 2017 (“Affordable Housing and Viability SPG”)

- 5.40 The Affordable Housing and Viability SPG was adopted in August 2017. The Mayor’s guidance is, therefore, a material consideration in the determination of planning applications.
- 5.41 The Affordable Housing and Viability SPG represents the new Mayoral administration’s policy objectives in relation to the delivery of new homes, including affordable housing. The

overarching objectives of the Affordable Housing and Viability SPG are clear in seeking to enhance housing and economic opportunities for all persons across the capital.

- 5.42 The Mayor wants to lead the way in openness and transparency in the planning system. As such, the Mayor will treat information submitted as part of, and in support of, a viability assessment transparently unless there is an exceptional circumstance that justifies the reason to keep certain information private and confidential.
- 5.43 The Affordable Housing and Viability SPG is clear that existing affordable housing should be replaced on a like-for-like basis, meaning that, for example, homes at social rent levels should be replaced with homes at the same or similar rent levels, or that specialist types of affordable housing should be replaced with the same type of housing.
- 5.44 The Fast-Track Route does not apply in these circumstances, and all estate regeneration schemes should follow the Viability Tested Route to deliver the re-provision of the existing affordable floorspace on a like-for-like basis and maximise additional affordable housing.

The Mayor's Good Practice Guide to Estate Regeneration (February 2018)

- 5.45 Section 4 of The Mayor's Good Practice Guide to Estate Regeneration states that where proposals include the demolition and replacement of existing homes, those social rent tenants affected should be guaranteed full rights to return, and leaseholders and freeholders must be offered a fair deal. If demolition is chosen as a way to proceed, then the affordable homes should be at least be replaced on a like for like basis, and increased wherever possible.
- 5.46 The Mayor supports the principle of mandatory ballots as part of estate regeneration schemes where demolition is involved. Therefore, proposes to encourage the wider use of ballots by requiring them as a condition of GLA funding.
- 5.47 Although Ham Close has an exemption from the Mayor's Ballot, with GLA funding allocated to the scheme, RHP have undertaken consultation and resident engagement in accordance with best practice.
- 5.48 The feedback from the workshops, which have been ongoing since 2016, led to the formulation of a draft masterplan, and a Customer Offer "What regeneration could mean for you Autumn 2016" to residents if a redevelopment were taken forward. The Customer Offer was, and remains, an integral part of the regeneration commitment to residents.
- 5.49 The Customer Offer was subject to consultation with residents, and was also subject to an external review by TPAS21 during 2017. At the time, TPAS concluded *"To date RHP has followed good practice and produced a clear and detailed offer document. All the promises meet or exceed what is expected."*
- 5.50 As set out at Policy H8 of the London Plan, replacement of affordable homes during estate regeneration should be on the basis of floorspace, rather than units. In adopting this approach, councils and housing associations may consider altering the mix of homes. For example, if an estate has a high proportion of one-bedroom homes that are being demolished, the landlord

may choose to replace some of them with the same or greater floorspace arranged as fewer, family-sized homes.

- 5.51 The homes must be replaced on a like-for-like basis. Homes at social rent levels must be replaced with homes based on the same rent levels.
- 5.52 Social tenants who have to move as a result of estate regeneration plans should have a full right to a property on the regeneration estate of suitable size, at the same or similar level or rent, and with the same security of tenure.
- 5.53 The Mayor’s Good Practice Guide to Estate Regeneration states that landlords should seek to offer the maximum home loss compensation permitted by legislation to tenants who meet the statutory criteria and who are displaced from their homes due to estate regeneration.
- 5.54 Landlords should pay for the ‘disturbance costs’ of moving home. This means paying the reasonable costs of moving, such as removal costs, telephone and utility connection costs, and the provision of new carpets and curtains.
- 5.55 Leaseholders and freeholders affected by estate regeneration should be treated fairly and fully compensated if their homes are to be demolished. Market value (plus home loss payments where appropriate) should be offered in good faith in the first instance. Where compulsory purchase is required, the rights of resident and non-resident leaseholders and freeholders are set out in legislation.
- 5.56 As of 13th July 2021, the Home Loss Payments (Prescribed Amounts) (England) Regulations 2021 states that the maximum amount of home loss payment is £71,000, and the minimum amount of home loss payment is £7,100.
- 5.57 The Mayor’s Good Practice Guide to Estate Regeneration states that councils and housing associations should offer resident leaseholders and freeholders the right to a new home on the regenerated estate through the following options:
- A shared equity basis, where the resident leaseholder or freeholder owns a proportion of the new home equivalent to the market value of the property that they gave up, with no rent payable on the remaining ‘unsold’ share. The resident leaseholder or freeholder should be allowed to retain any uplift in the value of their share of the new property between the point of purchase and any eventual sale; or
 - A shared ownership basis, where the resident leaseholder or freeholder owns a share of a new affordable home, is able to increase the share owned over time, and may pay rent on the remaining share to the council or housing association in the meantime.

London Plan Annual Monitoring Report 16 2018/19, dated March 2021

- 5.58 Table 2.7 indicates that for 2018/19 there was a total of 70 net conventional affordable completions in LBRuT, equating to 17 per cent affordable housing as a percentage of total net

conventional supply. The three-year average from 2016 to 2019 was circa 14 per cent affordable housing.

Local

London Borough of Richmond Upon Thames Local Plan (July 2018)

- 5.59 Policy LP 36 of the LBRuT Local Plan states that the Council expects 50 per cent of all housing units will be affordable housing, with the 50 per cent comprising a tenure mix of 40 per cent affordable housing for rent and 10 per cent of the affordable housing for intermediate (essentially a 80/20 split in favour of low cost rent).
- 5.60 Policy LP 36 states that 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.
- 5.61 Part C of Policy LP 36 states that the Council will seek the maximum reasonable amount of affordable housing when negotiating on individual market residential and mixed use-schemes. The Council will have regard to:
1. Economic viability;
 2. Individual site costs;
 3. The availability of public subsidy; and
 4. The overall mix of uses and other planning benefits.
- 5.62 Where a reduction to an affordable housing contribution is sought from the Council's expectations on viability grounds, developers should provide a development appraisal to demonstrate that schemes are maximising affordable housing. In most circumstances the Existing Use Value plus a premium approach to assessing BLV in development appraisals and viability assessments should form the primary basis for determining the BLV.
- 5.63 Policy LP 38 states that existing housing should be retained however paragraph 9.5.2 states that the policy is aimed at individual smaller sites, rather than large scale remodelling.

London Borough of Richmond Upon Thames Supplementary Planning Document Affordable Housing (March 2014) ("LBRuT Affordable SPD")

- 5.64 The LBRuT Affordable SPD was adopted in March 2014. The SPD provides guidance on requirements to contribute towards affordable housing for applicants undertaking residential development.
- 5.65 In accordance with the Local Plan, the LBRuT Affordable SPD states that the Council will seek the maximum reasonable amount of affordable housing when negotiating on individual market residential and mixed-use schemes, having regard to the strategic borough-wide target, and the individual circumstances of the site.

- 5.66 The LBRuT Affordable SPD states that the priority is for larger rented family units, and smaller one and two bedroom homes for intermediate housing.
- 5.67 Housing provided on a shared ownership basis must be affordable to households on a low to moderate income. The Intermediate Housing Policy Statement (January 2018) states that whilst the GLA set a maximum income cap of £90,000 per annum for shared ownership, the Council expects that two thirds of the scheme applicants will have an income up to £50,000 per annum, and that these households should be prioritised. Moreover, the Council expects that the scheme should be affordable to an average household income of £56,200 per annum.
- 5.68 The Council acknowledge the rising cost of intermediate housing and state an upper cap of £64,000 household income will be permitted, or £74,000 for families requiring 3 or more bedroom properties.

Summary

- 5.69 In summary, national, regional and local affordable housing policy support the delivery of the maximum amount of affordable housing that can be viably delivered, alongside other forms of planning gain and local CIL. The policy intent however also seeks to encourage rather than restrain delivery, so development proposals must remain commercially viable.
- 5.70 The Proposed Development re-provides the existing affordable housing by floorspace and homes, and provides an uplift in affordable housing, equivalent to 25 per cent (by units), as supported by the FVA.

6 VIABILITY METHODOLOGY

6.1 The methodology adopted in producing this FVA has been framed by national, regional and local adopted planning policy as well as non-adopted best practice guidance.

Methodology

6.2 PPG paragraph 010 defines the viability process as

“looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.”

6.3 As noted within the RICS 2021 guidance note, PPG describes a residual framework. This is detailed within the RICS Guidance Note ‘Valuation of Development Property’ (2019).

6.4 In short, residual valuation involves: Firstly, an assessment of the gross value of the completed development taking into account, amongst other things, the aggregated value of any residential properties, commercial income and car parking income. Secondly, the cost of building the development is deducted along with professional fees, finance costs and return to the developer. This is illustrated below:

TABLE 12: RESIDUAL ANALYSIS METHODOLOGY	
Gross Development Value	
Residential sales income	
Affordable sales income	
Commercial sales income	
Less	
Costs	
Build costs	
Exceptional development costs (where applicable)	
Professional fees	
Planning obligations	
Marketing costs and disposal fees	
Finance costs	
Planning gain costs	
Less	
Developer’s Profit	
Equals	
Residual Land Value	

6.5 The output is the Residual Land Value (RLV). Simply, if the RLV produced by a scheme is lower than an appropriate Benchmark Land Value (BLV) then the scheme is deemed to be unviable and is therefore unlikely to come forward for development, unless the level of affordable

housing and / or planning obligations can be reduced. If the RLV is higher than the BLV then the scheme can, in theory, provide additional affordable housing and / or other planning obligations.

- 6.6 Alternatively, the BLV can be inserted into the appraisal as a fixed cost and the level of return generated by the scheme becomes the benchmark by which viability is measured. If a sufficient level of return is generated the scheme is deemed to be viable. This approach has been adopted for the purposes of this FVA.

Summary

- 6.7 Ultimately the aim of the NPPF and PPG, in respect of planning viability, is to create a balance so that the BLV is not simply included at the expense of planning obligations and conversely, planning obligations are not so onerous as to render a site undeliverable.
- 6.8 The BLV should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land while allowing a sufficient contribution to fully comply with policy requirements and taking into consideration the circumstances of the site.
- 6.9 The approach to BLV is set out in Section 11 of this report which sets out a valuation of the existing Site on an EUV basis.

7 DEVELOPMENT TIMINGS

- 7.1 The following section sets out the adopted pre-construction, construction and sales timings applied within the ARGUS appraisal of the Proposed Development.
- 7.2 In accordance with best practice principles, this assessment assumes that the Proposed Development has a notional resolution to grant planning permission and therefore, the cash flow commences April 2022.

Pre-construction

- 7.3 The development programme is estimated from April 2022. A copy of the indicative development programme is attached at **Appendix 8**. A 6-month pre-construction period has been adopted within the proposed programme and includes an allowance for the following;
- Signing of the Section 106 agreement;
 - Expiration of the Judicial Review period;
 - Discharging of pre-commencement conditions;
 - Securing necessary development funding;
 - Tender period for build contract package (s)
 - Mobilisation; and
 - Preparation of a sales and marketing campaign.

Construction

- 7.4 The Applicant has drawn up a construction programme for the Proposed Development, a summary of which is provided below:

Building	Construction
	Duration
Pre-Construction	6 months
Phase 1 Construction (Blocks A, B, D, W)	21 months
Phase 2 Construction (Blocks M,N,O,TU,V)	31 months
Phase 3 Construction (Blocks E,F,G,H,I,J,K,L,P,Q,R,S)	36 months
Entire Scheme	92 months

- 7.5 As set out above, in accordance with best practice principles, this assessment assumes that the Proposed Development has resolution to grant planning permission as of April 2022. As such, whilst the durations assumed will align with other planning documents, the specific dates will not.

7.6 Please note that the delivery of each block has been profiled in accordance with the construction programme provided by Hill. The above provides a summary of the timings assumed on a phase-by-phase basis.

Residential sales timings

Market Sale

7.7 The sales programme assumes that 60 per cent of the residential units will be sold prior to practical completion, on a block by block basis.

7.8 The revenue from the pre-sale of the market units will be received at practical completion of the block. It is assumed that the remaining un-sold units would be purchased at a rate of circa 5 units per month.

7.9 According to Moliior, which is an online database which provides information on residential schemes across London, the pre-sales percentages of residential units in other schemes at practical completion are as follows:

- **Teddington Riverside** pre-sold 17 per cent.
- **Richmond Chase** pre-sold 82 per cent.
- **Richmond Square** pre-sold 50 per cent.
- **Royal Exchange (Old Post Office)** pre-sold 66 per cent.

7.10 The above comparables have been considered due to the proximity of the schemes to the subject Site as well as providing market sale homes.

7.11 Considering the information above, 60 per cent off-plan sales rate for the Proposed Development is considered to be reasonable.

Affordable housing

7.12 The affordable revenue is cash flowed as follows; 20 per cent of the value is assumed up-front to reflect when the affordable provider takes a legal interest in the building (up-front meaning commencement of construction). The remainder of the affordable payments are cash flowed on a quarterly basis through the construction period, assumed to be on certification of the RP's Employer's Agent (EA).

Grant Funding

7.13 The grant funding has been profiled within the Proposed Development appraisal as follows:

- 50 per cent start on site.
- 50 per cent practical completion of the Proposed Development.

8 DEVELOPMENT VALUE

8.1 The following section provides a summary of the residential, affordable values, the community centre and Maker Labs space that have been incorporated into the appraisal of the Proposed Development.

Market Homes

8.2 The Proposed Development will provide 231 market homes of which 189 are flats and 42 are houses. The flats will consist of a mix of studio, 1,2 and 3 bedroom apartments whilst the houses will be made up of 4 and 5 bedroom homes.

8.3 Values have been arrived at through a market research report and comparable evidence provided by Hill Residential which has been independently verified by property consultant Lesley J Stringer, who was previously a director at Hamptons for c.5 years before starting her own property consultancy. The full comparables is provided in **Appendix 9**, a summary of the comparables is provided below.

8.4 Teddington Riverside Development and Thames Gateway are the only new large-scale developments of over 100 homes within a mile of the Proposed Development.

8.5 Teddington Riverside Development is a scheme that was completed in April 2020 and is situated 0.9 miles away from the Proposed Development. It offers 238 luxury apartments of which 15 are affordable and 6 townhouses with the apartments being marketed for either rent or sale. The scheme is marketed at an average value of £1,261 per sq ft with values ranging from £2,120,000 to £2,320,000.

8.6 It is assumed the Teddington Riverside Development will achieve higher values than the homes in the Proposed Development as the scheme is of high specification, with views of the river and also in close proximity to Teddington Station. It is important to note that according to agent reports houses have struggled to sell due to the development being considered overpriced and gardens being too small for family use. Moreover, according to local agents due to the lack of sales interest most of the apartments have now been leased.

8.7 Thames Gateway is a development of 121 one, two and three bedroom apartments situated above the redevelopment of Twickenham station and lies 0.8 miles away from the Proposed Development. 82 apartments were sold for BTR and therefore the scheme consists of 39 market sale units. It launched in April 2019 with asking prices of around £820 per sq ft, however, in March 2021 prices reduced between 3% and 11% to £790 per sq ft.

8.8 As of January 2022, 33 apartments have sold in Thames Gateway and six apartments unsold with the current available stock marketed at the following prices.

TABLE:14, THAMES GATEWAY ASKING PRICES , HAM CLOSE, APRIL 2022

Plot	Floor	Beds	Sq ft	Price	£psf	Feature
6	1	1	546	£480,000	£879	balcony
7	1	2	770	£575,000	£747	2 balconies
15	2	2	767	£575,000	£750	balcony
19	2	2	832	£650,000	£781	balcony
39	5	2	952	£700,000	£735	terrace
23	5	2	932	£765,000	£821	terrace

- 8.9 The asking prices above produce a blended average value of £780 per sq ft.
- 8.10 The scheme does not include parking, however, it is in a better location due to its close proximity to Twickenham station and local shops. Therefore, the scheme will achieve higher values than the Proposed Development.
- 8.11 The table below are estimated sales values provided by Hill Residential with assistance from independent property consultant Lesley J Stringer.
- 8.12 A full pricing schedule is provided in **Appendix 10**.

TABLE:15, HILL RESIDENTIAL MARKET VALUES, HAM CLOSE, APRIL 2022

Block	Number of Homes	NIA	GDV	Average £PSF	Average Value
B	5	4,208	£3,082,360	£732	£616,472
W	2	844	£617,479	£732	£308,739
TU	36	23,940	£18,019,638	£753	£500,546
V	42	26,738	£20,109,600	£752	£479,183
E	38	26,274	£19,754,370	£752	£519,852
I	38	26,274	£19,754,370	£752	£519,852
R	20	13,645	£10,461,076	£767	£523,054
S	8	6,346	£4,762,483	£750	£595,310
F	4	7,182	£5,714,430	£796	£1,428,608
G	7	12,764	£10,155,804	£795	£1,450,829
H	4	9,210	£6,888,804	£748	£1,722,201
J	4	9,210	£6,888,804	£748	£1,722,201
K	7	12,764	£10,147,891	£795	£1,449,699
L	4	7,182	£5,714,430	£796	£1,428,608
P	6	10,097	£8,408,681	£833	£1,401,447
Q	6	10,097	£8,408,681	£833	£1,401,447
Total	231	206,775	£158,888,901	£768	£1,004,253

Low-cost rent values

- 8.13 In valuing the affordable housing homes, regard has been given to the Council's affordable housing policies as well as DS2's professional experience of valuing affordable housing.

Social Rent Re provision

- 8.14 To assess the value of the affordable housing to a developer, DS2 has used specialist discounted cashflow software which is used by the RP sector. ProVal assesses the total rental income generated by the affordable homes, then makes deductions to reflect the RP's costs in delivering and managing the affordable homes long term. This includes costs for management, maintenance and repair, letting, voids, delivery and borrowing (finance). The cashflow is assessed over 45 years and discounted back at an appropriate rate to a present-day value.
- 8.15 The social rented homes are to be re-provided to existing residents at 'Target Rent'. These are set by the National Rent Regime and Rent Standards which set a rent cap or 'Target Rent' for social rent homes.
- 8.16 In summary, the value generated by the social rented homes equates to an average value of £215 per sq ft. This is based upon the Proval appraisal attached at **Appendix 11**.

London Affordable Rent

- 8.17 The Proposed Development will provide 21 London Affordable Rent homes which have been valued using Proval as explained above. For the purposes of this FVA, the London Affordable Rent are based upon the following rents for 2022-23 which are set by the GLA:
- 1 bed - £168.34 per week
 - 2 bed - £178.23 per week
 - 3 bed - £188.13 per week
- 8.18 The rents set out above are exclusive of service charge.
- 8.19 In summary, the value generated by the London Affordable Rent homes equates to an average value of £234 per sq ft. This is based upon the Proval appraisal attached at **Appendix 12**.

Intermediate values

Leasehold Homes (also referred to as shared equity homes)

- 8.20 Under the Customer Offer, resident and non-resident leaseholders of Ham Close are offered a shared equity home as their rehoming option on site. Under a shared equity arrangement, a leaseholder would own, via leasehold, a portion of the property while the remaining portion would be owned by a RP. Unlike shared ownership there is no rent payable on the unsold equity and no requirement for the RP to offer staircasing (were the tenant purchases further tranches of equity in the property).
- 8.21 The take up of the Customer Offer is not yet determined and DS2 are aware that up to 30 shared equity homes may need to be provided for rehousing. For the purposes of the FVA, the shared equity homes (also referred to as leasehold homes within other planning documents) have been valued at market value. It is envisaged that the S106 will not impose a restriction on the value that the units can be sold for.

London Shared Ownership

- 8.22 The Proposed Development will provide 47 London Shared Ownership homes. London Shared Ownership is a form of housing where a buyer part-owns the property. A buyer will purchase an initial equity or stake in the property (say between 25 per cent and 50 per cent) from an RP on which they take out a mortgage in the normal manner. They also however pay a rent to the RP (typically between 0.5 per cent-2.75 per cent), based on the percentage of the property that the RP has retained as well as the relevant service charge. Overtime the buyer can seek to purchase further tranches of equity in their property. This process is known as ‘Staircasing.’
- 8.23 The combination of mortgage, rent and service charge forms the purchaser’s ‘housing costs.’ London Plan policy further stipulates that total housing costs cannot exceed 40 per cent of net annual income. Based on a certain level of initial sale, rent and service charge it can be calculated whether a property’s housing costs are ‘affordable’ to those on the applicable intermediate incomes.
- 8.24 The London Shared ownership homes are proposed to be affordable to households with gross incomes of up to £90,000 which is in line with the GLA’s maximum household income cap. Moreover, the Council expects that the scheme should be affordable to an average household income of £56,200 per annum. As a result, the following income caps have been assumed for the following tenure types:

TABLE:16, LONDON SHARED OWNERSHIP INCOME CAPS, HAM CLOSE, APRIL 2022

Units	Unit Size	Income cap
20	1b2p	£47,500
2	1b2p W	£47,500
5	2b3p W	£50,000
11	2b4p	£50,000
8	2b4p	£87,500
1	3b4p	£90,000

- 8.25 In summary, the value generated by the London Shared Ownership homes equates to an average value of £365 per sq ft. This is based upon the Proval appraisal attached at **Appendix 13**.

London Living Rent

- 8.26 The Proposed Development will provide 10 London Living Rent homes which have been valued using Proval as explained above. For the purposes of this FVA, the London Living Rents are based upon the following rents for 2022-23 for Ham, Petersham and Richmond Ward which are set by the GLA and which are inclusive of service charges:

- 1 bed - £1,194.40 per month, or £275.63 per week.
- 2 bed - £1,327.11 per month, or £306.36 per week.

- 3 bed - £1,400 per month, or £323 per week.

8.27 The rents set out above are inclusive of service charge.

8.28 In summary, the value generated by the London Living Rent homes equates to an average value of £350 per sq ft. This is based upon the Proval appraisal attached at **Appendix 14**.

Commercial values

Community Centre

8.29 The Proposed Development includes the provision of a community centre (Use F2 Class) of approximately 7,005 sq ft NIA.

8.30 There is a dearth of rental transactions deriving the same use class as the community centre across London.

8.31 Barnfield, Parfields Road, Kingston KT2 5LL is deemed the best comparable. The property is a children's day nursery of 5,710 sq ft and was leased in June 2017 for a rent of £100,00 per annum equating to a rent of £17.50 per sq ft.

8.32 According to Alex Martin Commercial Agents a community building in Golders Green Road, Golder Green NW11 of 5,540 sq ft was leased at £57,500 per annum in August 2021. This equates to a rent of £10 per sq ft.

8.33 Following the information above, DS2 have adopted a rent of £15 per sq ft for the community centre of the Proposed Development.

8.34 There are a lack of transactions for community centres to establish an investment yield. Based on DS2's experience of undertaking planning viability assessments, a yield of 7 per cent would be reasonable considering the nature of the property, location and use class of the proposed building.

8.35 DS2 has spoken to commercial agents that support a 7 per cent yield and as a result have applied this into the appraisal.

8.36 In summary, a total GDV of £1,501,071 has been assumed in the appraisal for the proposed community centre.

Maker Labs

8.37 The Proposed Development consists of a Maker Labs (sui generis) approximately 1,119 sq ft NIA. The space would include computer facilities, electronics lab, laser cutting, 3D printing, CNC machinery, metal lathe, kitchen facilities, informal wood shop, amongst other things. Due to the use of the property and the machinery included in the facility DS2 have considered leases of workshop spaces.

8.38 There is a lack of workshop space within the area and as a result have expanded our search, looking at workshop spaces of similar size.

- 8.39 Wow Workspaces is the most comparable space offering a combination of warehouse, office and workshop space. According to Costar asking rents for Wow Workspace in Wembley are at £9.60 per sq ft for a unit of 2,500 square foot.
- 8.40 Moreover, according to Alex Martins Commercial Agents the following rents had been achieved for similar warehouse style units:
- **Bellingham Trading Estate, SE6** – Warehouse style industrial unit of 4,350 sq ft had been leased for a rent £38,000 per annum from March 2021. This equates to a rent of around £9 per sq ft.
 - **Surrey Canal Road, Bermondsey, SE14** – Warehouse style industrial unit of 3,000 sq ft achieved a rent per annum of £32,400 from October 2020. This equates to a rent of approximately £11 per sq ft.
- 8.41 Following the information provided above, DS2 have applied a rent of £10 per sq ft for the Maker Labs.
- 8.42 In terms of workshop investment evidence, there is little of relevance in the local market. The Knight Frank Investment Yield Guide (March 2022) proposes a yield between 4.75 per cent - 5.25 per cent for secondary estate warehouses and industrial space. The CBRE UK Property Investment Yield Guide (February 2022) assumes a yield of 5.5 per cent for secondary estates.
- 8.43 Considering the location and nature of the property a higher yield would be assumed for the Marker Labs as the likely users of would be start-ups with a low covenant strength. Therefore, a yield of 8 per cent has been adopted for the Maker Labs.
- 8.44 In summary, a total GDV of £149,375 has been assumed in the appraisal for the proposed Maker Labs.

Grant Funding

- 8.45 Grant funding has been agreed with the GLA for Proposed Development for the following amounts:
- London Affordable Rent - £60,000 grant per unit, or £9,840,000 based upon 164 eligible units.
 - London Living Rent - £28,000 grant per unit, or £280,000 based upon 10 eligible units.
 - London Shared Ownership - £28,000 grant per unit, or £1,316,000 based upon 47 eligible units.
- 8.46 In summary, grant funding of £11,436,000 has been assumed in the Proposed Development appraisal.

Summary

- 8.47 The table below provides a summary of the gross development values that have been applied to the Proposed Development.

Input	Value
Market Homes	£158,888,901
Affordable	£37,619,049
Commercial	£1,650,446
Total	£198,158,394⁶

⁶ The Proposed Development appraisal indicates a GDV of £209,482,163 which includes £11,436,000 of grant funding.

9 DEVELOPMENT COSTS

9.1 This section provides a summary of the development costs on a present-day basis. The overall cost comprise:

- a) Construction costs;
- b) Contingency;
- c) Professional fees;
- d) Sales, letting, disposal and marketing costs;
- e) Compensation costs;
- f) Planning obligations;
- g) Other development costs; and
- h) Finance

Construction costs

9.2 The build cost advice for the Proposed Development has been provided by the Applicant which has been independently verified by Arcadis. A summary of the cost estimated is provided at **Appendix 15** for the residential homes and **Appendix 16** for the community centre and Maker Labs.

9.3 The cost estimate includes allowance for preliminaries, main contractor's overheads and profit. The total build costs equate to £118,344,578 or £220 per sq ft on the GIA.

Construction contingency

9.4 A 5 per cent construction contingency has been assumed in this FVA. This is in line with what is typically assumed for the purposes of viability assessments.

Professional fees

9.5 Professional fees have been included at 10 per cent of the total construction costs and contingency. This is at the lower end of the range of 10-12 per cent which is generally acceptable. DS2 are aware of several estate regeneration schemes where professional fees of 10 per cent or higher has been supported and agreed by stakeholders.

9.6 The professional fees have been cash flowed on an s-curve basis with fees being incurred at the start of construction up until practical completion, on a phase by phase basis.

Sales, letting disposal and marketing costs

9.7 The following sales, letting disposal and marketing costs have been adopted in this assessment in line with industry norms for a development of this type.

- Residential marketing – 1.5 per cent (of market homes GDV).

- Residential sales agent fee – 1.50 per cent (of market homes GDV)
- Residential sales legal fee – £1,000 per unit.
- Commercial sales agent fee – 1 per cent (of NDV)
- Commercial sale legal fee – 0.5 per cent (of NDV)
- Commercial letting agent fee – 10 per cent (of net rent)
- Commercial letting legal fee – 5 per cent (of net rent)

9.8 Each of the above allowances are within a reasonable and generally accepted range.

Compensation costs

9.9 The Mayor’s Good Practice Guide to Estate Regeneration (February 2018) states that landlords should seek to offer the maximum home loss compensation permitted by legislation to tenants who meet the statutory criteria and who are displaced from their homes due to estate regeneration.

9.10 Landlords should also pay for the ‘disturbance costs’ of moving. This means paying the reasonable costs of moving, such as removal costs, telephone and utility connections, and the provision of new carpets and curtains.

9.11 Leaseholders and freeholders affected by estate regeneration should be treated fairly and fully compensated if their homes are to be demolished. Market value (plus home loss payments where appropriate) should be offered in good faith in the first instance to leaseholders and freeholders.

9.12 The below compensation costs are based upon the Customer Offer which was put forward to existing residents.

Tenanted home loss payment

9.13 A cost of £12,100 per existing social rent homes has been adopted in the FVA. This is based upon the following:

- £7,100 per unit (current home loss payment in accordance with legislation as of October 2021).
- £5,000 per unit (estimated allowance to cover disturbance costs).

9.14 In summary, a total cost of £1,730,300 has been assumed for the tenanted home loss payments.

9.15 The tenanted home loss payments have been profiled to be incurred at the commencement of each phase which involves the displacement of existing tenants.

Leaseholder home loss payment

Resident leaseholders

9.16 The Site currently consists of 17 resident leaseholder homes.

9.17 The following has been adopted in the FVA for the resident leaseholders home loss payments:

- 10 per cent of market value (up to a maximum of £58,000 per unit).
- £25,000 per unit (estimated allowance to cover leaseholders own valuation, legal conveyance fees and stamp duty on onwards acquisition).

9.18 The above has been informed by RHP incurring disturbance costs of £166,816 for 12 leaseholder homes, which equates to £13,901 per unit (excluding stamp duty). The additional circa £11,000 assumed in the above allowance is to cover the cost of the stamp duty of the onward acquisition. RHP have paid stamp duty on two properties to date equating to £22,500, or £11,250 per unit.

9.19 In summary, a total cost of £984,300 has been assumed for the leaseholder home loss payments.

Non-Resident leaseholders⁷

9.20 The Site currently consists of 13 non-resident leaseholder homes.

9.21 The following has been adopted in the FVA for the non-resident leaseholders home loss payments:

- 10 per cent of market value (up to a maximum of £58,000) per unit.
- £25,000 per unit (estimated allowance to cover leaseholders own valuation, legal conveyance fees and stamp duty on onwards acquisition as set out above).

9.22 In summary, a total cost of £752,700 has been assumed for the leaseholder home loss payments.

Planning Obligations

London Borough of Richmond Upon Thames Community Infrastructure Levy (CIL) and Mayoral CIL

9.23 The following figures provided by Sphere25 have been included within the Proposed Development appraisal.

TABLE 18: BOROUGH AND MAYORAL CIL SUMMARY, HAM CLOSE, APRIL 2022	
Source	Payable
Est. Borough CIL	£5,999,010
Est. Mayoral CIL	£1,893,227
Total	£7,892,237

⁷ This being a person who owns the property but does not live there and rents it out to their own tenants.

- 9.24 Please note that both the Mayoral and Borough CIL figures are based on assumptions provided by Sphere 25. The CIL figures are approximate and based on assumptions related to indexation. These figures can only be finalised once planning permission has been granted.
- 9.25 The Mayoral and Borough CIL figures have been profiled on a phase by phase basis, apportioned based upon GIA of that particular phase. This approach is to be agreed with LBRuT.
- 9.26 The figures have also been profiled in accordance with LBRuT's Instalment Policy. This being £250,000 payable within 180 of commencement, £500,000 payable within 240 days of commencement and the remaining balance payable within 365 days of commencement. The S106 is assumed to be payable at the start of construction, however, the timings are to be discussed with the Council.

Section 106 Obligations

- 9.27 A total allowance of £1,582,000 has been assumed for the Section 106 contributions based upon the figures provided by Sphere 25. The figure assumes a cost of £3,500 per unit.
- 9.28 In respect of all planning obligation figures stated above, the Applicant has not formally agreed these with LBRuT, and therefore may be required to update the FVA should the level of these obligations change (go up or down).

Other development costs

- 9.29 The following additional development costs have been advised by the Applicant.
- **Social Value Fund:** £2,000,000. Social Value Fund: The FVA assumes a total cost of £250,000 a year for 8 years for a social value fund which totals £2,000,000. This is a contractual agreement between Hill and RHP. The social value fund will be used to provide services, activities and programmes to existing residents and key local stakeholders. The fund will contribute to creating a thriving, resilient and cohesive community where people want to live, whilst generating local economic improvements, supporting local supply chains and improving the prosperity of residents and local communities. For the purposes of the viability assessment it has been profiled evenly across the three phases.
 - **Compulsory Purchase Order:** £76,650. Assuming a value of £2,555 for legal fees. Given these costs have not yet been incurred due to the current early stages of the development process, these costs cannot yet be evidenced. If the Council's independent assessors do not recognise this as a real cost, we recommend the actual cost should be picked up in the review mechanism through expansion of the construction costs definition within the review calculation.

Finance

- 9.30 For the purpose of this FVA, it has been assumed that the development is 100 per cent debt financed, in line with standard practice for undertaking FVAs.

- 9.31 A 6.5 per cent finance cost has been included in the appraisal of the Proposed Development. This is an 'all in' finance rate which includes the basic margin (3-4%), commitment fees, arrangement fees (2-3%) and exit fees (0.5-1%), as well as a bank management/monitoring cost.
- 9.32 The basic margin that a lender will require for loan purposes is in part informed by risk and also the Bank of England base rate. The Bank of England use the base rate as a tool to maintain inflation at their target rate of 2 per cent. As it currently stands, inflation (CPI) rose by 6.2 per cent in the 12 months to February 2022, or a 0.8 per cent rise in February 2022 compared with a rise of 0.1 per cent in February 2021. This was the largest monthly CPI increase between January and February since 2009, and inflation stands at the highest it has been it over 30 years.
- 9.33 It is widely predicted that inflation will rise to around 7 per cent in spring 2022 which is putting significant pressure on the Bank of England to increase the base rate which is currently at 0.75 per cent (up from 0.25 per cent as of November 2021). Whilst only speculation at this point in time, many are predicting that the Bank of England rate will be over 2 per cent by February 2023 and possibly even higher. This impacting the basic margin that a lender charges, with the 3 to 4 per cent being assumed for the purposes of this FVA based upon the predications being optimistic.
- 9.34 Whilst it is assumed that the development is 100 per cent debt financed, many of the most traditional lenders generally only lend senior debt at a maximum 50-60 per cent loan to cost ratio. The higher the loan to cost ratio, the higher the cost of equity or mezzanine finance will be as the development is deemed more risky.
- 9.35 Developers have to revert to equity or mezzanine finance to secure full development funding, both of which are considerably more expensive than senior debt, typically at 10-15 per cent and potentially higher. DS2's recent experience suggests this could be as high as 20 per cent depending upon site specific circumstances. Alternatively, developers can source debt from niche operators, who are by their nature, more expensive than the traditional lenders.
- 9.36 Based upon the above, and the risks set out in section 9 below, a 6.5 per cent finance rate has been adopted.

10 DEVELOPER RETURN

- 10.1 The criteria to consider in arriving at an appropriate figure for developer's return include, amongst other things, location, property use type, the scale of development and associated expenditure profile and the economic context.
- 10.2 Developers, banks and other funding institutions will have minimum expectations in terms of financial returns that are aligned with the risk profile. Simply, there must be a reasonable prospect that the return will be commensurate with the risks being undertaken.

Policy and guidance

PPG

- 10.3 The requirement for a reasonable development return is by reference to the PPG. Developer return is deemed to be a key component of the viability process as defined in paragraph 010.
- 10.4 Paragraph 018 of the PPG states the following in regard to developer return:

“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 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.”

- 10.5 The above explicitly states that plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planning development.
- 10.6 Paragraph 21 states that a viability assessment should refer back to the evidence base that underpins the Local Plan. In that regard, the Council's evidence titled 'Whole Plan Viability Assessment' prepared by Adams Integra and dated December 2016, refers to 20 per cent on GDV for private residential and 6 per cent on GDV for affordable.

London Plan

- 10.7 The London Plan Viability Study – Technical Report dated December 2017 which was carried out in support of the London Plan states at Annex G – Analysis of Developer Returns that

“the main conclusion is that returns in the range of 15% to 20% are sustainable provided that a financial viability assessment has a separate item for cost of finance. The single most significant built form factor for the range of returns is the time it takes to build out a development before sales can be completed and this correlates most with the number of storeys”.

Market Sale

- 10.8 The London Plan Viability Evidence forms an opinion that a developer return of 15 per cent to 20 per cent is reasonable dependent upon the height of the building. Whilst this may have been reflective of the market in 2017, risk has clearly increased over the past several years, particularly since 2017 given the significant headwinds that developers are facing through the as a result of Covid-19, as well as significant inflationary pressures and the introduction of the residential property developer tax which will apply from 1 April 2022 to profits arising from residential property development. Developer returns that were reasonable in 2017 now need to be adjusted as development risk has significantly increased with the uncertain outlook of the economy which in part informs how the property sector will perform.
- 10.9 It is worth highlighting what is included within developer returns (as identified in the PPG). The risk premium is the largest element of developer returns however it also includes other matters such as developer overheads and other costs.
- 10.10 The London Plan Viability Study – Technical Report dated December 2017 states that developers’ overheads represent between 2 per cent to 3 per cent of GDV which includes overheads such as governance, financial management and reporting and support services. This is based upon information known as of 2017 and does not account for inflationary pressures (increased costs of overheads) as well as the introduction of the residential property developer tax, which whilst is not an explicit consideration for the purposes of viability assessments, is a financial cost that will impact developers.
- 10.11 Build cost risk forms part of the developer return and is inevitable for any developer. Furthermore, unexpected build costs can also arise which impacts on risk. The London Plan Viability Study report referred to above states that it is rare for final accounts to come in within tender price and some price overrun is probable. Costs can further overrun if disputes arise and/or contractors go into liquidation (which is becoming more common as cost inflation continues to rise) and need replacing. The risk of this happening has certainly increased this year compared to others.
- 10.12 In addition to the above, risk of delays is also considered as part of developer return. These being delays that are outside of the developers’ control such as remediation, planning, market circumstances etc. It is estimated that this equates to roughly 1 per cent of GDV.
- 10.13 Lastly, there is also sales risk which needs to be considered. As interest rates continue to rise this puts downward pressure on the housing market as the cost of borrowing increases which means people can afford to borrow less, which in turns they can afford less for a property.
- 10.14 Whilst the above breakdown is indicative only and will vary on a site-by-site basis, it gives an understanding of what elements are included in developer return which helps arrive at a blended average return for the purposes of the Proposed Development.

Site specific considerations

10.15 In order to arrive at an appropriate target return for the project we have considered the risk profile of the Proposed Development in more detail.

TABLE 19: RISK PROFILE SUMMARY, HAM CLOSE, APRIL 2022		
Risk Profile Consideration	Comments	Risk Profile
Methodology	<p>Standard developer model whereby it is assumed the developer purchases the site, builds out and then exits through selling the individual components of the scheme.</p> <p>It is important to note there are a number of existing resident leaseholders that would need to be compensated on a market value basis, plus a premium, in order to secure vacant possession.</p>	Medium
Expenditure profile	Multi-building handovers helps spread risk allowing revenue to be received over the development period.	Medium to Low
Programme	<p>The proposed programme is c. 7 and a half years long, which is inherently risky.</p> <p>This is due to a combination of external, influencing factors – this includes general fluctuations in the property market, changes at local, regional or national government, changes in Monetary policy (e.g. interest rates), changes in fiscal policy (e.g. changes in SDLT) and one-off events (such as Brexit or the Covid-19 pandemic).</p> <p>Furthermore, at Ham Close there are a number of existing residents who will need to move between phases and leaseholders, whose properties need to be acquired ideally through negotiated agreement rather than through the use of CPO powers. This can be a lengthy process and adds risk to the programme.</p>	Medium to High
Inflation and growth	<p>The FVA adopts current day values and costs, excluding growth and inflation</p> <p>Both sales growth and construction cost inflation are linked to a variety of influencing factors, however inherent volatility in either could result in cost inflation outstripping growth.</p> <p>The FVA has excluded the mid-point inflation included in the Hill Residential cost plan submitted with the FVA, as is the established approach in planning viability (albeit not one that DS2 agree with). Mid-point tender inflation is an approach used by main contractors to allow for the future cost of appointing sub-contractors. When factored into a cost estimate it allows the main contractor to ‘fix’ the total price at the stated level, and if costs rise above the estimated mid-point amount, it is the main contractor to absorb the increase not the developer. A fixed price cost contract</p>	Very High

	<p>provides developers with certainty and the ability to manage risk accordingly.</p> <p>If the main contract is not fixed, the contract is therefore subject inflationary pressures over the life of the project, with the main contractor passing on any increase in costs onto the developer. In a period of cost deflation this is to the developer’s benefit. However, in a period of inflation it is to their detriment.</p> <p>The Bank of England’s Monetary Policy Committee Report (February 2022) notes that inflation rose to 5.4% in December, above the MPC’s 2% target, reflecting the higher cost of energy and goods. Inflation is projected to pick up further in Spring 2022, up to 7%, before returning to little above the 2% target in two years time.</p> <p>In terms of specific construction forecasts provided by other consultants, Mace has revised its Tender Price forecast to 4.5% in comparison to last year, rising to 3.5% for 2022 and 2023, driven by an increase in the cost of raw materials and a short-term shortage of HGV drivers. RLB predicts a similar trend over the short to medium term of 3.25% pa in its Q4 2021 Tender Price Forecast, again as a result of material costs increasing due to supply issues coupled with a shortage of labour, with London particularly affected by the shortage of skilled labour. Finally, the G&T Q4 2021 Tender Price Indicator concludes with the following statement</p> <p><i>“Increasing workloads and constrained supply, coupled with labour cost and material price inflation, means that for the time being at least, there is only one direction for tender price inflation.”</i></p> <p>In this current environment of rising inflation coupled with the fact that there is no allowance for a fixed price contract, means that the risk profile to both developer (and funders) is significantly increased.</p>	
Scheme use mix	The Proposed Development use mix comprises predominantly residential (including affordable housing). This limits the ability to diversify the risk profile of the scheme.	Medium
Market Context	In January 2022 UK house prices reported an increase of 9.6% over the year to January 2022. London was the region that witnessed the lowest annual growth with an average price increase of 2.2%. This is due to the long term impacts of the pandemic where changes in working practices have caused an exodus of buyers out of the capital in a search for additional space and lifestyle changes. Although the Proposed Development is in a built up residential location, it is situated over two miles away from Richmond and Kingston	Medium

	<p>station and as a result this will have a negative impact on market prices.</p> <p>Looking ahead, the forecast for house prices is less favourable due to a combination of increasing inflation, soaring energy costs, impending tax increases, national insurance increases and the withdrawal of the furlough programme, reducing net earnings and savings.</p> <p>According to data from Molior new build sales volumes are up by 54% in outer London as buyers seek larger homes with a garden. Whilst there is predicted to remain a supply/ demand imbalance in London generally that will help sustain current prices, the market indicators undoubtedly point to a greater risk to developers bringing forward a wholly flatted, scheme.</p> <p>Molior also reports that Help to Buy has accounted for 20% of sales in those top selling schemes. The programme set to close at the end of March 2023, before the proposed development is due to commence, limiting the ability of the developer to de-risk their scheme in this way. The Molior October 2021 quarterly analysis reports that the looming closure of the Help to Buy programme is more significant than the end of stamp duty relief.</p> <p>A final market-risk consideration is off-plan sales. The FVA assumes an optimistic rate of 60% of units being sold off plan. This should be considered in the context of the closure of Help to Buy and the wider impacts on the London residential market. It is well established that the changes in stamp duty on buy-to-let landlords and investors in 2016 has caused a reduction in new homes being sold off-plan, as it is investors who the most likely candidates to purchase a property off-plan compared to end-users who typically require a tangible product to view before committing to a purchase.</p> <p>Taking all of these factors into consideration, the risk profile of a predominantly flatted scheme in London, which comprises 189 market flats with limited parking is considered to be high.</p>	
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10.16 A summary of the profit targets adopted by DS2 is as follows:

- 17.5 per cent profit on GDV for the Market Sale residential element;
- 6 per cent profit on GDV for the affordable housing element;
- 15 per cent profit on GDV for the commercial space

10.17 This derives a blended site-wide profit target of 15.30 per cent for the Proposed Development.

11 SITE VALUE/BENCHMARK LAND VALUE

11.1 In arriving at a BLV for the Site, regard has been given to planning policy framework provided by the NPPF and PPG, and the professional best practice guidance produced by the RICS. The assessment of BLV considers the following components: Existing Use Value, Premium, Alternative Use Value (where appropriate) and market evidence (where appropriate).

Policy and guidance

Existing Use Value Plus (EUV+)

PPG

11.2 Paragraph 13 of the PPG states that a BLV should be established based on the EUV of the land, plus a premium for the landowner.

11.3 The premium to 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 therefore provide a reasonable incentive, in comparing with other options available, for the landowner to sell the land for development.

11.4 Paragraph 14 of the PPG states that a BLV should;

- Be based upon EUV;
- Allow for a premium to landowners;
- Reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees; and
- Be informed by market evidence including current uses, costs and values wherever possible. Where recent evidence is used to inform assessment of BLV this evidence should be based on developments which are compliant with policies, including for affordable housing. Where this evidence is not available plan makers and Applicants' should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic BLV of non-policy compliant developments are not used to inflated values over time.

11.5 Paragraph 15 of the PPG defines what is meant by EUV in a viability assessment. This states the following:

“Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).”

- 11.6 The approach to BLV must be assessed independently of the scheme for which planning permission is sought. It must also be assessed objectively i.e. irrespective of who the Applicant is for the planning permission.
- 11.7 The EUV is the first component of calculating BLV. The second component is the premium, or as stated at paragraph 16 of the PPG the 'plus' in EUV+.
- 11.8 This is the amount above the EUV required to provide a reasonable incentive for a landowner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.
- 11.9 The premium should be informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. The PPG states that for any viability assessment data sources to inform the establishment of the landowner premium should include market evidence and can include benchmark land values from other viability assessments.

Affordable Housing and Viability SPG

- 11.10 The Affordable Housing and Viability SPG defines EUV as the current use value of a site plus an appropriate site premium. The Affordable Housing and Viability SPG states that a landowner should receive at least the value of the land in its 'pre-permission' use, which would normally be lost when bringing forward land for development. The Affordable Housing and Viability SPG considers that the EUV Plus approach is the most appropriate for planning purposes.
- 11.11 The Affordable Housing and Viability SPG states at paragraph 3.46 the following when determining the EUV Plus benchmark;
- 11.12 The EUV is independent of the Proposed Development. The EUV should be fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes any hope value associated with development on the site or alternative uses. This evidence should relate to sites and buildings of a similar condition and quality or otherwise be appropriately adjusted. Where an existing use and its value to a landowner is due to be retained in a development (and not lost as is usually the case), a lower benchmark would be expected. Where a proposed EUV is based on a refurbishment scenario, or a redevelopment of the current use, this is an alternative development scenario and the guidance relating to AUV will apply.
- 11.13 Premiums above EUV should be justified, reflecting the circumstances of the site. For a site which does not meet the requirements of the landowner or creates ongoing liabilities/ costs, a lower or no premium would be required. The premium could be 10 per cent to 30 per cent, but this must reflect site specific circumstances and will vary.
- 11.14 The level of premium can be informed by BLVs that have been accepted for planning purposes on other comparable sites were determined on a basis that is consistent with this guidance.
- 11.15 As set out in PPG, in all cases land or site value should reflect Development Plan Policies, planning obligations and CIL. When determining a level of premium that would be sufficient to

incentivise release of a site for development and ensure that a landowner receives a ‘competitive return’, this should take into account the overarching aim of delivering sustainable, policy compliant development and that an uplift in land value is dependent on the grant of full planning consent.

London Borough of Richmond Upon Thames Local Plan (July 2018)

11.16 Policy LP 36 Part D states that in most circumstances the Existing Use Value plus a premium approach to assessing the BLV in development appraisals and viability assessments should form the primary basis for determining the BLV.

Alternative Use Value (AUV) Approach

PPG

11.17 The PPG recognises that an AUV is acceptable and states;

“For the purpose of viability assessment alternative use value (AUV) refers to the value of land for uses other than its current permitted use, and other potential development that requires planning consent, technical consent or unrealistic permitted development with different associated values. AUV of the land may be informative in establishing benchmark land value. If applying alternative uses when establishing benchmark land value these should be limited to those uses which have an existing implementable permission for that use. Where there is no existing implementable permission for that use, plan makers can set out in which circumstances alternative uses can be used. This might include if there is evidence that the alternative use would fully comply with development plan policies, if it can be demonstrated that the alternative use could be implemented on the site in question, if it can be demonstrated there is market demand for that use, and if there is an explanation as to why the alternative use has not been pursued. Where AUV is used this should be supported by evidence of the costs and values of the alternative use to justify the land value. Valuation based on AUV includes the premium to the landowner. If evidence of AUV is being considered the premium to the landowner must not be doubled counted”.

Affordable Housing and Viability SPG

11.18 The Affordable Housing and Viability SPG recognises that an alternative approach will only be considered in exceptional circumstances which must be robustly justified by the Applicant.

11.19 In this scenario, the Applicant must demonstrate that the site value fully reflects policy requirements, planning obligations and CIL charges, and takes account of site-specific circumstances. Generally, the Mayor will only accept the use of AUV where there is an existing implementable permission for that use.

11.20 Where there is no existing implementable permission, the approach should only be used if the alternative use would fully comply with development plan policies, and if it can be demonstrated that the alternative use could be implemented on the site in question and there is market demand for that use.

Market Value

PPG

11.21 Paragraph 14 of the PPG states that market evidence can be used as a cross-check of BLV but should not be used in place of BLV. There may be divergence between BLVs and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

11.22 The evidence used should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and Applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic BLVs of non-policy compliant developments are not used to inflate values over time.

11.23 Where a viability assessment is used to inform decision making, under no circumstances will the price paid for the land be a relevant justification for failing to accord with relevant policies in the plan.

Approach to Site Value/BLV

Existing Use Value

11.24 The Site has been broken down into the following components in order to help give better context;

- 1) Existing social rent homes.
- 2) Existing leaseholder homes.
- 3) Existing Community Centre
- 4) Existing Garages.
- 5) Existing Maker Labs.

11.25 There are a total of 192 existing residential homes existing, of which 143 are social rent and managed by RHP, 49 are leasehold homes, of which 30 are private leasehold and 19 are leasehold bought by RHP, with no restriction on the market value.

11.26 A summary of the existing accommodation is provided in the table below.

TABLE 20: EXISTING ACCOMMODATION, HAM CLOSE, APRIL 2022

Tenure	Studio	1 Bed	2 Bed	3 Bed	3 Bed Duplex	Total	% of Total
Leasehold	4	14	24	3	4	49	26%
Leaseholder Area (sq ft)	1,372	6,795	16,577	2,349	3,388	30,482	29%
Social Rent	44	46	39	9	5	143	74%
Social Rent Area (sq ft)	15,094	22,326	26,938	7,047	4,236	75,640	71%
Total	48	60	63	12	9	192	100%

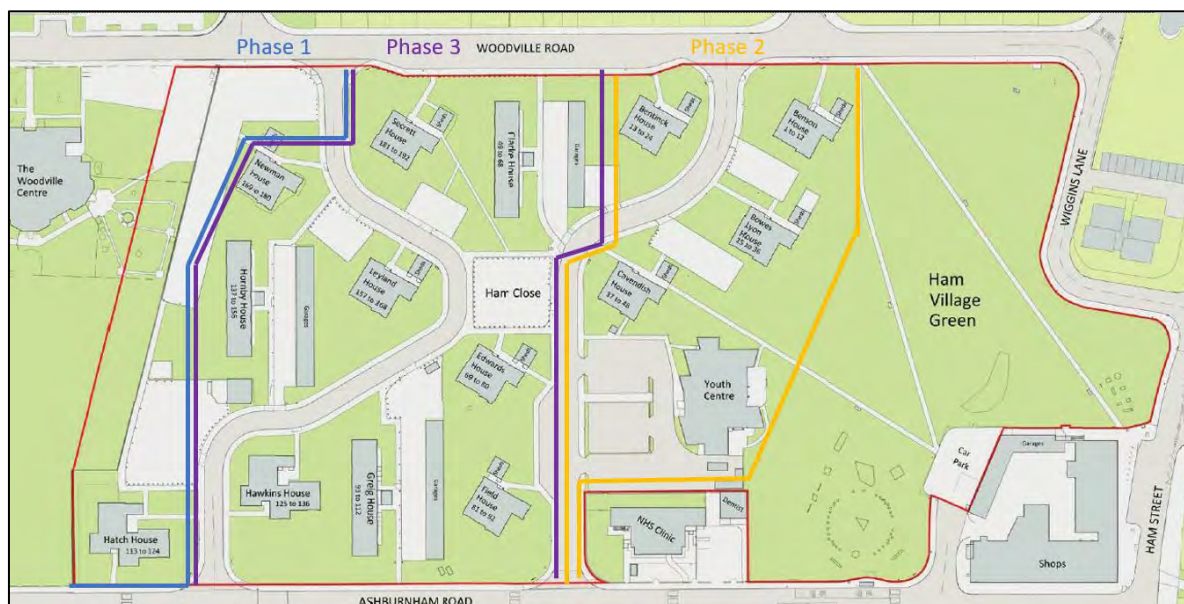
Stock transfer

- 11.27 RHP was established to receive the housing stock from LBRuT under the Large Scale Voluntary Transfer (LSVT) agreement. The transfer was completed on 17 July 2000 and RHP arranged loan facilities totalling £173.5m with Bradford and Bingley PLC. A number of the terms were amended via Supplemental Agreements including a reduction in the total facility to £160.3m.
- 11.28 As part of the loan agreement, RHP was obliged to ensure that at all times the value of the properties charged to BandB is at least 1.25 greater than the outstanding loans. As at 30 December 2007, RHP had drawn down £115.9m.
- 11.29 The RHP Transfer Agreement indicates that a price of £59,500,000 was agreed for the properties.
- 11.30 The stock transfer comprised of 7,139 rented proposes plus 1,614 leasehold flats (8,753 in total), of which 192 were in relation to Ham Close. At the time of the stock transfer a stock condition survey was carried out which stated that the properties had suffered from under investment in recent years but generally were in a reasonable state of repair.
- 11.31 As part of the transfer, RHP committed to a significant investment in repairs and improvements which included: £10m for catch up repairs, £138m for future major repairs and planned maintenance, £5m for contingent major repairs, £1m a year for cyclical maintenance, £3m a year for responsive and void repairs, £14m for improvements, and £12m worth of adaptations for those residents with disabilities.
- 11.32 Since the stock transfer RHP have invested £4.17m into the existing affordable homes at Ham Close as supported by the breakdown provided at **Appendix 17**.

Ham Close Residential Accommodation

- 11.33 DS2 carried out a site inspection of Ham Close on 14th February 2022. Photos of the existing site are provided in **Appendix 18**.
- 11.34 The Proposed Development will be brought forward in three phases, with Phase 1 consisting of a reversion of homes that will be demolished in Phase 2 and Phase 2 will incorporate the reversion of homes that currently sit in what will be Phase 3.

11.35 The red line site plan below demonstrates the existing buildings and what phase they are situated in. Phase 1 incorporates all blocks that are situated between the blue lines, Phase 2 consists of the area in the orange lines and Phase 3 is made up of all blocks in the purple lines.



Source: BPTW

11.36 A total of 14 residential blocks are located on Site comprised of three principal building types; five storey blocks, four storey deck with access flats and three storey ‘T’ shaped blocks.

11.37 The table below provides a summary of the residential homes per block and the phase they are situated in. An accommodation schedule of existing accommodation is provided at **Appendix 19**.

Block	Phase	Building type	Social Rent Units	Leasehold units	Total Units
Hatch House	1	Three Storey ‘T’ Shape	11	1	12
Newman House	1	Five Storey Block	7	5	12
Benson House	2	Five Storey Block	9	3	12
Bentinck House	2	Five Storey Block	11	1	12
Bowes Lyon House	2	Five Storey Block	9	3	12
Cavendish House	2	Five Storey Block	8	4	12
Clarke House	3	Four Storey Deck Access Flats	17	3	20
Edwards House	3	Five Storey Block	8	4	12
Field House	3	Five Storey Block	8	4	12
Greig House	3	Four Storey Deck Access Flats	17	3	20
Hawkins House	3	Three Storey ‘T’ Shape	10	2	12
Hornby House	3	Four Storey Deck Access Flats	12	8	20

Leyland House	3	Four Storey Deck Access Flats	9	3	12
Secrett House	3	Five Storey Block	7	5	12
Total			143	49	192

Ham Close Community Centre

11.38 The Site comprises 6,206 sq ft (615sq m) of community centre space. The space is used as youth centre offering a range of activities for children aged between 11 and 19 years old free of charge.

11.39 The existing lease for the property is 12 years from and including the 1st April 2014 to and including 31st March 2026. The initial rent agreed was £59,500 per annum with a rent review on 1 April 2019 and every fifth anniversary of that date. For the purposes of the EUV, no rental increases have been assumed.

Garages

11.40 The Site comprises 47 garages of which 45 are leased out. For the purposes of the EUV it is assumed that the garages are used as storage space.

Maker Labs

11.41 The Site also consists of Maker Labs of 506 sq ft (47sq m)⁸. It is an all-inclusive space for people with an interest in DIY and craft. The space includes computer facilities, electronics lab, laser cutting, 3D printing, CNC machinery, metal lathe, kitchen facilities, informal wood shop, amongst other things.

Valuation

Valuation of existing social rent homes

11.42 DS2 have been provided with a rent schedule for the existing social rent homes which is provided at **Appendix 20**. All tenanted homes are let at or below Target Rents. This has been summarised in the table below:

Unit Type	Number of units	Total Mix	Number of voids	Average Rent per week
Studio	44	23%	5	£107
1 bed	46	24%	5	£116
2 bed	39	20%	1	£137
3 bed	9	5%	0	£138
3 bed duplex	5	3%	0	£144

11.43 The rents achieved for each unit type have been input into ProVal, a specialist valuation software for affordable housing. ProVal uses the discounted cashflow method, assessing the

⁸ Excludes restricted head height mezzanine and outside storage as per RICS measurement. Inclusion of additional areas would be approximately 68sqm

total rental income generated by the affordable homes, then making deductions to reflect the RP's costs in delivering and managing the affordable homes long term. This includes costs for management, maintenance and repair, letting, voids, delivery and borrowing (finance). The cashflow is assessed over 45 years and discounted back at an appropriate rate to a present-day value.

11.44 DS2 have been provided with a 30-year future works programme, which is the estimated investment required in order to maintain the homes at Decent Homes Standard. This is provided at **Appendix 21** and indicates a total cost of £5,790,796. This equates to a value of £1,350 per unit per annum on a pro rata basis which has been incorporated into the valuation as such, as we have undertaken a 45 year discounted cash flow. Furthermore, it is important to note that this cost does not allow for day to day repairs/maintenance. Therefore, an added maintenance cost of £1,000 per unit per annum has been added to the valuation to account for cyclical maintenance costs. As a result, a total maintenance cost of £2,350 per unit per annum has been included in the valuation of the existing social rent homes.

11.45 The management costs have been applied at £450 per unit based on DS2's surveys of RPs and review of RP financial reporting. In addition, 1.9 per cent voids and bad debts have been applied noting that the average for Ham Close Estate as of 2021 was 1.9 per cent.

11.46 A discount rate of 5.0 per cent has been applied to the appraisal informed by DS2's surveys of RPs. Rents and costs have been increased at a base inflation rate assumed at 1.4 per cent.

11.47 In summary, the EUV-SH which is provided at **Appendix 22** indicates a total value of **£11,171,900** this equates to **£78,125 per unit**.

11.48 The valuation of the existing social rented homes takes into account the existing condition of the homes which has been informed by the site inspection that DS2 carried out, discussions with RHP, the investment into the existing stock since the stock transfer took place and the forecast future investment required to maintain the homes to a lettable standard. It should be noted that at the time of writing this report surveyors have been instructed by RHP to carry out a further stock condition surveys on the existing social rent homes which can be provided when available.

11.49 Based upon the schedule provided, it is understood that the following number of social rent homes are situated in the following phases:

- Phase 1 – 18 social rent homes
- Phase 2 – 37 social rent homes
- Phase 3 – 88 social rent homes

11.50 By applying the average capital value per unit to the number of social rent homes located in each phase, the following site value has been attributed to each phase.

- Phase 1 – EUV-SH of £1,406,253

- Phase 2 – EUV-SH of £2,890,631
- Phase 3 – EUV-SH of £6,875,015

Valuation of Existing Leasehold Homes

11.51 The Applicant has provided details of recent transactions of leasehold units within the Ham Close estate which have been taken into consideration in order to derive a value for the remaining exiting leaseholder homes.

11.52 The table below provides a summary of recent transactions at Ham Close.

Block	Beds	Sq ft	Value	£PSF	Date
Cavendish	Studio	333	£250,000	£751	21/07/2021
Secrett	Studio	333	£250,000	£751	16/09/2021
Clarke	1	460	£292,000	£635	16/06/2020
Clarke	1	462	£288,000	£623	30/09/2020
Greig	1	469	£295,000	£629	03/09/2021
Hornby	1	461	£295,000	£640	17/12/2020
Hornby	1	461	£295,000	£640	17/12/2020
Bentinck	2	659	£365,000	£554	16/12/2020
Bowes	2	671	£380,000	£566	23/04/2021
Bowes	2	655	£345,000	£527	16/09/2020
Cavendish	2	647	£345,000	£533	31/01/2020
Cavendish	2	639	£345,000	£540	09/11/2020
Field	2	654	£343,000	£524	26/02/2020
Field	2	614	£335,000	£546	13/02/2019
Newman	2	706	£345,000	£489	02/11/2020
Secrett	2	649	£370,000	£570	16/12/2020
Secrett	2	645	£365,000	£566	21/07/2021
Edwards	3	747	£388,000	£519	14/02/2021

11.53 The evidence provided in table 23 produces a blended average capital rate of circa £574.

11.54 The table above produces the following average capital values:

- Studios - £250,000
- 1 bed - £293,000
- 2 bed - £353,800
- 3 bed - £388,000

TABLE 24: EXISTING LEASEHOLDER COMPARABLES, HAM CLOSE, APRIL 2022

Address	Beds	Size (sq ft)	Price	£PSF	Asking/ Achieved	Date	Comments
62 Bonser Road, Twickenham TW1 4RG	1	427	£325,000	£761	Achieved	26/06/2020	2.2 miles away from the Site. Close proximity to Strawberry Hill station and in better condition
Heath Road, Twickenham, TW1	1	629	£350,000	£556	Asking	10/03/2022	1.9 miles away from Site. Flat is in better condition than existing units. It lies in closer proximity to a station.
60 Richmond Road, Twickenham TW1 3BE	2	769	£450,000	£585	Achieved	14/12/2021	1.4 miles away from the Site. Better location as closer to Twickenham train station. Slightly better conditions to existing
3 Admiral House, 20 Manor Road, Teddington TW11 8BF	2	843	£505,000	£599	Asking	Withdrawn on 28/10/21	1.4 miles away from the Site. Similar type of location as it is not close to any station and lacks amenities. However, it is along the River Thames could increase value slightly. Similar condition
21 Bucklands Road, Teddington TW11 9QR	2	661	£349,950	£529	Asking	Withdrawn on 8/10/21	1.4 miles away from the Site. South of the site, far from amenities and station, similar condition good comparable
14 Kingfisher Lodge, Strawberry Vale, Twickenham TW1 4SL	2	805	£599,950	£745	Asking	Withdrawn on 09/08/21	1.4 miles away from the Site. West of the site, closer to public transport, similar condition but does have a balcony.
134 High Street, Teddington TW11 8JB	2	832	£465,000	£559	Asking	Withdrawn on 28/10/21	1.3 miles away from the Site. Property is on the High Street and has better amenities close by. Closer to the station. Also appears to be in good condition
17 Butler Farm Close, Richmond, Surrey TW10 7JS	3	1,021	£600,000	£588	Asking	Withdrawn on 30/07/21	0.6 miles away from the Site. Appears to be in better condition than existing units. It is in similar location

11.55 DS2 have also considered transactions of flats in apartment blocks that are of a good standard and lie within 2.5 miles of the Site. There is a dearth of completed transactions in the area and as a result have also used asking prices. The table below provides a summary of achieved/asking prices.

11.56 The evidence above produces a blended average capital value of £609 per sq ft.

11.57 17 Butler Farm is the closest transaction geographically speaking to the Site situated 0.6 miles away. Similar to the existing leaseholder homes, the scheme is hindered by its lack of direct access to public transport. However, the scheme appears to be more modern than the existing homes and as a result we assume it will achieve a higher capital value.

11.58 21 Bucklands Road is in a similar condition to the existing homes of Ham Close. Despite being 1.4 miles away from the Site it is in a comparable location as it lack amenities close by, however,

it is surrounded by greenery. Considering the values provided by the Applicant we would assume that the existing units would achieve a higher capital value than £529 per sq ft.

11.59 The following average prices have been assumed for the existing studio, 1 2 and 3 bedroom homes. A full pricing schedule is provided at **Appendix 23**. In arriving at the below value, the evidence provided in the tables above has been relied upon.

- Studios - £258,000
- 1 bed - £286,000
- 2 bed - £350,000
- 3 bed - £385,000

11.60 DS2 have adopted a blended value £530 per sq ft, or an average capital value of £329,000 for the existing leasehold homes. This results in a GDV of £16,143,500 for the existing leasehold homes.

11.61 Based upon the schedule provided, it is understood that the following number of leasehold homes are situated in the following phases:

- Phase 1 – 6 leasehold homes
- Phase 2 – 11 leasehold homes
- Phase 3 – 32 leasehold homes

11.62 The above reflects the existing 49 leasehold properties that are currently situated on the site, of which 19 are currently owned by RHP, with the remaining 30 being acquired in the future.

11.63 By applying the average capital value per unit to the number of leasehold homes located in each phase, the following has been attributed to each phase.

- Phase 1 – EUV-Leasehold of £1,976,755
- Phase 2 – EUV-Leasehold of £3,624,051
- Phase 3 – EUV-Leasehold of £10,542,694

Valuation of Community Centre

11.64 Following the comparable evidence for the community centre provided in section 7, a rent of £12.50 psf has been applied to the estimated market rent, capitalised at a yield of 7 per cent.

11.65 Having assumed a market rent of £77,575 per annum capitalised at 7 per cent yield and applied a purchasing cost of 6.8 per cent, this derives a value of £1,024,606. The appraisal of the community centre is provided in **Appendix 24**.

11.66 The community centre is situated in Phase 2 and therefore, the value of £1,024,606 has been attributed within this phase.

Valuation of Garages

11.67 The rental income of the existing garages has been provided by RHP and is provided in **Appendix 25**. The total rental income for the 45 garage equates to approximately £50,162 per annum.

11.68 There is a lack of investment transactions within the area, however, having considered the location and nature of the garages a yield of 10 per cent has been considered reasonable.

11.69 When adopting a rent of £50,162 per annum capitalised at 10 per cent yield and deducting a purchasing costs of 6.8 per cent, this produces an EUV of £467,508.

11.70 Based upon the schedule provided it is understood that the garages are located within phase 3 and as a result their value has been attributed within this phase.

Valuation of Maker Labs

11.71 The existing building is currently let at a peppercorn rent between the freehold RHP and Ham United Group CIC. As such no value has been attributed to the building for the purposes of the BLV.

Summary

11.72 A summary of the breakdown of the BLV is set out below:

- Social Rent Homes – £11,171,900
- Leaseholder - £16,143,500
- Community Centre - £1,024,606
- Garages - £467,508
- Makers Lab - Zero

11.73 For the purposes of the FVA DS2 have apportioned the BLV on a phase by phase basis as follows:

- Phase 1 – Social Rent Homes of £1,406,254
- Phase 1 – Leaseholder Homes of £1,976,755
- Phase 2 – Social Rent Homes of £2,890,631
- Phase 2 – Leaseholder Homes of £3,624,051
- Phase 2 – Community Centre of £1,024,606
- Phase 3 – Social Rent Homes of £6,875,015
- Phase 3 – Leaseholder Homes of £10,542,694
- Phase 3 – Garages of £467,508

11.74 In summary, a total BLV of £28,807,514 has been assumed, profiled in as set out above.

12 APPRAISAL RESULTS

12.1 The results of the FVA are included in the table below. The Proposed Development appraisal is provided at **Appendix 26**.

Scheme	Profit Target	Profit Output	Surplus/(deficit)
Proposed Development	15.30%	4.46%	-10.84%

12.2 The FVA illustrates that on a present-day basis, the proposed development would deliver a profit return of 4.46 per cent of GDV against a target profit of 15.30 per cent on a present-day basis meaning that the proposed development is financially unviable. Growth in values or cost savings are required to deliver a technically viable scheme in accordance with the PPG.

Sensitivity analysis

12.3 The RICS Professional Statement titled ‘Financial Viability in Planning: Conduct and Reporting’ requires the use of sensitivity testing to consider the impact of changes in inputs on overall scheme viability.

12.4 Whilst the results set out above demonstrate the scheme is currently unviable, DS2 has undertaken sensitivity analysis to reflect variations in both the build costs and the expectation of residential revenue to illustrate how the scheme is deliverable. DS2 has varied the sales values by +/- 5% increments and varied the construction costs by +/- 5% increments which produces the following results.

Market Residential Sales Value					
Con. Costs	-10%	-5%	0%	+5%	+10%
-10%	4.60%	8.84%	12.74%	16.34%	19.62%
-5%	0.03%	4.52%	8.61%	12.36%	15.84%
0%	-4.72%	0.15%	4.46%	8.39%	12.01%
+5%	-9.46%	-4.39%	0.26%	4.40%	8.18%
+10%	-14.21%	-8.94%	-4.10%	0.36%	4.34%

12.5 The sensitivity analysis demonstrates that through a combination of changes to the sales and build cost inputs over the life of the Proposed Development, there is the potential for a significant improvement in the residual profit, however it also indicates that if costs are higher than expected and sales values do not increase, the development will be even less viable.

13 CONCLUSIONS

- 13.1 The Proposed Development provides 452 high quality homes with a provision of 49 per cent affordable by unit or 43 per cent affordable by habitable room. The Proposed Development will also incorporate 9,106 sq ft GIA of commercial floor space consisting of 7,707 sq ft GIA (716sq m) space of community space and 1,399 sq ft (130sq m) GIA of Maker labs.
- 13.2 The proposed tenure split is 75 per cent low-cost rented homes and 25 per cent intermediate housing, measured by unit (or 74 per cent low cost rent and 26 per cent intermediate by habitable room).
- 13.3 The results at Section 12 of this FVA demonstrate that the scheme is delivering the maximum reasonable amount of planning obligations, including affordable housing.
- 13.4 Notwithstanding these conclusions, the applicant has committed to the proposed planning obligations package, including 49 per cent affordable housing.
- 13.5 The Applicant is taking a commercial view, at their risk, to bring forward the development. However, policy and guidance indicate that developers can receive a reasonable level of return to reflect the risks associated with bringing forward land for redevelopment. As such, any improvements in the current viability position through negotiation or otherwise, would serve to 'bridge the viability gap' in the first instance, as opposed to providing additional planning obligations and / or affordable housing.
- 13.6 We would be happy to meet with LBRuT and its appointed advisors to discuss or expand upon any points contained within this submission.

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DATE: April 2022

APPENDIX ONE – Contextual Plan



APPENDIX TWO – Accommodation Schedule/ Area Schedule (NIA)



Plot Schedule

	Flat Number			Tenure (ARR) (ARA) (STR) (LLR) (S/O) (MS)	Type Ref	Flat (F) House (H)	No. of Bedrooms	No. of Inhabitants	Habitable Rooms	Approved Document M Compliance (accessibility)	Ensuite	Dual/Triple Aspect	Private Amenity Space	m ² Amenity Area	Unit Area			
	Block	Floor	Plot Number												Size sq.m Ground Floor	Size sq.m Upper Floors	Size sq.m Total	Size sq.ft
1	A	0	A-0-1	ARR	3B5P	F	3	5	4	M4(2)	No	Yes	Yes	13.8	87.5	0	87.5	941.8
2	A	0	A-0-2	ARR	3B5P	F	3	5	4	M4(2)	No	Yes	Yes	13.8	87.5	0	87.5	941.8
3	A	1	A-1-1	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6.4	50.9	0	50.9	547.9
4	A	1	A-1-2	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	7.4	70.4	0	70.4	757.8
5	A	1	A-1-3	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	7.4	70.4	0	70.4	757.8
6	A	1	A-1-4	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6.4	50.9	0	50.9	547.9
7	A	2	A-2-1	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6.4	50.9	0	50.9	547.9
8	A	2	A-2-2	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	7.4	70.4	0	70.4	757.8
9	A	2	A-2-3	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	7.4	70.4	0	70.4	757.8
10	A	2	A-2-4	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6.4	50.9	0	50.9	547.9
11	A	3	A-3-1	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6.8	50.9	0	50.9	547.9
12	A	3	A-3-2	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	7.6	70.4	0	70.4	757.8
13	A	3	A-3-3	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	7.6	70.4	0	70.4	757.8
14	A	3	A-3-4	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6.8	50.9	0	50.9	547.9
15																		
16	B	0	B-0-1	ARR	3B5P	F	3	5	4	M4(2)	No	Yes	Yes	13.2	88.2	0	88.2	949.4
17	B	0	B-0-2	ARR	1B2P W	F	1	2	2	M4(3) Access.	No	Yes	Yes	8.1	70.3	0	70.3	756.7
18	B	0	B-0-3	ARR	3B5P	F	3	5	4	M4(2)	No	Yes	Yes	8.4	90	0	90	968.8
19	B	1	B-1-1	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.1	53.5	0	53.5	575.9
20	B	1	B-1-2	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	8.1	70.3	0	70.3	756.7
21	B	1	B-1-3	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.8	0	50.8	546.8
22	B	1	B-1-4	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.8	0	50.8	546.8
23	B	1	B-1-5	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	8.1	70.3	0	70.3	756.7
24	B	1	B-1-6	ARR	3B5P	F	3	5	4	M4(2)	No	Yes	Yes	8.4	90	0	90	968.8
25	B	2	B-2-1	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.1	53.8	0	53.8	579.1
26	B	2	B-2-2	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	8.1	70.3	0	70.3	756.7
27	B	2	B-2-3	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.8	0	50.8	546.8
28	B	2	B-2-4	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.8	0	50.8	546.8
29	B	2	B-2-5	L	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	8.1	70.3	0	70.3	756.7
30	B	2	B-2-6	L	3B5P	F	3	5	4	M4(2)	No	Yes	Yes	8.4	90	0	90	968.8
31	B	3	B-3-1	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.1	53.5	0	53.5	575.9
32	B	3	B-3-2	L	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	8.1	70.3	0	70.3	756.7
33	B	3	B-3-3	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.8	0	50.8	546.8
34	B	3	B-3-4	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.8	0	50.8	546.8
35	B	3	B-3-5	L	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	8.1	70.3	0	70.3	756.7
36	B	3	B-3-6	L	3B5P	F	3	5	4	M4(2)	No	Yes	Yes	8.4	90	0	90	968.8
37																		0.0
38	C	0	C-0-1	ARA	3B4P W	F	3	4	4	M4(3) Access.	No	Yes	Yes	8.5	100.6	0	100.6	1082.8
39	C	0	C-0-2	ARA	2B3P W	F	2	3	3	M4(3) Access.	No	Yes	Yes	7.9	80	0	80	861.1
40	C	0	C-0-3	ARA	2B3P W	F	2	3	3	M4(3) Access.	No	Yes	Yes	7.9	80.1	0	80.1	862.2
41	C	0	C-0-4	LLR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	10.8	74.1	0	74.1	797.6
42	C	0	C-0-5	S/O	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.5	54.7	0	54.7	588.8
43	C	1	C-1-1	S/O	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	7	74	0	74	796.5
44	C	1	C-1-2	LLR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	7.9	73.3	0	73.3	789.0
45	C	1	C-1-3	S/O	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.8	50.1	0	50.1	539.3
46	C	1	C-1-4	S/O	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.8	50	0	50	538.2
47	C	1	C-1-5	LLR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	7.9	73.4	0	73.4	790.1
48	C	1	C-1-6	ARA	2B3P W	F	2	3	3	M4(3) Access.	No	Yes	Yes	7	74.2	0	74.2	798.7
49	C	1	C-1-7	LLR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50	0	50	538.2
50	C	1	C-1-8	LLR	1B2P W	F	1	2	2	M4(3) Adapt.	No	Yes	Yes	5	63.3	0	63.3	681.4
51	C	2	C-2-1	S/O	2B3P W	F	2	3	3	M4(3) Adapt.	Yes	Yes	Yes	7	74	0	74	796.5
52	C	2	C-2-2	S/O	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7.9	73.3	0	73.3	789.0
53	C	2	C-2-3	ARA	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.8	50.1	0	50.1	539.3
54	C	2	C-2-4	ARA	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.8	50	0	50	538.2
55	C	2	C-2-5	ARA	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	7.9	73.4	0	73.4	790.1
56	C	2	C-2-6	ARA	2B3P W	F	2	3	3	M4(3) Access.	No	Yes	Yes	7	74.2	0	74.2	798.7
57	C	2	C-2-7	LLR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50	0	50	538.2
58	C	2	C-2-8	ARA	1B2P W	F	1	2	2	M4(3) Access.	Yes	Yes	Yes	5	63.4	0	63.4	682.4
59	C	3	C-3-1	S/O	2B3P W	F	2	3	3	M4(3) Adapt.	Yes	Yes	Yes	7	74	0	74	796.5
60	C	3	C-3-2	S/O	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7.9	73.3	0	73.3	789.0
61	C	3	C-3-3	ARA	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.8	50.1	0	50.1	539.3
62	C	3	C-3-4	ARA	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.8	50	0	50	538.2
63	C	3	C-3-5	ARA	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	7.9	73.4	0	73.4	790.1
64	C	3	C-3-6	ARA	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	7	74.2	0	74.2	798.7
65	C	3	C-3-7	LLR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50	0	50	538.2
66	C	3	C-3-8	ARA	1B2P W	F	1	2	2	M4(3) Access.	Yes	Yes	Yes	5	63.4	0	63.4	682.4
67	C	4	C-4-1	S/O	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	74	0	74	796.5
68	C	4	C-4-2	S/O	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7.9	73.3	0	73.3	789.0
69	C	4	C-4-3	LLR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.8	50.1	0	50.1	539.3
70	C	4	C-4-4	LLR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.8	50	0	50	538.2
71	C	4	C-4-5	ARA	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	7.9	73.4	0	73.4	790.1
72	C	4	C-4-6	ARA	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	7	74.2	0	74.2	798.7
73	C	4	C-4-7	LLR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50	0	50	538.2
74	C	4	C-4-8	S/O	1B2P W	F	1	2	2	M4(3) Adapt.	Yes	Yes	Yes	5	63.4	0	63.4	682.4
75	C	5	C-5-1	ARA	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	28.9	70.1	0	70.1	754.5
76	C	5	C-5-2	ARA	3B5P	F	3	5	4	M4(2)	No	Yes	Yes	67.9	88.3	0	88.3	950.5
77	C	5	C-5-3	S/O	2B4P	F	2	4	3	M4(2)	Yes	No	Yes	33.1	70.5	0	70.5	758.9
78	C	5	C-5-4	ARA	3B5P	F	3	5	4	M4(2)	No	Yes	Yes	69.1	88.3	0	88.3	950.5
79																		0.0
80	D	0	D-0-1	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	7.6	70.4	0	70.4	757.8
81	D	0	D-0-2	ARR	3B5P	F	3	5	4	M4(2)	No	Yes	Yes	11.1	89.5	0	89.5	963.4
82	D	0	D-0-3	ARR	3B6P	F	3	6	4	M4(2)	No	Yes	Yes	13	99	0	99	1065.6
83	D	1	D-1-1	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	7.6	70.4	0	70.4	757.8
84	D	1	D-1-2	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.4	51.4	0	51.4	553.3
85	D	1	D-1-3	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5.4	50.6	0	50.6	544.7
86	D	1	D-1-4	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5.4	50.6	0	50.6	544.7



Plot Schedule

	Flat Number			Tenure (ARR) (ARA) (STR) (LLR) (S/O) (MS)	Type Ref	Flat (F) House (H)	No. of Bedrooms	No. of Inhabitants	Habitable Rooms	Approved Document M Compliance (accessibility)	Ensuite	Dual/Triple Aspect	Private Amenity Space	m ²	Unit Area			
	Block	Floor	Plot Number												Amenity Area	Size sq.m Ground Floor	Size sq.m Upper Floors	Size sq.m Total
87	D	1	D-1-5	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.4	51.4	0	51.4	553.3
88	D	1	D-1-6	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	7.6	70.4	0	70.4	757.8
89	D	2	D-2-1	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	7.6	70.4	0	70.4	757.8
90	D	2	D-2-2	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.4	51.4	0	51.4	553.3
91	D	2	D-2-3	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5.4	50.6	0	50.6	544.7
92	D	2	D-2-4	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5.4	50.6	0	50.6	544.7
93	D	2	D-2-5	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.4	51.4	0	51.4	553.3
94	D	2	D-2-6	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	7.6	70.4	0	70.4	757.8
95	D	3	D-3-1	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	8.5	70.4	0	70.4	757.8
96	D	3	D-3-2	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.4	51.4	0	51.4	553.3
97	D	3	D-3-3	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5.4	50.6	0	50.6	544.7
98	D	3	D-3-4	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5.4	50.6	0	50.6	544.7
99	D	3	D-3-5	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.4	51.4	0	51.4	553.3
100	D	3	D-3-6	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	8.5	70.4	0	70.4	757.8
101																		0.0
102	E	0	E-0-1	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	8	72.6	0	72.6	781.5
103	E	0	E-0-2	MS	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	7	78	0	78	839.6
104	E	0	E-0-3	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.3	50.3	0	50.3	541.4
105	E	0	E-0-4	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	9.2	75.5	0	75.5	812.7
106	E	0	E-0-5	MS	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	7	78	0	78	839.6
107	E	1	E-1-1	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	72.6	0	72.6	781.5
108	E	1	E-1-2	MS	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	7	78	0	78	839.6
109	E	1	E-1-3	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.3	50.3	0	50.3	541.4
110	E	1	E-1-4	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.9	0	50.9	547.9
111	E	1	E-1-5	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.3	50.3	0	50.3	541.4
112	E	1	E-1-6	MS	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	7	78	0	78	839.6
113	E	1	E-1-7	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	72.6	0	72.6	781.5
114	E	2	E-2-1	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	72.6	0	72.6	781.5
115	E	2	E-2-2	MS	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	7	78	0	78	839.6
116	E	2	E-2-3	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.3	50.3	0	50.3	541.4
117	E	2	E-2-4	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.9	0	50.9	547.9
118	E	2	E-2-5	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.3	50.3	0	50.3	541.4
119	E	2	E-2-6	MS	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	7	78	0	78	839.6
120	E	2	E-2-7	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	72.6	0	72.6	781.5
121	E	3	E-3-1	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	72.6	0	72.6	781.5
122	E	3	E-3-2	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	75.2	0	75.2	809.4
123	E	3	E-3-3	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.3	50.3	0	50.3	541.4
124	E	3	E-3-4	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.9	0	50.9	547.9
125	E	3	E-3-5	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.3	50.3	0	50.3	541.4
126	E	3	E-3-6	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	75.2	0	75.2	809.4
127	E	3	E-3-7	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	72.6	0	72.6	781.5
128	E	4	E-4-1	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	72.6	0	72.6	781.5
129	E	4	E-4-2	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	75.2	0	75.2	809.4
130	E	4	E-4-3	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.3	50.3	0	50.3	541.4
131	E	4	E-4-4	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.9	0	50.9	547.9
132	E	4	E-4-5	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.3	50.3	0	50.3	541.4
133	E	4	E-4-6	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	75.2	0	75.2	809.4
134	E	4	E-4-7	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	72.6	0	72.6	781.5
135	E	5	E-5-1	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	40.4	52.5	0	52.5	565.1
136	E	5	E-5-2	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	35.6	53.5	0	53.5	575.9
137	E	5	E-5-3	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	11.8	50.2	0	50.2	540.3
138	E	5	E-5-4	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	40.7	77.4	0	77.4	833.1
139	E	5	E-5-5	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	40.5	53.3	0	53.3	573.7
140																		0.0
141	F	0	F-0-1	MS	H04 4B7P	H	4	7	6	M4(2)	Yes	Yes	Yes	64	50.9	115.8	166.8	1795.4
142	F	0	F-0-2	MS	H04 4B7P	H	4	7	6	M4(2)	Yes	Yes	Yes	64	51	115.8	166.8	1795.4
143	F	0	F-0-3	MS	H04 4B7P	H	4	7	6	M4(2)	Yes	Yes	Yes	64	51	115.8	166.8	1795.4
144	F	0	F-0-4	MS	H04 4B7P	H	4	7	6	M4(2)	Yes	Yes	Yes	64	51	115.8	166.8	1795.4
145																		0.0
146	G	0	G-0-1	MS	H02 4B8P	H	4	8	6	M4(2)	Yes	Yes	Yes	58.2	55.2	114.2	169.4	1823.4
147	G	0	G-0-2	MS	H02 4B8P	H	4	8	6	M4(2)	Yes	Yes	Yes	58.2	55.2	114.2	169.4	1823.4
148	G	0	G-0-3	MS	H02 4B8P	H	4	8	6	M4(2)	Yes	Yes	Yes	58.2	55.2	114.2	169.4	1823.4
149	G	0	G-0-4	MS	H02 4B8P	H	4	8	6	M4(2)	Yes	Yes	Yes	58.2	55.2	114.2	169.4	1823.4
150	G	0	G-0-5	MS	H02 4B8P	H	4	8	6	M4(2)	Yes	Yes	Yes	58.2	55.2	114.2	169.4	1823.4
151	G	0	G-0-6	MS	H02 4B8P	H	4	8	6	M4(2)	Yes	Yes	Yes	58.2	55.2	114.2	169.4	1823.4
152	G	0	G-0-7	MS	H02 4B8P	H	4	8	6	M4(2)	Yes	Yes	Yes	58.2	55.2	114.2	169.4	1823.4
153																		0.0
154	H	0	H-0-1	MS	H03 5B9P	H	5	9	7	M4(2)	Yes	Yes	Yes	81.5	51.7	162.3	213.9	2302.4
155	H	0	H-0-2	MS	H03 5B9P	H	5	9	7	M4(2)	Yes	Yes	Yes	81.5	51.7	162.2	213.9	2302.4
156	H	0	H-0-3	MS	H03 5B9P	H	5	9	7	M4(2)	Yes	Yes	Yes	81.5	51.7	162.2	213.9	2302.4
157	H	0	H-0-4	MS	H03 5B9P	H	5	9	7	M4(2)	Yes	Yes	Yes	81.5	51.7	162.2	213.9	2302.4
158																		0.0
159	I	0	I-0-1	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	8	72.6	0	72.6	781.5
160	I	0	I-0-2	MS	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	7	78	0	78	839.6
161	I	0	I-0-3	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.3	50.3	0	50.3	541.4
162	I	0	I-0-4	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	8.3	75.5	0	75.5	812.7
163	I	0	I-0-5	MS	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	7	78	0	78	839.6
164	I	1	I-1-1	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	72.6	0	72.6	781.5
165	I	1	I-1-2	MS	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	7	78	0	78	839.6
166	I	1	I-1-3	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.3	50.3	0	50.3	541.4
167	I	1	I-1-4	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.9	0	50.9	547.9
168	I	1	I-1-5	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.3	50.3	0	50.3	541.4
169	I	1	I-1-6	MS	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	7	78	0	78	839.6
170	I	1	I-1-7	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	72.6	0	72.6	781.5
171	I	2	I-2-1	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	72.6	0	72.6	781.5
172	I	2	I-2-2	MS	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	7	78	0	78	839.6
173	I	2	I-2-3	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.3				



Plot Schedule

Flat Number	Block	Floor	Plot Number	Tenure (ARR) (ARA) (STR) (LLR) (S/O) (MS)	Type Ref	Flat (F) House (H)	No. of Bedrooms	No. of Inhabitants	Habitable Rooms	Approved Document M Compliance (accessibility)	Ensuite	Dual/Triple Aspect	Private Amenity Space	m ²		Unit Area			
														Amenity Area	Size sq.m Ground Floor	Size sq.m Upper Floors	Size sq.m Total	Size sq.ft	
179	I	3	I-3-2	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	75.2	0	75.2	809.4	
180	I	3	I-3-3	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.3	50.3	0	50.3	541.4	
181	I	3	I-3-4	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.9	0	50.9	547.9	
182	I	3	I-3-5	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.3	50.3	0	50.3	541.4	
183	I	3	I-3-6	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	75.2	0	75.2	809.4	
184	I	3	I-3-7	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	72.6	0	72.6	781.5	
185	I	4	I-4-1	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	72.6	0	72.6	781.5	
186	I	4	I-4-2	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	75.2	0	75.2	809.4	
187	I	4	I-4-3	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.3	50.3	0	50.3	541.4	
188	I	4	I-4-4	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.9	0	50.9	547.9	
189	I	4	I-4-5	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.3	50.3	0	50.3	541.4	
190	I	4	I-4-6	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	75.2	0	75.2	809.4	
191	I	4	I-4-7	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	72.6	0	72.6	781.5	
192	I	5	I-5-1	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	40.4	52.5	0	52.5	565.1	
193	I	5	I-5-2	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	35.6	53.5	0	53.5	575.9	
194	I	5	I-5-3	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	11.8	50.2	0	50.2	540.3	
195	I	5	I-5-4	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	40.7	77.4	0	77.4	833.1	
196	I	5	I-5-5	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	40.5	53.3	0	53.3	573.7	
197																		0.0	
198	J	0	J-0-1	MS	H03 5B9P	H	5	9	7	M4(2)	Yes	Yes	Yes	81.5	51.7	162.3	213.9	2302.4	
199	J	0	J-0-2	MS	H03 5B9P	H	5	9	7	M4(2)	Yes	Yes	Yes	81.5	51.7	162.2	213.9	2302.4	
200	J	0	J-0-3	MS	H03 5B9P	H	5	9	7	M4(2)	Yes	Yes	Yes	81.5	51.7	162.2	213.9	2302.4	
201	J	0	J-0-4	MS	H03 5B9P	H	5	9	7	M4(2)	Yes	Yes	Yes	81.5	51.7	162.2	213.9	2302.4	
202																		0.0	
203	K	0	K-0-1	MS	H02 4B8P	H	4	8	6	M4(2)	Yes	Yes	Yes	58.2	55.2	114.2	169.4	1823.4	
204	K	0	K-0-2	MS	H02 4B8P	H	4	8	6	M4(2)	Yes	Yes	Yes	58.2	55.2	114.2	169.4	1823.4	
205	K	0	K-0-3	MS	H02 4B8P	H	4	8	6	M4(2)	Yes	Yes	Yes	58.2	55.2	114.2	169.4	1823.4	
206	K	0	K-0-4	MS	H02 4B8P	H	4	8	6	M4(2)	Yes	Yes	Yes	58.2	55.2	114.2	169.4	1823.4	
207	K	0	K-0-5	MS	H02 4B8P	H	4	8	6	M4(2)	Yes	Yes	Yes	58.2	55.2	114.2	169.4	1823.4	
208	K	0	K-0-6	MS	H02 4B8P	H	4	8	6	M4(2)	Yes	Yes	Yes	58.2	55.2	114.2	169.4	1823.4	
209	K	0	K-0-7	MS	H02 4B8P	H	4	8	6	M4(2)	Yes	Yes	Yes	58.2	55.2	114.2	169.4	1823.4	
210																			
211	L	0	L-0-1	MS	H04 4B7P	H	4	7	6	M4(2)	Yes	Yes	Yes	64	50.9	115.8	166.8	1795.4	
212	L	0	L-0-2	MS	H04 4B7P	H	4	7	6	M4(2)	Yes	Yes	Yes	64	51	115.8	166.8	1795.4	
213	L	0	L-0-3	MS	H04 4B7P	H	4	7	6	M4(2)	Yes	Yes	Yes	64	51	115.8	166.8	1795.4	
214	L	0	L-0-4	MS	H04 4B7P	H	4	7	6	M4(2)	Yes	Yes	Yes	64	51	115.8	166.8	1795.4	
215																			
216	M	0	M-0-1	ARR	3B5P W	F	3	5	4	M4(3) Access.	No	Yes	Yes	16.1	109.1	0	109.1	1174.3	
217	M	0	M-0-2	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6	50.9	0	50.9	547.9	
218	M	0	M-0-3	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6	50.9	0	50.9	547.9	
219	M	0	M-0-4	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	9	50.5	0	50.5	543.6	
220	M	0	M-0-5	ARR	1B2P W	F	1	2	2	M4(3) Access.	No	Yes	Yes	8.7	70.7	0	70.7	761.0	
221	M	0	M-0-6	ARR	2B3P W	F	2	3	3	M4(3) Access.	No	Yes	Yes	8.7	75	0	75	807.3	
222	M	1	M-1-1	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50.3	0	50.3	541.4	
223	M	1	M-1-2	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50.5	0	50.5	543.6	
224	M	1	M-1-3	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6.6	50.5	0	50.5	543.6	
225	M	1	M-1-4	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6	50.9	0	50.9	547.9	
226	M	1	M-1-5	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5.2	50.6	0	50.6	544.7	
227	M	1	M-1-6	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6	50.9	0	50.9	547.9	
228	M	1	M-1-7	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	8.4	50.5	0	50.5	543.6	
229	M	1	M-1-8	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6.6	50.5	0	50.5	543.6	
230	M	1	M-1-9	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	8.7	70.7	0	70.7	761.0	
231	M	1	M-1-10	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	8.7	75	0	75	807.3	
232	M	2	M-2-1	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50.3	0	50.3	541.4	
233	M	2	M-2-2	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50.5	0	50.5	543.6	
234	M	2	M-2-3	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6.5	50.5	0	50.5	543.6	
235	M	2	M-2-4	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6	50.9	0	50.9	547.9	
236	M	2	M-2-5	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5.2	50.6	0	50.6	544.7	
237	M	2	M-2-6	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6	50.9	0	50.9	547.9	
238	M	2	M-2-7	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	8.4	50.5	0	50.5	543.6	
239	M	2	M-2-8	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6.5	50.5	0	50.5	543.6	
240	M	2	M-2-9	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	8.7	70.7	0	70.7	761.0	
241	M	2	M-2-10	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	8.7	75	0	75	807.3	
242	M	3	M-3-1	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50.3	0	50.3	541.4	
243	M	3	M-3-2	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50.5	0	50.5	543.6	
244	M	3	M-3-3	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6.5	50.5	0	50.5	543.6	
245	M	3	M-3-4	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6	50.9	0	50.9	547.9	
246	M	3	M-3-5	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5.2	50.6	0	50.6	544.7	
247	M	3	M-3-6	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6	50.9	0	50.9	547.9	
248	M	3	M-3-7	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	8.4	50.5	0	50.5	543.6	
249	M	3	M-3-8	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6.5	50.5	0	50.5	543.6	
250	M	3	M-3-9	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	8.7	70.7	0	70.7	761.0	
251	M	3	M-3-10	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	8.7	75	0	75	807.3	
252	M	4	M-4-1	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50.3	0	50.3	541.4	
253	M	4	M-4-2	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50.5	0	50.5	543.6	
254	M	4	M-4-3	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6.5	50.5	0	50.5	543.6	
255	M	4	M-4-4	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6	50.9	0	50.9	547.9	
256	M	4	M-4-5	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5.2	50.6	0	50.6	544.7	
257	M	4	M-4-6	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6	50.9	0	50.9	547.9	
258	M	4	M-4-7	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	8.4	50.5	0	50.5	543.6	
259	M	4	M-4-8	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6.5	50.5	0	50.5	543.6	
260	M	4	M-4-9	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	8.7	70.7	0	70.7	761.0	
261	M	4	M-4-10	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	8.7	75	0	75	807.3	
262	M	5	M-5-1	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	37.4	50.9	0	50.9	547.9	
263	M	5	M-5-2	ARR	2B4P	F	2	4	3	M4(2)	No	No	Yes	26.4	74.8	0	74.8	805.1	
264	M	5	M-5-3	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	11.8	50.1	0	50.1	539.3	
265	M	5	M-5-4	ARR															



Plot Schedule

Flat Number	Block	Floor	Plot Number	Tenure (ARR) (ARA) (STR) (LLR) (S/O) (MS)	Type Ref	Flat (F) House (H)	No. of Bedrooms	No. of Inhabitants	Habitable Rooms	Approved Document M Compliance (accessibility)	Ensuite	Dual/Triple Aspect	Private Amenity Space	m ²		Unit Area			
														Amenity Area	Size sq.m Ground Floor	Size sq.m Upper Floors	Size sq.m Total	Size sq.ft	
271	N	0	N-0-3	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50.4	0	50.4	542.5	
272	N	1	N-1-1	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6.1	51	0	51	549.0	
273	N	1	N-1-2	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50.4	0	50.4	542.5	
274	N	1	N-1-3	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.6	0	50.6	544.7	
275	N	1	N-1-4	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50.4	0	50.4	542.5	
276	N	1	N-1-5	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6.1	51	0	51	549.0	
277	N	2	N-2-1	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6.1	51	0	51	549.0	
278	N	2	N-2-2	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50.4	0	50.4	542.5	
279	N	2	N-2-3	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.6	0	50.6	544.7	
280	N	2	N-2-4	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50.4	0	50.4	542.5	
281	N	2	N-2-5	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	6.1	51	0	51	549.0	
282	N	3	N-3-1	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.9	51	0	51	549.0	
283	N	3	N-3-2	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50.4	0	50.4	542.5	
284	N	3	N-3-3	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.6	0	50.6	544.7	
285	N	3	N-3-4	ARA	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50.4	0	50.4	542.5	
286	N	3	N-3-5	ARA	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.9	51	0	51	549.0	
287																			
288	O	0	O-0-1	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	9	50.1	0	50.1	539.3	
289	O	0	O-0-2	ARR	1B2P W	F	1	2	2	M4(3) Access.	No	No	Yes	14.4	71.2	0	71.2	766.4	
290	O	0	O-0-3	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	9	50.1	0	50.1	539.3	
291	O	1	O-1-1	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	9	70.2	0	70.2	755.6	
292	O	1	O-1-2	ARR	2B4P	F	2	4	3	M4(2)	No	No	Yes	14.4	71.3	0	71.3	767.5	
293	O	1	O-1-3	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	9	70.2	0	70.2	755.6	
294	O	2	O-2-1	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	9	70.2	0	70.2	755.6	
295	O	2	O-2-2	ARR	2B4P	F	2	4	3	M4(2)	No	No	Yes	14.1	71.3	0	71.3	767.5	
296	O	2	O-2-3	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	9	70.2	0	70.2	755.6	
297	O	3	O-3-1	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	9.2	70.2	0	70.2	755.6	
298	O	3	O-3-2	ARR	2B4P	F	2	4	3	M4(2)	No	No	Yes	14.1	71.3	0	71.3	767.5	
299	O	3	O-3-3	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	9.2	70.2	0	70.2	755.6	
300																			
301	P	0	P-0-1	MS	H01 4B7P	H	4	7	5	M4(2)	Yes	Yes	Yes	57.3	55.3	101	156.3	1682.4	
302	P	0	P-0-2	MS	H01 4B7P	H	4	7	5	M4(2)	Yes	Yes	Yes	57.3	55.3	101	156.3	1682.4	
303	P	0	P-0-3	MS	H01 4B7P	H	4	7	5	M4(2)	Yes	Yes	Yes	57.3	55.3	101	156.3	1682.4	
304	P	0	P-0-4	MS	H01 4B7P	H	4	7	5	M4(2)	Yes	Yes	Yes	57.3	55.3	101	156.3	1682.4	
305	P	0	P-0-5	MS	H01 4B7P	H	4	7	5	M4(2)	Yes	Yes	Yes	57.3	55.3	101	156.3	1682.4	
306	P	0	P-0-6	MS	H01 4B7P	H	4	7	5	M4(2)	Yes	Yes	Yes	57.3	55.5	101	156.5	1684.6	
307																			
308	Q	0	Q-0-1	MS	H01 4B7P	H	4	7	5	M4(2)	Yes	Yes	Yes	57.3	55.3	101	156.3	1682.4	
309	Q	0	Q-0-2	MS	H01 4B7P	H	4	7	5	M4(2)	Yes	Yes	Yes	57.3	55.3	101	156.3	1682.4	
310	Q	0	Q-0-3	MS	H01 4B7P	H	4	7	5	M4(2)	Yes	Yes	Yes	57.3	55.3	101	156.3	1682.4	
311	Q	0	Q-0-4	MS	H01 4B7P	H	4	7	5	M4(2)	Yes	Yes	Yes	57.3	55.3	101	156.3	1682.4	
312	Q	0	Q-0-5	MS	H01 4B7P	H	4	7	5	M4(2)	Yes	Yes	Yes	57.3	55.3	101	156.3	1682.4	
313	Q	0	Q-0-6	MS	H01 4B7P	H	4	7	5	M4(2)	Yes	Yes	Yes	57.3	55.5	101	156.5	1684.6	
314																			
315	R	0	R-0-1	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	7.2	57.7	0	57.7	621.1	
316	R	0	R-0-2	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	7.2	53.6	0	53.6	576.9	
317	R	0	R-0-3	MS	1B1P	F	1	1	1	M4(2)	No	Yes	Yes	13.4	39.1	0	39.1	420.9	
318	R	0	R-0-4	MS	1B1P	F	1	1	1	M4(2)	No	Yes	Yes	13.4	40.1	0	40.1	431.6	
319	R	1	R-1-1	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	7.2	53.6	0	53.6	576.9	
320	R	1	R-1-2	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	13.4	72.1	0	72.1	776.1	
321	R	1	R-1-3	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	13.4	71.9	0	71.9	773.9	
322	R	1	R-1-4	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7.2	71.7	0	71.7	771.8	
323	R	2	R-2-1	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	7.2	53.6	0	53.6	576.9	
324	R	2	R-2-2	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	13.4	72.1	0	72.1	776.1	
325	R	2	R-2-3	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	13.4	71.9	0	71.9	773.9	
326	R	2	R-2-4	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7.2	71.7	0	71.7	771.8	
327	R	3	R-3-1	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	7.2	53.6	0	53.6	576.9	
328	R	3	R-3-2	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	13.4	72.1	0	72.1	776.1	
329	R	3	R-3-3	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	13.4	71.9	0	71.9	773.9	
330	R	3	R-3-4	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7.2	71.7	0	71.7	771.8	
331	R	4	R-4-1	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	7.2	53.6	0	53.6	576.9	
332	R	4	R-4-2	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	13.4	72.1	0	72.1	776.1	
333	R	4	R-4-3	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	13.4	71.9	0	71.9	773.9	
334	R	4	R-4-4	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7.2	71.7	0	71.7	771.8	
335																			
336	S	0	S-0-1	S/O	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	12.1	52.9	0	52.9	569.4	
337	S	0	S-0-2	S/O	1B2P W	F	1	2	2	M4(3) Adapt.	No	Yes	Yes	10.7	69.3	0	69.3	745.9	
338	S	0	S-0-3	S/O	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	7.9	80	0	80	861.1	
339	S	0	S-0-4	S/O	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	7.9	78.9	0	78.9	849.3	
340	S	0	S-0-5	S/O	3B4P W	F	3	4	4	M4(3) Adapt.	No	Yes	Yes	30.5	101.5	0	101.5	1092.5	
341	S	1	S-1-1	MS	2B3P W	F	2	4	3	M4(3) Adapt.	Yes	Yes	Yes	7	74	0	74	796.5	
342	S	1	S-1-2	MS	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	7.9	73.4	0	73.4	790.1	
343	S	1	S-1-3	S/O	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.8	50	0	50	538.2	
344	S	1	S-1-4	S/O	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.8	50	0	50	538.2	
345	S	1	S-1-5	S/O	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7.9	73.4	0	73.4	790.1	
346	S	1	S-1-6	S/O	2B4P	F	2	3	3	M4(2)	No	Yes	Yes	7	74.6	0	74.6	803.0	
347	S	1	S-1-7	S/O	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50.1	0	50.1	539.3	
348	S	1	S-1-8	S/O	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	70	0	70	753.5	
349	S	2	S-2-1	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	74	0	74	796.5	
350	S	2	S-2-2	MS	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	7.9	73.4	0	73.4	790.1	
351	S	2	S-2-3	S/O	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.8	50	0	50	538.2	
352	S	2	S-2-4	S/O	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.8	50	0	50	538.2	
353	S	2	S-2-5	S/O	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7.9	73.4	0	73.4	790.1	
354	S	2	S-2-6	S/O	2B4P	F	2	3	3	M4(2)	No	Yes	Yes	7	74.6	0	74.6	803.0	
355	S	2	S-2-7	S/O	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50.1	0	50.1	539.3	
356	S	2	S-2-8	S/O	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	70	0	70	753.5	
357	S	3	S-3-1	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	74	0	74	796.5	



Plot Schedule

Flat Number	Block	Floor	Plot Number	Tenure (ARR) (ARA) (STR) (LLR) (S/O) (MS)	Type Ref	Flat (F) House (H)	No. of Bedrooms	No. of Inhabitants	Habitable Rooms	Approved Document M Compliance (accessibility)	Ensuite	Dual/Triple Aspect	Private Amenity Space	m ²	Unit Area			
															Amenity Area	Size sq.m Ground Floor	Size sq.m Upper Floors	Size sq.m Total
359	S	3	S-3-3	S/O	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.8	50	0	50	538.2
360	S	3	S-3-4	S/O	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.8	50	0	50	538.2
361	S	3	S-3-5	S/O	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7.9	73.4	0	73.4	790.1
362	S	3	S-3-6	S/O	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	74.6	0	74.6	803.0
363	S	3	S-3-7	S/O	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50.1	0	50.1	539.3
364	S	3	S-3-8	S/O	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	70	0	70	753.5
365	S	4	S-4-1	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	74	0	74	796.5
366	S	4	S-4-2	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7.9	73.4	0	73.4	790.1
367	S	4	S-4-3	S/O	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.8	50	0	50	538.2
368	S	4	S-4-4	S/O	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.8	50	0	50	538.2
369	S	4	S-4-5	S/O	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7.9	73.4	0	73.4	790.1
370	S	4	S-4-6	S/O	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	74.6	0	74.6	803.0
371	S	4	S-4-7	S/O	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	50.1	0	50.1	539.3
372	S	4	S-4-8	S/O	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	70	0	70	753.5
373	S	5	S-5-1	S/O	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	28.4	74.3	0	74.3	799.8
374	S	5	S-5-2	S/O	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	23.3	50.5	0	50.5	543.6
375	S	5	S-5-3	S/O	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	23.3	52	0	52	559.7
376	S	5	S-5-4	S/O	2B4P	F	2	4	3	M4(2)	Yes	No	Yes	32.1	71.7	0	71.7	771.8
377	S	5	S-5-5	S/O	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	23.7	52	0	52	559.7
378	S	5	S-5-6	S/O	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	23.5	50.6	0	50.6	544.7
379																		
380	TU	0	T-0-1	L	1B2P	F	1	2	2	M4(2)	No	No	Yes	5.2	50.9	0	50.9	547.9
381	TU	0	T-0-2	L	3B5P	F	3	5	4	M4(2)	Yes	Yes	Yes	21.9	87.1	0	87.1	937.5
382	TU	0	T-0-3	L	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	6.7	74.3	0	74.3	799.8
383	TU	1	T-1-1	L	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.3	50.1	0	50.1	539.3
384	TU	1	T-1-2	L	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	7.3	50.8	0	50.8	546.8
385	TU	1	T-1-3	L	1B2P	F	1	2	2	M4(2)	No	No	Yes	5.5	50.9	0	50.9	547.9
386	TU	1	T-1-4	L	1B2P	F	1	2	2	M4(2)	No	No	Yes	5.5	50.9	0	50.9	547.9
387	TU	1	T-1-5	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	52	0	52	559.7
388	TU	1	T-1-6	L	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	6.7	74.3	0	74.3	799.8
389	TU	2	T-2-1	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.3	50.1	0	50.1	539.3
390	TU	2	T-2-2	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	7.3	50.8	0	50.8	546.8
391	TU	2	T-2-3	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5.5	50.9	0	50.9	547.9
392	TU	2	T-2-4	L	1B2P	F	1	2	2	M4(2)	No	No	Yes	5.5	50.9	0	50.9	547.9
393	TU	2	T-2-5	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	52	0	52	559.7
394	TU	2	T-2-6	L	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	6.7	74.3	0	74.3	799.8
395	TU	3	T-3-1	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.3	50.1	0	50.1	539.3
396	TU	3	T-3-2	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	7	50.8	0	50.8	546.8
397	TU	3	T-3-3	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5.5	50.9	0	50.9	547.9
398	TU	3	T-3-4	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5.5	50.9	0	50.9	547.9
399	TU	3	T-3-5	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5	52	0	52	559.7
400	TU	3	T-3-6	L	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	7.3	74.3	0	74.3	799.8
401	TU	0	U-0-1	MS	2B4P W	F	2	4	3	M4(3) Adapt.	No	Yes	Yes	15.6	86.3	0	86.3	928.9
402	TU	0	U-0-2	MS	1B2P W	F	1	2	2	M4(3) Adapt.	No	Yes	Yes	15.6	65.4	0	65.4	704.0
403	TU	0	U-0-3	MS	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	16.4	82	0	82	882.6
404	TU	1	U-1-1	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	7.3	50.8	0	50.8	546.8
405	TU	1	U-1-2	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	9.1	70.2	0	70.2	755.6
406	TU	1	U-1-3	MS	2B4P	F	2	4	3	M4(2)	Yes	No	Yes	13.3	72.5	0	72.5	780.4
407	TU	1	U-1-4	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	9.1	70.2	0	70.2	755.6
408	TU	2	U-2-1	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	7.3	50.8	0	50.8	546.8
409	TU	2	U-2-2	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	9.1	70.2	0	70.2	755.6
410	TU	2	U-2-3	MS	2B4P	F	2	4	3	M4(2)	Yes	No	Yes	13.3	72.5	0	72.5	780.4
411	TU	2	U-2-4	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	9.1	70.2	0	70.2	755.6
412	TU	3	U-3-1	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	7	50.8	0	50.8	546.8
413	TU	3	U-3-2	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	9.2	70.2	0	70.2	755.6
414	TU	3	U-3-3	MS	2B4P	F	2	4	3	M4(2)	Yes	No	Yes	13.3	72.5	0	72.5	780.4
415	TU	3	U-3-4	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	9.2	70.2	0	70.2	755.6
416																		
417	V	0	V-0-1	L	2B3P W	F	2	3	3	M4(3) Adapt.	No	Yes	Yes	9.1	86.1	0	86.1	926.8
418	V	0	V-0-2	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	9.1	53.6	0	53.6	576.9
419	V	0	V-0-3	MS	1B2P W	F	1	2	2	M4(3) Adapt.	No	No	Yes	10.1	68.6	0	68.6	738.4
420	V	0	V-0-4	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.6	0	50.6	544.7
421	V	0	V-0-5	L	2B4P W	F	2	4	3	M4(3) Adapt.	No	Yes	Yes	7.7	95.8	0	95.8	1031.2
422	V	1	V-1-1	L	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.5	0	50.5	543.6
423	V	1	V-1-2	L	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	9.1	72.5	0	72.5	780.4
424	V	1	V-1-3	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	9.1	53.6	0	53.6	576.9
425	V	1	V-1-4	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5.1	50.3	0	50.3	541.4
426	V	1	V-1-5	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.6	0	50.6	544.7
427	V	1	V-1-6	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.6	0	50.6	544.7
428	V	1	V-1-7	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	7	51	0	51	549.0
429	V	1	V-1-8	L	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	71.2	0	71.2	766.4
430	V	2	V-2-1	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.5	0	50.5	543.6
431	V	2	V-2-2	L	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	9.1	72.5	0	72.5	780.4
432	V	2	V-2-3	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	9.1	53.6	0	53.6	576.9
433	V	2	V-2-4	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5.1	50.3	0	50.3	541.4
434	V	2	V-2-5	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.6	0	50.6	544.7
435	V	2	V-2-6	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.6	0	50.6	544.7
436	V	2	V-2-7	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	7	51	0	51	549.0
437	V	2	V-2-8	L	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	71.2	0	71.2	766.4
438	V	3	V-3-1	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.5	0	50.5	543.6
439	V	3	V-3-2	L	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	9.1	72.5	0	72.5	780.4
440	V	3	V-3-3	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	9.1	53.6	0	53.6	576.9
441	V	3	V-3-4	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5.1	50.3	0	50.3	541.4
442	V	3	V-3-5	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.6	0	50.6	544.7
443	V	3	V-3-6	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.6	0	50.6	544.7
444	V	3	V-3-7	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	7	51	0	51	549.0
445	V	3	V-3-8	L	2B4P	F	2	4	3	M4(2)	Yes</							



Plot Schedule

	Flat Number			Tenure (ARR) (ARA) (STR) (LLR) (S/O) (MS)	Type Ref	Flat (F) House (H)	No. of Bedrooms	No. of Inhabitants	Habitable Rooms	Approved Document M Compliance (accessibility)	Ensuite	Dual/Triple Aspect	Private Amenity Space	m ²		Unit Area			
	Block	Floor	Plot Number											Amenity Area	Size sq.m Ground Floor	Size sq.m Upper Floors	Size sq.m Total	Size sq.ft	
448	V	4	V-4-3	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	9.1	53.6	0	53.6	576.9	
449	V	4	V-4-4	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5.1	50.3	0	50.3	541.4	
450	V	4	V-4-5	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.6	0	50.6	544.7	
451	V	4	V-4-6	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.6	0	50.6	544.7	
452	V	4	V-4-7	MS	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	7	51	0	51	549.0	
453	V	4	V-4-8	L	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	7	71.2	0	71.2	766.4	
454	V	5	V-5-1	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	22.2	50.4	0	50.4	542.5	
455	V	5	V-5-2	MS	2B4P	F	2	4	3	M4(2)	Yes	Yes	Yes	58.9	76.5	0	76.5	823.4	
456	V	5	V-5-3	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	12.2	61.9	0	61.9	666.3	
457	V	5	V-5-4	MS	1B2P	F	1	2	2	M4(2)	No	No	Yes	9.9	50.1	0	50.1	539.3	
458	V	5	V-5-5	L	3B5P	F	3	5	4	M4(2)	Yes	Yes	Yes	48.8	86	0	86	925.7	
459																			
460	W	0	W-0-1	ARR	3B5P	F	3	5	4	M4(2)	No	Yes	Yes	8.1	87.1	0	87.1	937.5	
461	W	0	W-0-2	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	5.1	51.1	0	51.1	550.0	
462	W	1	W-1-1	ARR	3B5P	F	3	5	4	M4(2)	No	Yes	Yes	8.9	87.1	0	87.1	937.5	
463	W	1	W-1-2	L	1B1P	F	1	1	1	M4(2)	No	No	Yes	5	39.2	0	39.2	421.9	
464	W	1	W-1-3	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.7	0	50.7	545.7	
465	W	1	W-1-4	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	7.2	71	0	71	764.2	
466	W	2	W-2-1	ARR	3B5P	F	3	5	4	M4(2)	No	Yes	Yes	8.9	87.1	0	87.1	937.5	
467	W	2	W-2-2	L	1B1P	F	1	1	1	M4(2)	No	No	Yes	5	39.2	0	39.2	421.9	
468	W	2	W-2-3	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.7	0	50.7	545.7	
469	W	2	W-2-4	ARR	2B4P	F	2	4	3	M4(2)	No	Yes	Yes	7.2	71	0	71	764.2	
470	W	3	W-3-1	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	17.1	50.7	0	50.7	545.7	
471	W	3	W-3-2	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.9	0	50.9	547.9	
472	W	3	W-3-3	ARR	1B2P	F	1	2	2	M4(2)	No	No	Yes	5	50.7	0	50.7	545.7	
473	W	3	W-3-4	ARR	1B2P	F	1	2	2	M4(2)	No	Yes	Yes	16.2	50.7	0	50.7	545.7	

APPENDIX TWO (a) – Accommodation Schedule/ Area Schedule (GIA)



Area Schedule (GIA)

Block	Floor	GIA per floor m ²	Sub Totals	GIA per Block m ²
A	0	299.3		
A	1	303.3		
A	2	303.3		
A	3	303.3		
			Block A	1209.2
B	0	481.7		
B	1	485.4		
B	2	485.4		
B	3	485.4		
			Block B	1937.9
C	0	628.6		
C	1	643		
C	2	643		
C	3	643		
C	4	643		
C	5	407.6		
			Block C	3608.2
D	0	441.5		
D	1	441.5		
D	2	441.5		
D	3	441.5		
			Block D	1766
E	0	561.3		
E	1	561.3		
E	2	561.3		
E	3	561.3		
E	4	561.3		
E	5	384.3		
			Block E	3190.8
I	0	561.3		
I	1	561.3		
I	2	561.3		
I	3	561.3		
I	4	561.3		
I	5	384.3		
			Block I	3190.8
M	0	737.9		
M	1	737.9		
M	2	737.9		
M	3	737.9		
M	4	737.9		
M	5	544.1		
			Block M	4233.6
N	0	340.9		
N	1	333.2		
N	2	333.2		
N	3	333.2		
			Block N	1340.5
O	0	275.4		
O	1	275.5		



Area Schedule (GIA)

Block	Floor	GIA per floor m ²	Sub Totals	GIA per Block m ²
O	2	275.5		
O	3	275.5		
Block O				1101.9
TU	0	751.8		
TU	1	762.8		
TU	2	762.8		
TU	3	762.8		
Block TU				3040.2
R	0	342.1		
R	1	342.1		
R	2	342.1		
R	3	342.1		
R	4	342.1		
Block R				1710.5
S	0	628.6		
S	1	642.9		
S	2	642.9		
S	3	642.9		
S	4	642.9		
S	5	450.2		
Block S				3650.4
V	0	566.2		
V	1	574.6		
V	2	574.6		
V	3	574.6		
V	4	574.6		
V	5	420.5		
Block V				3285.1
W	0	325.6		
W	1	325.6		
W	2	325.6		
W	3	284		
Block W				1260.8
Apartment Blocks Total				34525.9

F	F-0-1	166.8		
F	F-0-2	166.8		
F	F-0-3	166.8		
F	F-0-4	166.8		
Terrace F				667.2
G	G-0-1	169.4		
G	G-0-2	169.4		
G	G-0-3	169.4		
G	G-0-4	169.4		
G	G-0-5	169.4		
G	G-0-6	169.4		
G	G-0-7	169.4		
Terrace G				1185.8
H	H-0-1	213.9		
H	H-0-2	213.9		



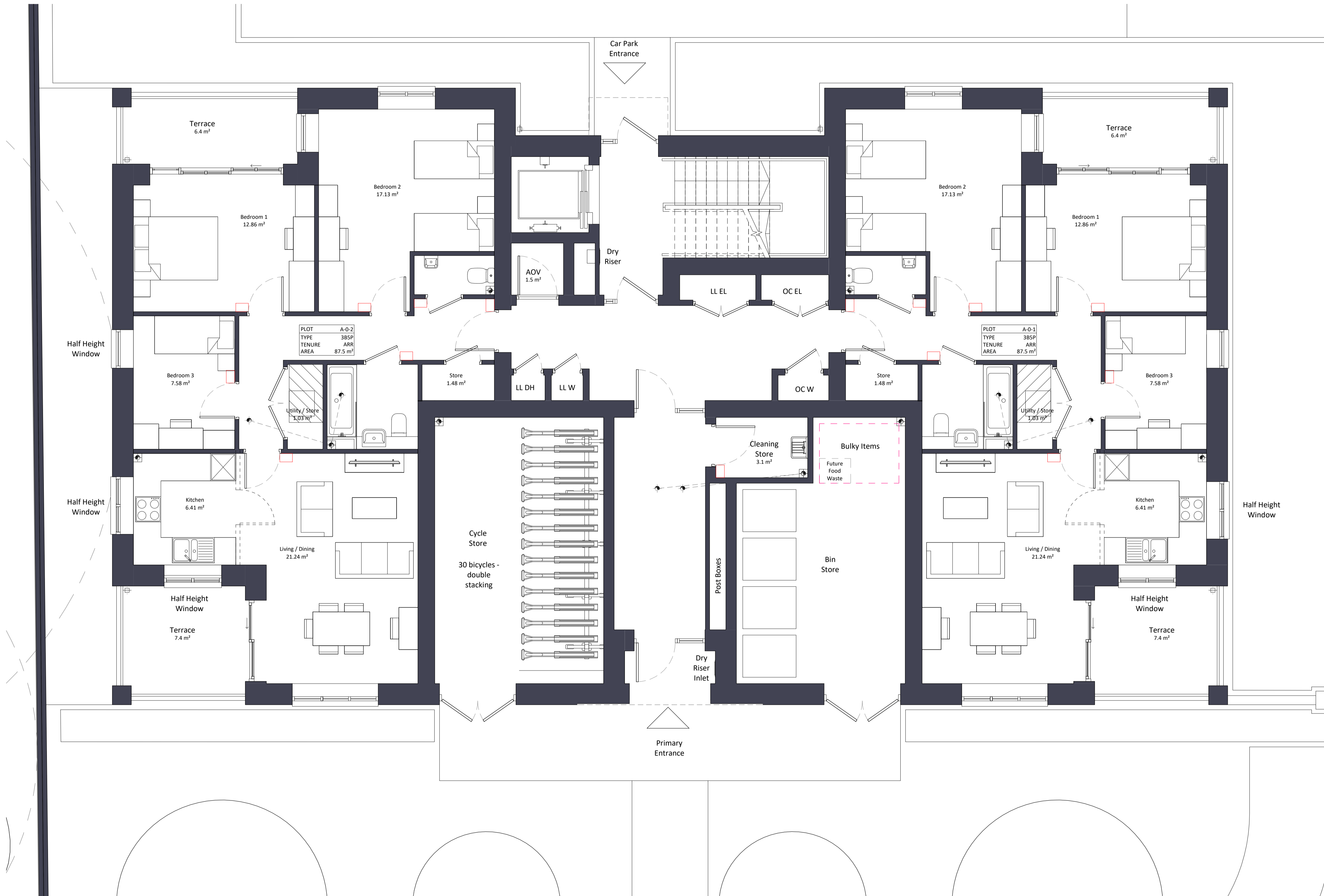
Area Schedule (GIA)

Block	Floor	GIA per floor m ²	Sub Totals	GIA per Block m ²
H	H-0-3	213.9		
H	H-0-4	213.9		
			Terrace H	855.6
J	J-0-1	213.9		
J	J-0-2	213.9		
J	J-0-3	213.9		
J	J-0-4	213.9		
			Terrace J	855.6
K	K-0-1	169.4		
K	K-0-2	169.4		
K	K-0-3	169.4		
K	K-0-4	169.4		
K	K-0-5	169.4		
K	K-0-6	169.4		
K	K-0-7	169.4		
			Terrace K	1185.8
L	L-0-1	166.8		
L	L-0-2	166.8		
L	L-0-3	166.8		
L	L-0-4	166.8		
			Terrace L	667.2
P	P-0-1	156.3		
P	P-0-2	156.3		
P	P-0-3	156.3		
P	P-0-4	156.3		
P	P-0-5	156.3		
P	P-0-6	156.5		
			Terrace P	938
Q	Q-0-1	156.3		
Q	Q-0-2	156.3		
Q	Q-0-3	156.3		
Q	Q-0-4	156.3		
Q	Q-0-5	156.3		
Q	Q-0-6	156.5		
			Terrace Q	938
			Houses Total	7293.2
			Site Total	41819.1

APPENDIX THREE – Floor Plans



Location Plan



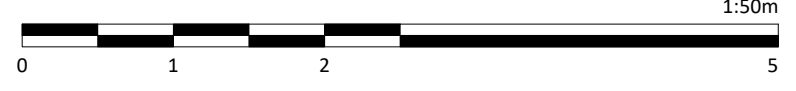
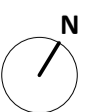
Notes:
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Rev	Status	Date	Description	Drn	Chkd
CD1	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block A - Ground Floor Plan	
Drawing Number:		HCR-BPTW-B01-00-DR-A-1010	
Rev:	CD1	Status:	A3
Project No:	21-090	RIBA Stage:	03
Drawn By:	OP	Scale:	1:50 @ A1

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Location Plan



Half Height Window

Half Height Window

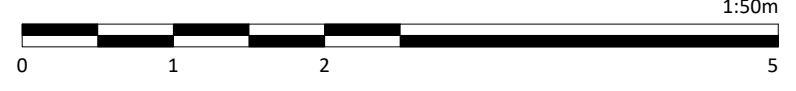
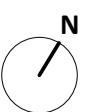
Notes:
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Rev	Status	Date	Description	Drn	Chkd
CD1	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block A - First Floor Plan	
Drawing Number:	Rev:	Status:	
HCR-BPTW-B01-01-DR-A-1011	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
21-090	03	OP	1:50 @ A1

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Location Plan



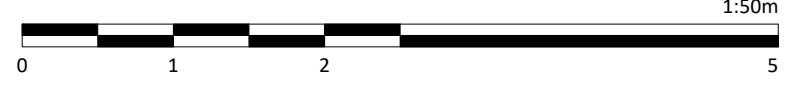
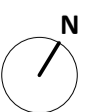
Notes:
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Rev	Status	Date	Description	Drn	Chkd
CD1	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block A - Second Floor Plan	
Drawing Number:	Rev:	Status:	
HCR-BPTW-B01-02-DR-A-1012	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
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Location Plan



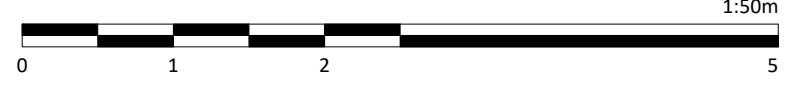
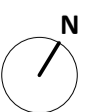
Notes:
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Rev	Status	Date	Description	Drn	Chkd
CD1	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block A - Third Floor Plan	
Drawing Number:	Rev:	Status:	
HCR-BPTW-B01-03-DR-A-1013	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
21-090	03	OP	1:50 @ A1

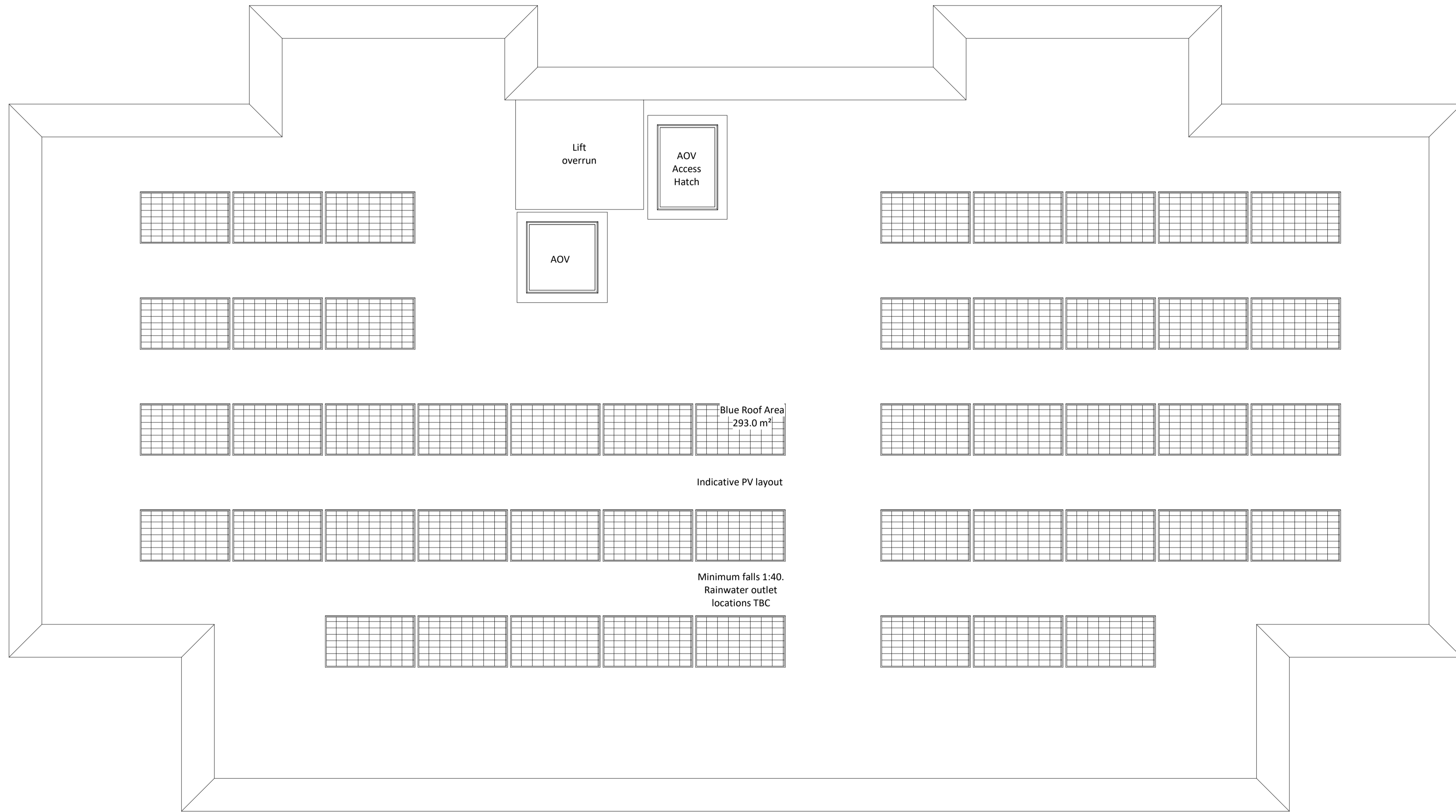
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Location Plan



Blue Roof Area
293.0 m²

Indicative PV layout

Minimum falls 1:40.
Rainwater outlet
locations TBC

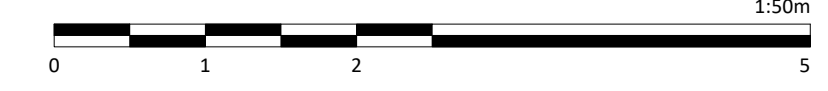
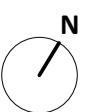
Notes:
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Rev	Status	Date	Description	Drn	Chkd
001	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block A - Roof Plan	
Drawing Number:	Rev:	Status:	
HCR-BPTW-B01-04-DR-A-1014	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
21-090	03	OP	1:50 @ A1

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Flat Block B

Phase 1
4 Storeys
21 Dwellings

Affordable Rent Reprvision

9 x 1B2P
3 x 2B4P
3 x 3B5P
1 x 1B2P W

Indicative Leaseholder Reprvision

3 x 2B4P
2 x 3B5P



Location Plan



Notes:
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Rev	Status	Date	Description	Drn	Chkd
C01	A3	26.04.22	Planning Issue	JB	CD

Client Name: **Hill Residential**

Project Name: **Ham Close Regeneration**

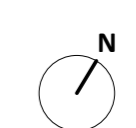
Drawing Name: **Block B - Ground Floor Plan**

Drawing Number: **HCR-BPTW-B02-00-DR-A-1020** Rev: **C01** Status: **A3**

Project No: **21-090** RIBA Stage: **03** Drawn By: **NG** Scale: **1:50 @ A1**

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Flat Block B

Phase 1
4 Storeys
21 Dwellings

Affordable Rent Reversion

9 x 1B2P
3 x 2B4P
3 x 3B5P
1 x 1B2P W

Indicative Leaseholder Reversion

3 x 2B4P
2 x 3B5P



Location Plan



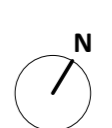
Notes:
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Rev	Status	Date	Description	Drn	Chkd
C01	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block B - First Floor Plan	
Drawing Number:	HCR-BPTW-B02-01-DR-A-1021	Rev:	C01
Project No:	21-090	Status:	A3
RIBA Stage:	03	Drawn By:	NG
Scale:	1:50 @ A1		

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Flat Block B

Phase 1
4 Storeys
21 Dwellings

Affordable Rent Reversion

9 x 1B2P
3 x 2B4P
3 x 3B5P
1 x 1B2P W

Indicative Leaseholder Reversion

3 x 2B4P
2 x 3B5P



Location Plan



Notes:
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Rev	Status	Date	Description	Drn	Chkd
C01	A3	26.04.22	Planning Issue	JB	CD

Client Name: Hill Residential

Project Name: Ham Close Regeneration

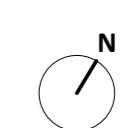
Drawing Name: Block B - Second Floor Plan

Drawing Number: HCR-BPTW-B02-02-DR-A-1022

Project No: 21-090 | **RIBA Stage:** 03 | **Drawn By:** NG | **Scale:** 1:50 @ A1

PLANNING ISSUE

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Flat Block B

Phase 1
4 Storeys
21 Dwellings

Affordable Rent Reversion

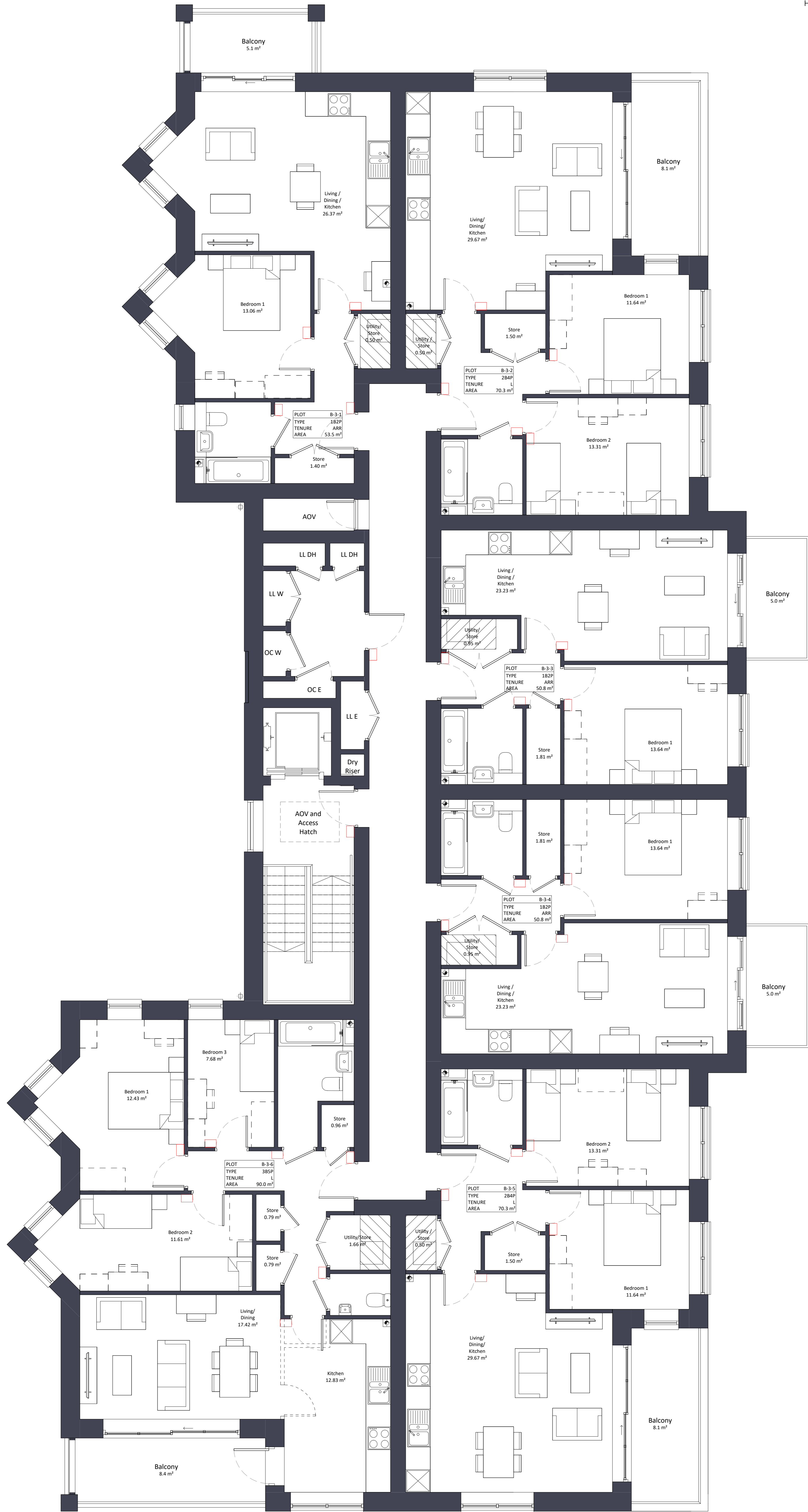
9 x 1B2P
3 x 2B4P
3 x 3B5P
1 x 1B2P W

Indicative Leaseholder Reversion

3 x 2B4P
2 x 3B5P



Location Plan



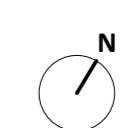
Notes:
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Rev	Status	Date	Description	Drn	Chkd
C01	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block B - Third Floor Plan	
Drawing Number:	Rev:	Status:	
HCR-BPTW-B02-03-DR-A-1023	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
21-090	03	NG	1:50 @ A1

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Flat Block B

Phase 1
4 Storeys
21 Dwellings

Affordable Rent Reprovision

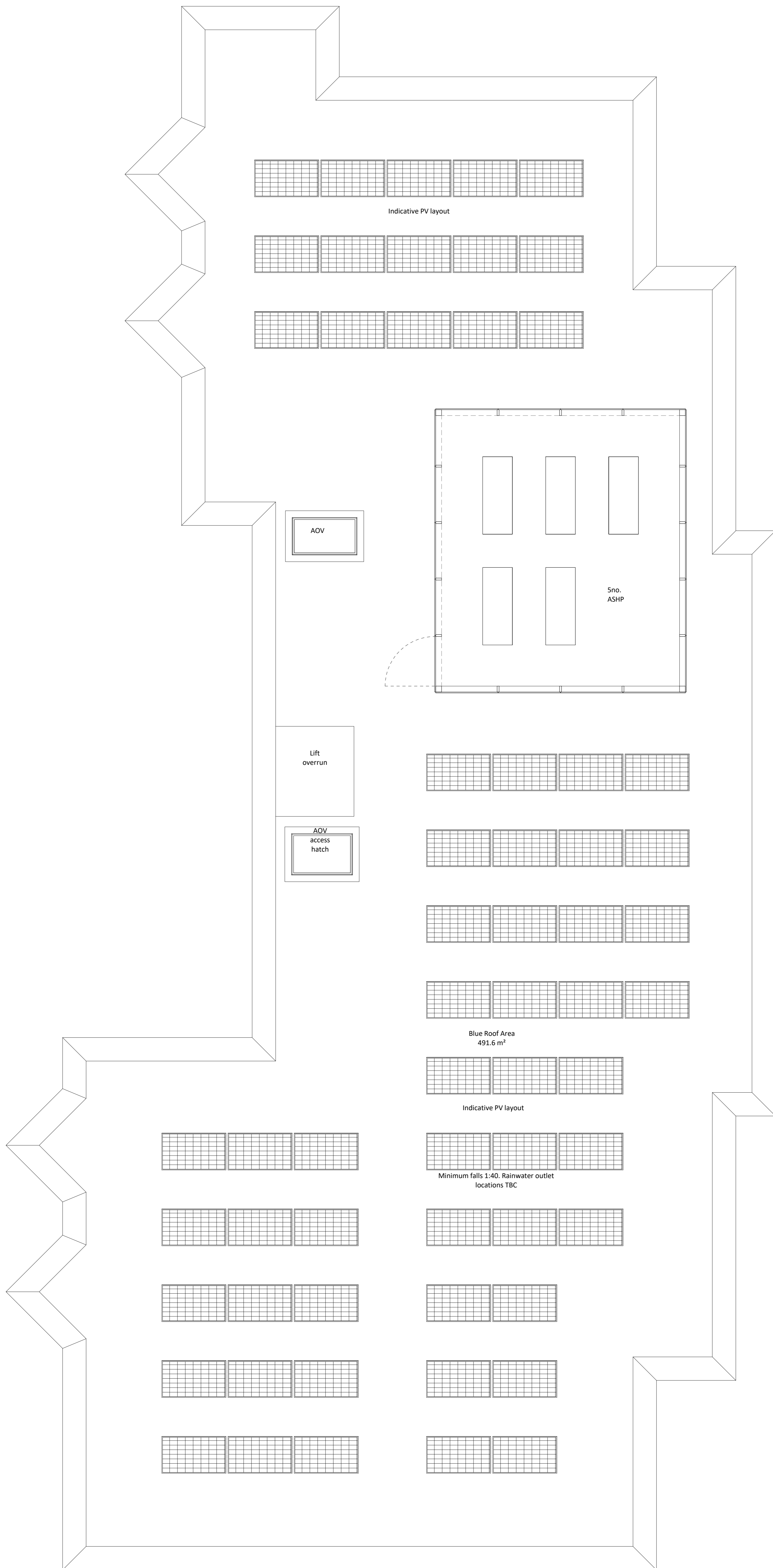
9 x 1B2P
3 x 2B4P
3 x 3B5P
1 x 1B2P W

Indicative Leaseholder Reprovision

3 x 2B4P
2 x 3B5P



Location Plan



Indicative PV layout

AOV

Lift overrun

AOV access hatch

5no. ASHP

Blue Roof Area
491.6 m²

Indicative PV layout

Minimum falls 1:40. Rainwater outlet locations TBC

Notes:
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Rev	Status	Date	Description	Drn	Chkd
C01	A3	26.04.22	Planning Issue	JB	CD

Client Name: Hill Residential					
Project Name: Ham Close Regeneration					
Drawing Name: Block B - Roof Plan					
Drawing Number: HCR-BPTW-B02-04-DR-A-1024					
Rev: C01		Status: A3			
Project No: 21-090	RIBA Stage: 03	Drawn By: AH	Scale: 1:50 @ A1		

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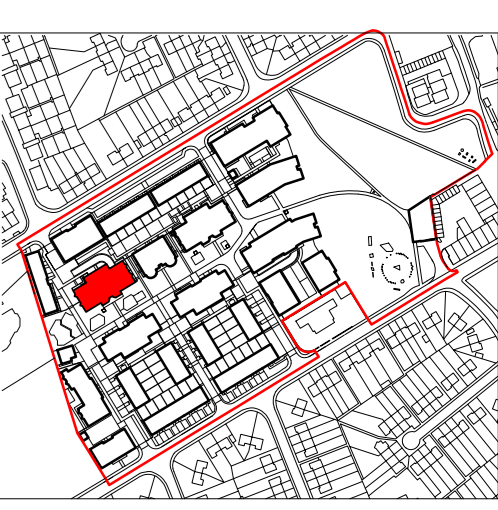
1:50m
0 1 2 3 4 5

Flat Block C
Phase 3
6 Storeys
41 Dwellings

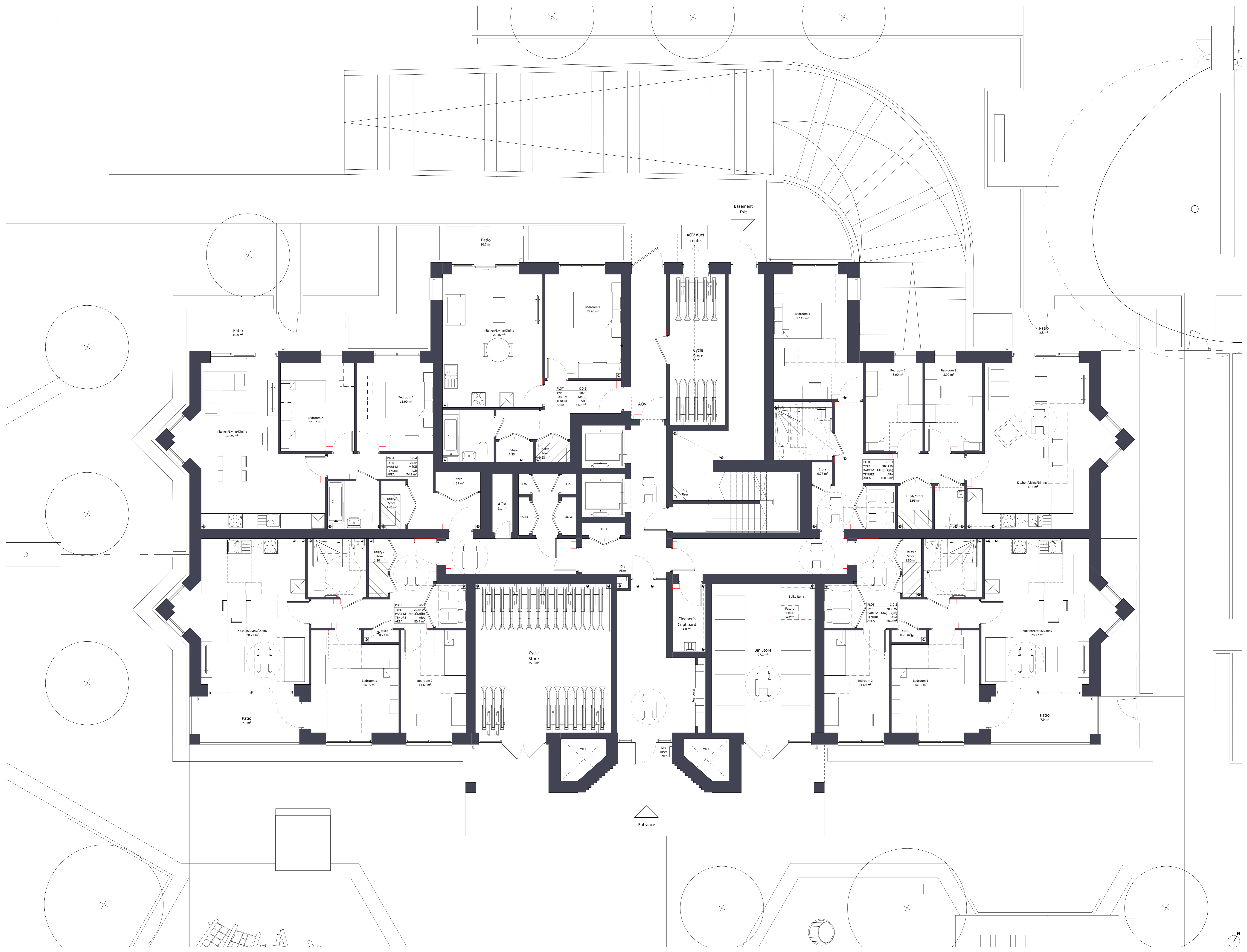
Affordable Rent Additional
4 x 1B2P
6 x 2B4P
2 x 3B5P
4 x 2B5P W
1 x 3B4P W

London Living Rent
6 x 1B2P
5 x 2B4P
1 x 1B2P W

Shared Ownership
3 x 1B2P
5 x 2B4P
1 x 1B2P W
3 x 2B3P W



Location Plan



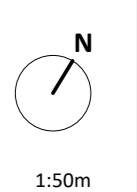
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Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block C - Ground Floor Plan	
Drawing Number: HCR-BPTW-803-00-DR-A-1030	Rev: 001
Project No: 21-090	Block Stage: 03
Drawn By: OP	Scale: 1:50 @ AD

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Location Plan



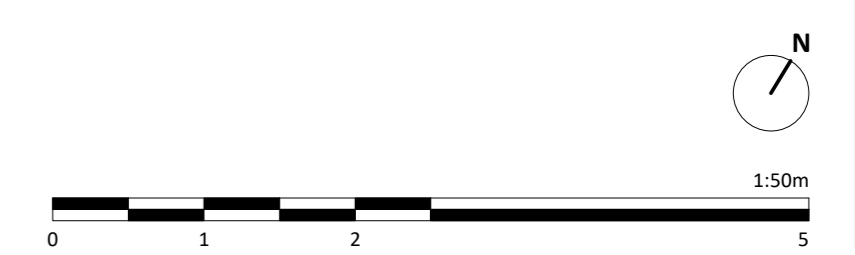
Notes:
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Rev.	Date	Description	By	Check
01	26.04.22	Planning Issue	JB	CP

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block C - First Floor Plan	
Drawing Number:	HCR-BPTW-803-01-DR-A-1031	Rev:	001
Project No.:	21-090	Block Size:	03
Scale:	1:50 @ AD	Drawn By:	OP

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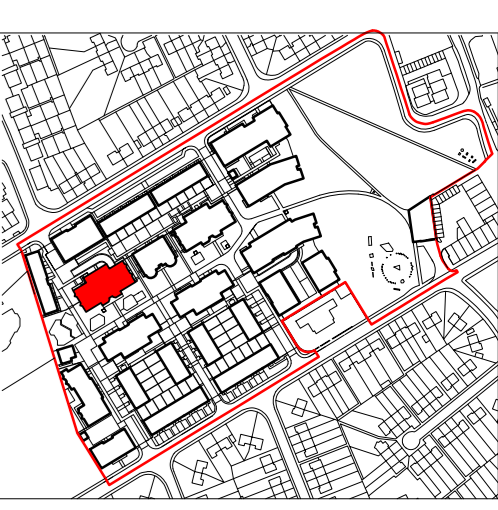
Flat Block C

Phase 3
6 Storeys
41 Dwellings

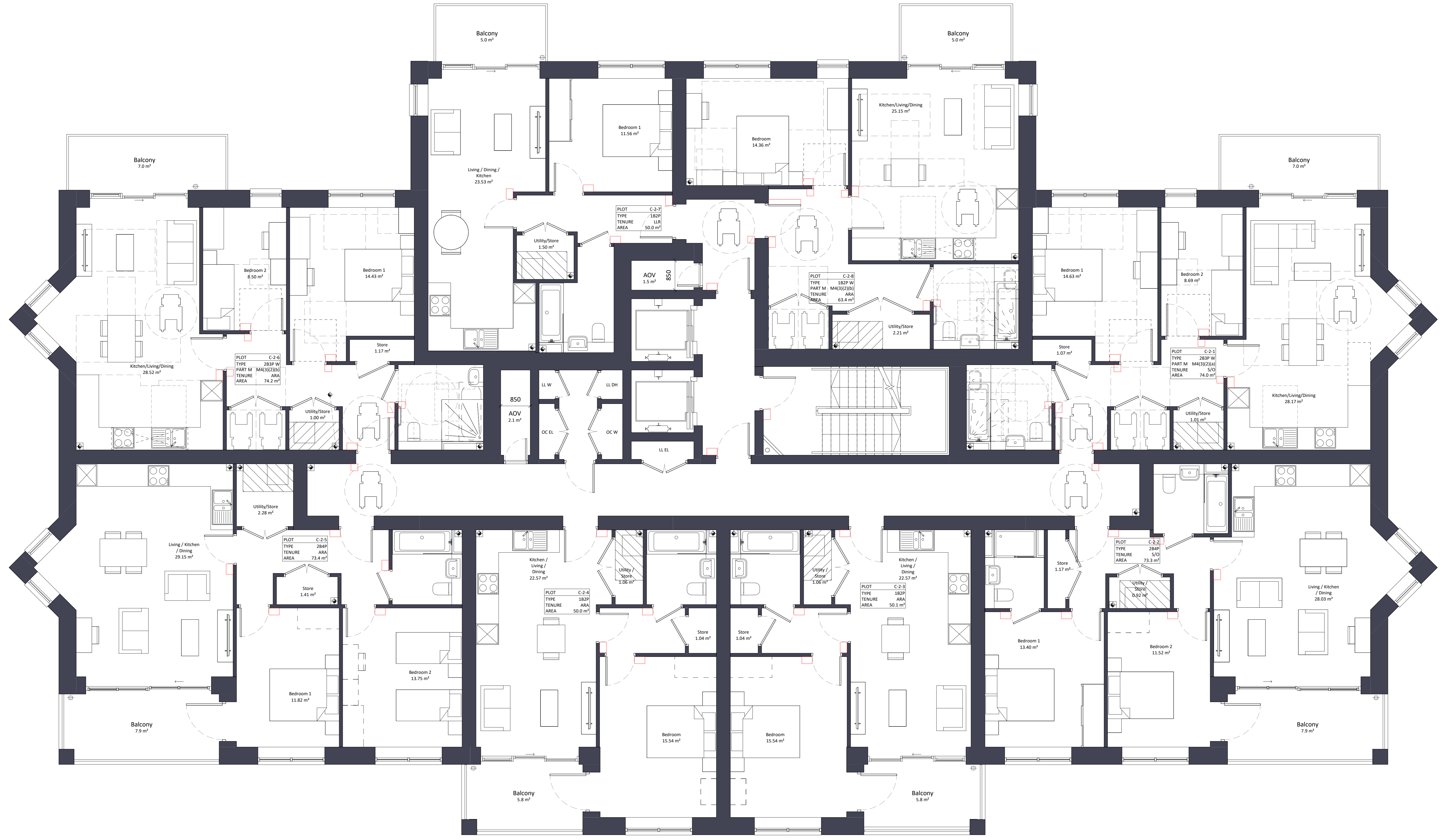
Affordable Rent Additional
4 x 1B2P
6 x 2B4P
2 x 3B5P
4 x 2B5P W
1 x 3B4P W

London Living Rent
6 x 1B2P
5 x 2B4P
1 x 1B2P W

Shared Ownership
3 x 1B2P
5 x 2B4P
1 x 1B2P W
3 x 2B3P W



Location Plan



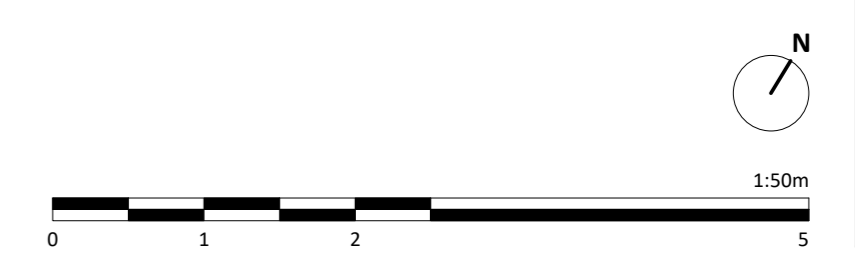
Notes:
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Revisions	No.	Date	Description	Rev.	Check
CG1	A3	26.04.22	Planning Issue		

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block C - Second Floor Plan	
Drawing Number: HCR-BPTW-803-02-DR-A-1032	Rev: C01
Project No: 21-090	Block Size: 03
Drawn By: OP	Scale: 1:50 @ AD

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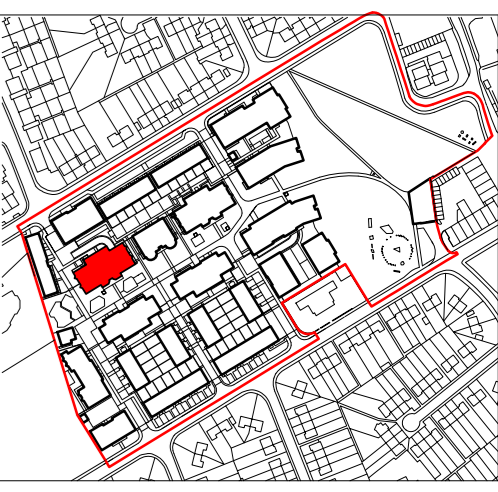
Flat Block C

Phase 3
6 Storeys
41 Dwellings

Affordable Rent Additional
4 x 1B2P
6 x 2B4P
2 x 3B5P
2 x 1B2P W
4 x 2B5P W
1 x 3B4P W

London Living Rent
6 x 1B2P
5 x 2B4P
1 x 1B2P W

Shared Ownership
3 x 1B2P
5 x 2B4P
1 x 1B2P W
3 x 2B3P W



Location Plan



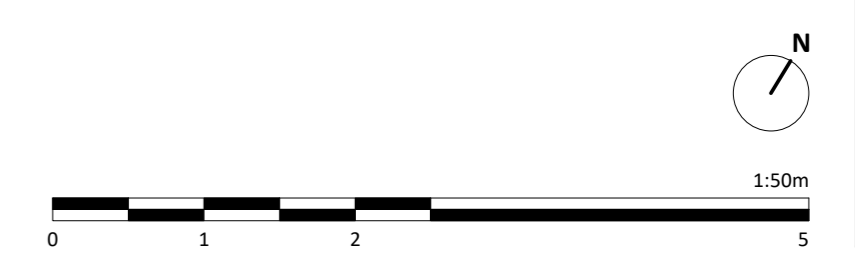
Notes:
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Rev.	Date	Description	By	Check
01	26.04.22	Planning Issue	JB	CP

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block C - Third Floor Plan	
Drawing Number: HCR-BPTW-803-03-DR-A-1033	Rev: 001
Project No: 21-090	Block Size: 03
Drawn By: OP	Scale: 1:50 @ AD

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Flat Block C

Phase 3
6 Storeys
41 Dwellings

Affordable Rent Additional
4 x 1B2P
6 x 2B4P
2 x 3B5P
2 x 1B2P W
4 x 2B5P W
1 x 3B4P W

London Living Rent
6 x 1B2P
5 x 2B4P
1 x 1B2P W

Shared Ownership
3 x 1B2P
5 x 2B4P
1 x 1B2P W
3 x 2B3P W



Location Plan



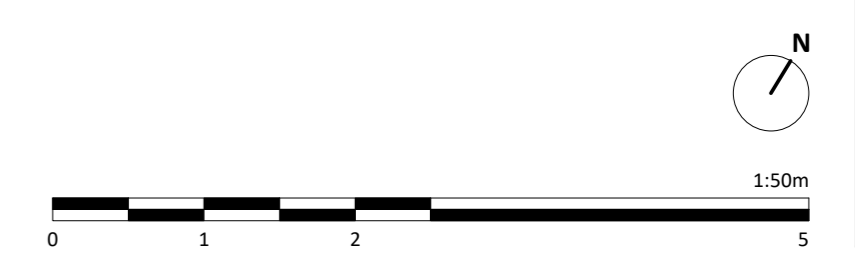
Notes:
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Revisions	No.	Date	Description	Rev.	Check
001	A3	26.04.22	Planning Issue		

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block C - Fourth Floor Plan	
Drawing Number:	HCR-BPTW-803-04-DR-A-1034	Rev:	001
Project No.:	21-090	Block Size:	03
Drawn By:	OP	Scale:	1:50 @ AD

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Flat Block C

Phase 3
6 Storeys
41 Dwellings

Affordable Rent Additional

4 x 1B2P
6 x 2B4P
2 x 3B5P
2 x 1B2P W
4 x 2B3P W
1 x 3B4P W

London Living Rent

6 x 1B2P
5 x 2B4P
1 x 1B2P W

Shared Ownership

3 x 1B2P
5 x 2B4P
1 x 1B2P W
3 x 2B3P W



Location Plan



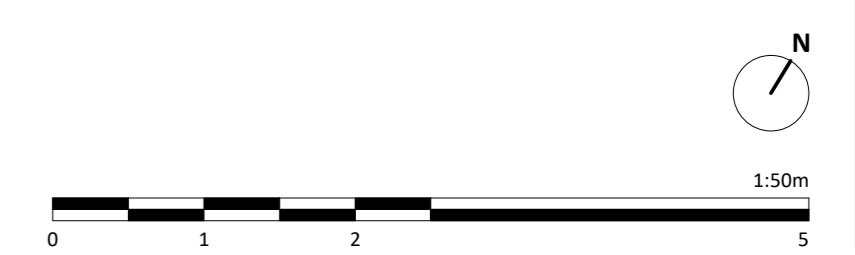
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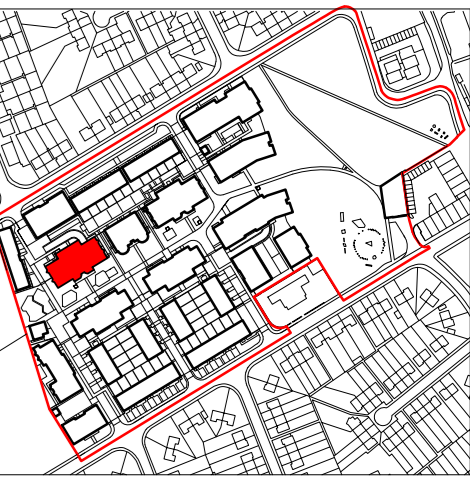
Revisions	No.	Date	Description	Rev.	Check
CS1	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block C - Fifth Floor Plan	
Drawing Number:	HCR-BPTW-803-05-DR-A-1035	Rev:	CD1
Project No.:	21-090	Scale:	1:50 @ AD

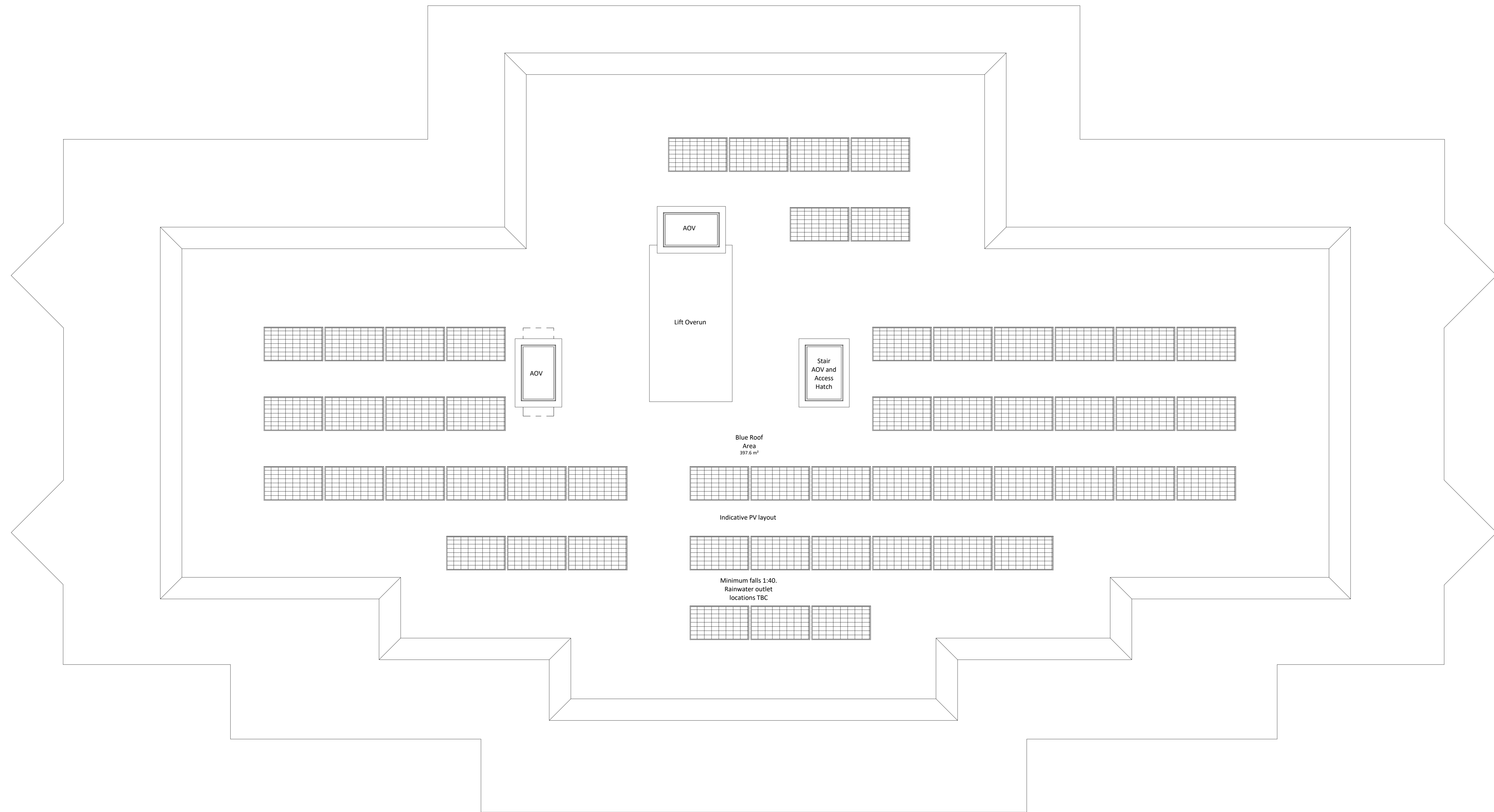
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Location Plan



AOV
Lift Overrun

Stair
AOV and
Access
Hatch

Blue Roof
Area
397.6 m²

Indicative PV layout

Minimum falls 1:40.
Rainwater outlet
locations TBC

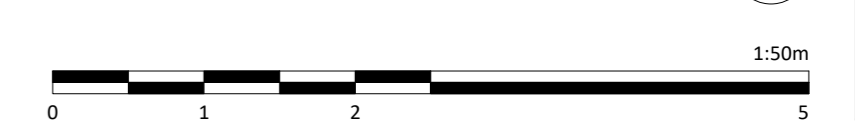
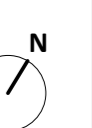
Notes:
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Revision	No.	Date	Description	Rev. Class
001	A3	26.04.22	Planning Issue	JB / CP

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block C - Roof Plan	
Drawing Number:	HCR-BPTW-803-06-DR-A-1036	Rev:	001
Project No.:	21-090	Block Stage:	03
Drawn By:	OP	Scale:	1:50 @ AD

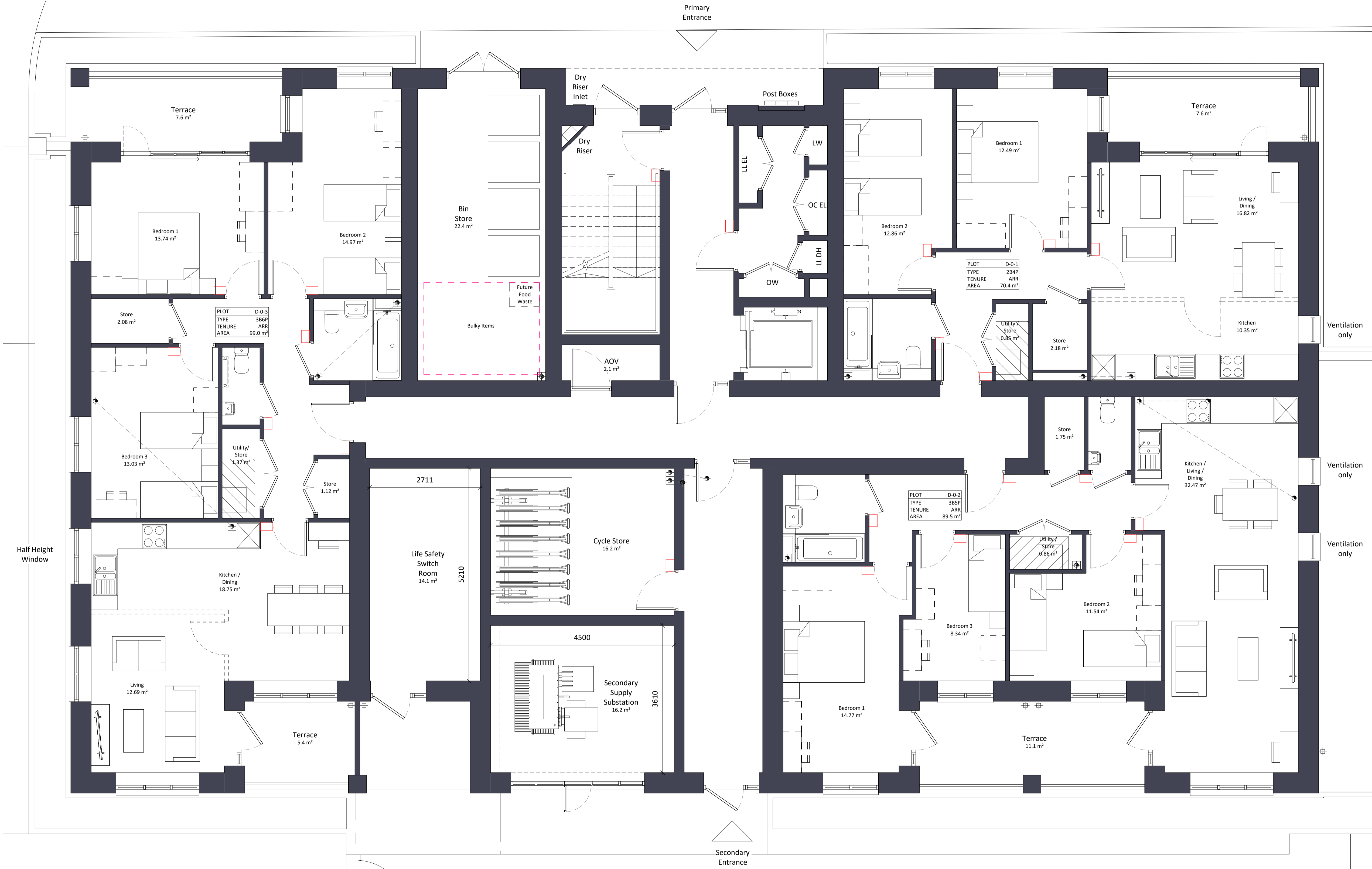
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Location Plan



Ventilation only

Ventilation only

Ventilation only

Half Height Window

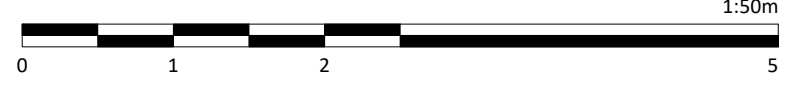
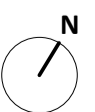
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Rev	Status	Date	Description	Drn	Chkd
CD1	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block D - Ground Floor Plan	
Drawing Number:	Rev:	Status:	
HCR-BPTW-B04-00-DR-A-1040	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
21-090	03	SC	1:50 @ A1

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Location Plan



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Ventilation only

Ventilation only

Half Height Window

Half Height Window

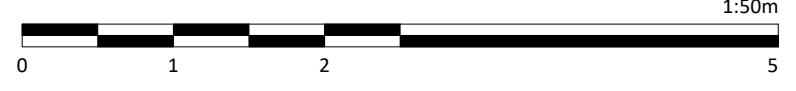
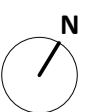
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Rev	Status	Date	Description	Drn	Chkd
C01	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block D - First Floor Plan	
Drawing Number:	Rev:	Status:	
HCR-BPTW-B04-01-DR-A-1041	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
21-090	03	SC	1:50 @ A1

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Location Plan



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Ventilation only

Ventilation only

Half Height Window

Half Height Window

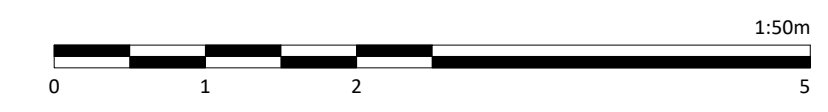
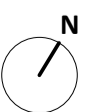
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Rev	Status	Date	Description	Drn	Chkd
C01	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block D - Second Floor Plan	
Drawing Number:	Rev:	Status:	
HCR-BPTW-B04-02-DR-A-1042	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
21-090	03	SC	1:50 @ A1

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Location Plan



Ventilation only

Ventilation only

Ventilation only

Half Height Window

Half Height Window

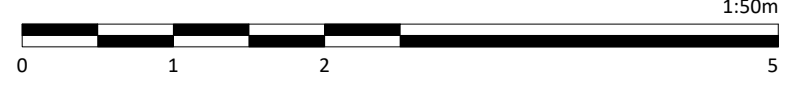
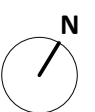
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Rev	Status	Date	Description	Drn	Chkd
C01	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block D - Third Floor Plan	
Drawing Number:	Rev:	Status:	
HCR-BPTW-B04-03-DR-A-1043	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
21-090	03	SC	1:50 @ A1

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Flat Block D

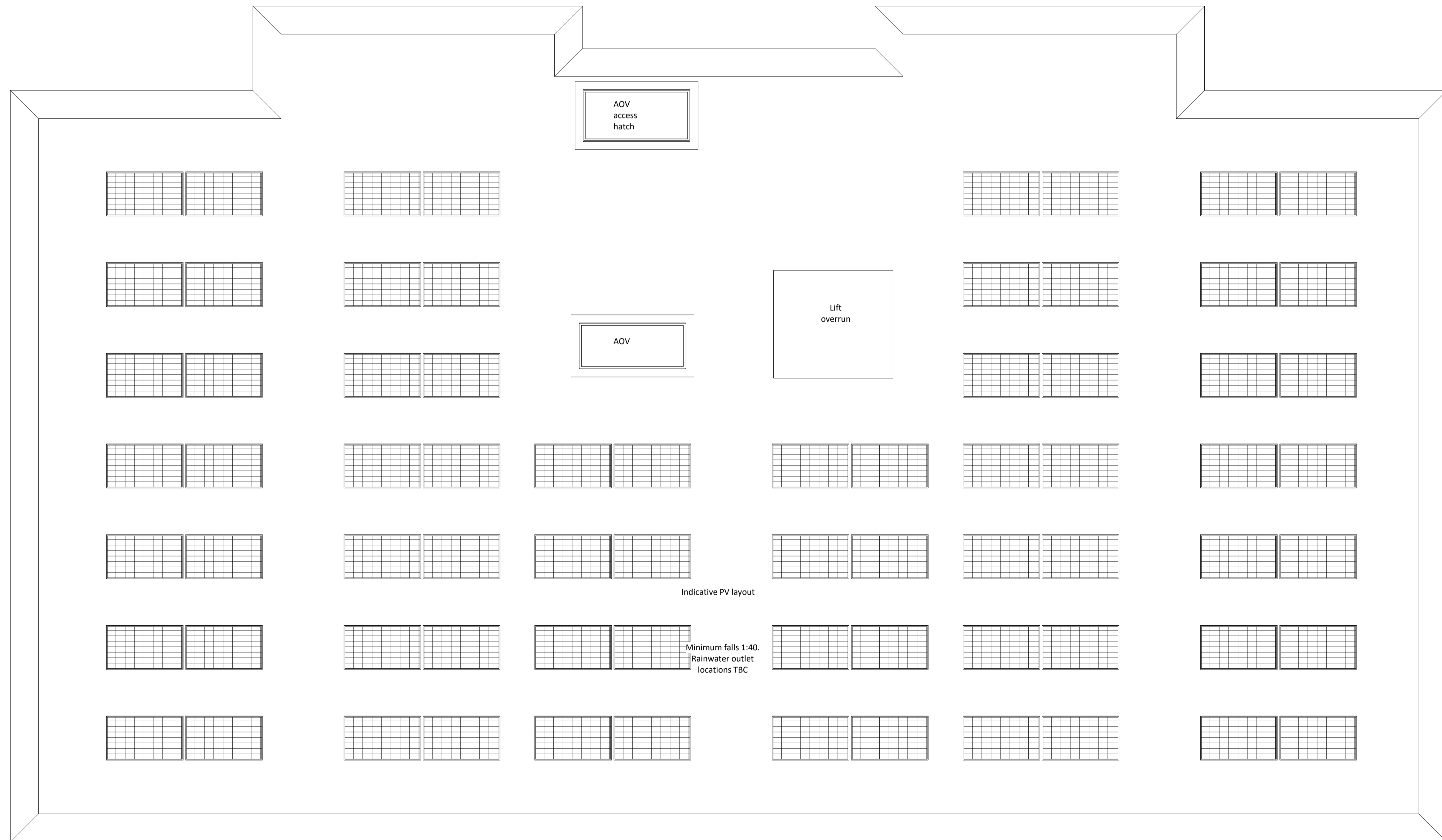
Phase 1
4 Storeys
21 Dwellings

Affordable Rent Reprovision

12 x 1B2P
7 x 2B4P
1 x 3B5P
1 x 3B6P



Location Plan



Indicative PV layout

Minimum falls 1:40.
Rainwater outlet
locations TBC

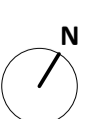
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Rev	Status	Date	Description	Drn	Chkd
CD1	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block D - Roof Plan	
Drawing Number:		HCR-BPTW-B04-04-DR-A-1044	
Project No:	RIBA Stage:	Drawn By:	Scale:
21-090	03	OP	1:50 @ A1

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Location Plan



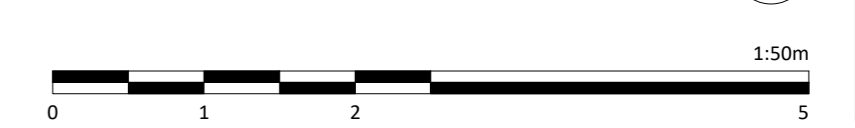
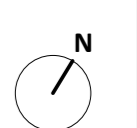
Notes:
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Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB CD

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block E - Ground Floor Plan	
Drawing Number: HCR-BPTW-805-00-DR-A-1050	Rev.: 001
Project No.: 21-090	Scale: 1:50 @ AD

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Location Plan



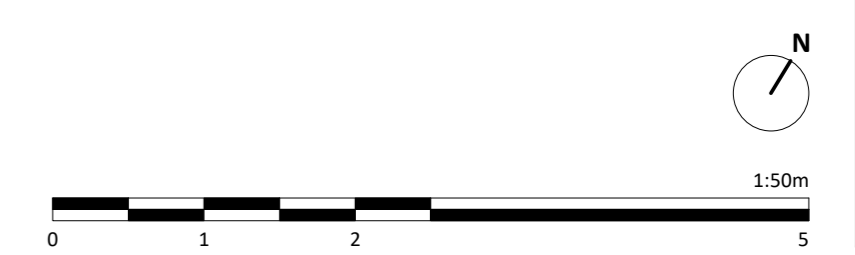
Notes:
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Revision	No.	Date	Description	Rev.	Check
001	A3	26.04.22	Planning Issue		

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block E - First Floor Plan	
Drawing Number: HCR-BPTW-805-01-DR-A-1051	Rev: 001
Project No: 21-090	Block No: 03
Drawn By: OP	Scale: 1:50 @ AD

PLANNING ISSUE

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Location Plan



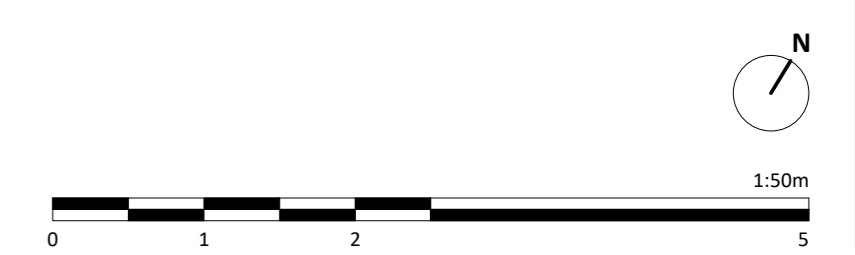
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Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB CD

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block E - Second Floor Plan	
Drawing Number: HCR-BPTW-805-02-DR-A-1052	Rev: 001
Project No: 21-090	Block No: 03
Drawn By: OP	Scale: 1:50 @ AD

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Location Plan



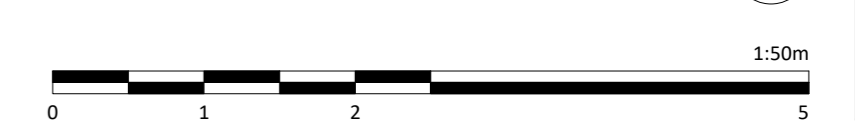
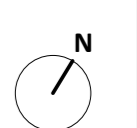
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Revisions	No.	Date	Description	Rev.	Check
01	A3	26.04.22	Planning Issue		

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block E - Third Floor Plan	
Drawing Number:	HCR-BPTW-805-03-DR-A-1053	Rev:	001
Project No:	21-090	Block Size:	03
Scale:	1:50 @ AD	Drawn By:	OP

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Location Plan



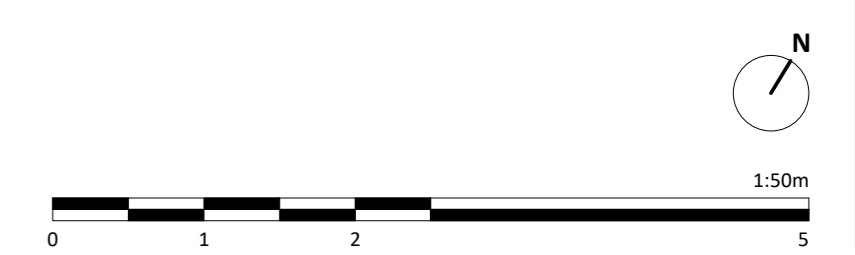
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Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block E - Fourth Floor Plan	
Drawing Number:	HCR-BPTW-805-04-DR-A-1054	Rev:	001
Project No.:	21-090	Block Size:	03
Drawn By:	OP	Scale:	1:50 @ AD

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Location Plan



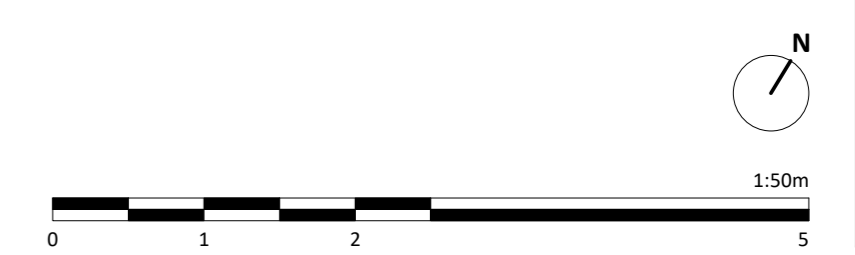
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Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB CD

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block E - Fifth Floor Plan	
Drawing Number: HCR-BPTW-805-05-DR-A-1055	Rev: 001
Project No: 21-090	Scale: 1:50 @ AD

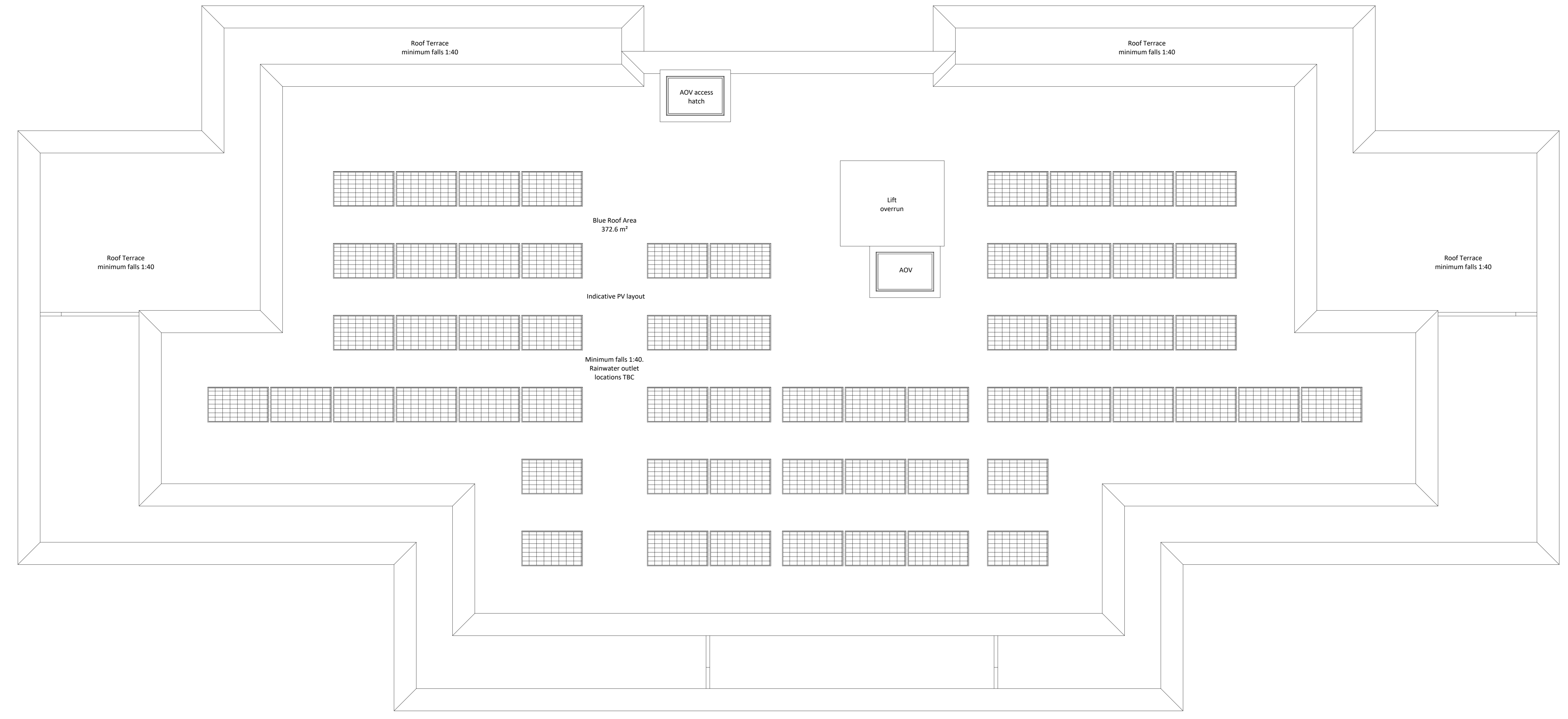
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Location Plan



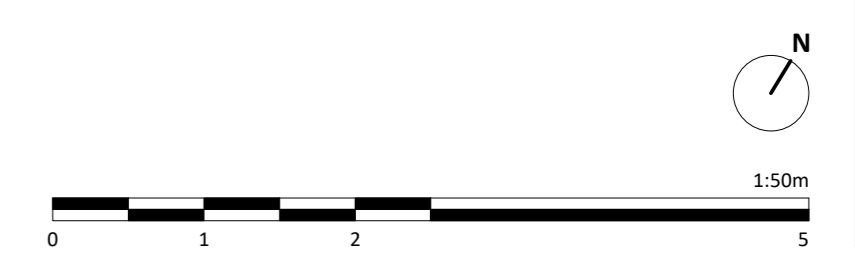
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Rev.	Date	Description	Rev.	Check
001	26.04.22	Planning Issue		

Client Name: Hill Residential
Project Name: Ham Close Regeneration
Drawing Name: Block E - Roof Plan
Drawing Number: HCR-BPTW-805-06-DR-A-1056
Project No.: 21-090
Block No.: 03
Drawn By: NG
Scale: 1:50 @ AD
Status: CD1
Rev.: CD1
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Location Plan



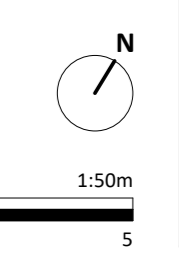
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Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block 1 - Ground Floor Plan	
Drawing Number:	HCR-BPTW-809-00-DR-A-1090	Rev:	001
Project No.:	21-090	Scale:	1:50 @ AD
Block Sign:	03	Drawn By:	OP

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Location Plan



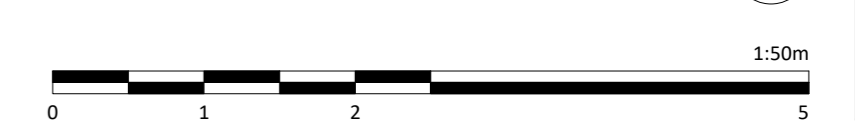
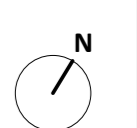
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Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block 1 - First Floor Plan	
Drawing Number:	HCR-BPTW-809-01-DR-A-1091	Rev:	001
Project No.:	21-090	Block Size:	03
Scale:	1:50 @ AD	Drawn By:	OP

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Location Plan



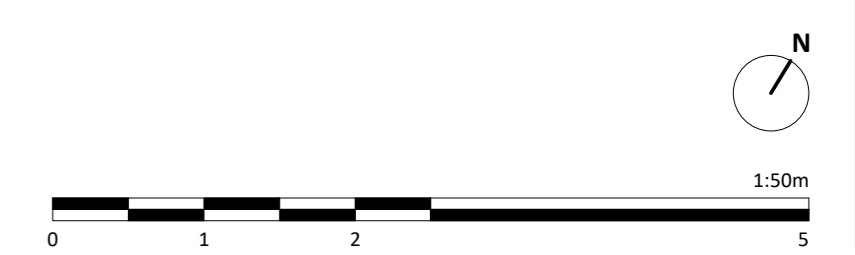
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Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB CD

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block 1 - Second Floor Plan	
Drawing Number: HCR-BPTW-809-02-DR-A-1092	Rev.: 001
Project No.: 21-090	Block No.: 03
Drawn By: OP	Scale: 1:50 @ AD

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Location Plan



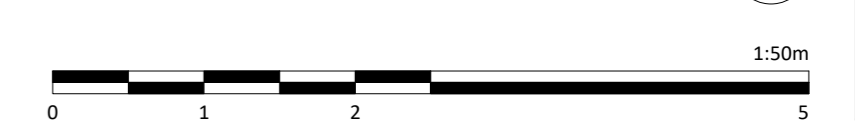
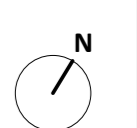
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Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB CD

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block 1 - Third Floor Plan	
Drawing Number: HCR-BPTW-809-03-DR-A-1093	Rev: 001
Project No: 21-090	Scale: 1:50 @ AD

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Location Plan



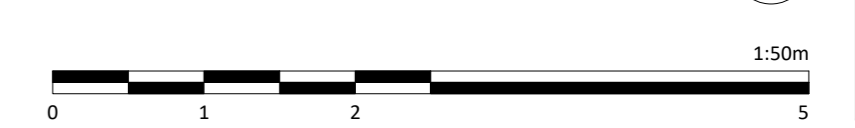
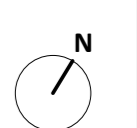
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Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block 1 - Fourth Floor Plan	
Drawing Number:	HCR-BPTW-809-04-DR-A-1094	Rev:	001
Project No.:	21-090	Block Size:	03
Scale:	1:50 @ AD	Drawn By:	OP

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Location Plan



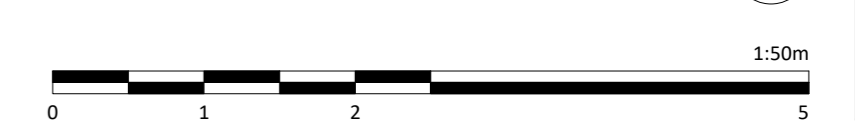
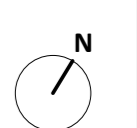
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Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block 1 - Fifth Floor Plan	
Drawing Number:	HCR-BPTW-809-05-DR-A-1095	Rev:	CD1
Project No:	21-090	Scale:	1:50 @ AD
Block Size:	03	Drawn By:	NG

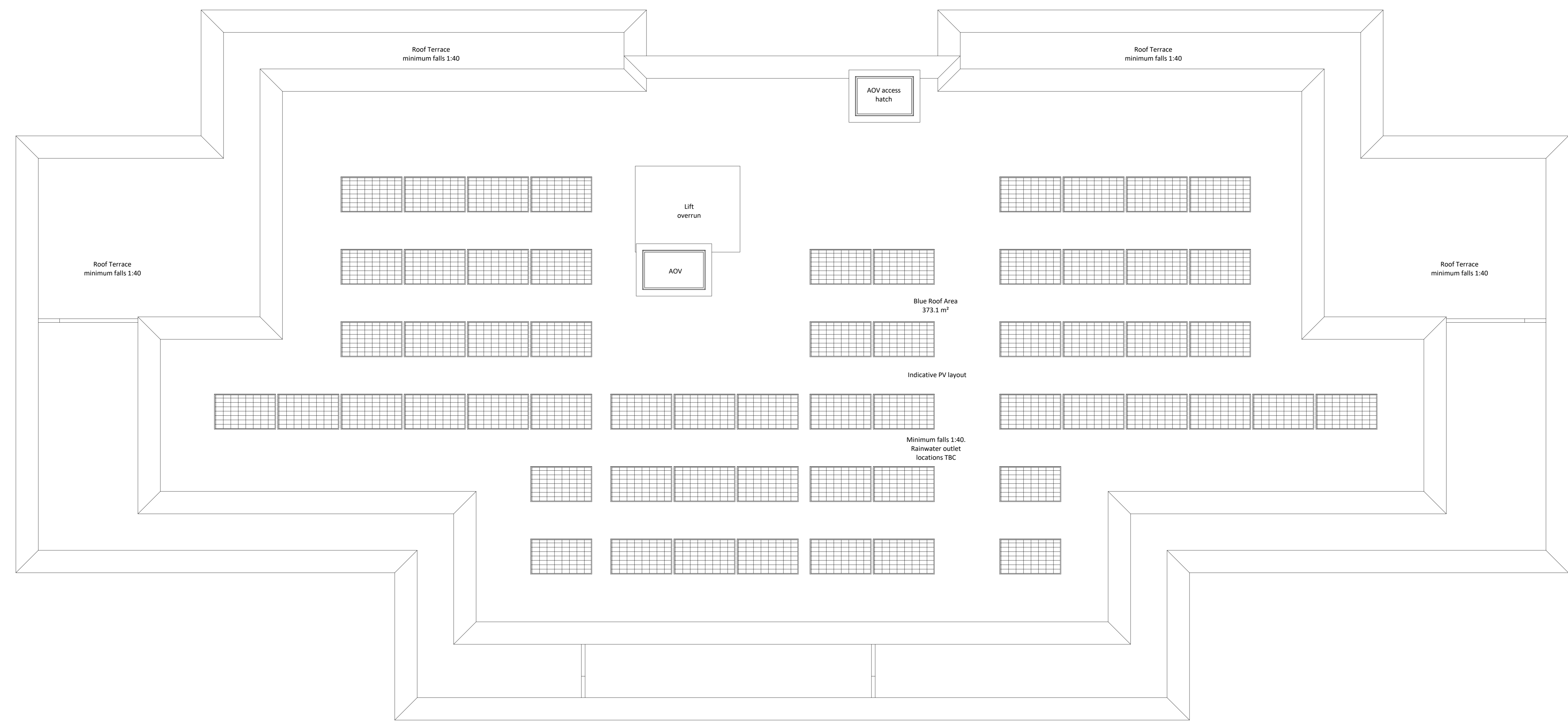
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Location Plan



Note: Window locations indicative subject to elevation design

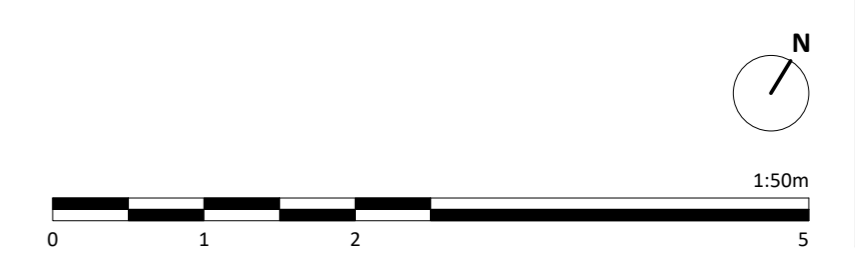
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Revisions	No.	Date	Description	Rev.	Check
001	A3	26.04.22	Planning Issue	JB	CD

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block 1 - Roof Plan	
Drawing Number: HCR-BPTW-809-06-DR-A-1096	Rev: 001
Project No: 21-090	Block No: 03
Drawn By: OP	Scale: 1:50 @ A0

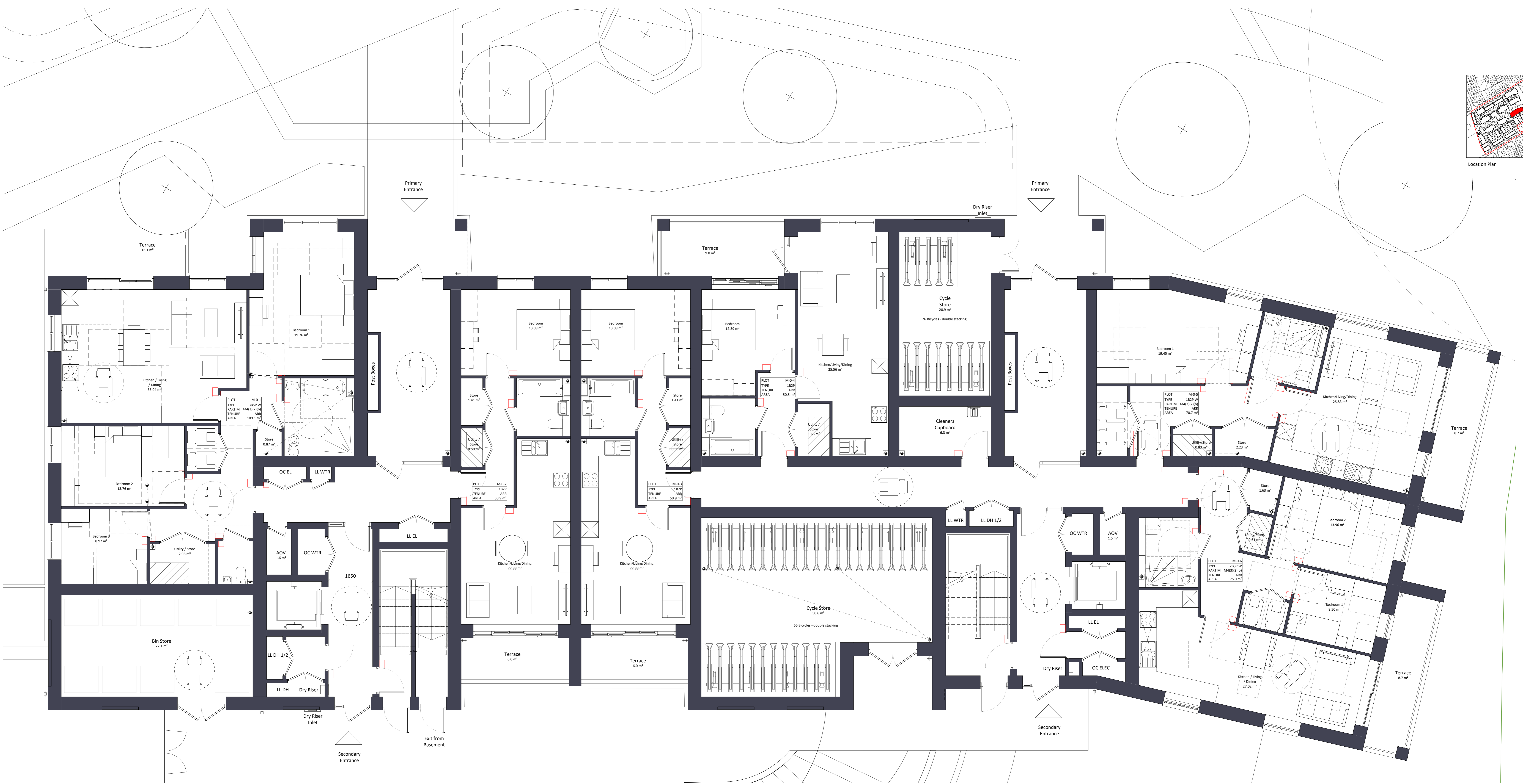
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Location Plan



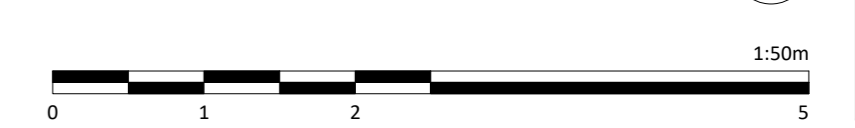
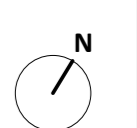
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Rev.	Date	Description	By	Check
001	26.04.22	Planning Issue	JB	CO

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block M - Ground Floor Plan	
Drawing Number: HCR-BPTW-813-00-DR-A-1130	Rev: 001
Project No: 21-090	Block Stage: 03
Drawn By: OP	Scale: 1:50 @ AD

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Location Plan



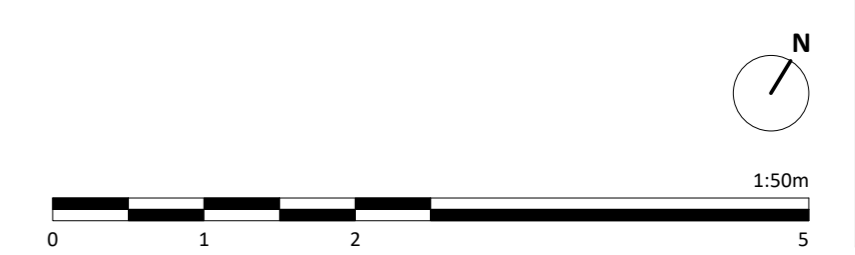
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Revision	No.	Date	Description	Rev. Check
01	A3	26.04.22	Planning Issue	JB CB

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block M - First Floor Plan	
Drawing Number: HCR-BPTW-813-01-DR-A-1131	Rev: 001 Status: A3
Project No: 21-090	Block No: 03 Drawn By: OP Scale: 1:50 @ AD

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Location Plan



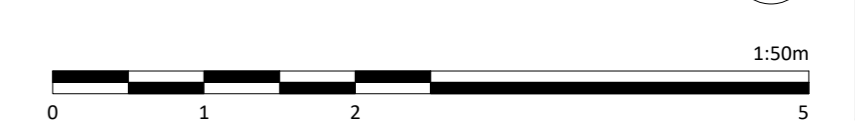
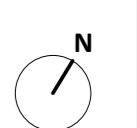
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Rev.	Date	Description	By	Check
01	26.04.22	Planning Issue	JB	CB

Client Name: Hill Residential			
Project Name: Ham Close Regeneration			
Drawing Name: Block M - Second Floor Plan			
Drawing Number: HCR-BPTW-813-02-DR-A-1132	Rev: 001	Status: A3	
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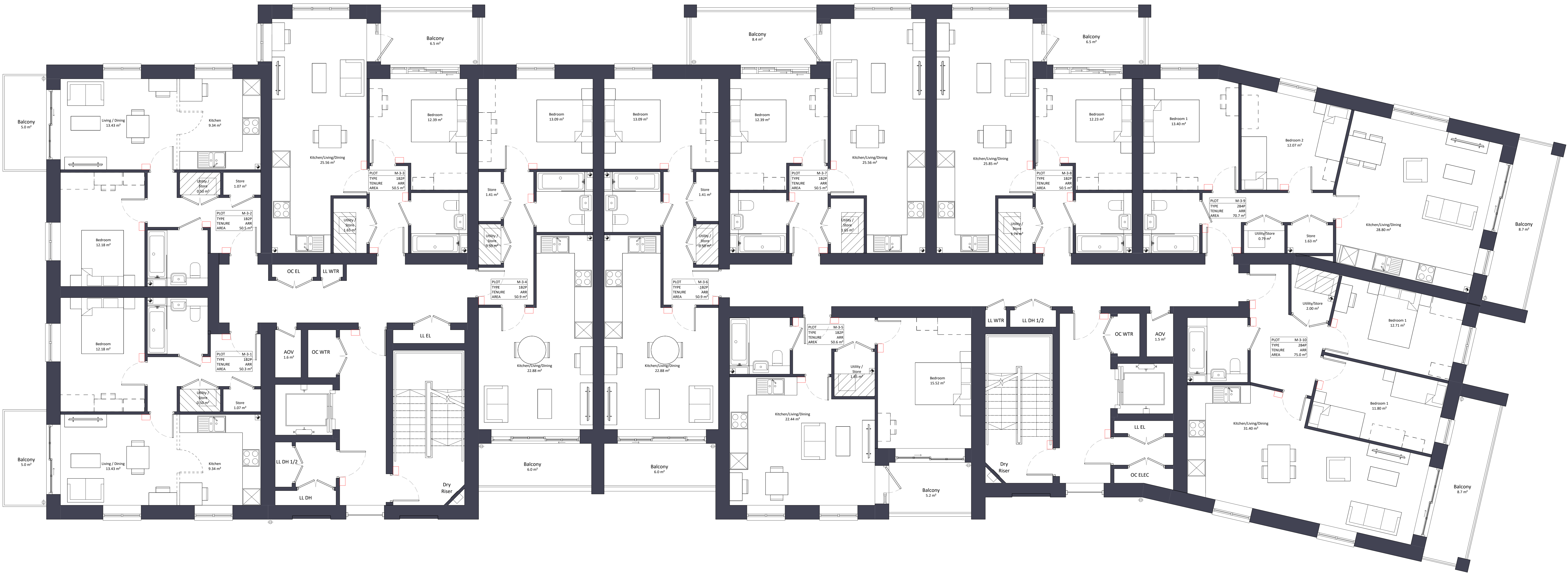
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Location Plan



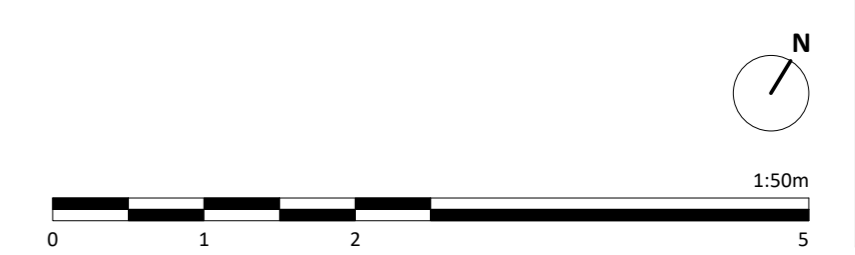
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Revisions	No.	Date	Description	Rev.	Check
CS	A3	26.04.22	Planning Issue		

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block M - Third Floor Plan	
Drawing Number:	HCR-BPTW-813-03-DR-A-1133	Rev:	001
Project No.:	21-090	Block Size:	03
Drawn By:	OP	Scale:	1:50 @ AD

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Location Plan



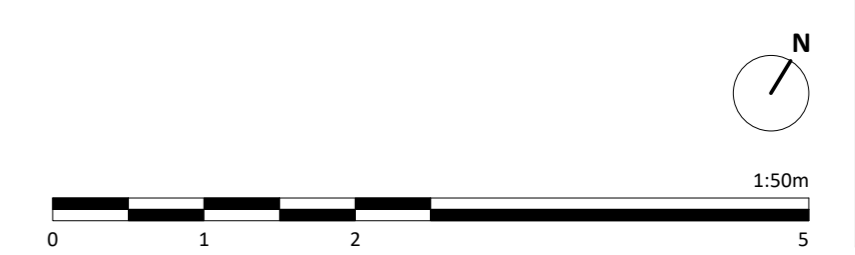
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Revisions	No.	Date	Description	Rev. Check
CO1	A3	26.04.22	Planning Issue	JB

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block M - Fourth Floor Plan	
Drawing Number:	HCR-BPTW-813-04-DR-A-1134	Rev:	CO1
Project No:	21-090	Block Size:	03
Drawn By:	OP	Scale:	1:50 @ AD

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Location Plan



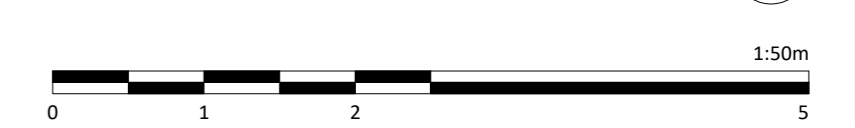
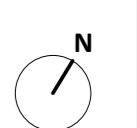
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Rev.	Date	Description	Rev.	Check
01	26.04.22	Planning Issue	01	AB

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block M - Fifth Floor Plan	
Drawing Number: HCR-BPTW-813-05-DR-A-1135	Rev: 001
Project No: 21-090	Block No: 03
Drawn By: NG	Scale: 1:50 @ AD

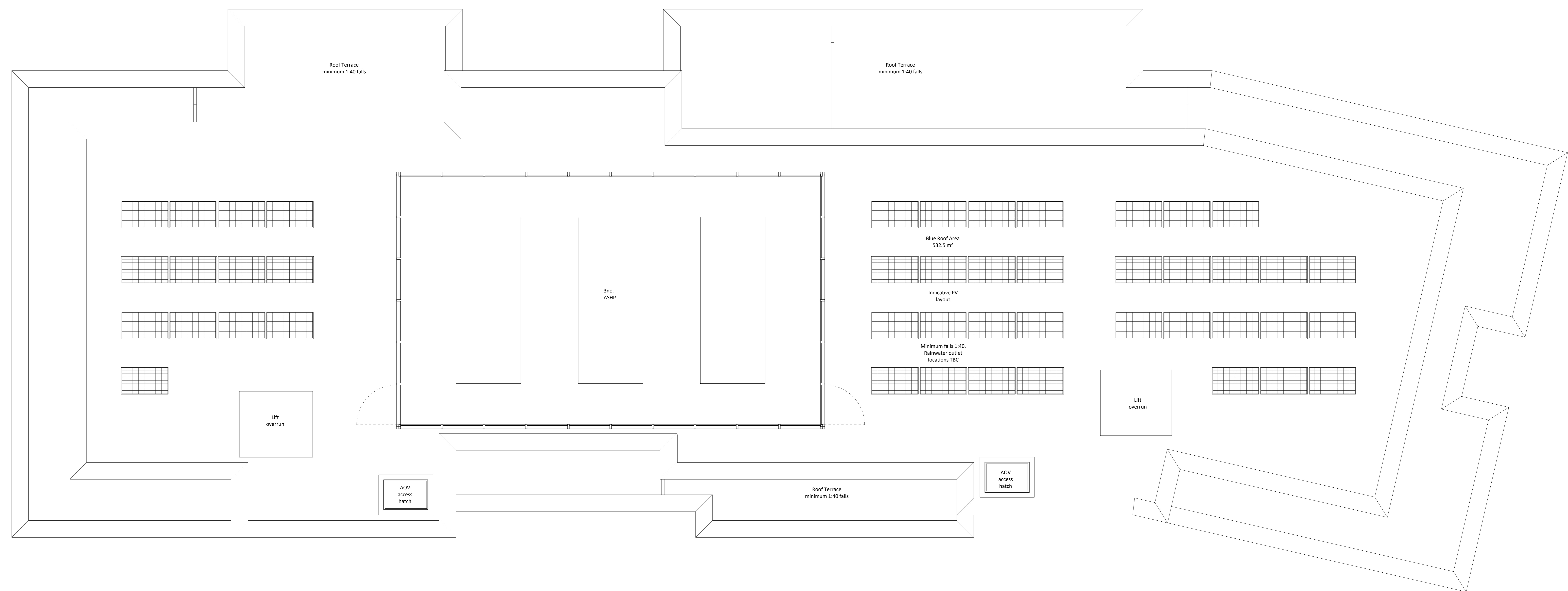
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Location Plan



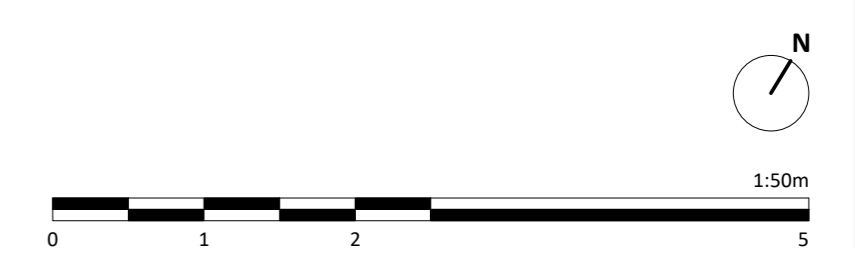
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Rev.	Date	Description	Rev.	Class
001	26.04.22	Planning Issue		AB

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block M - Roof Plan	
Drawing Number: HCR-BPTW-813-06-DR-A-1136	Rev: 001
Project No: 21-090	Scale: 1:50 @ AD

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Location Plan



Notes:
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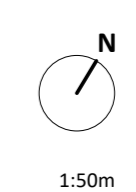
Rev	Status	Date	Description	Drn	Chkd
C01	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block N - Ground Floor Plan	
Drawing Number:	Rev:	Status:	
HCR-BPTW-B14-00-DR-A-1140	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
21-090	03	SC	1:50 @ A1

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Location Plan



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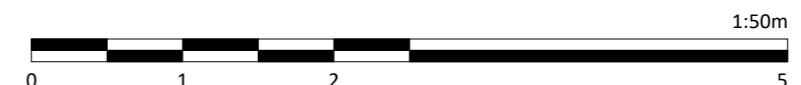
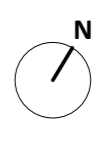
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Rev	Status	Date	Description	Drn	Chkd
C01	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block N - First Floor Plan	
Drawing Number:	Rev:	Status:	
HCR-BPTW-B14-01-DR-A-1141	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
21-090	03	SC	1:50 @ A1

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Location Plan



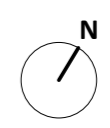
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Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Rev	Status	Date	Description	Drn	Chkd
C01	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block N - Second Floor Plan	
Drawing Number:	Rev:	Status:	
HCR-BPTW-B14-02-DR-A-1142	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
21-090	03	SC	1:50 @ A1

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1:50m





Location Plan



Notes:
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

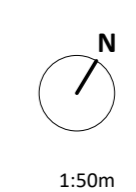
Rev	Status	Date	Description	Drn	Chkd
C01	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block N - Third Floor Plan	
Drawing Number:	Rev:	Status:	
HCR-BPTW-B14-03-DR-A-1143	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
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PLANNING ISSUE

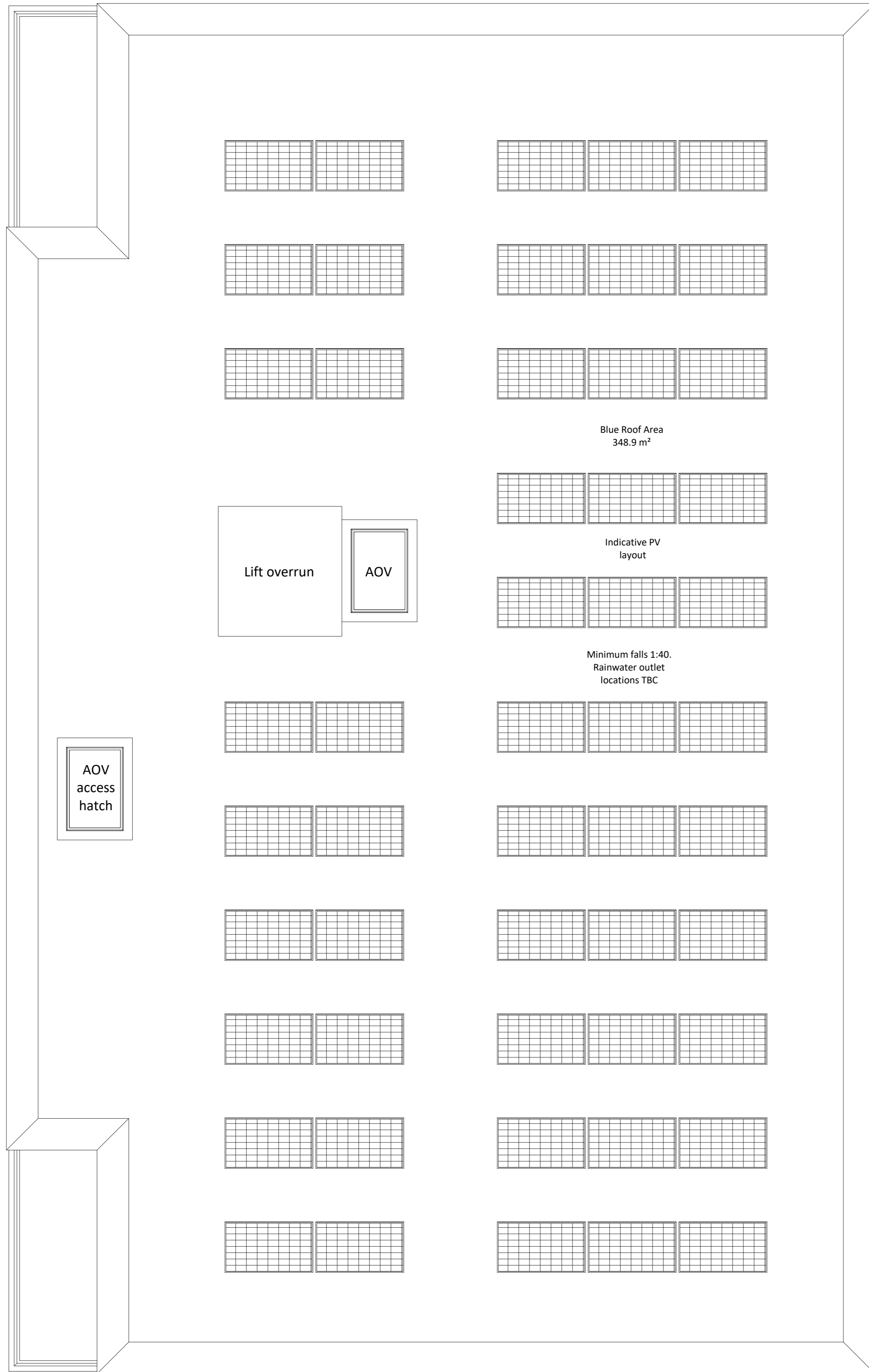
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Location Plan



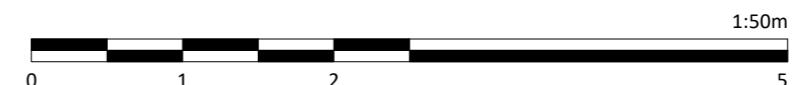
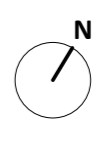
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Rev	Status	Date	Description	Drn	Chkd
C01	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block N - Roof Plan	
Drawing Number:	Rev:	Status:	
HCR-BPTW-B14-04-DR-A-1144	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
21-090	03	SC	1:50 @ A1

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Location Plan



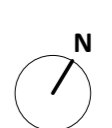
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Rev	Status	Date	Description	Drn	Chkd
C01	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block O - Ground Floor Plan	
Drawing Number:	Rev:	Status:	
HCR-BPTW-B15-00-DR-A-1150	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
21-090	03	SC	1:50 @ A1

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Flat Block O

Phase 2
4 Storeys
12 Dwellings

Affordable Rent Reprvision

2 x 1B2P
9 x 2B4P
1 x 1B2P W



Location Plan



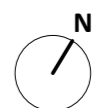
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Rev	Status	Date	Description	Drn	Chkd
C01	A3	26.04.22	Planning Issue	JB	CD

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block O - First Floor Plan	
Drawing Number: HCR-BPTW-B15-01-DR-A-1151	Rev: C01 Status: A3
Project No: 21-090	RIBA Stage: 03 Drawn By: SC Scale: 1:50 @ A1

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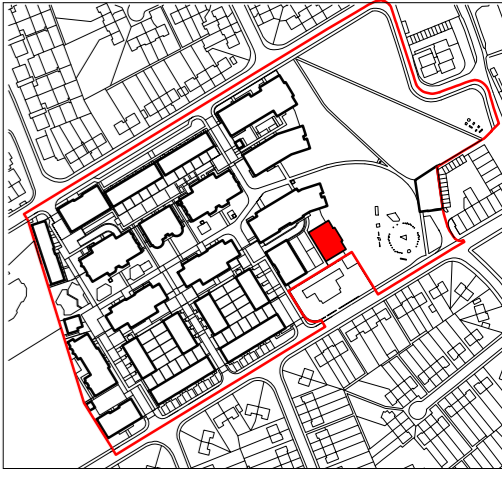


Flat Block O

Phase 2
4 Storeys
12 Dwellings

Affordable Rent Reprvision

2 x 1B2P
9 x 2B4P
1 x 1B2P W



Location Plan



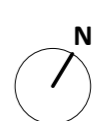
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Rev	Status	Date	Description	Drn	Chkd
C01	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block O - Second Floor Plan	
Drawing Number:	HCR-BPTW-B15-02-DR-A-1152	Rev:	C01
Project No:	21-090	RIBA Stage:	03
Drawn By:	SC	Scale:	1:50 @ A1

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Location Plan



Note: Window locations indicative subject to elevation design

Notes:
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Rev	Status	Date	Description	Rev	Chkd
C01	A3	26.04.22	Planning Issue		JB CD

Client Name: Hill Residential

Project Name: Ham Close Regeneration

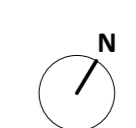
Drawing Name: Block O - Third Floor Plan

Drawing Number: HCR-BPTW-B15-03-DR-A-1153

Project No: 21-090 | **RIBA Stage:** 03 | **Drawn By:** SC | **Scale:** 1:50 @ A1

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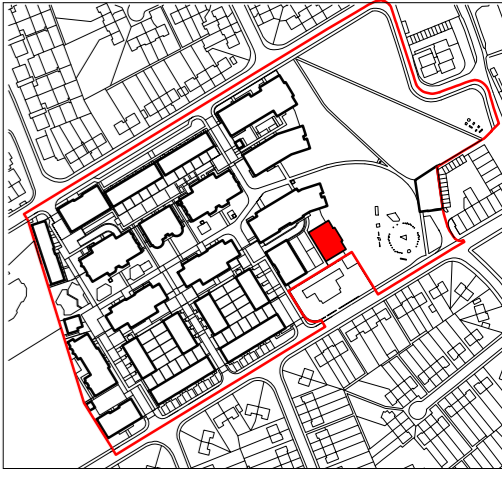


Flat Block O

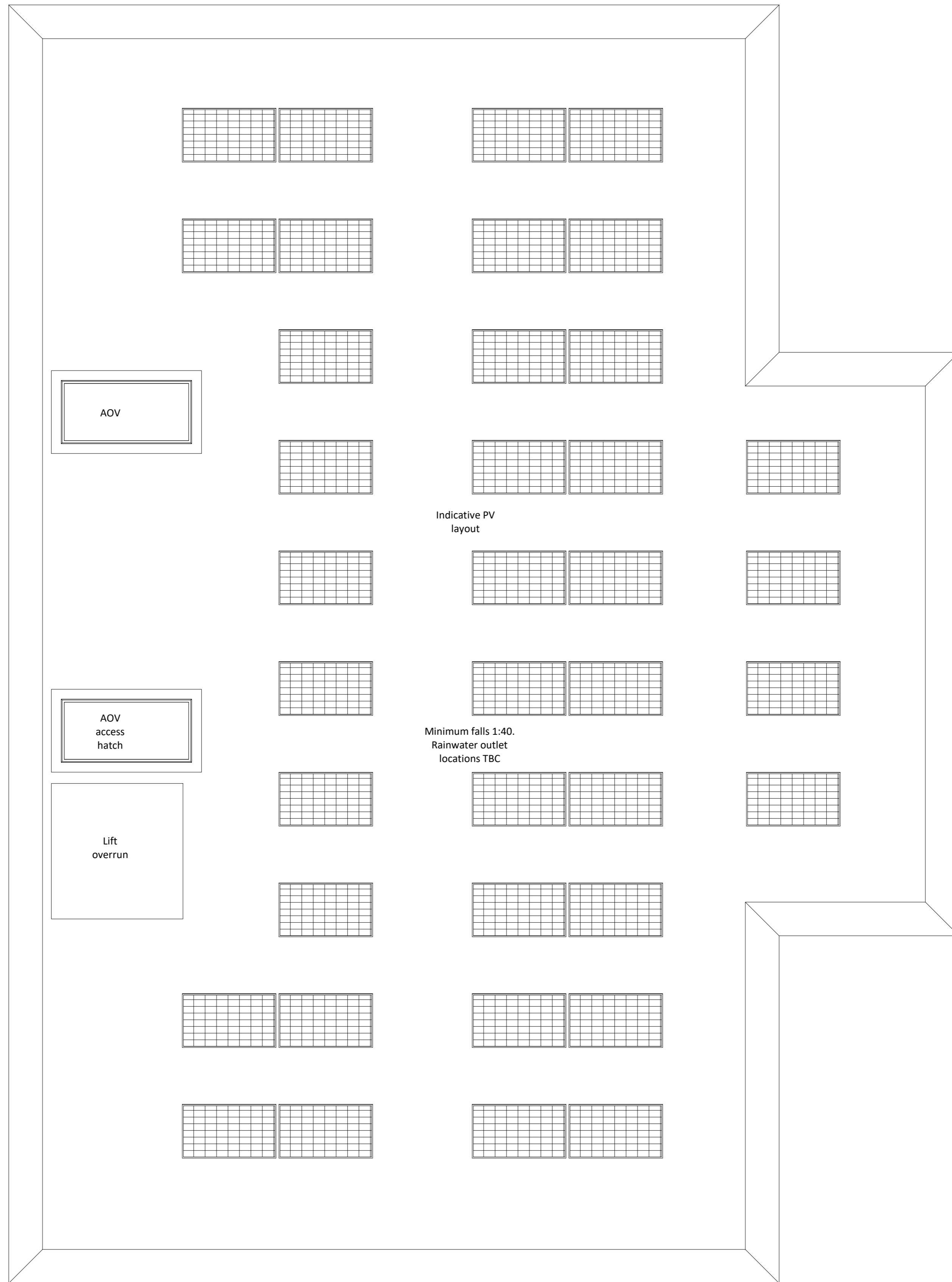
Phase 2
4 Storeys
12 Dwellings

Affordable Rent Reprovision

2 x 1B2P
9 x 2B4P
1 x 1B2P W



Location Plan



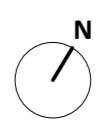
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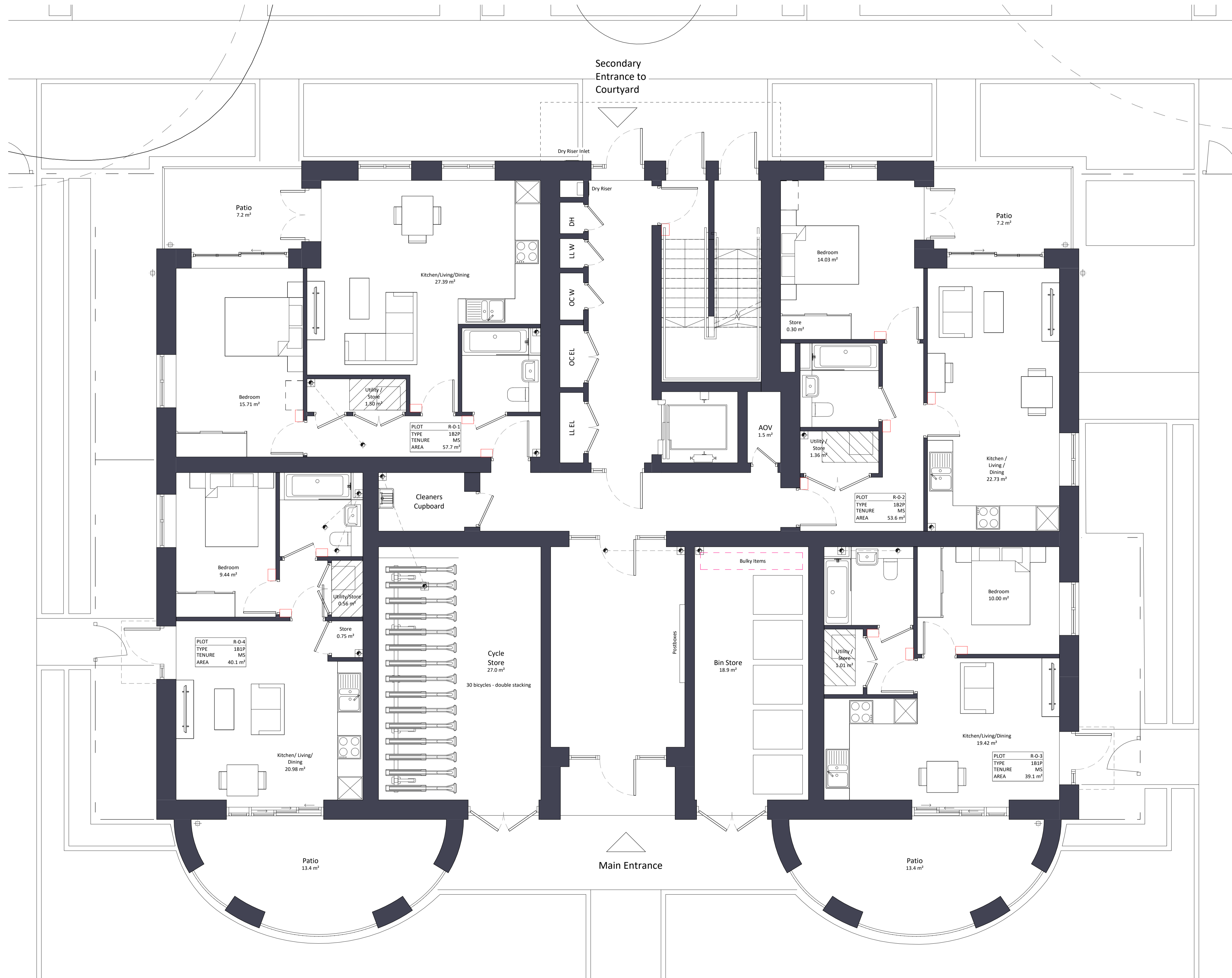
Rev	Status	Date	Description	Drn	Chkd
C01	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block O - Roof Plan	
Drawing Number:	Rev:	Status:	
HCR-BPTW-B15-04-DR-A-1154	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
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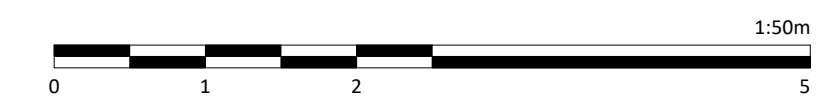
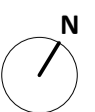
Location Plan

Notes:
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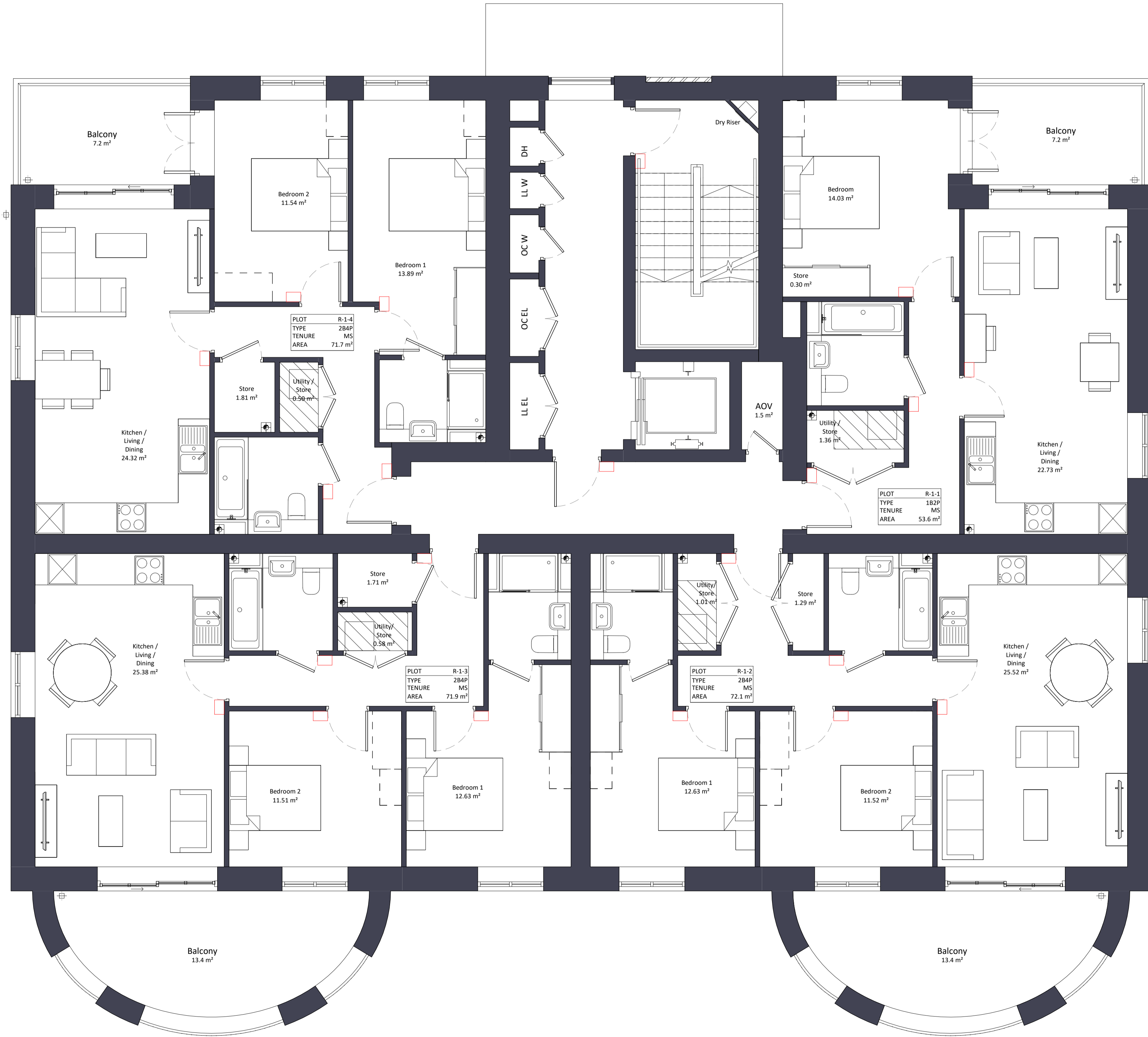
Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block R - Ground Floor Plan	
Drawing Number:	Rev:	Status:	
HCR-BPTW-B18-00-DR-A-1180	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
21-090	03	SC	1:50 @ A1

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Location Plan

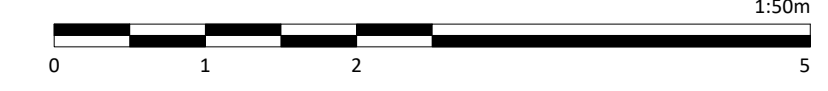
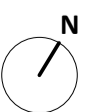
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Rev	Status	Date	Description	Drn	Chkd
CD1	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block R - First Floor Plan	
Drawing Number:	Rev:	Status:	
HCR-BPTW-B18-01-DR-A-1181	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
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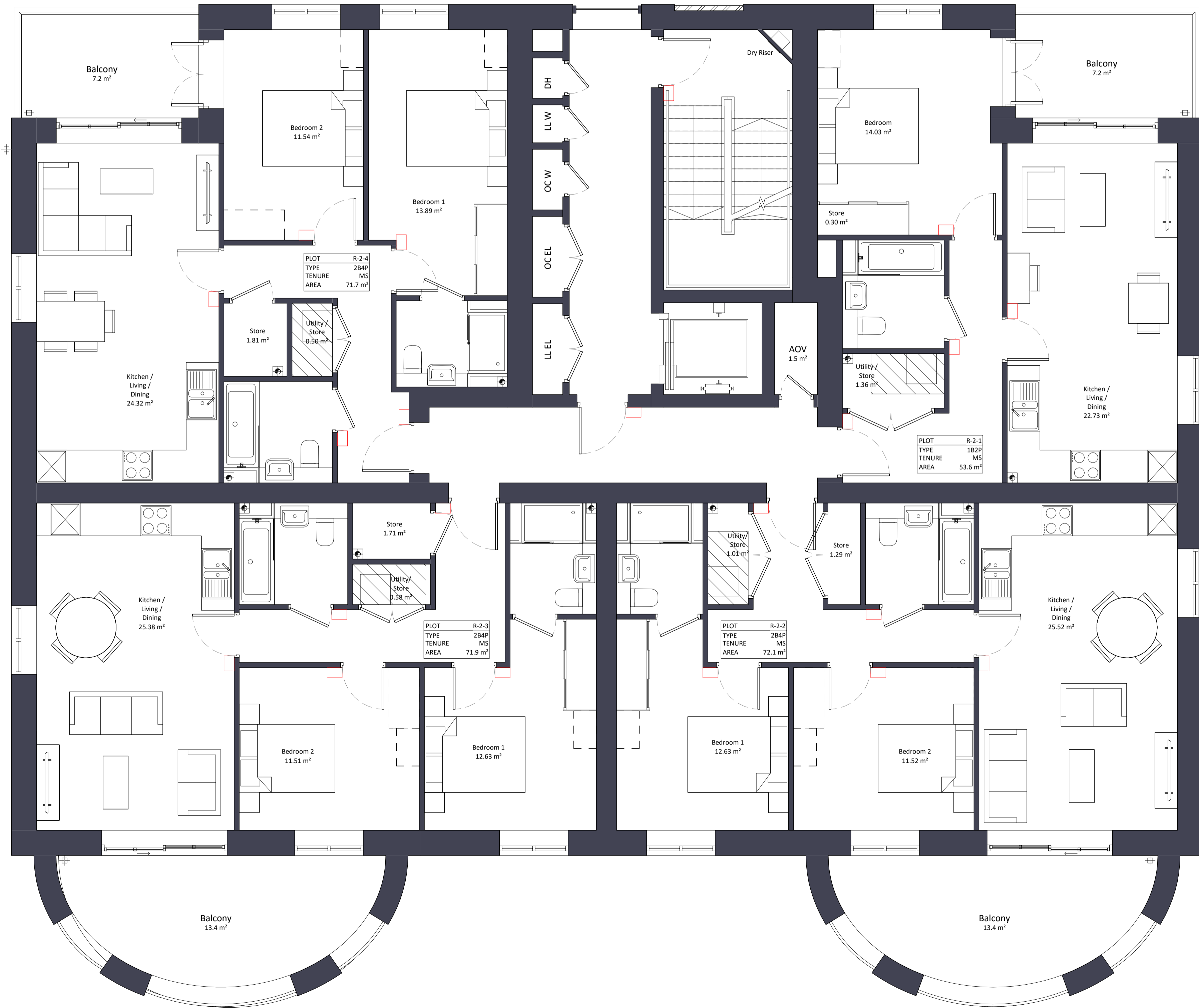
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Location Plan



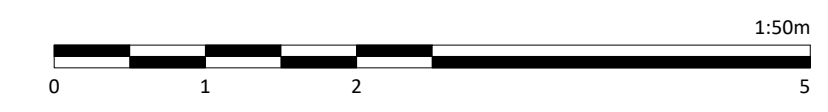
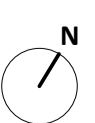
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Rev	Status	Date	Description	Drn	Chd
CD1	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block R - Second Floor Plan	
Drawing Number:	Rev:	Status:	
HCR-BPTW-B18-02-DR-A-1182	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
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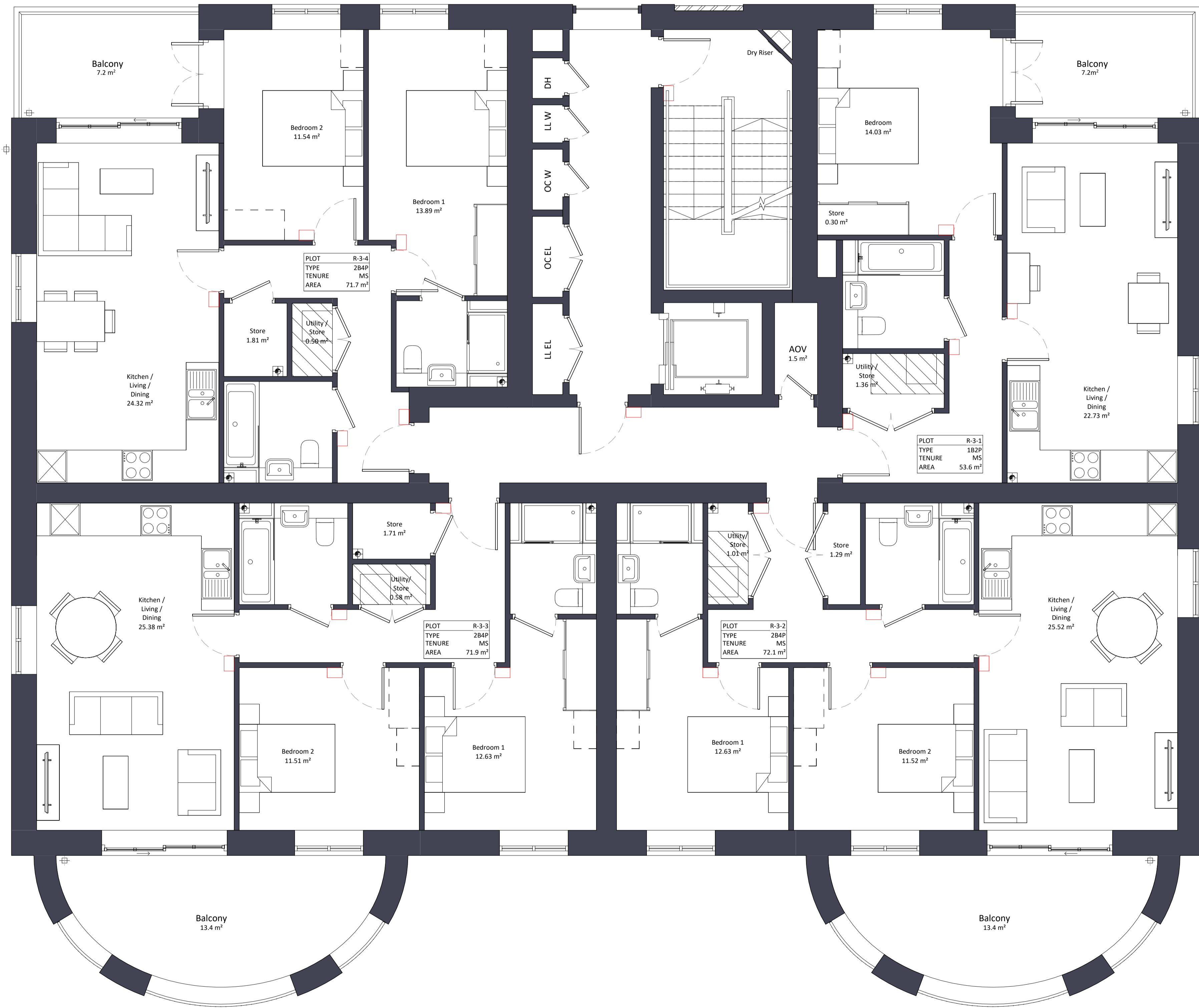
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Location Plan



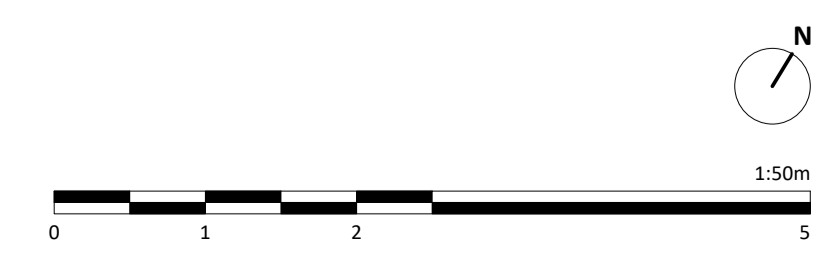
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Rev	Status	Date	Description	Drn	Chkd
CD1	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block R - Third Floor Plan	
Drawing Number:	Rev:	Status:	
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Project No:	RIBA Stage:	Drawn By:	Scale:
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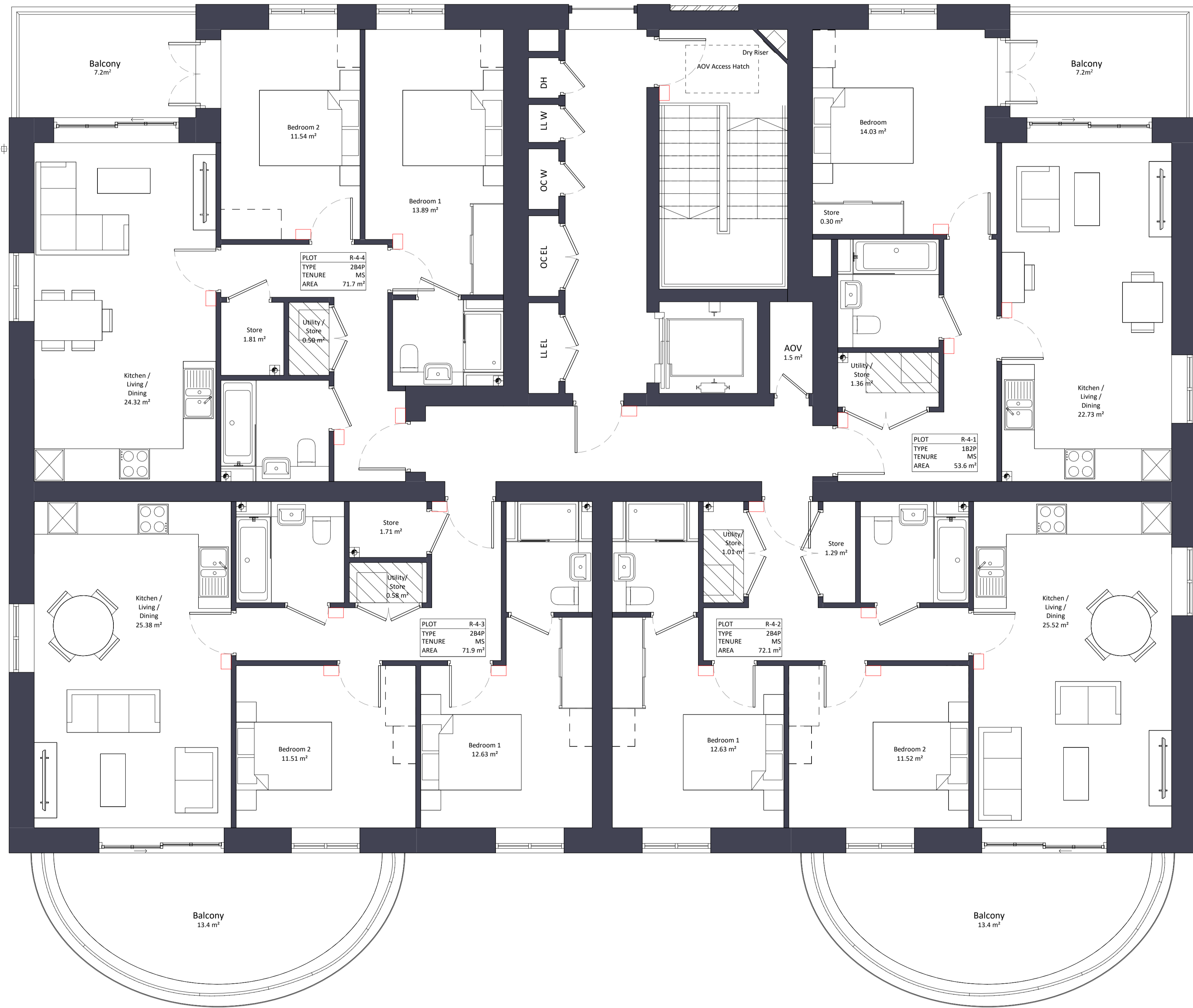
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Location Plan



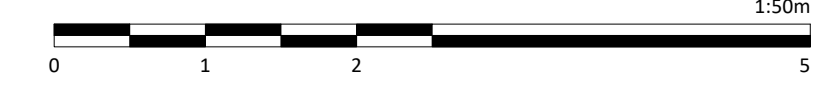
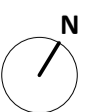
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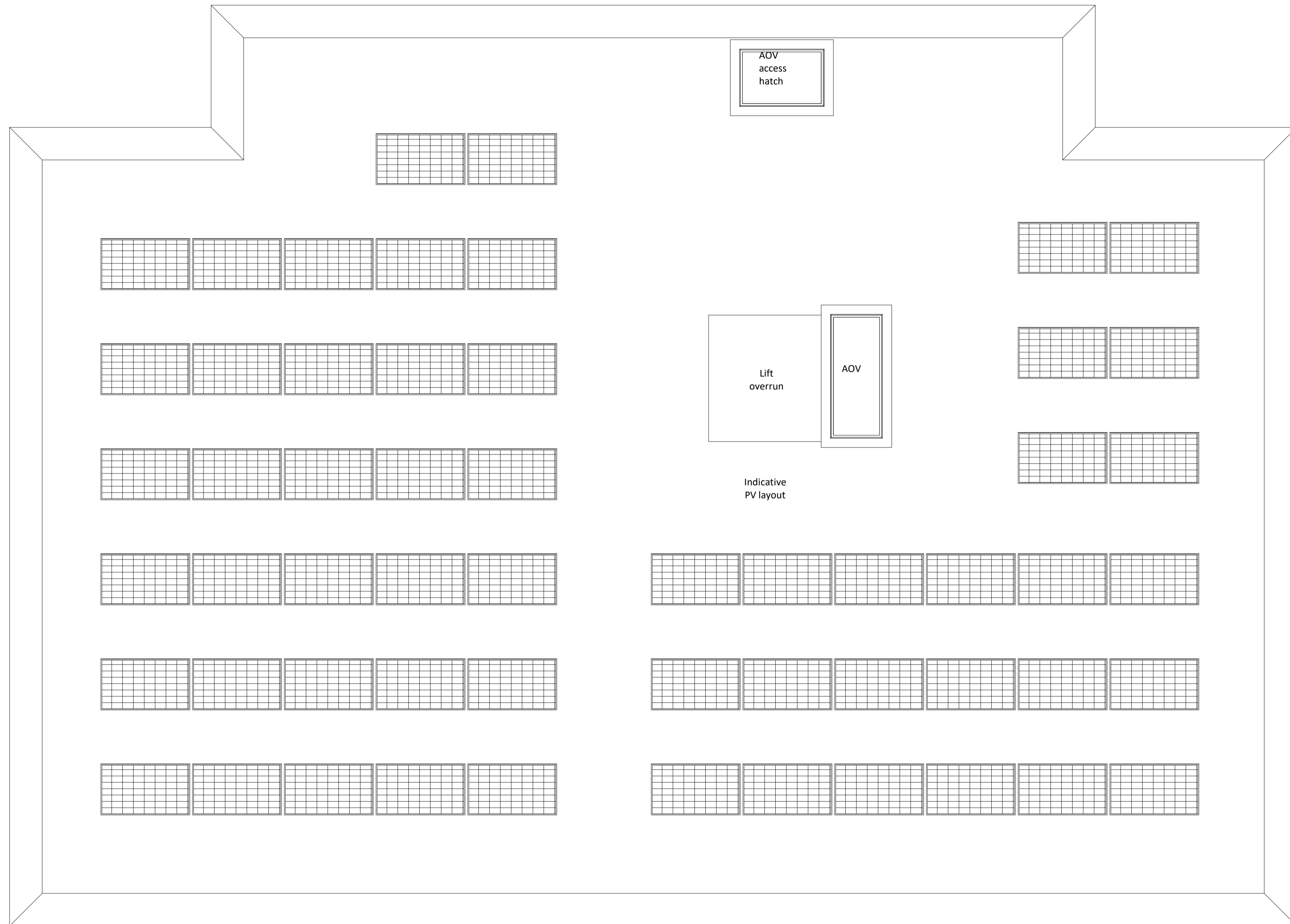
Rev	Status	Date	Description	Drn	Chkd
CD1	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block R - Fourth Floor Plan	
Drawing Number:	Rev:	Status:	
HCR-BPTW-B18-04-DR-A-1184	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
21-090	03	AH	1:50 @ A1

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Location Plan

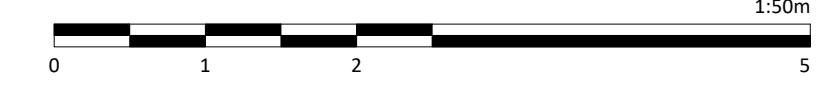
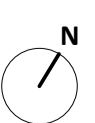
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Rev	Status	Date	Description	Drn	Chkd
CD1	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block R - Roof Plan	
Drawing Number:	Rev:	Status:	
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Project No:	RIBA Stage:	Drawn By:	Scale:
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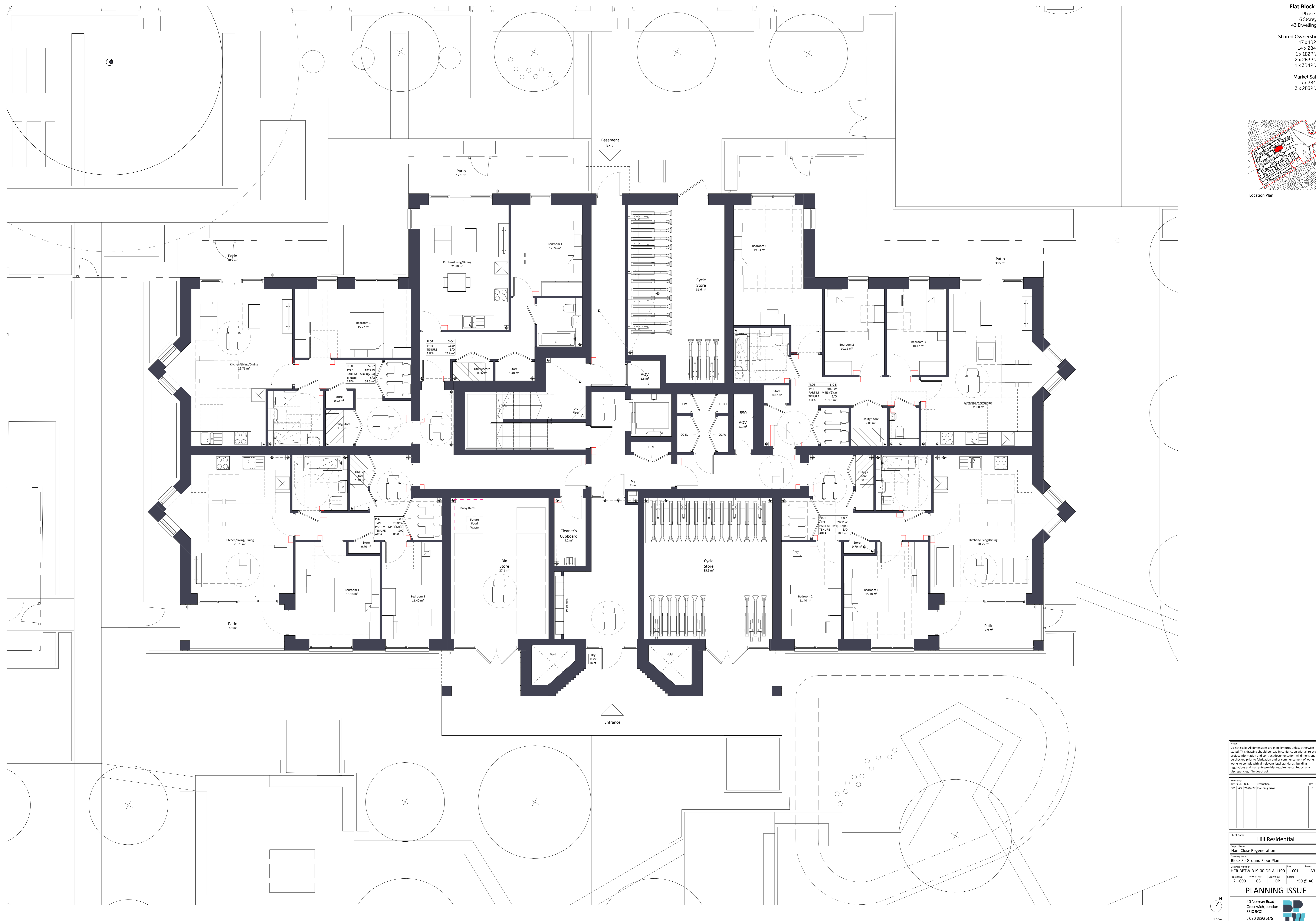
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Location Plan



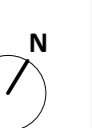
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Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block S - Ground Floor Plan	
Drawing Number: HCR-BPTW-819-00-DR-A-1190	Rev.: 001
Project No.: 21-090	Scale: 1:50 @ AD

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Location Plan



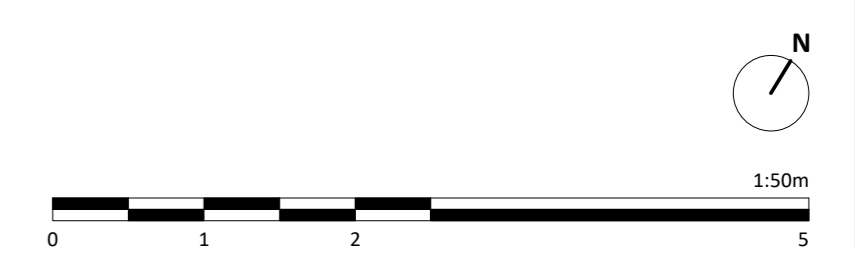
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Revisions:	No.	Date	Description	Rev. Check
CO1	A3	26.04.22	Planning Issue	JB CO

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block S - First Floor Plan	
Drawing Number: HCR-BPTW-819-01-DR-A-1191	Rev.: CO1
Project No.: 21-090	Block No.: 03
Drawn By: OP	Scale: 1:50 @ AD

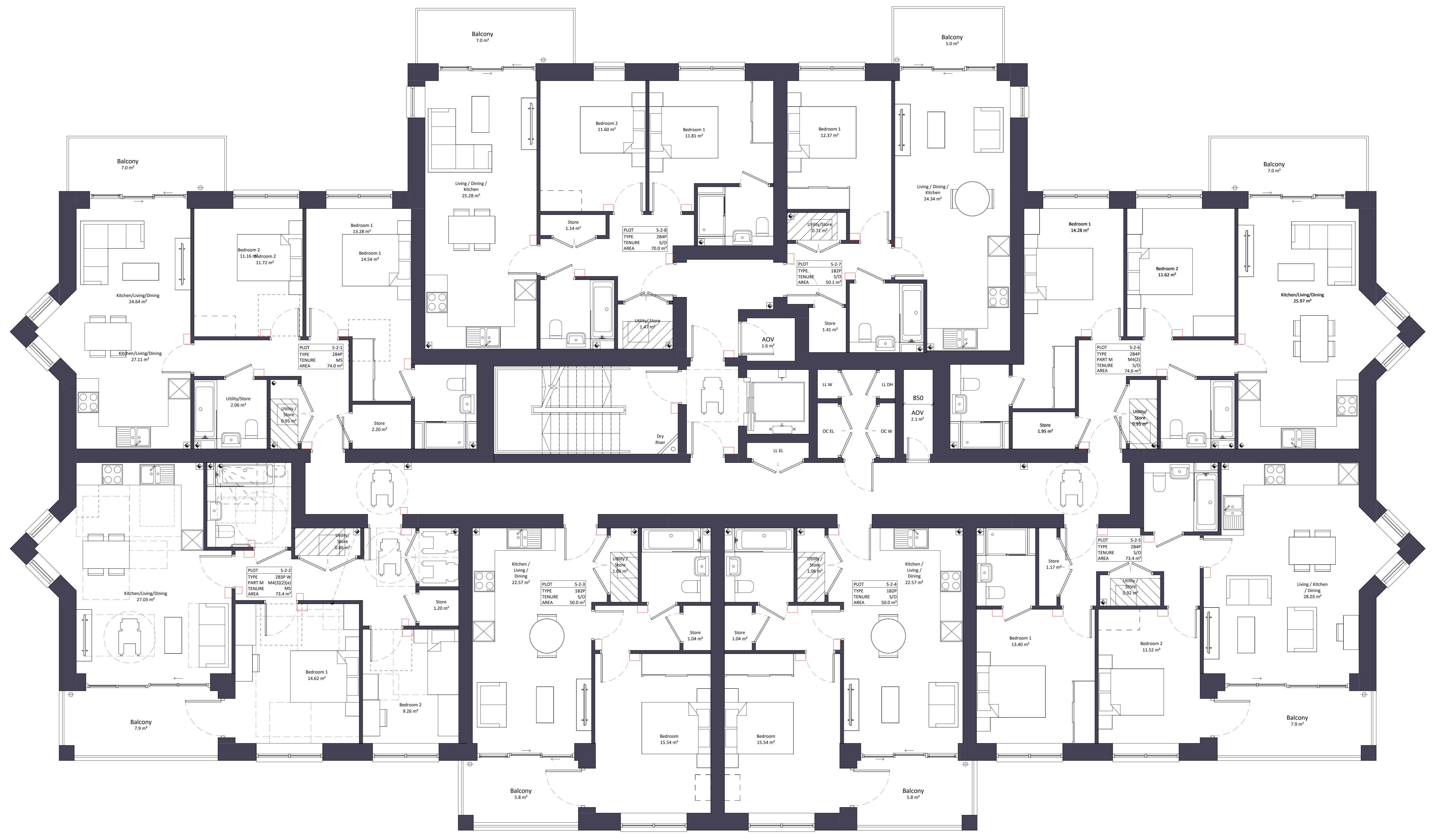
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Location Plan



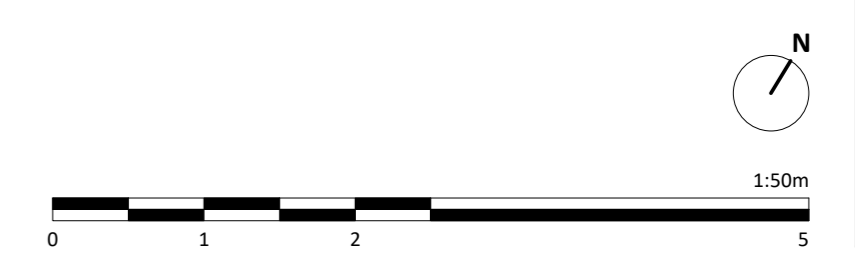
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Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Revision	No.	Date	Description	By	Check
01	A3	26.04.22	Planning Issue	JB	CO

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block S - Second Floor Plan	
Drawing Number: HCR-BPTW-819-02-DR-A-1192	Rev: 001
Project No: 21-090	Block No: 03
Status: OP	Scale: 1:50 @ AD

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Flat Block S

Phase 3
6 Storeys
43 Dwellings

Shared Ownership

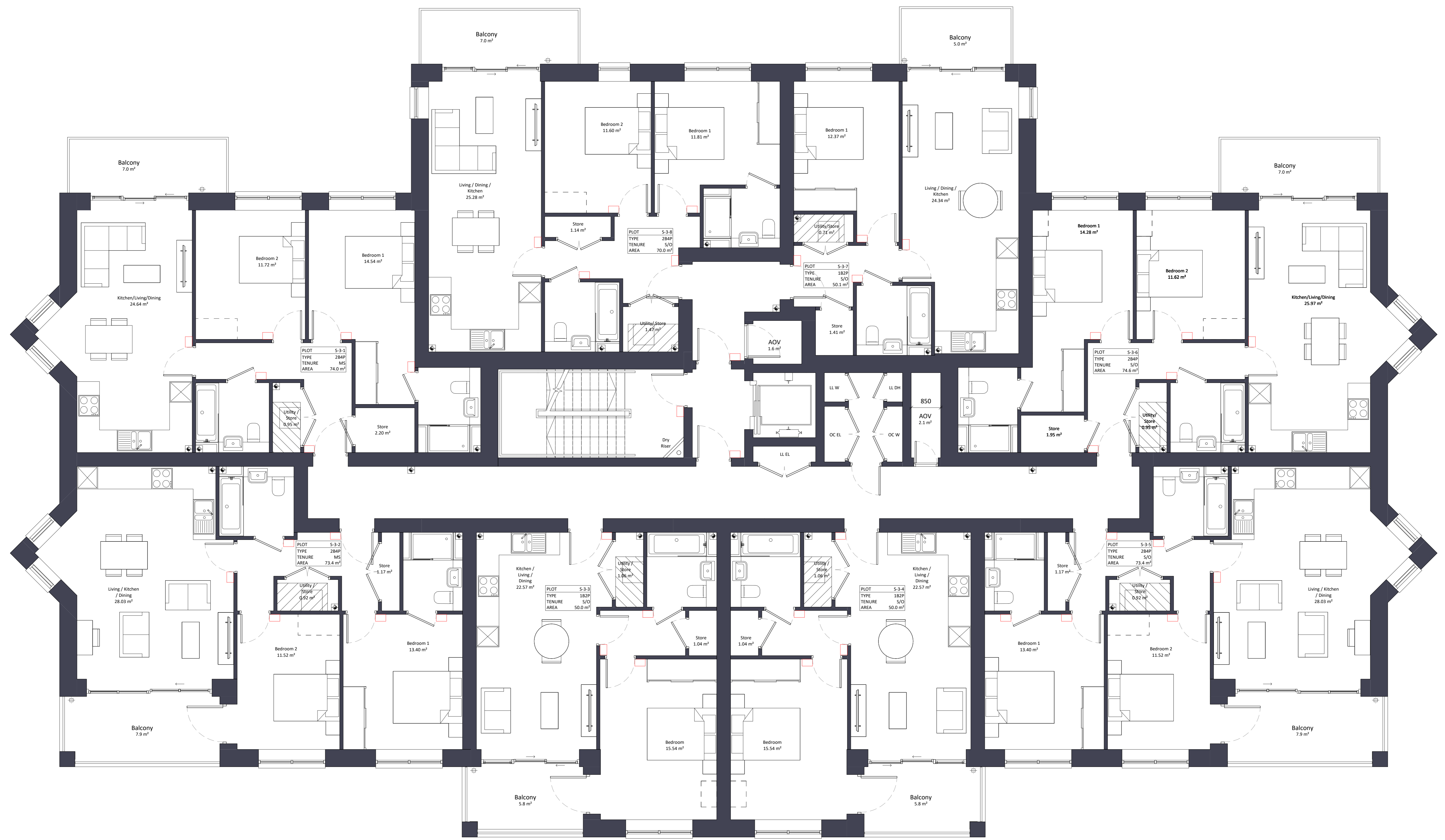
17 x 1B2P
12 x 2B4P
1 x 1B2P W
4 x 2B3P W
1 x 3B4P W

Market Sale

6 x 2B4P
2 x 2B3P W



Location Plan



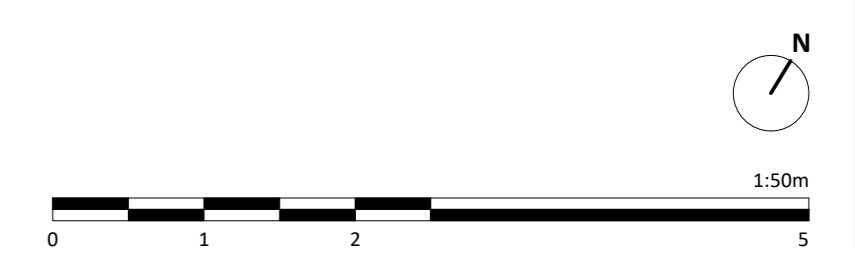
Notes:
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Revisions:	No.	Date	Description	Rev.	Check
CS	A3	26.04.22	Planning Issue	001	AB CO

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block S - Third Floor Plan	
Drawing Number:	HCR-BPTW-819-03-DR-A-1193	Rev:	001
Project No.:	21-090	Block No.:	03
Phase:	OP	Drawn By:	Scale: 1:50 @ AD

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Flat Block S

Phase 3
6 Storeys
43 Dwellings

Shared Ownership

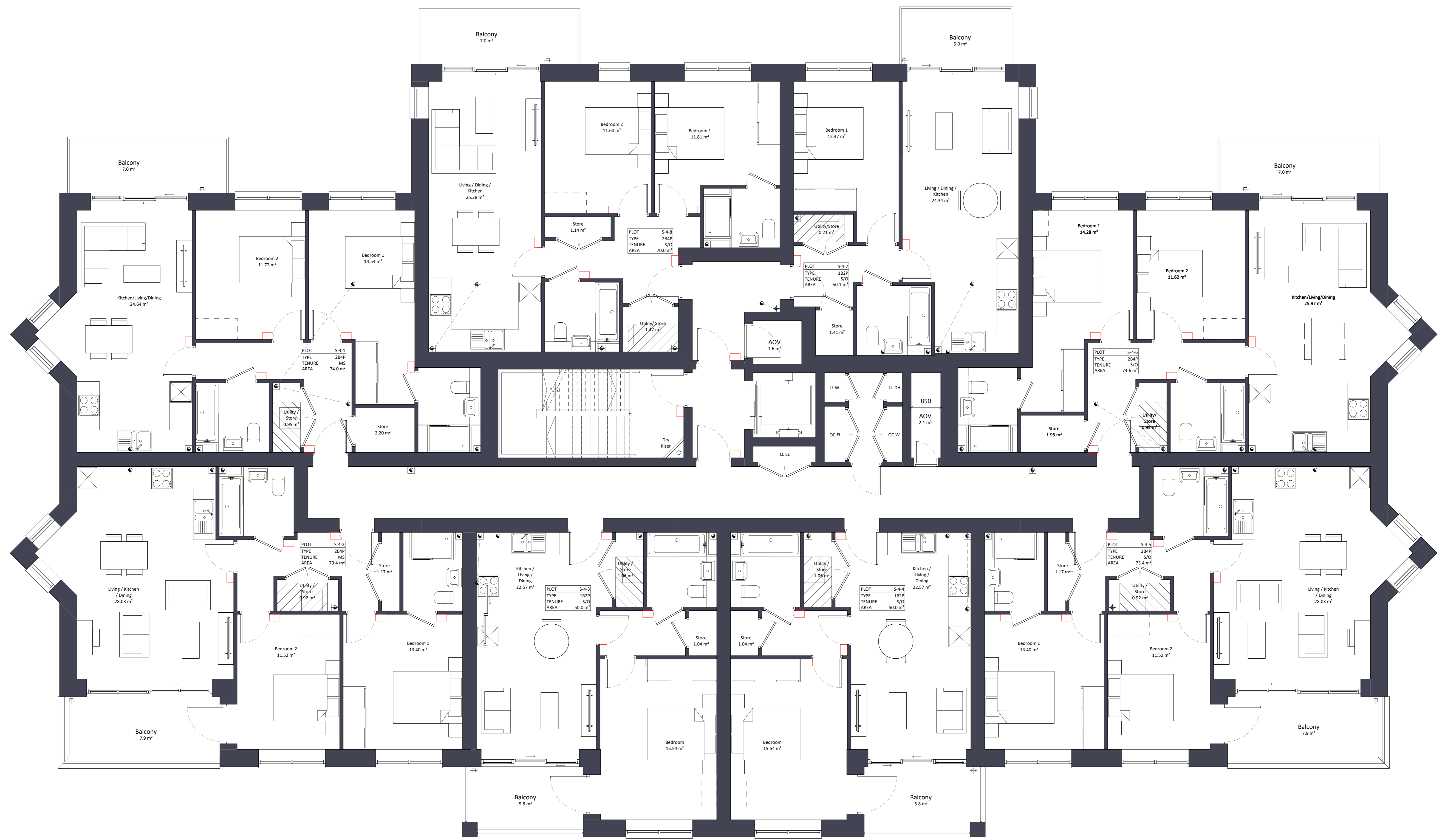
17 x 1B2P
12 x 2B4P
1 x 1B2P W
4 x 2B3P W
1 x 3B4P W

Market Sale

6 x 2B4P
2 x 2B3P W



Location Plan



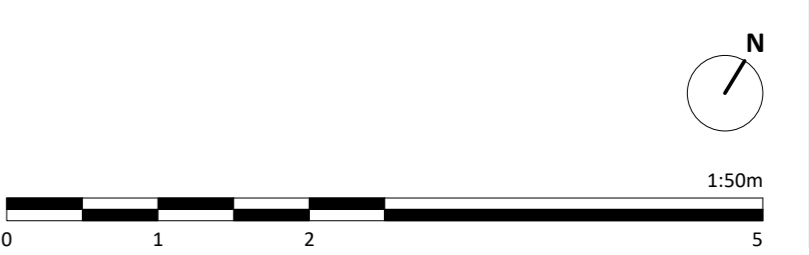
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Revisions:	No.	Date	Description	Rev.	Check
CO1	A3	26.04.22	Planning Issue		

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block S - Fourth Floor Plan	
Drawing Number:	HCR-BPTW-819-04-DR-A-1194	Rev:	CO1
Project No.:	21-090	Block Size:	03
Drawn By:	OP	Scale:	1:50 @ AD

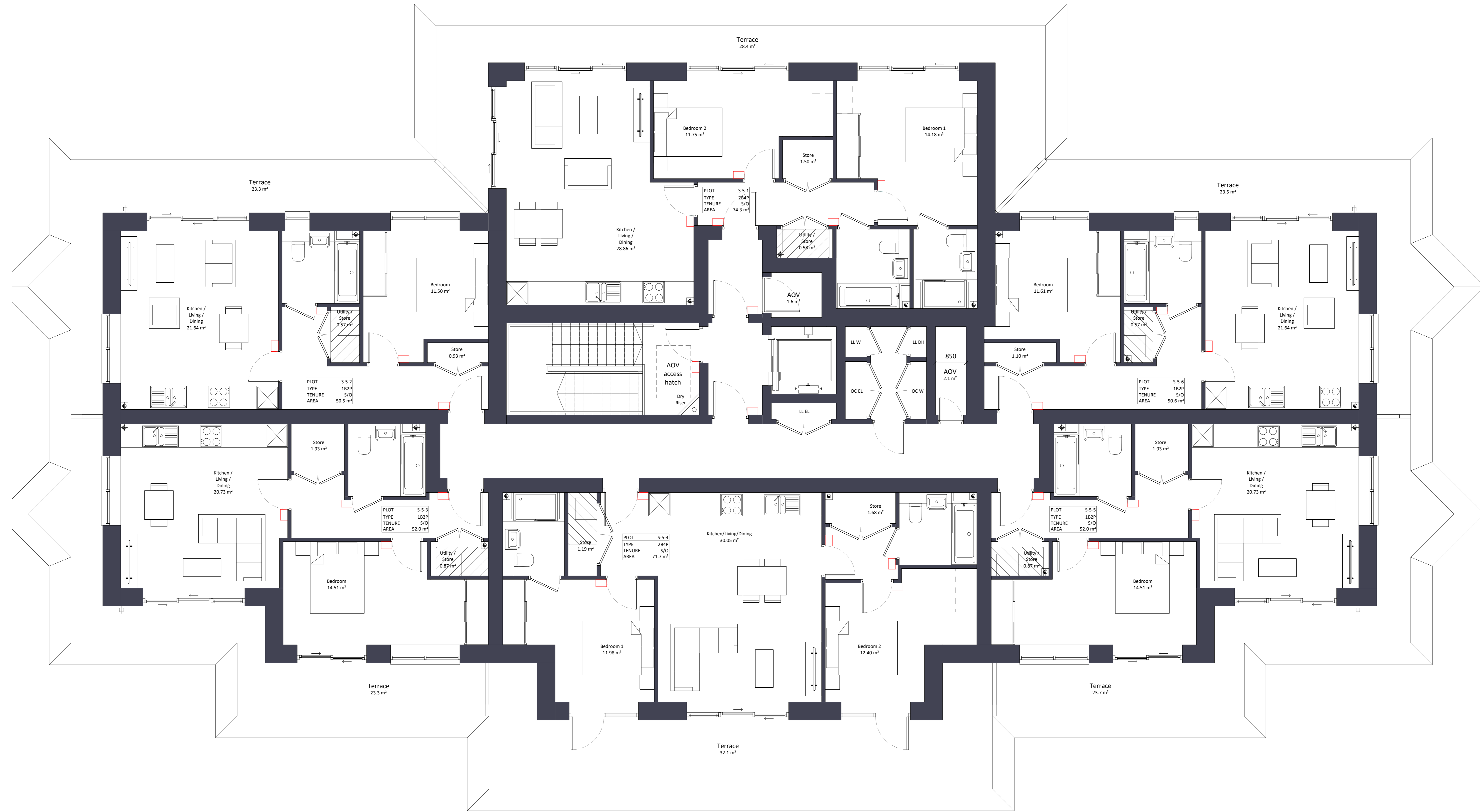
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Location Plan



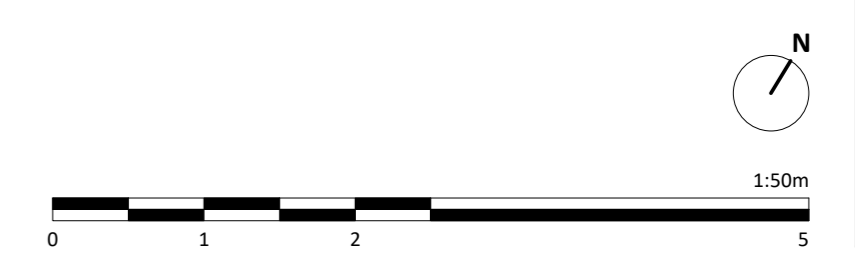
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Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block S - Fifth Floor Plan	
Drawing Number:	HCR-BPTW-819-05-DR-A-1195	Rev:	001
Project No.:	21-090	Block Size:	03
Scale:	1:50 @ AD	Drawn By:	NG

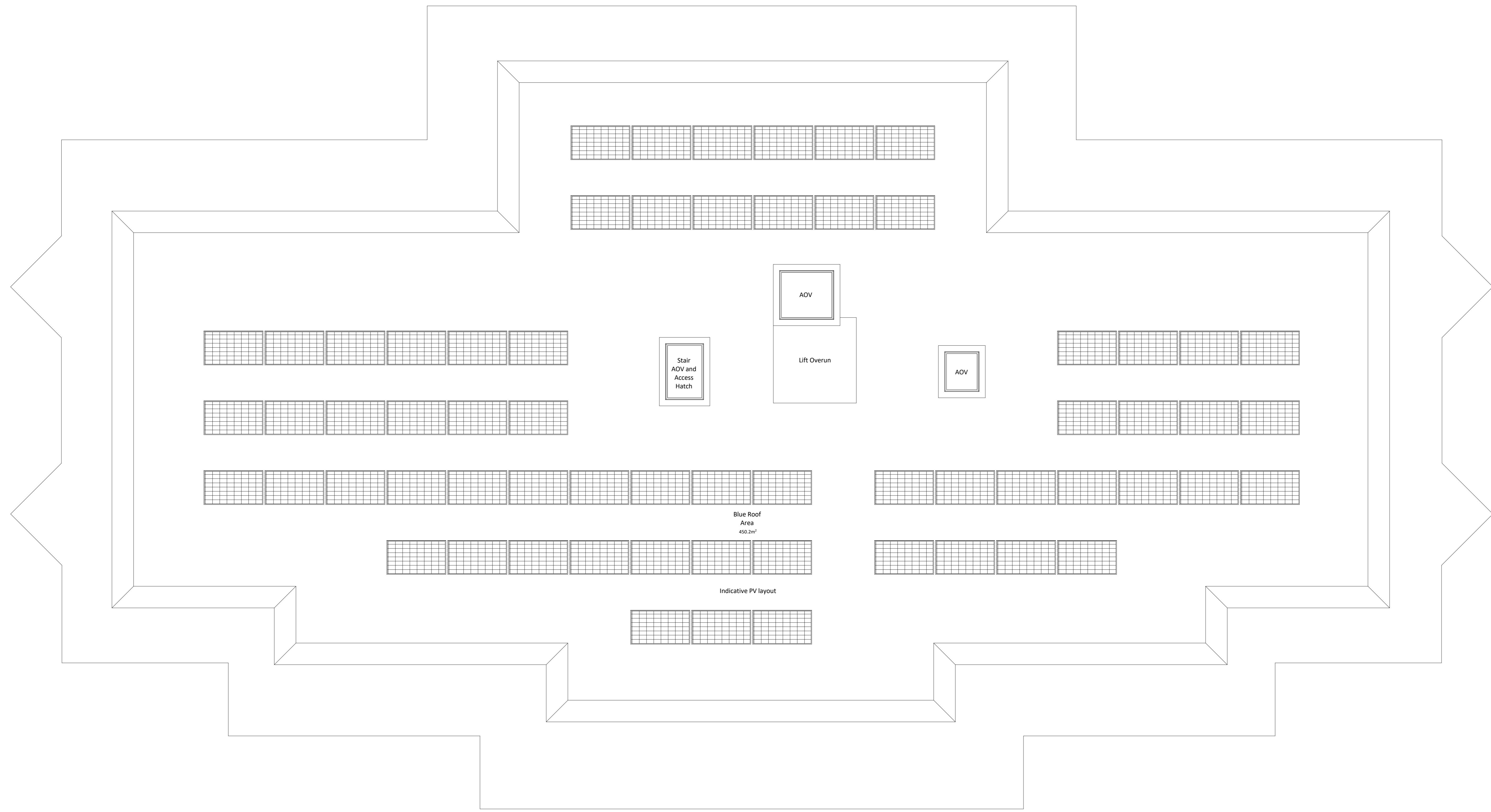
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Location Plan



Blue Roof Area
450.2m²

Indicative PV layout

Stair
AOV and
Access
Hatch

AOV
Lift Overrun

AOV

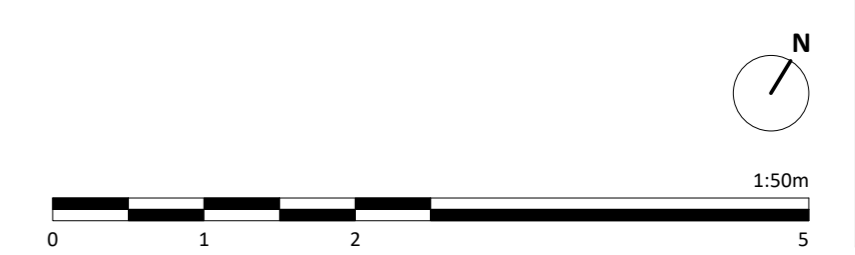
Notes:
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Rev.	Date	Description	By	Check
001	26.04.22	Planning Issue	JB	CD

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block S - Roof Plan	
Drawing Number: HCR-BPTW-819-06-DR-A-1195	Rev: 001
Project No: 21-090	Block Stage: 03
Drawn By: OP	Scale: 1:50 @ AD

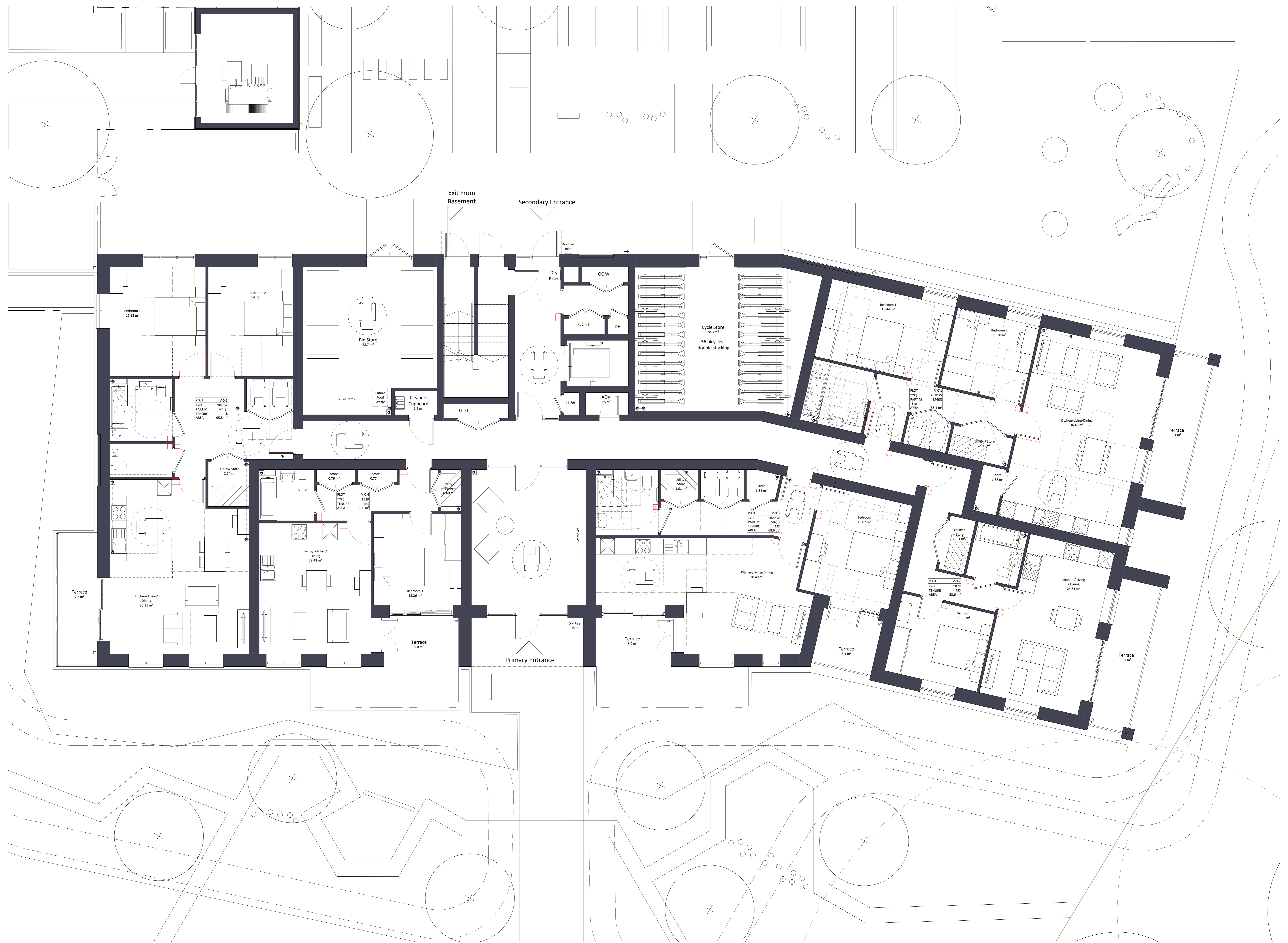
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Location Plan



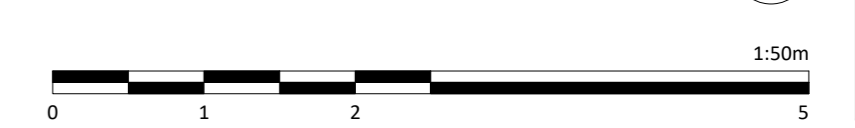
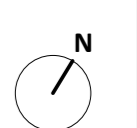
Notes:
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Rev.	Date	Description	By	Check
01	26.04.22	Planning Issue	JB	CO

Client Name:		Hill Residential					
Project Name:		Ham Close Regeneration					
Drawing Name:		Block V - Ground Floor Plan					
Drawing Number:	HCR-BPTW-822-Q0-DR-A-1220	Rev:	CO1	Status:	A3		
Project No:	21-090	Block No:	03	Drawn By:	NG	Scale:	1:50 @ AD

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Flat Block V

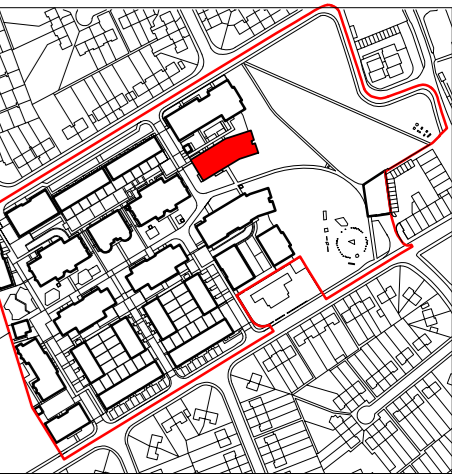
Phase 2
6 Storeys
42 Dwellings

Indicative Leaseholder Reprovision

1 x 1B2P
8 x 2B4P
1 x 3B5P
1 x 2B3P W
1 x 2B4P W

Market Sale

28 x 1B2P
1 x 2B4P
1 x 1B2P W



Location Plan



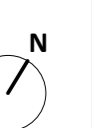
Notes:
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Revisions:	No.	Date	Description	Rev.	Check
CO1	A3	26.04.22	Planning Issue		

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block V - First Floor Plan	
Drawing Number:	HCR-BPTW-822-01-DR-A-1221	Rev:	CO1
Project No.:	21-090	Block Size:	03
Drawn By:	AH	Scale:	1:50 @ AD

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Flat Block V

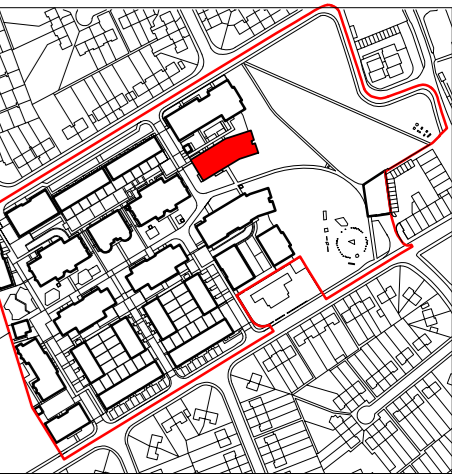
Phase 2
6 Storeys
42 Dwellings

Indicative Leaseholder Reprovision

1 x 1B2P
8 x 2B4P
1 x 3B5P
1 x 2B3P W
1 x 2B4P W

Market Sale

28 x 1B2P
1 x 2B4P
1 x 1B2P W



Location Plan



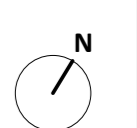
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Revisions:	No.	Date	Description	Rev.	Check
CO1	A3	26.04.22	Planning Issue		

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block V - Second Floor Plan	
Drawing Number:	HCR-BPTW-822-02-DR-A-1222	Rev:	CO1
Project No:	21-090	Block Size:	03
Drawn By:	NG	Scale:	1:50 @ AD

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Flat Block V

Phase 2
6 Storeys
42 Dwellings

Indicative Leaseholder Reprovision

- 1 x 1B2P
- 8 x 2B4P
- 1 x 3B5P
- 1 x 2B3P W
- 1 x 2B4P W

Market Sale

- 28 x 1B2P
- 1 x 2B4P
- 1 x 1B2P W



Location Plan



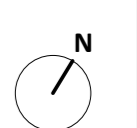
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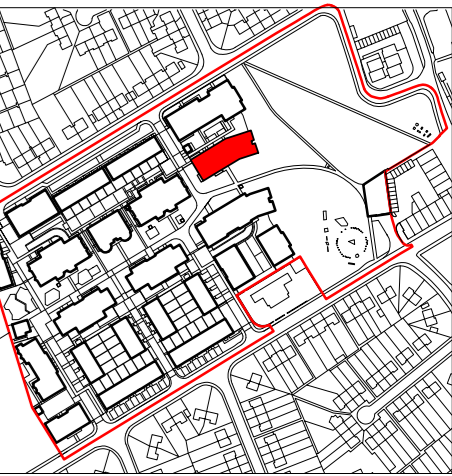
Rev.	Date	Description	By	Check
001	26.04.22	Planning Issue	JB	CO

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block V - Third Floor Plan	
Drawing Number: HCR-BPTW-822-03-DR-A-1223	Rev: 001
Project No: 21-090	Block No: 03
Drawn By: AH	Scale: 1:50 @ AD

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Location Plan



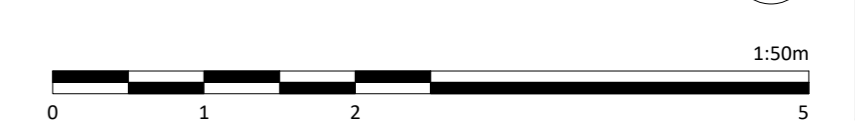
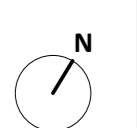
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Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB CO

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block V - Fourth Floor Plan	
Drawing Number:	HCR-BPTW-822-04-DR-A-1224	Rev:	001
Project No.:	21-090	Block Size:	03
Drawn By:	AH	Scale:	1:50 @ AD

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Flat Block V

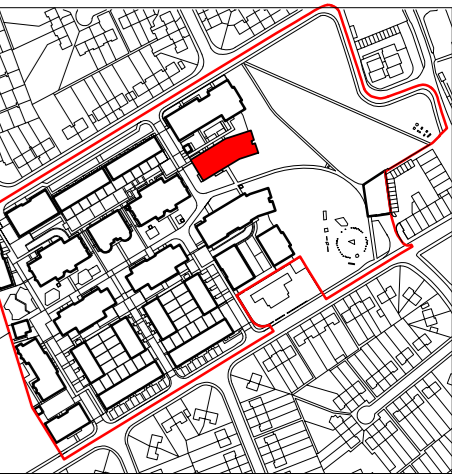
Phase 2
6 Storeys
42 Dwellings

Indicative Leaseholder Reprovision

1 x 1B2P
8 x 2B4P
1 x 3B5P
1 x 2B3P W
1 x 2B4P W

Market Sale

28 x 1B2P
1 x 2B4P
1 x 1B2P W



Location Plan



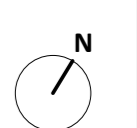
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Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block V - Fifth Floor Plan	
Drawing Number:	HCR-BPTW-822-05-DR-A-1225	Rev:	001
Project No.:	21-090	Block Size:	03
Drawn By:	AH	Scale:	1:50 @ AD

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Flat Block V

Phase 2
6 Storeys
42 Dwellings

Indicative Leaseholder Reprovision

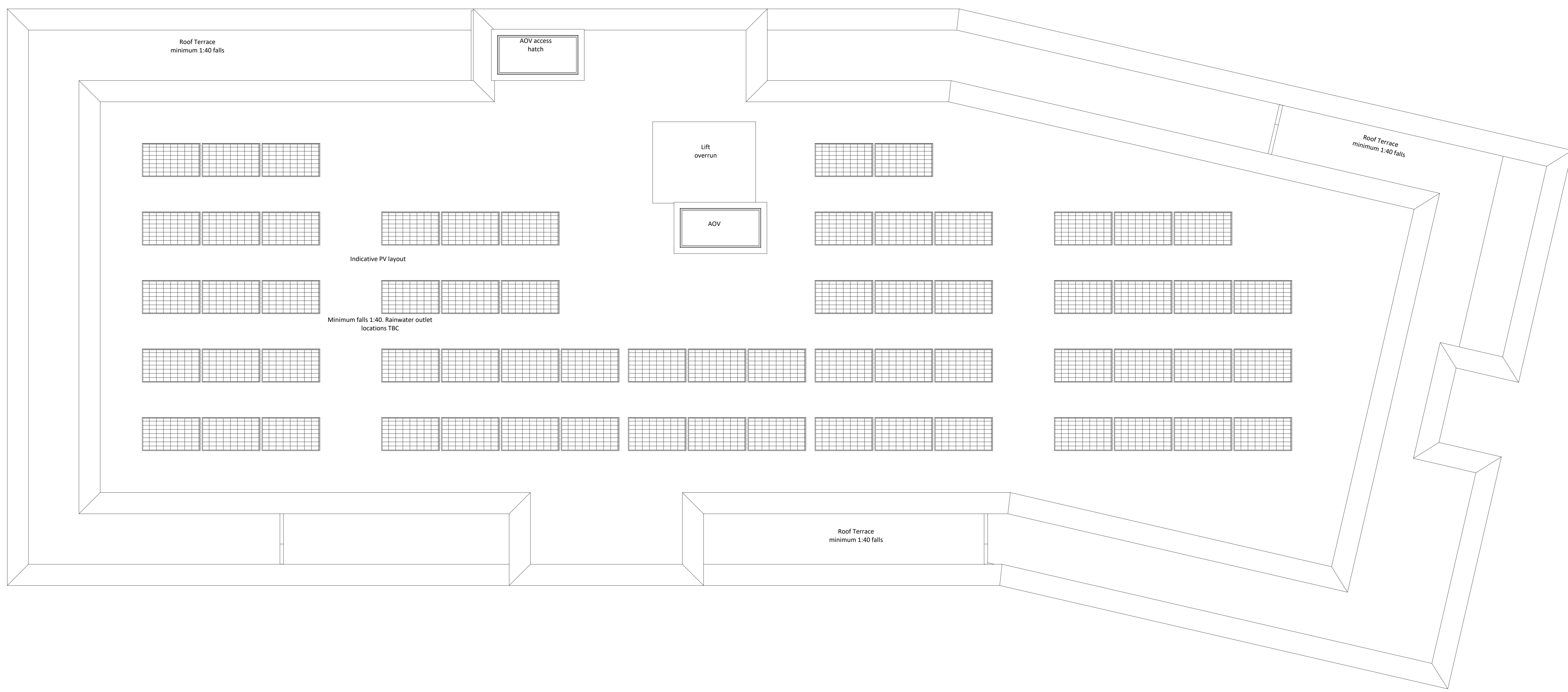
1 x 1B2P
8 x 2B4P
1 x 3B5P
1 x 2B3P W
1 x 2B4P W

Market Sale

28 x 1B2P
1 x 2B4P
1 x 1B2P W



Location Plan



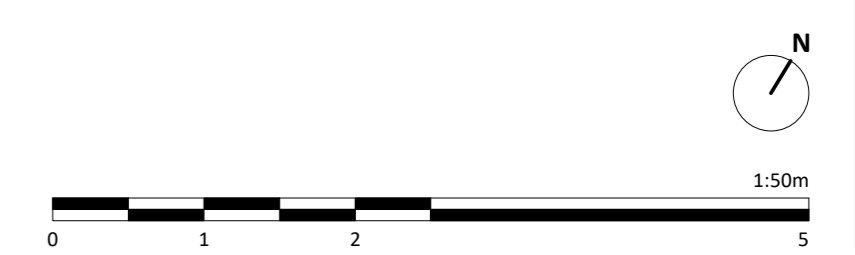
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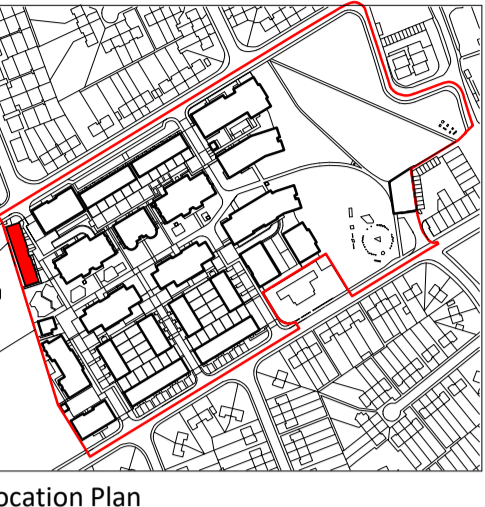
Rev.	Date	Description	Rev.	Class
001	26.04.22	Planning Issue		JB CD

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block V - Roof Plan	
Drawing Number: HCR-BPTW-822-06-DR-A-1226	Rev: 001
Project No: 21-090	Scale: 1:50 @ AD

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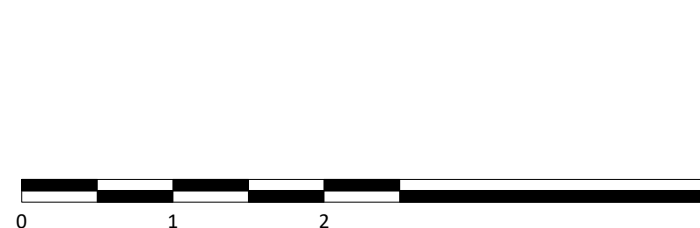


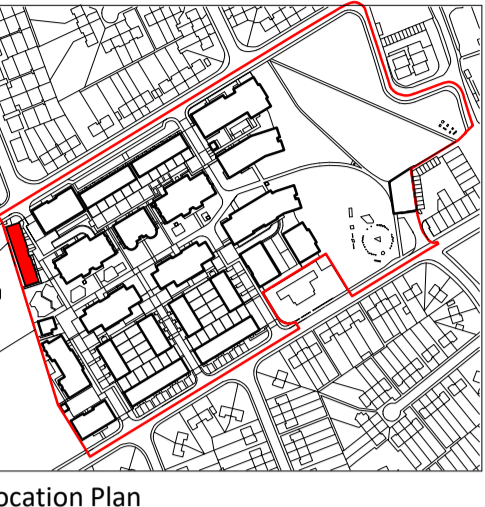
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Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block W - Ground Floor Plan	
Drawing Number:	MCR-BPTW-823-00-DR-A-1230	Rev:	C01
Project No:	21-090	Block Stage:	03
Drawn By:	SC	Scale:	1:50 @ A0

PRELIMINARY - FOR COMMENT





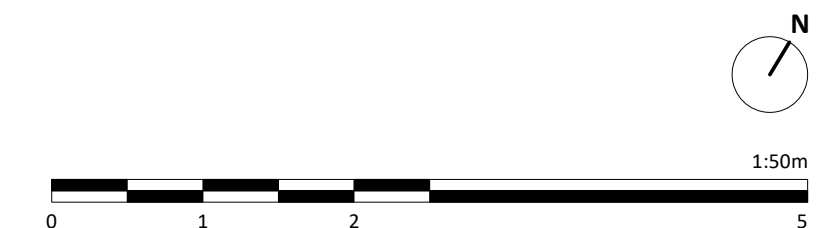
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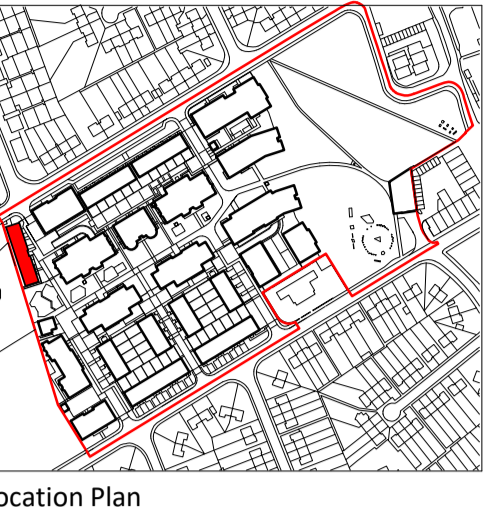
Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block W - First Floor Plan	
Drawing Number:	HCR-BPTW-823-01-DR-A-1231	Rev:	A3
Project No:	21-090	Block Size:	03
Scale:	1:50 @ AO	Drawn by:	SC

PRELIMINARY - FOR APPROVAL

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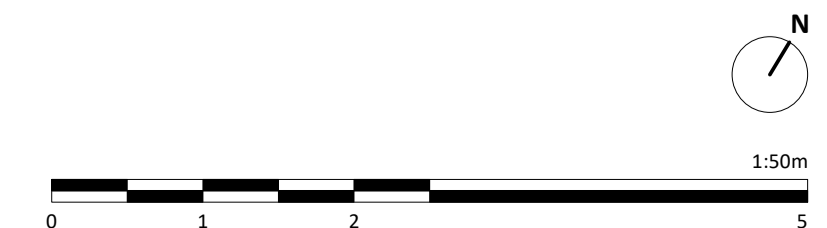


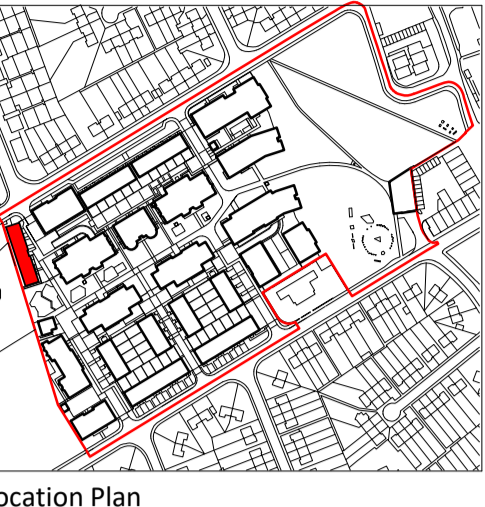
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Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block W - Second Floor Plan	
Drawing Number:	HCR-BPTW-823-02-DR-A-1232	Rev:	C01
Project No:	21-090	Block Stage:	SC
Drawn By:		Scale:	1:50 @ A0

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Note:
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Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block W - Third Floor Plan	
Drawing Number:	HCR-BPTW-823-03-DR-A-1233	Rev:	C01
Project No:	21-090	Block Size:	SC
Scale:	1:50 @ AO	Drawn By:	AD

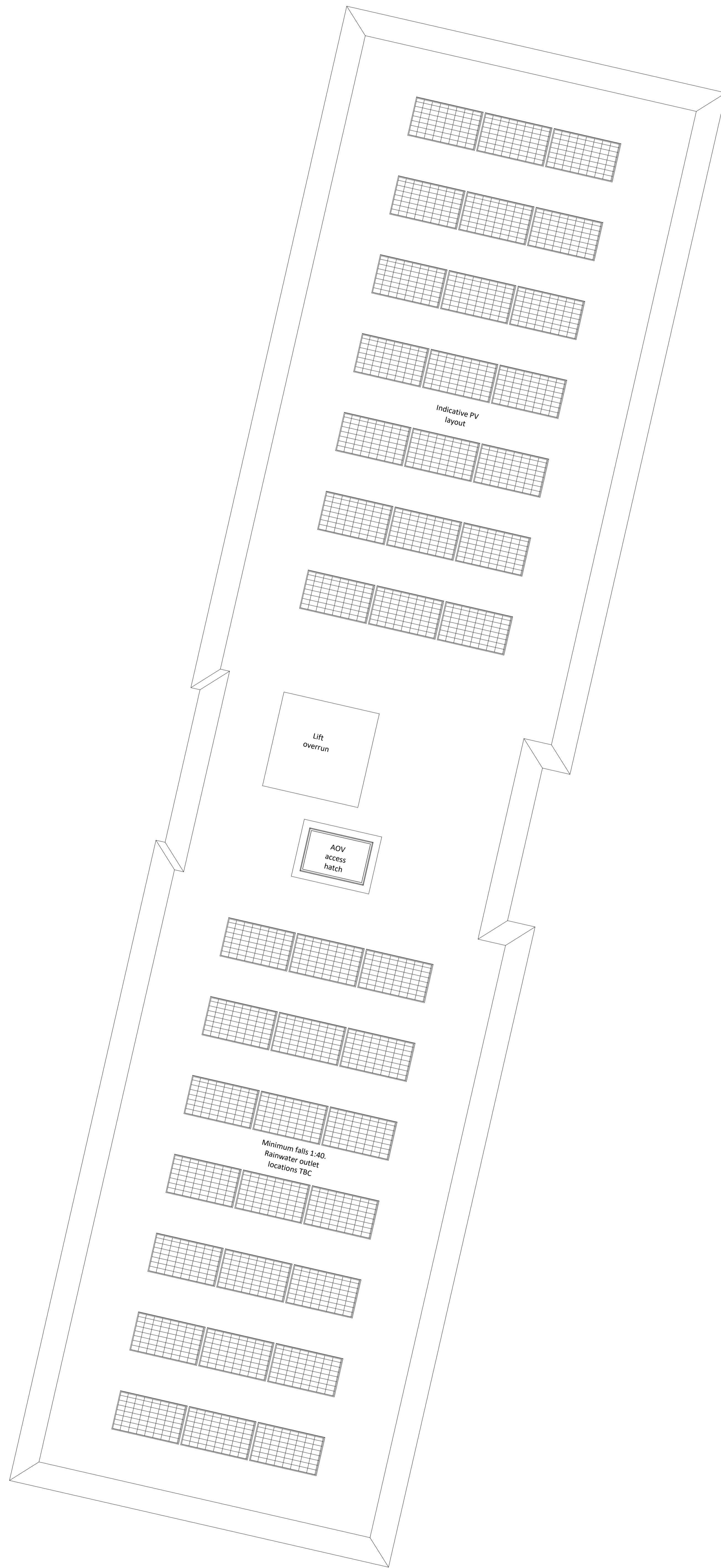
PRELIMINARY - FOR APPROVAL

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Location Plan

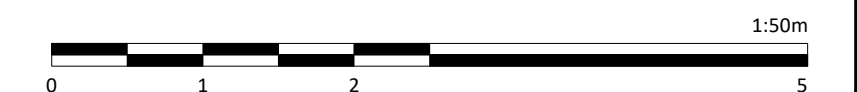
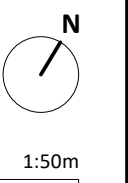


Notes:
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Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB / CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block W - Roof Plan	
Drawing Number:	HCR-BPTW-823-04-DR-A-1234	Rev:	001
Project No:	21-090	Block Size:	SC
Scale:	1:50 @ A0	Status:	A3

PRELIMINARY - FOR APPROVAL

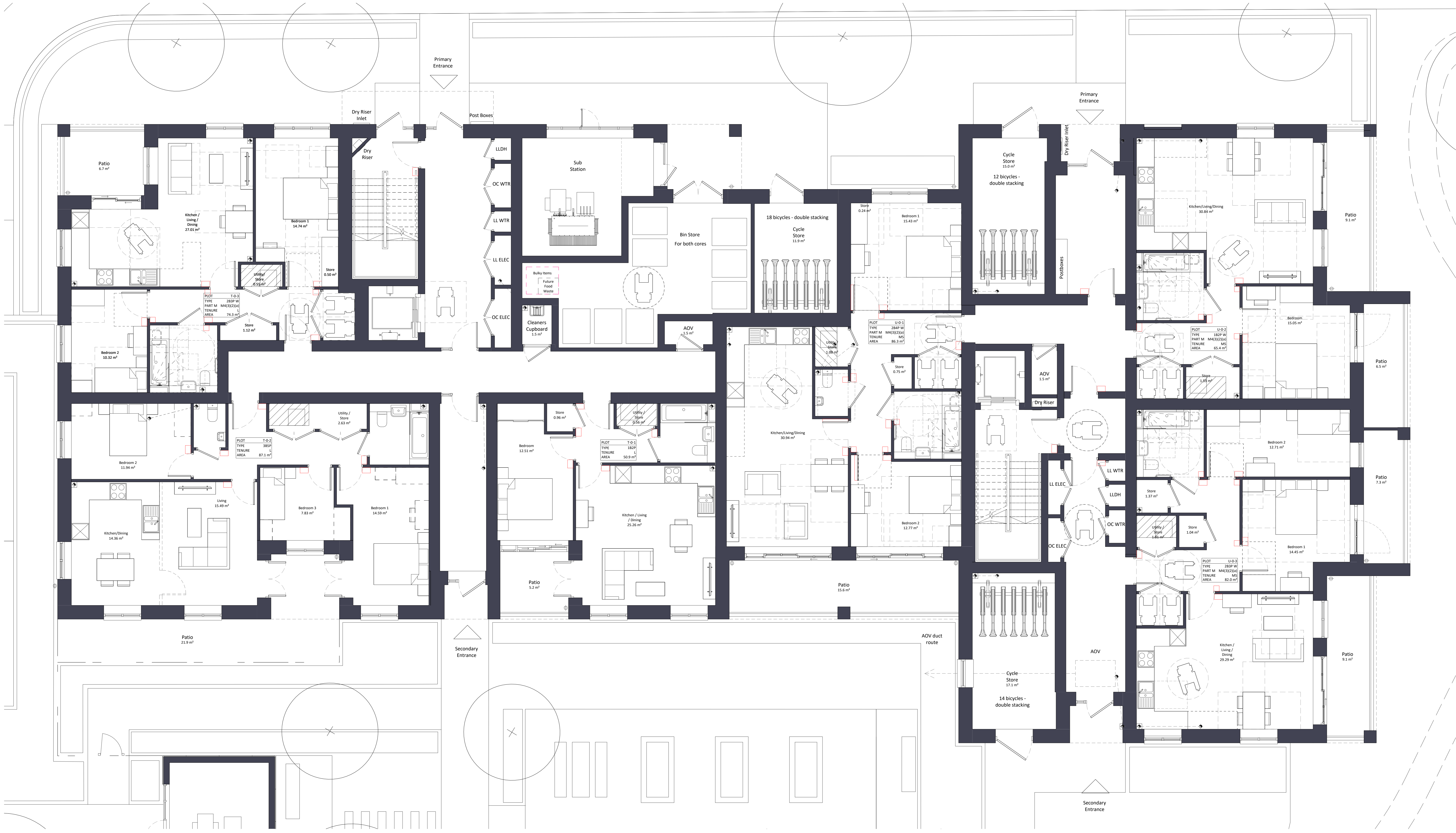


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Location Plan



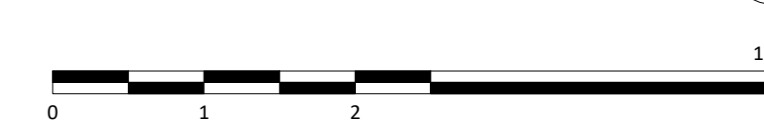
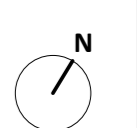
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Revisions	No.	Date	Description	Rev. Check
	01	26.04.22	Planning Issue	JB CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block TU - Ground Floor Plan	
Drawing Number:	HCR-BPTW-824-00-DR-A-1240	Rev:	CD1
Project No.:	21-090	Block Size:	03
Drawn By:	NG	Scale:	1:50 @ AD

PLANNING ISSUE

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Location Plan



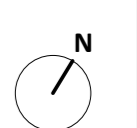
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Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Block TU - First Floor Plan	
Drawing Number: HCR-BPTW-824-01-DR-A-1241	Rev.: 001
Project No.: 21-090	Block No.: 03
Drawn By: NG	Scale: 1:50 @ AD

PLANNING ISSUE

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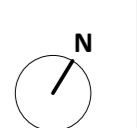
Notes:
 Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and any early provider requirements. Report any discrepancies, if in doubt ask.

Revision	No.	Date	Description	Rev.	Check
001	A3	26.04.22	Planning Issue		

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block TU - Second Floor Plan	
Drawing Number:	HCR-BPTW-824-02-DR-A-1242	Rev:	001
Project No:	21-090	Block Size:	03
Drawn By:	NG	Scale:	1:50 @ AD

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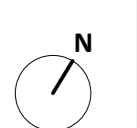
Notes:
 Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and any early provider requirements. Report any discrepancies, if in doubt ask.

Revision	No.	Date	Description	Rev. Check
001	A3	26.04.22	Planning Issue	JB

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Block TU - Third Floor Plan	
Drawing Number:	HCR-BPTW-824-03-DR-A-1243	Rev:	C01
Project No.:	21-090	Scale:	1:50 @ AD
Block No.:	03	Drawn By:	NG

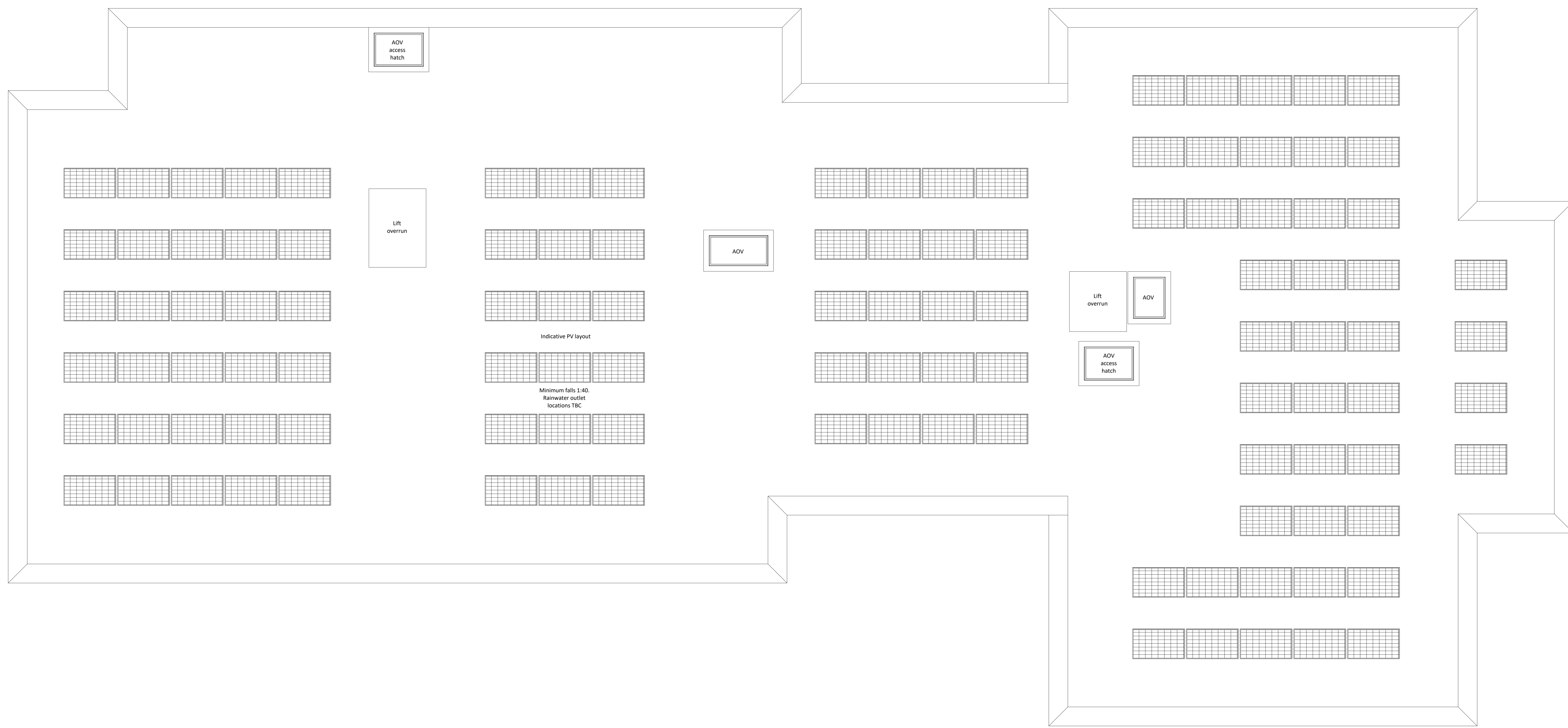
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Location Plan



Indicative PV layout

Minimum falls 1:40.
Rainwater outlet
locations TBC

Notes:
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Rev.	Date	Description	Rev.	Check
001	A3	26.04.22 Planning Issue		

Client Name: **Hill Residential**

Project Name: **Ham Close Regeneration**

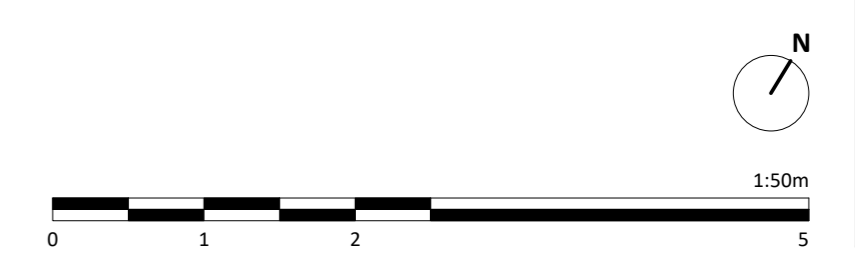
Drawing Name: **Block TU - Roof Plan**

Drawing Number: **HCR-BPTW-824-04-DR-A-1244** Rev: **001** Status: **A3**

Project No: **21-090** Block Size: **03** Drawn By: **NG** Scale: **1:50 @ AD**

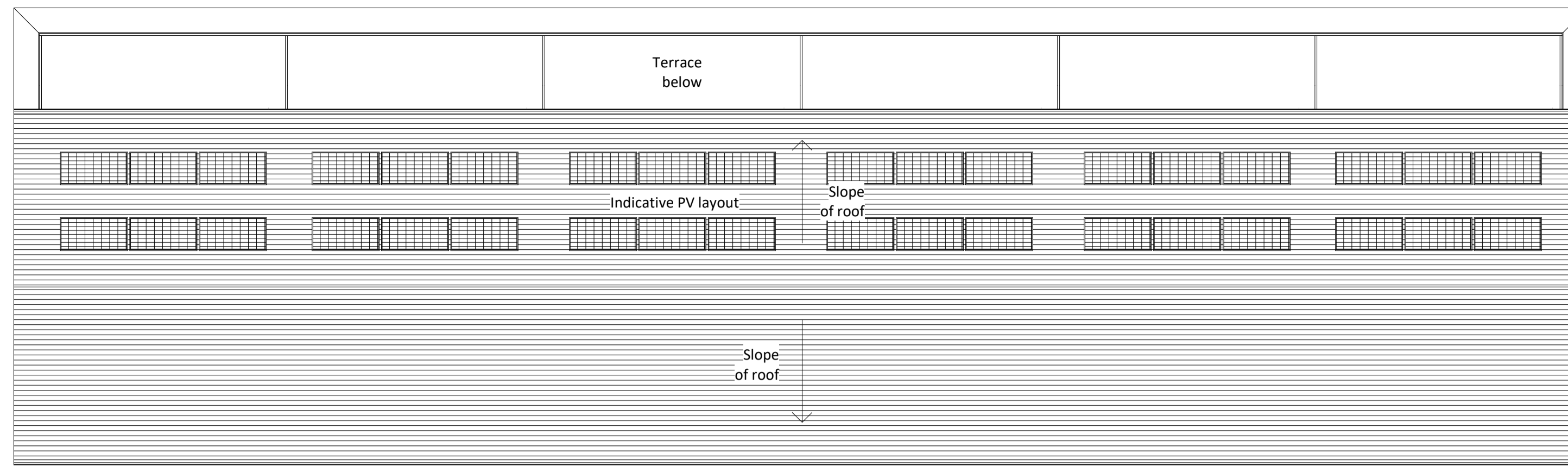
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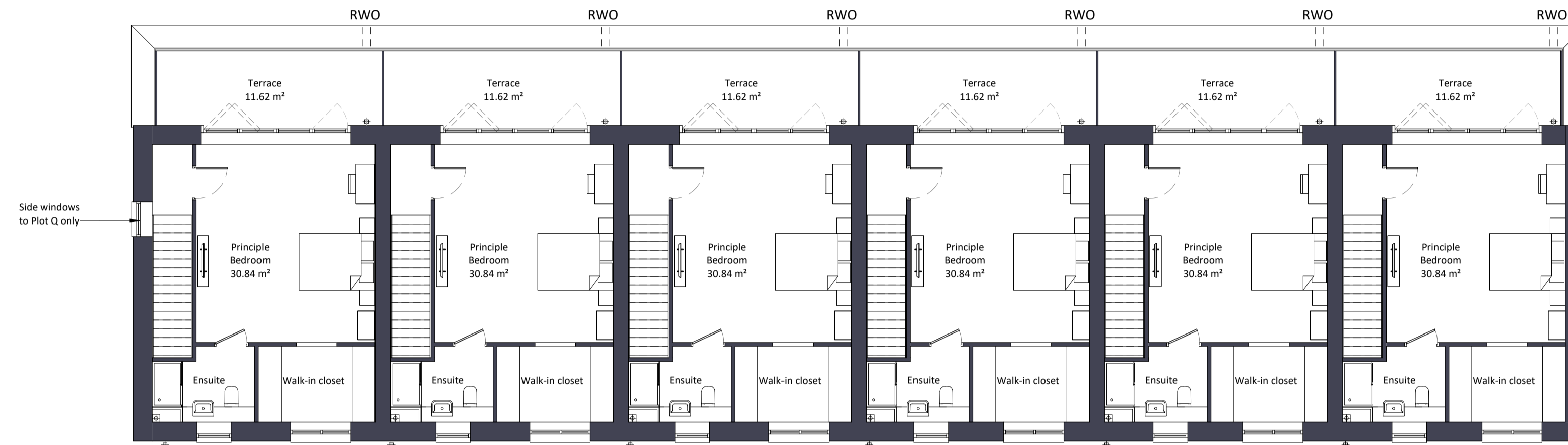




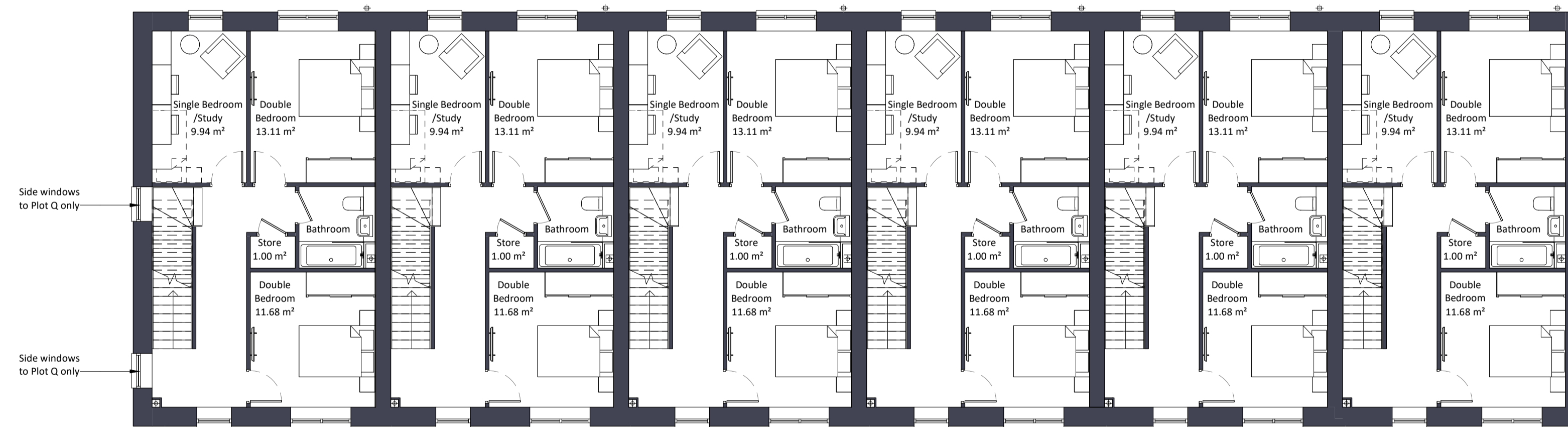
Location Plan
1 : 5000



4 Roof Plan
1 : 100



3 Second Floor
1 : 100



2 First Floor
1 : 100



1 Ground Floor
1 : 100

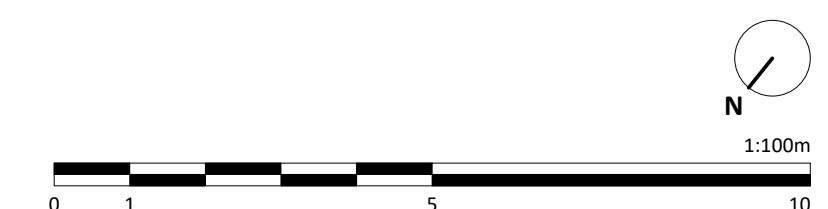
Notes:
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Revisions	Rev	Status	Date	Description	Drn	Chkd
CD1	A3		26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Woodville Road - HT1 - Terrace GA Plans	
Drawing Number:	HCR-BPTW-T01-ZZ-DR-A-1272	Rev:	C01
Project No:	21-090	Status:	A3
RIBA Stage:	3	Scale:	1:100 @ A1
Drawn By:	SF		

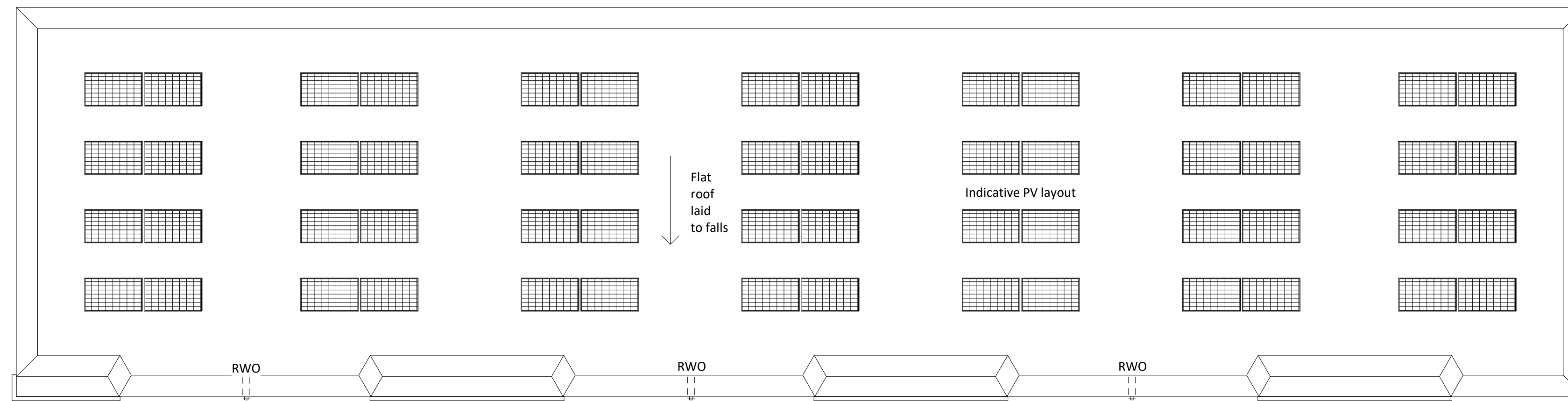
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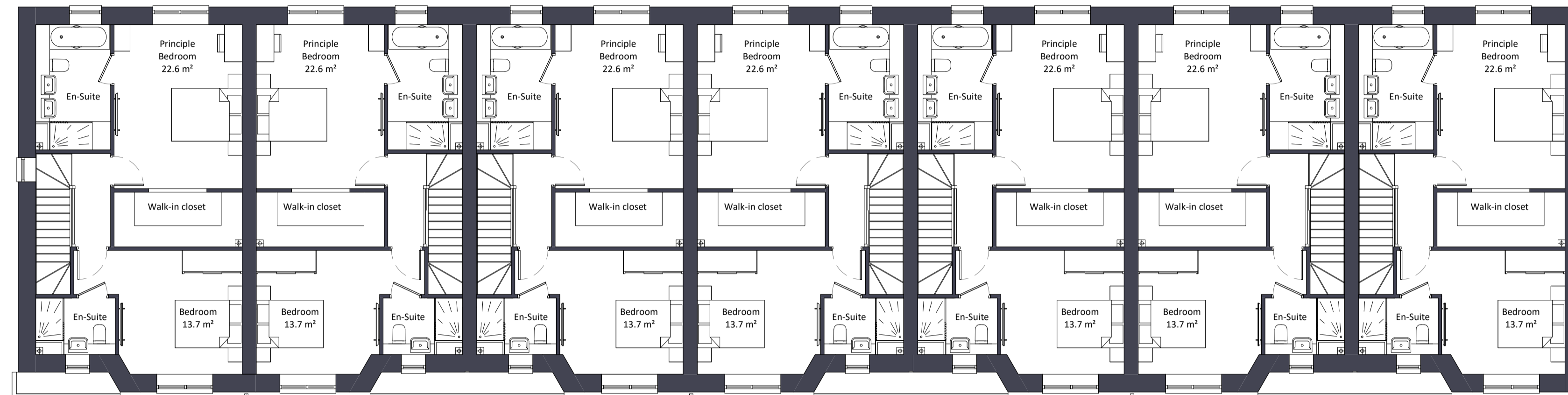




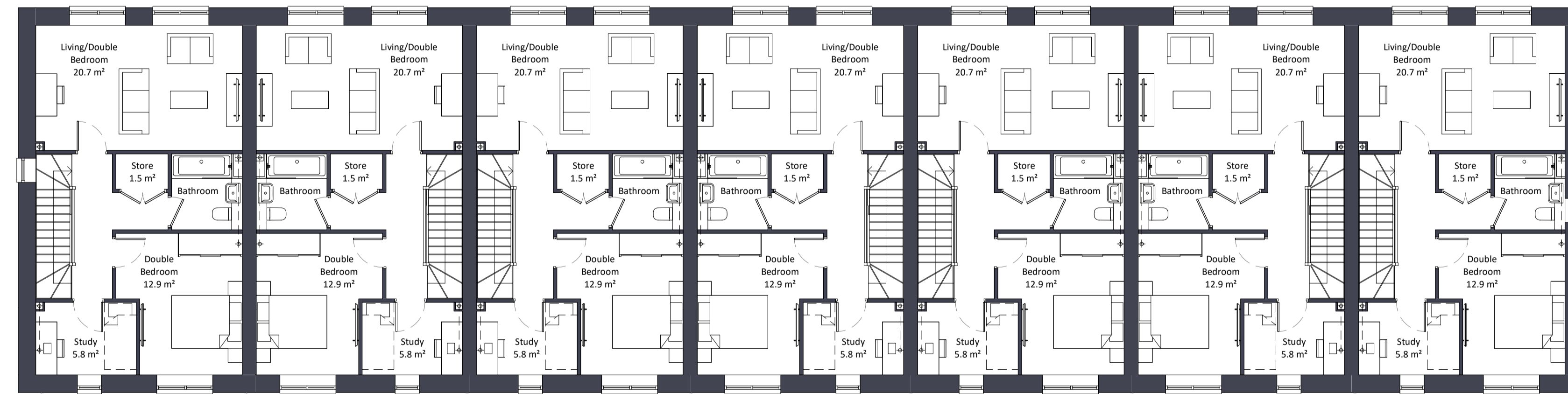
Location Plan
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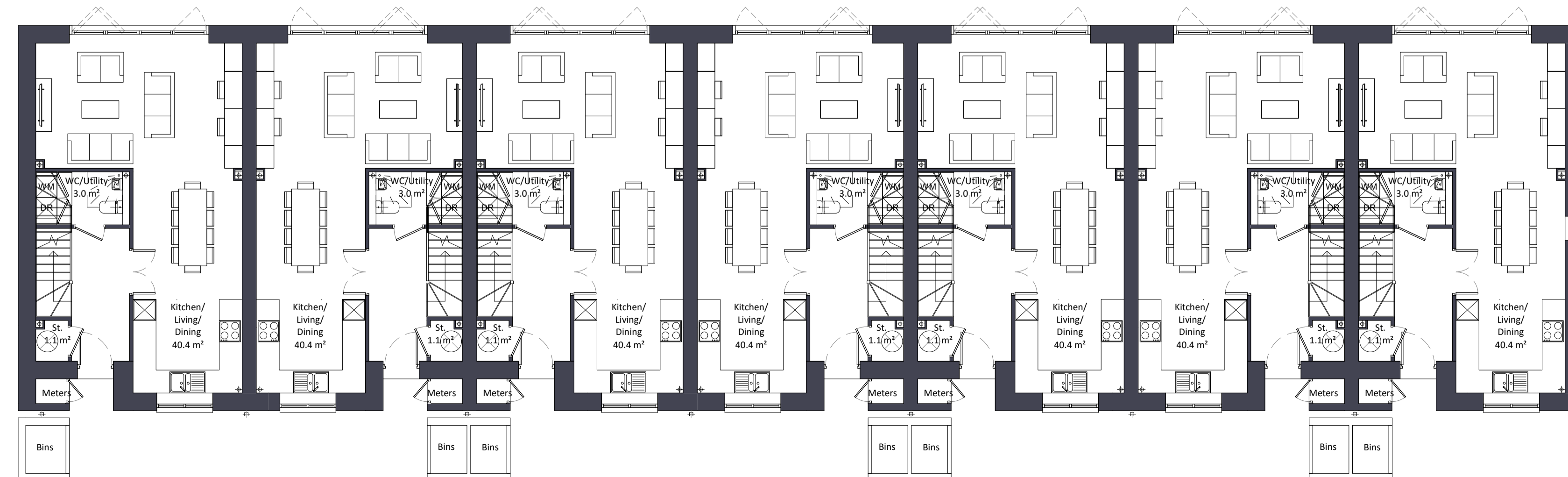
4 Roof Plan
1 : 100



3 Second Floor
1 : 100



2 First Floor
1 : 100



1 Ground Floor
1 : 100

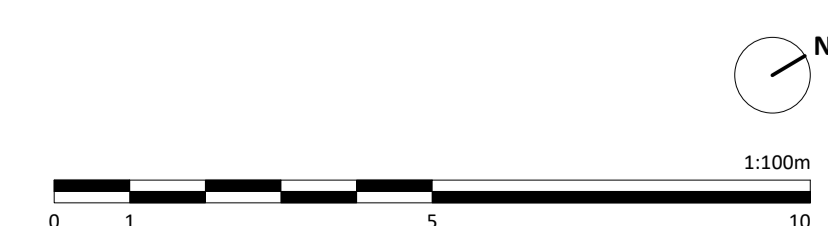
Notes:
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Rev	Status	Date	Description	Drn	Chkd
CD1	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Ashburnham Road - HT2 - Terrace GA Plans	
Drawing Number:	HCR-BPTW-T02-ZZ-DR-A-1270	Rev:	CO1
Project No:	21-090	Status:	A3
RIBA Stage:	3	Scale:	1:100 @ A1
Drawn By:	SF		

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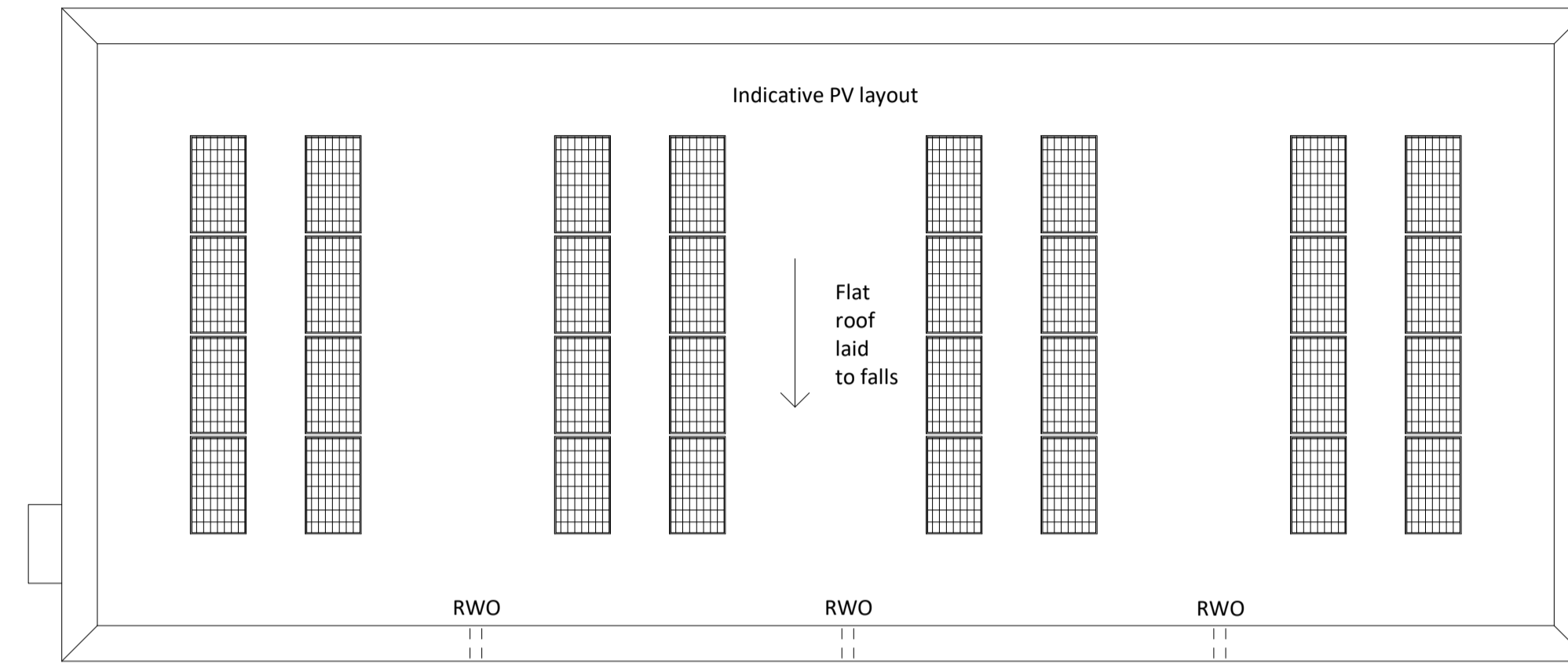




Location Plan
1 : 5000



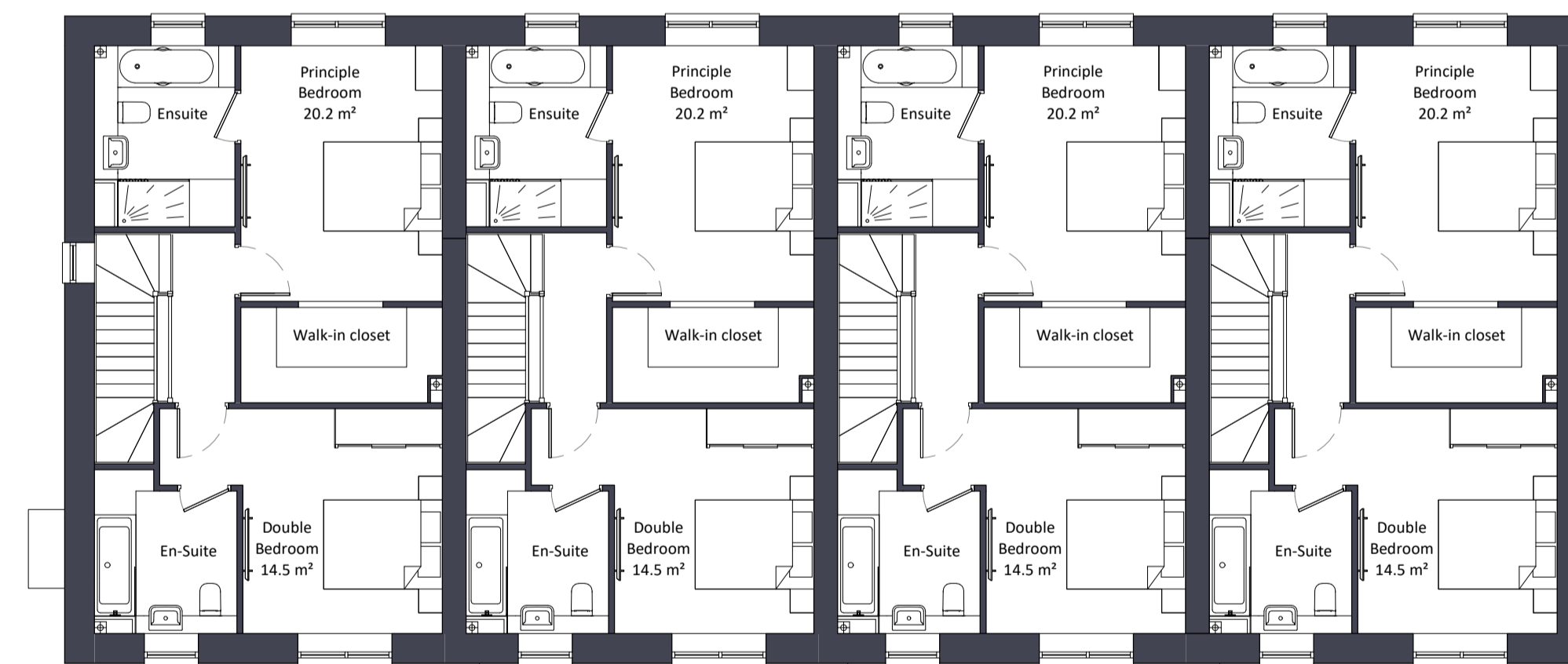
2 First Floor
1 : 100



4 Roof Plan
1 : 100



1 Ground Floor
1 : 100



3 Second Floor
1 : 100

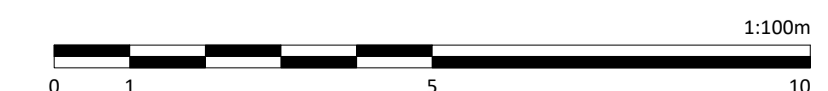
Notes:
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Rev	Status	Date	Description	Drn	Chkd
CD1	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Central Streets - HT4 - Terrace GA Plans	
Drawing Number:	Rev:	Status:	
HCR-BPTW-T03-ZZ-DR-A-1271	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
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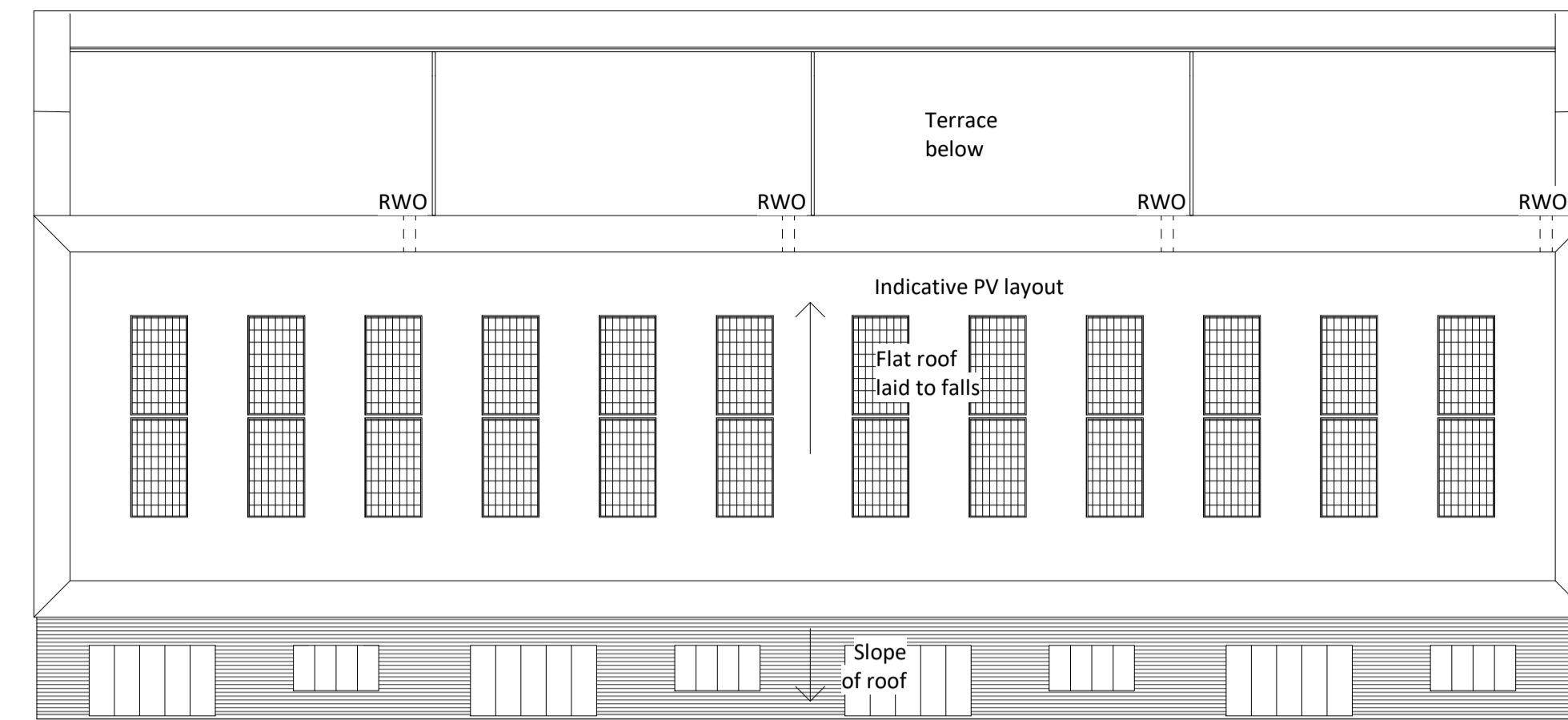
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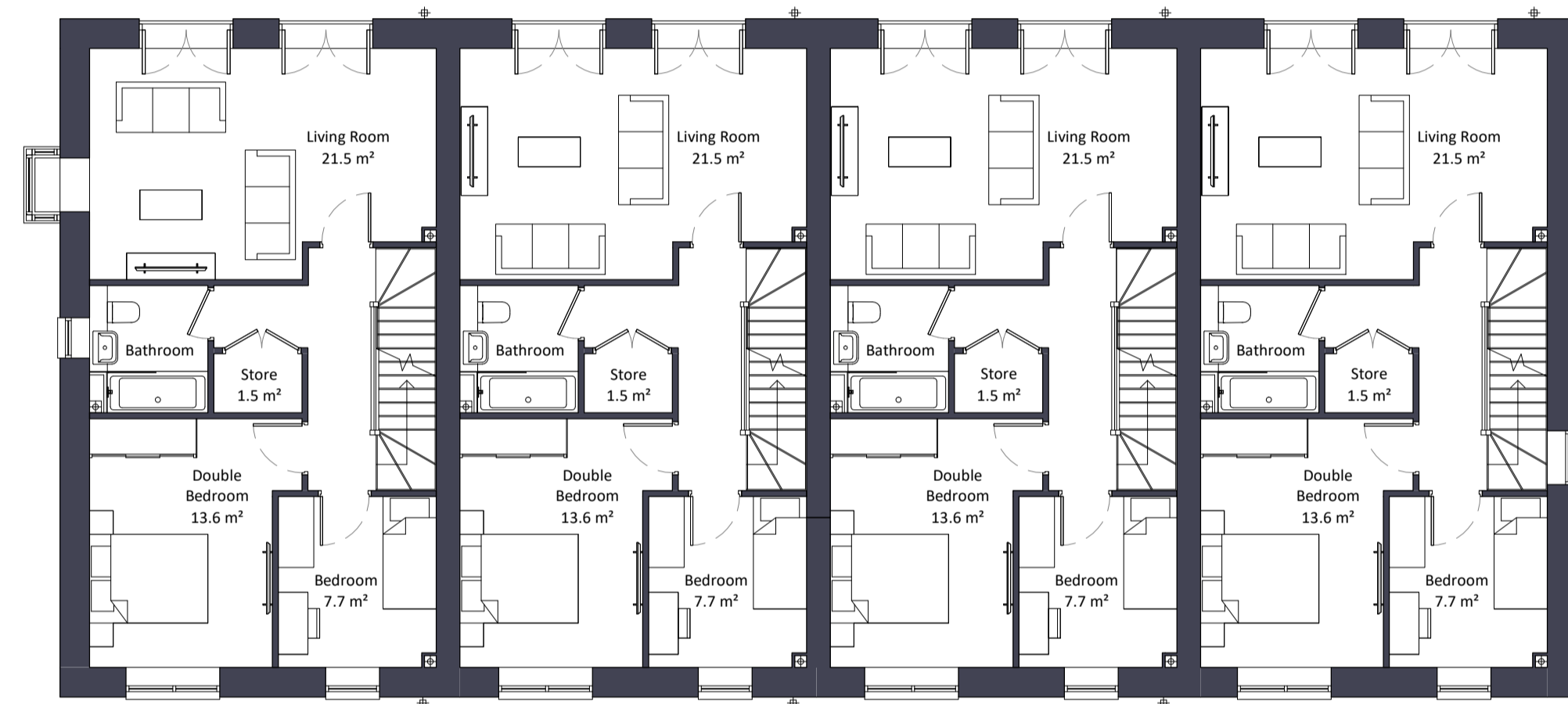




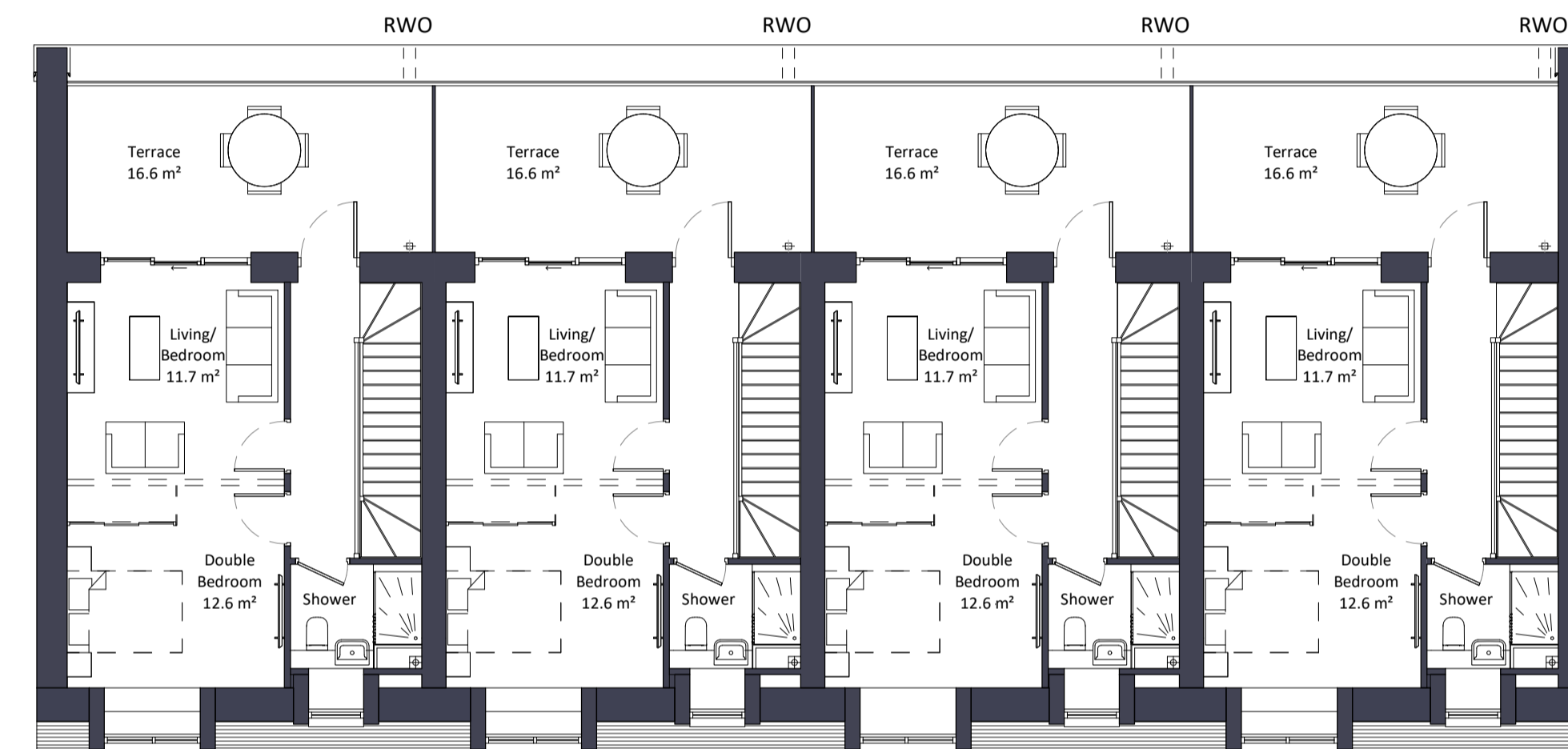
Location Plan
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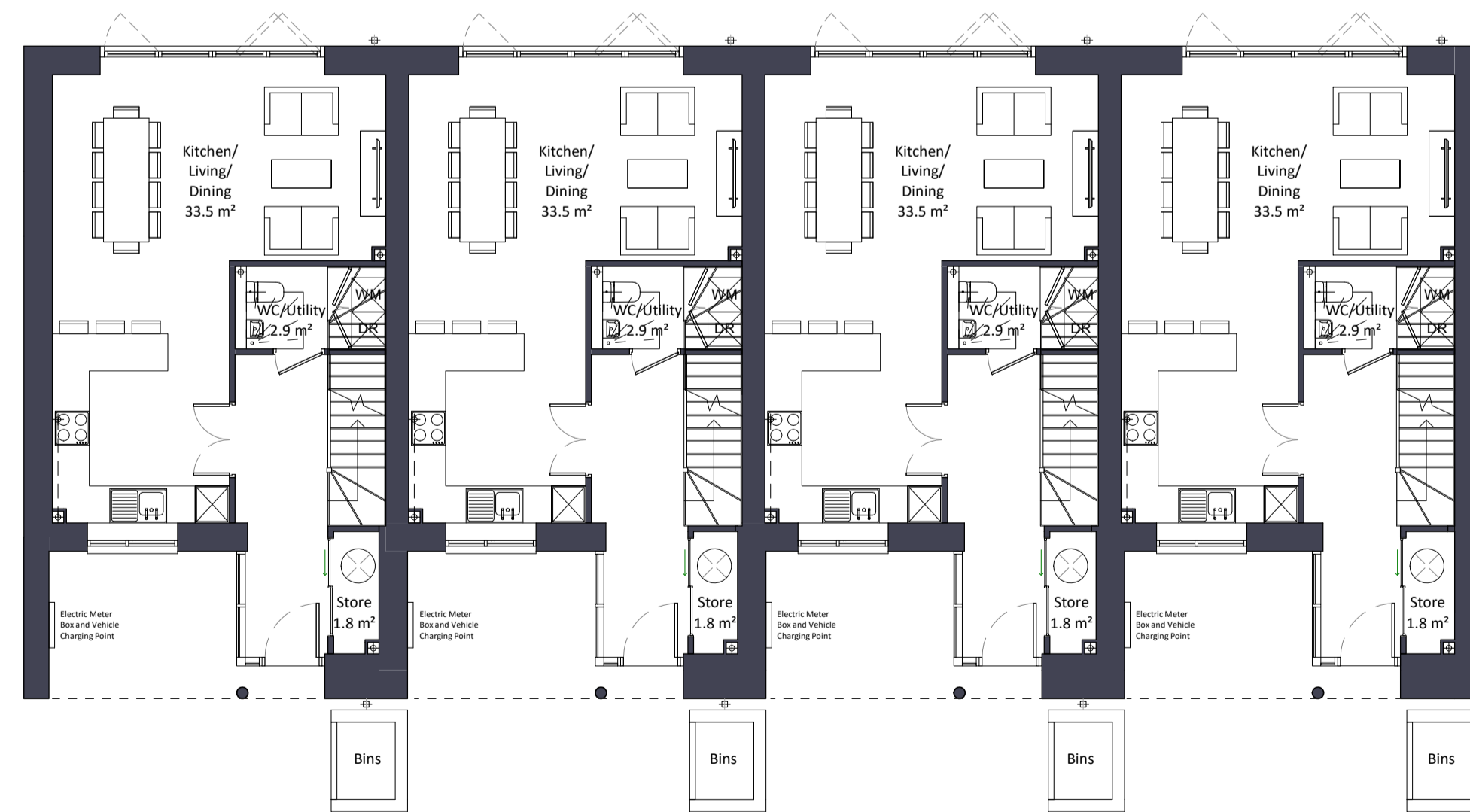
5 Roof Plan
1 : 100



2 First Floor
1 : 100



4 Third Floor
1 : 100



1 Ground Floor
1 : 100



3 Second Floor
1 : 100

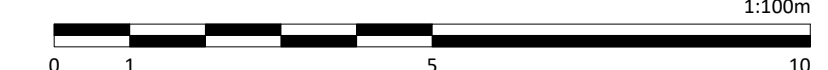
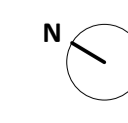
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Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Rev	Status	Date	Description	Drn	Chkd
CD1	A3	26.04.22	Planning Issue	JB	CD

Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Central Mews Plot J - HT3 - Terrace GA Plans	
Drawing Number:	Rev:	Status:	
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Project No:	RIBA Stage:	Drawn By:	Scale:
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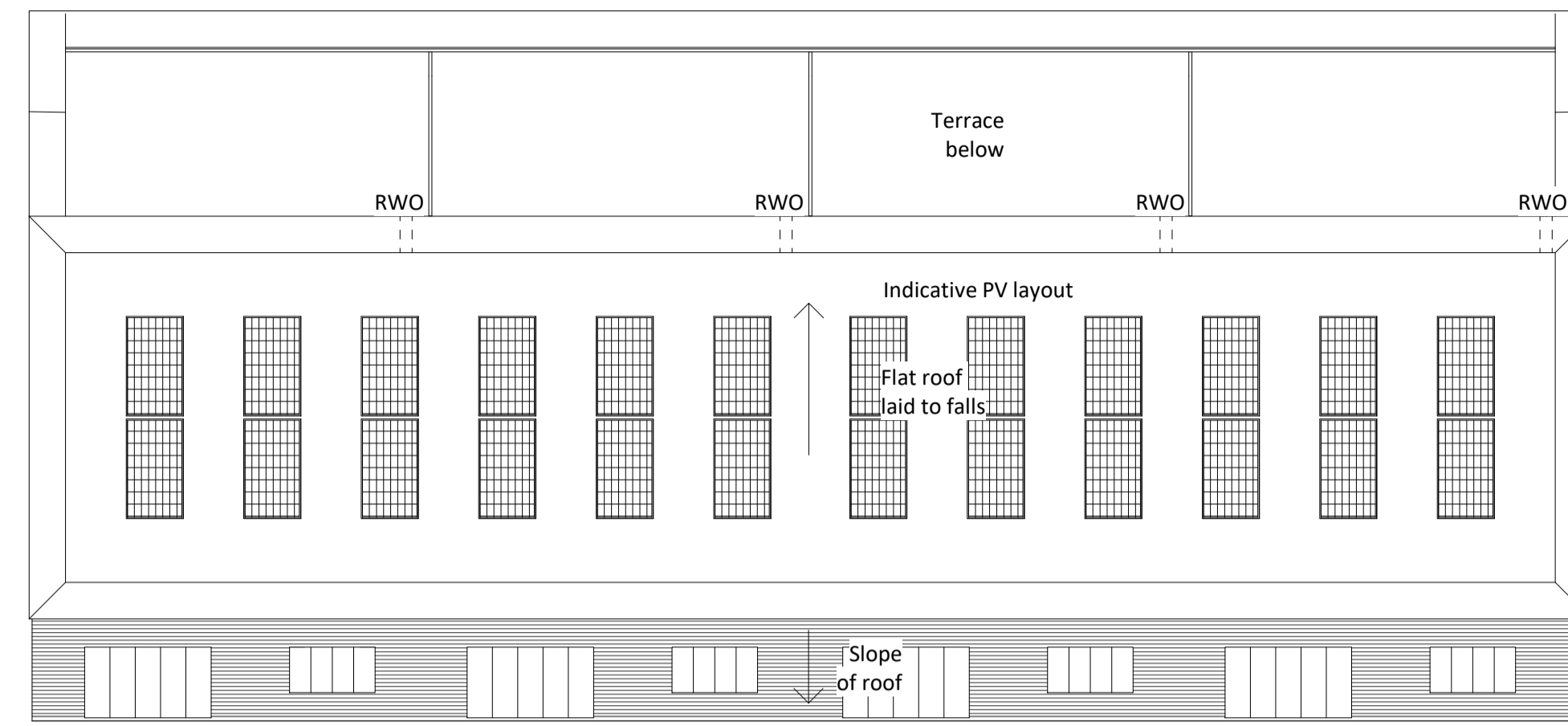
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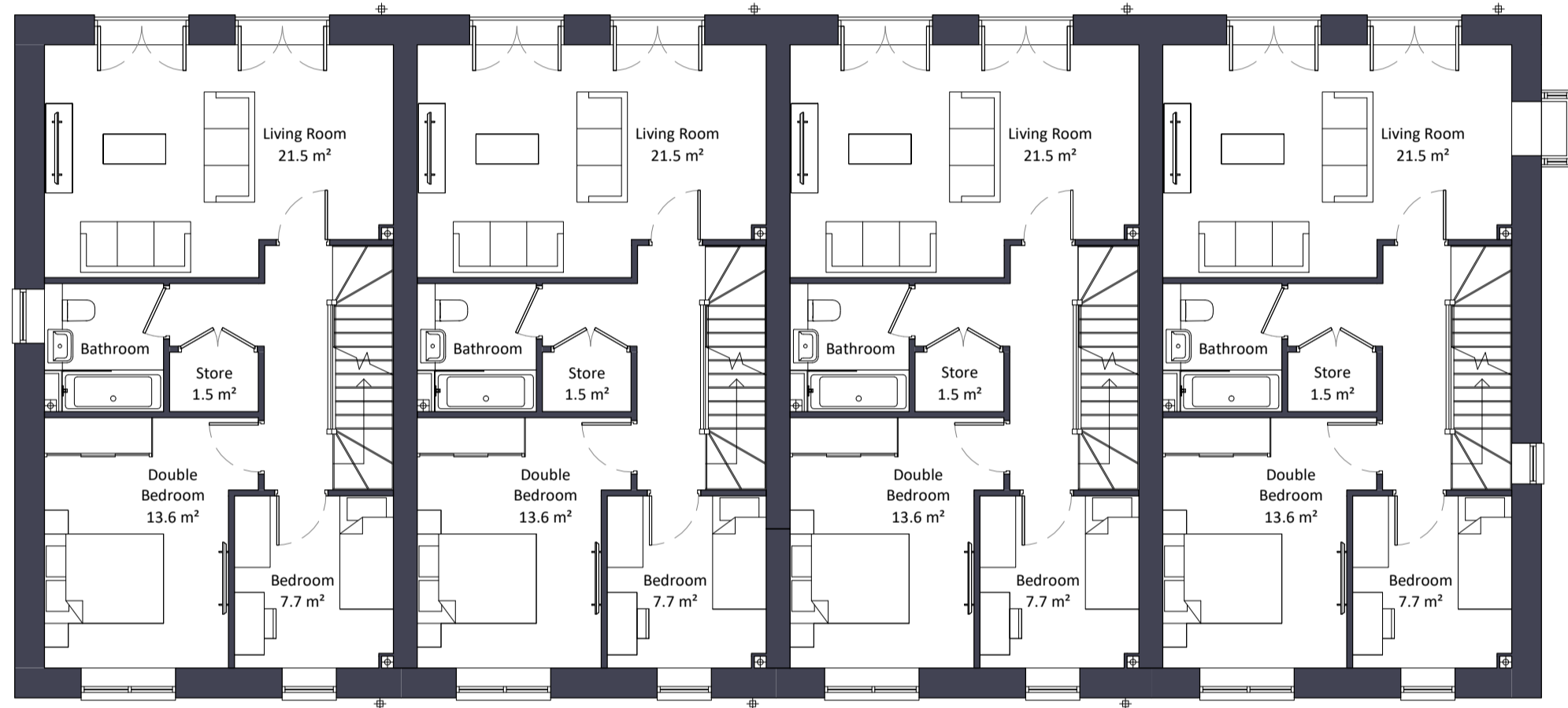




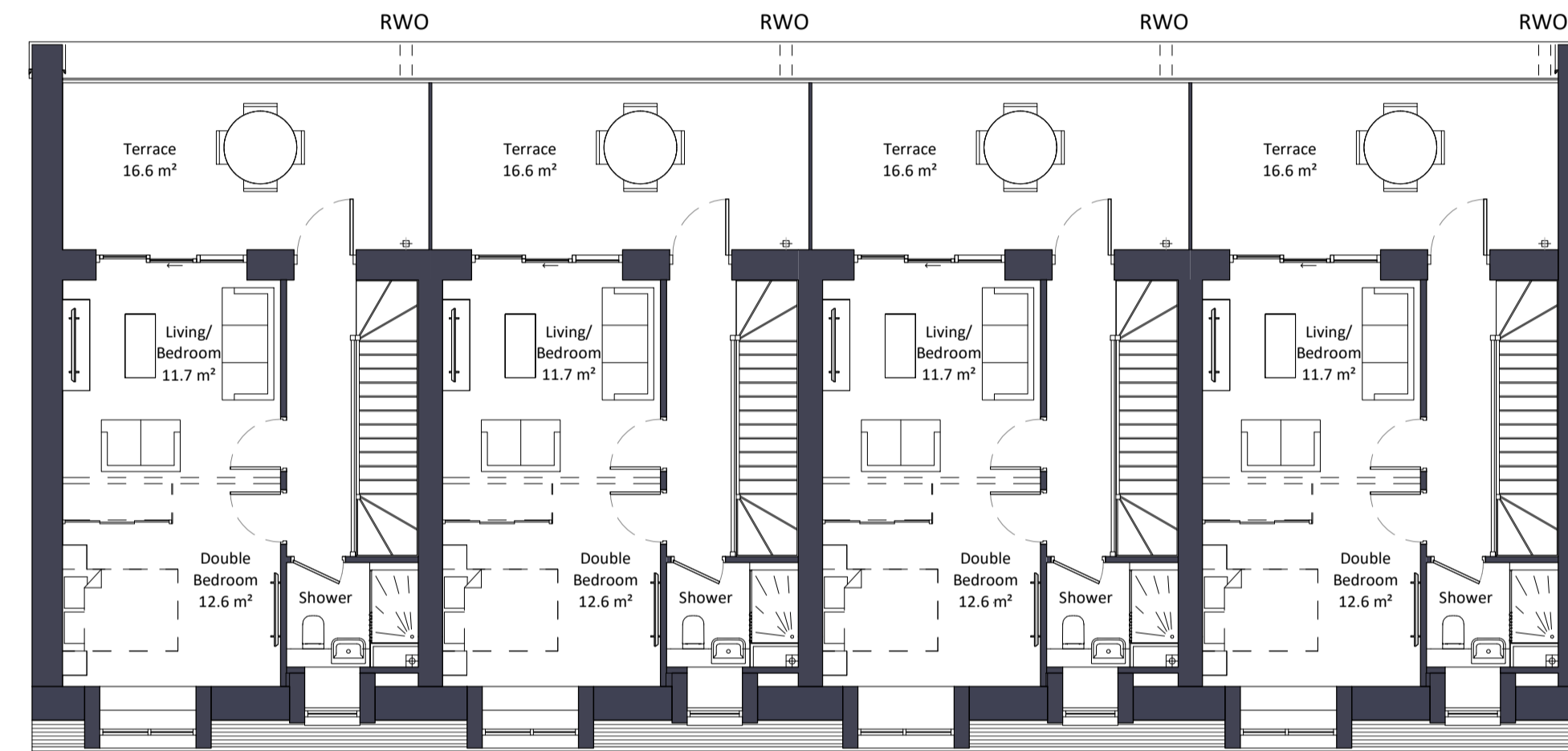
Location Plan
1 : 5000



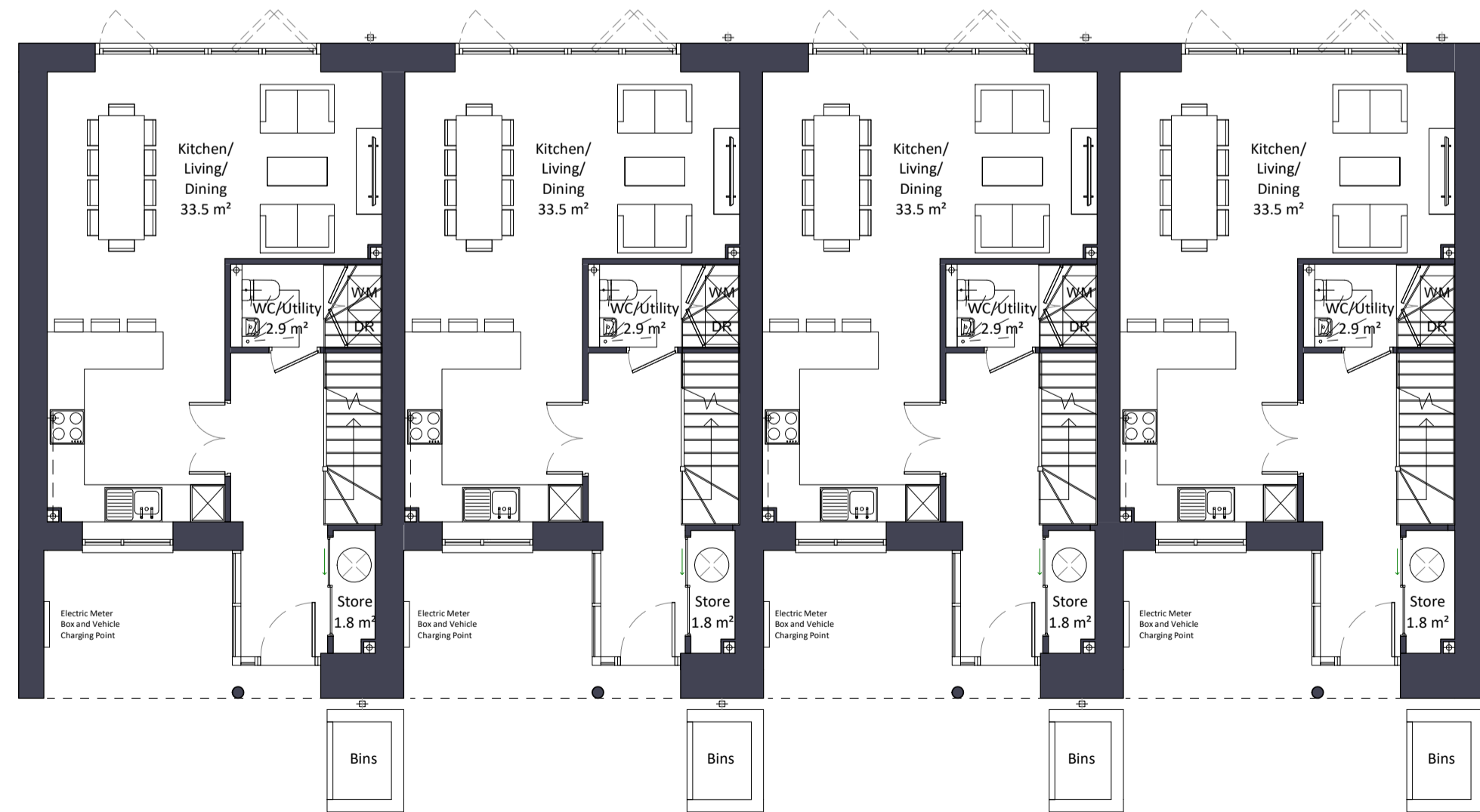
5 Roof Plan
1 : 100



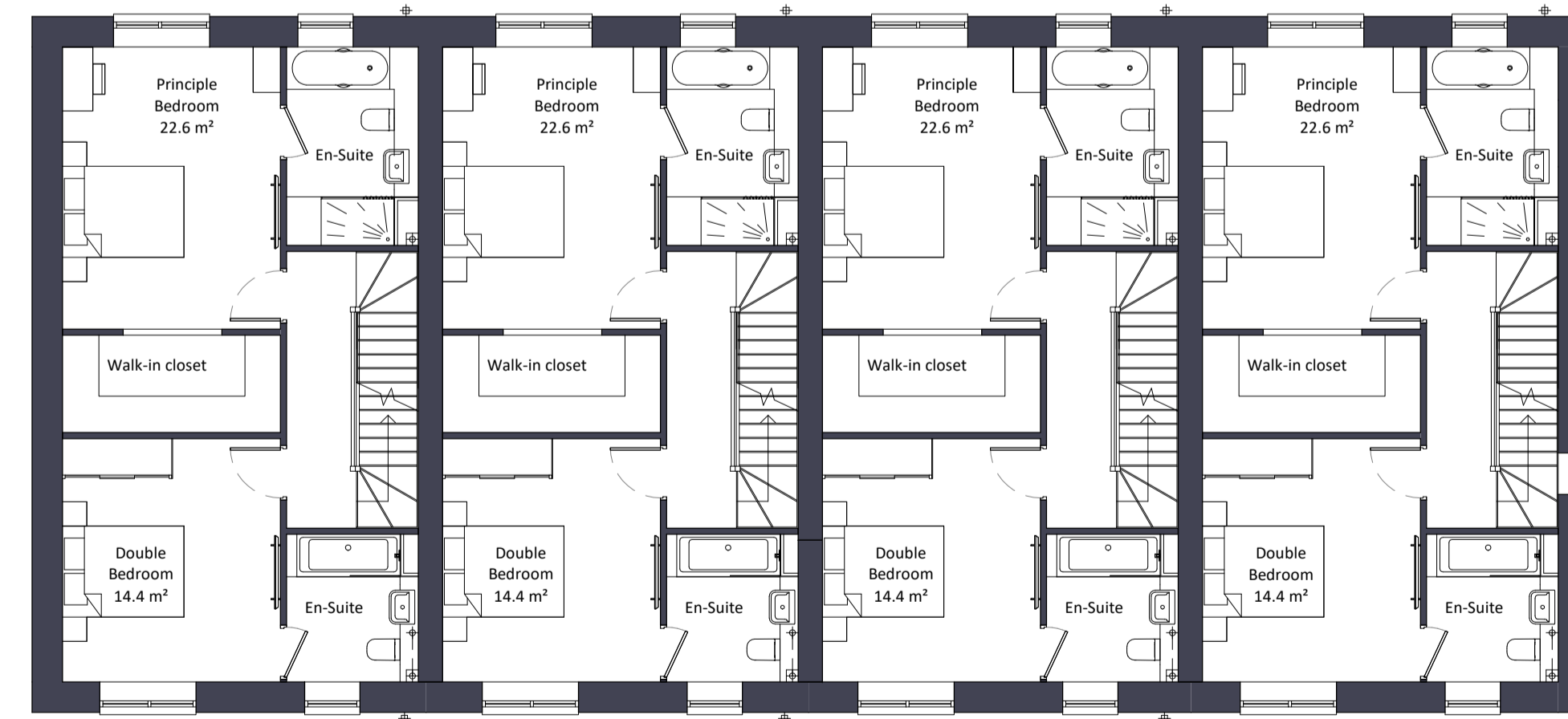
2 First Floor
1 : 100



4 Third Floor
1 : 100



1 Ground Floor
1 : 100



3 Second Floor
1 : 100

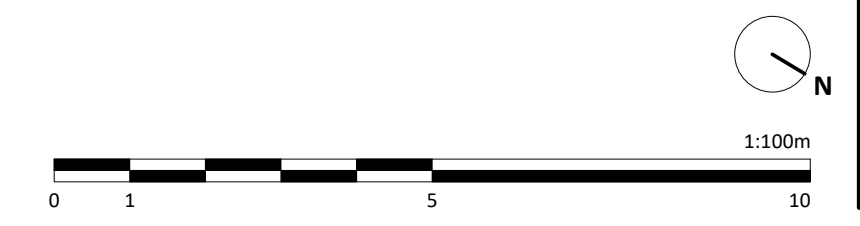
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Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Rev	Status	Date	Description	Rev	Status
CD1	A3	26.04.22	Planning Issue		

Client Name: Hill Residential					
Project Name: Ham Close Regeneration					
Drawing Name: Central Mews Plot H - HT3 - Terrace GA Plans					
Drawing Number: HCR-BPTW-T04-ZZ-DR-A-1273		Rev: C01		Status: A3	
Project No: 21-090	RIBA Stage: 3	Drawn By: SF	Scale: 1:100 @ A1		

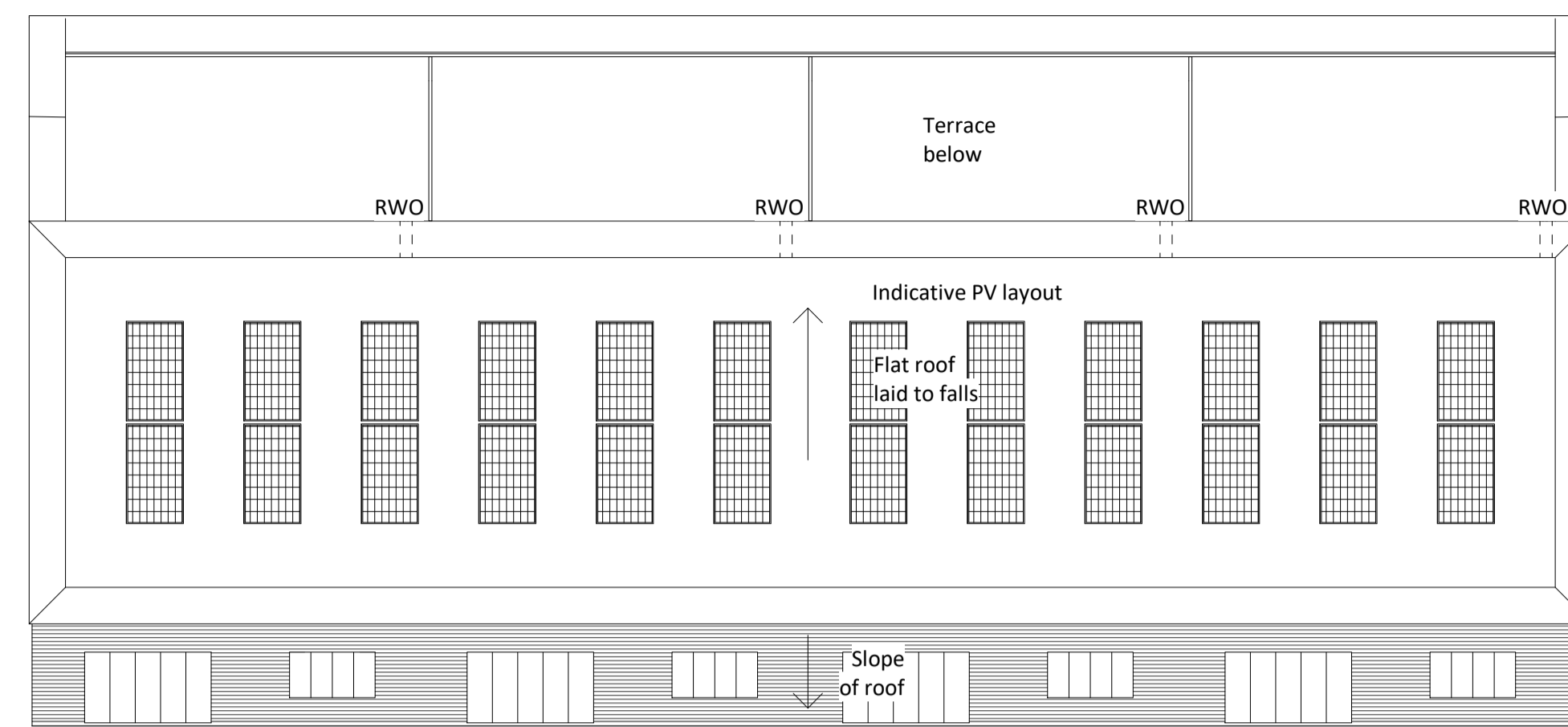
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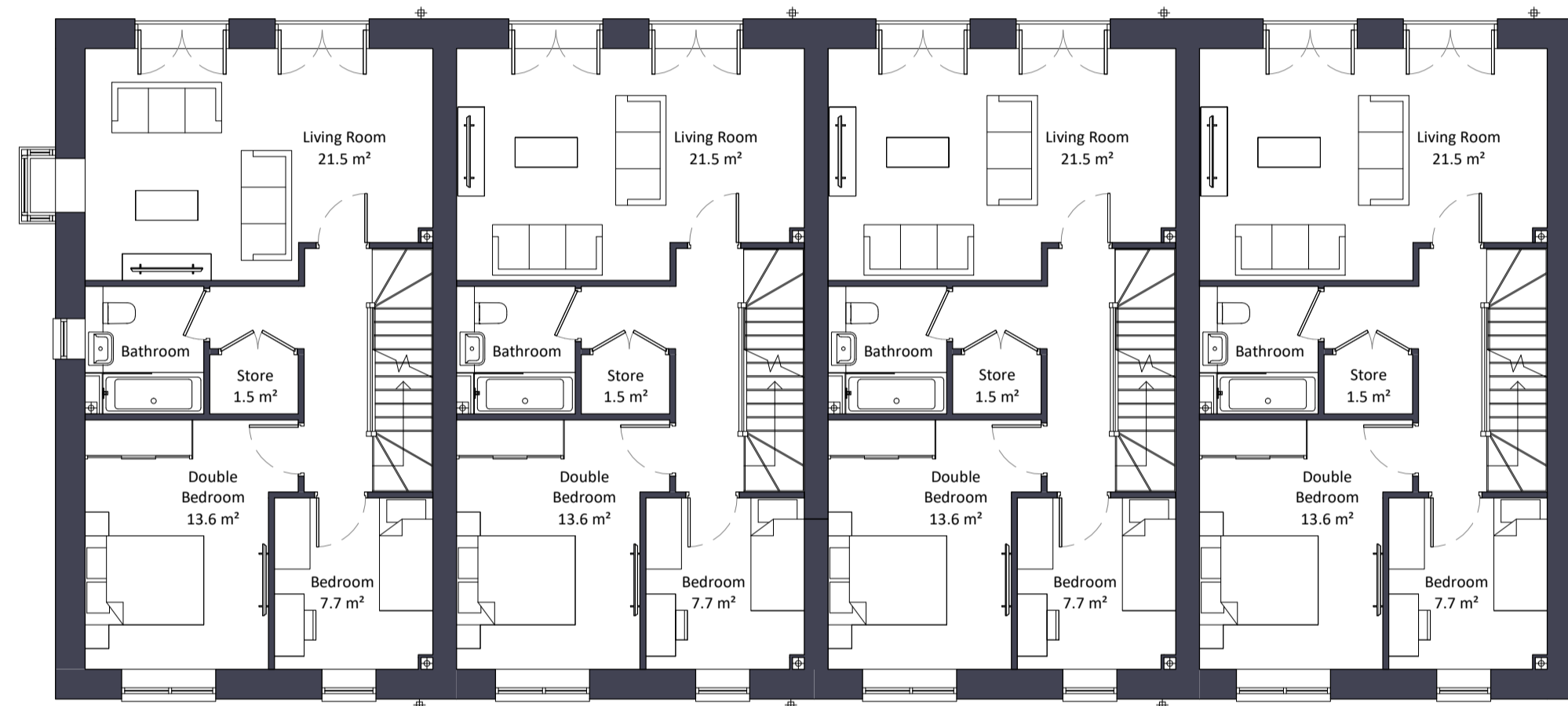




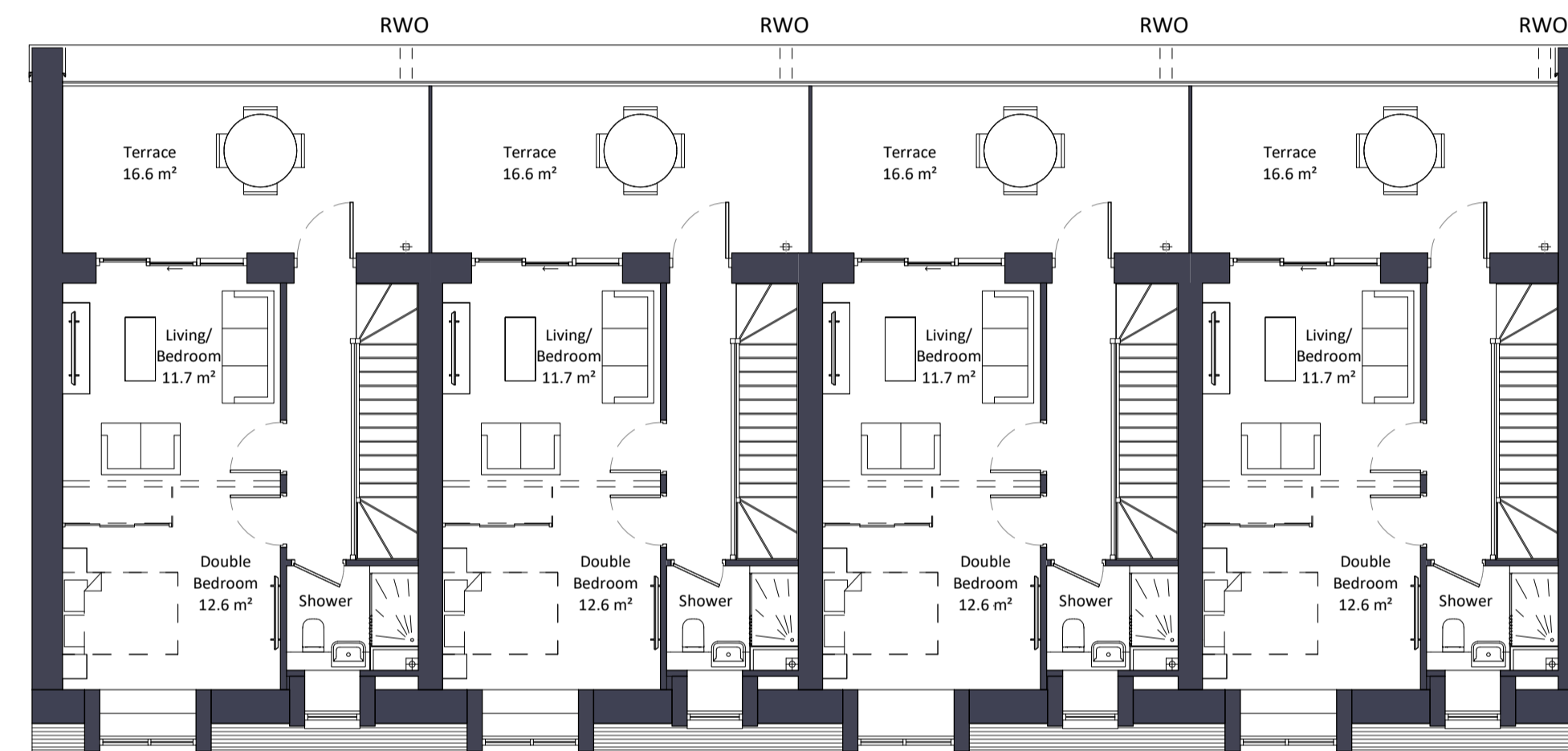
Location Plan
1 : 5000



5 Roof Plan
1 : 100



2 First Floor
1 : 100



4 Third Floor
1 : 100



1 Ground Floor
1 : 100



3 Second Floor
1 : 100

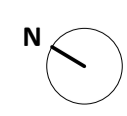
Notes:
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Rev	Status	Date	Description	Drn	Chkd
CD1	A3	26.04.22	Planning Issue	JB	CD

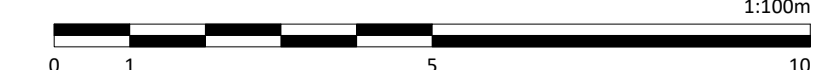
Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Central Mews Plot J - HT3 - Terrace GA Plans	
Drawing Number:	Rev:	Status:	
HCR-BPTW-T04-ZZ-DR-A-1274	C01	A3	
Project No:	RIBA Stage:	Drawn By:	Scale:
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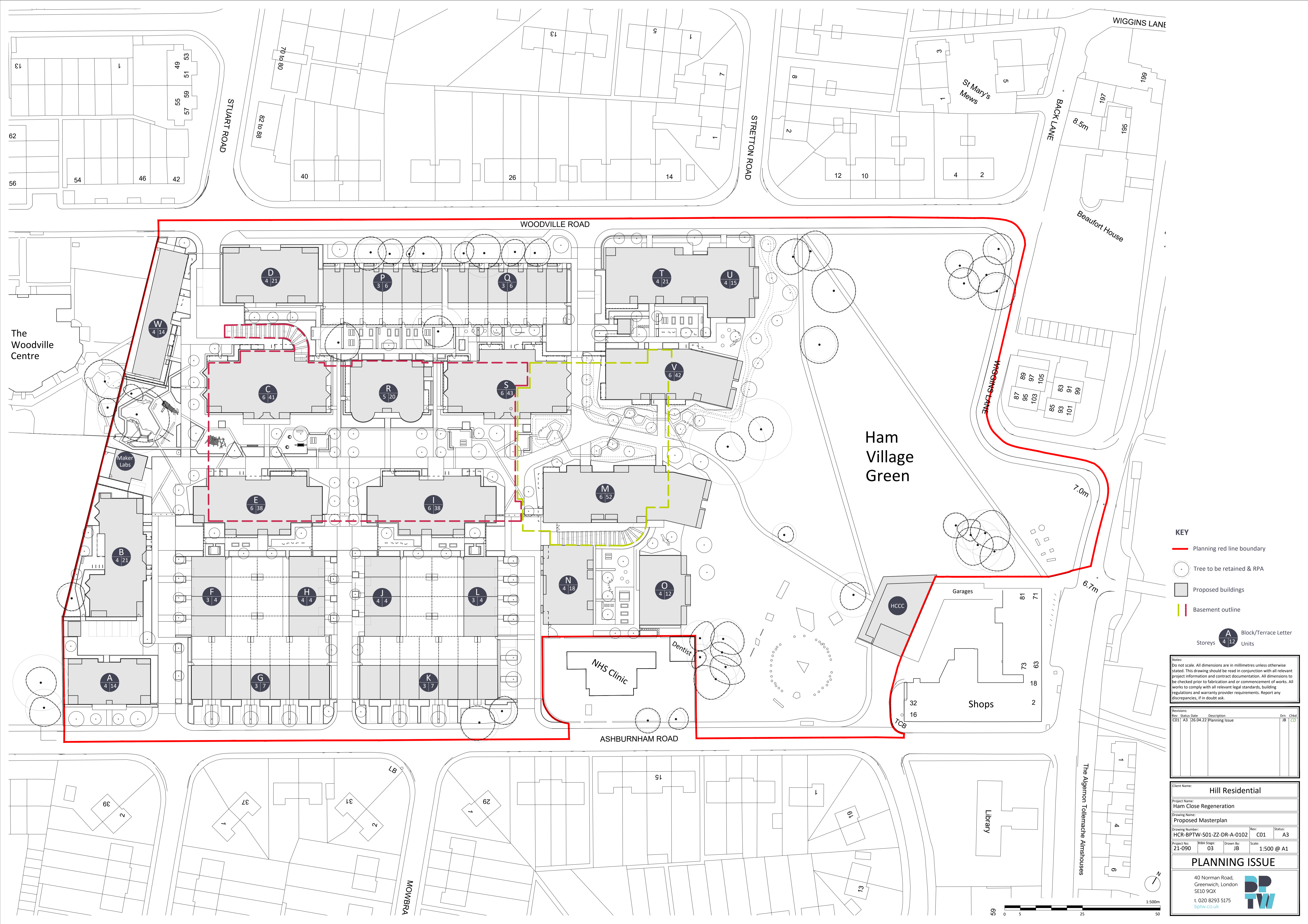
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1:100m



APPENDIX FOUR – Site Plans



KEY

- Planning red line boundary
- Tree to be retained & RPA
- Proposed buildings
- Basement outline
- A Block/Terrace Letter
- 12 Units

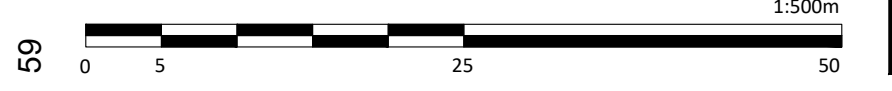
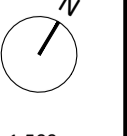
Notes:
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Revisions:	Rev	Status	Date	Description	Dim	Chkd
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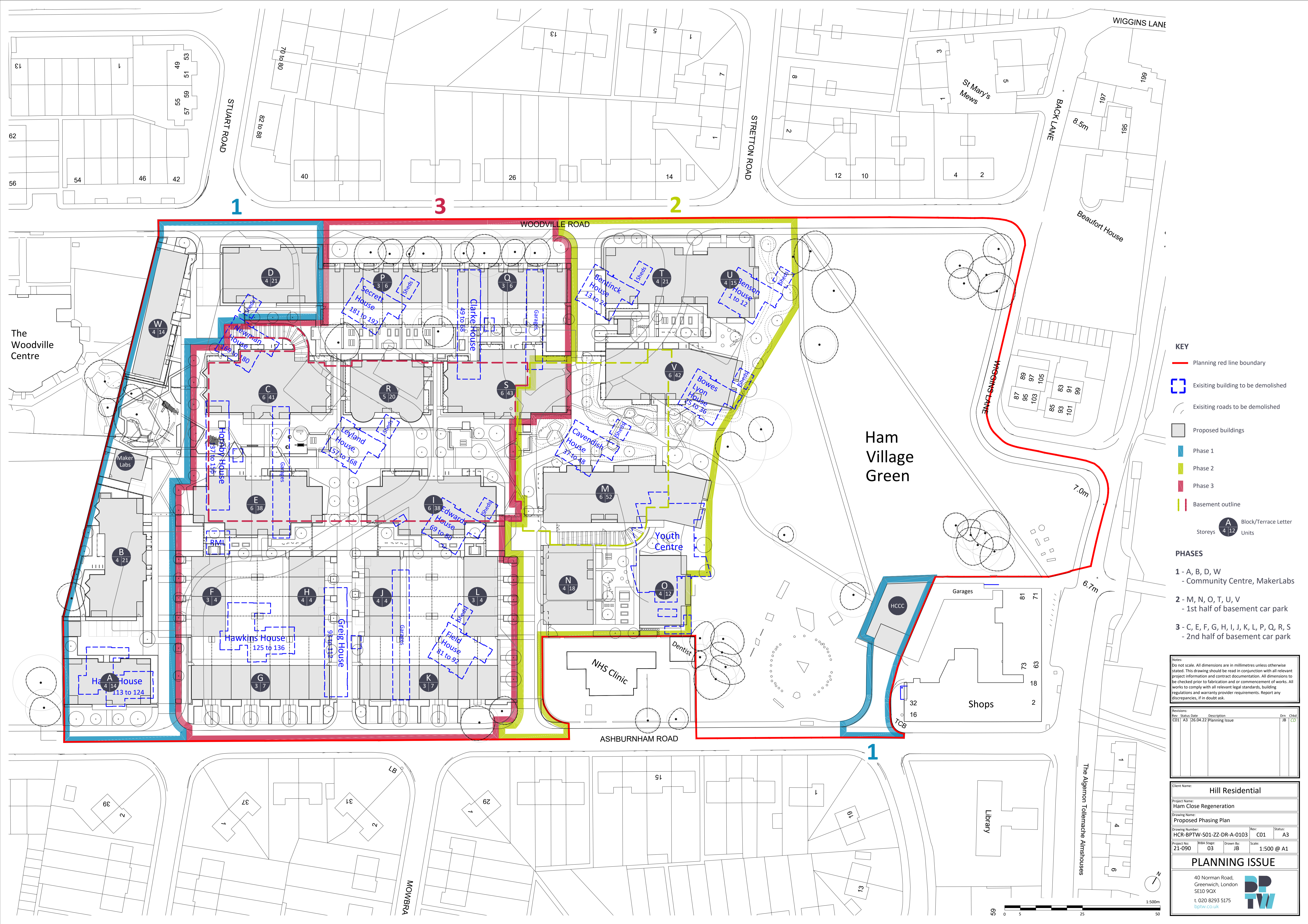
Client Name:		Hill Residential	
Project Name:		Ham Close Regeneration	
Drawing Name:		Proposed Masterplan	
Drawing Number:	HCR-BPTW-S01-ZZ-DR-A-0102	Rev:	CO1
Project No:	21-090	Status:	A3
Project No:	21-090	Scale:	1:500 @ A1

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APPENDIX FIVE – Phasing Plans



KEY

- Planning red line boundary
- Existing building to be demolished
- Existing roads to be demolished
- Proposed buildings
- Phase 1
- Phase 2
- Phase 3
- Basement outline
- A Block/Terrace Letter
- 4/12 Units

PHASES

- 1** - A, B, D, W
- Community Centre, MakerLabs
- 2** - M, N, O, T, U, V
- 1st half of basement car park
- 3** - C, E, F, G, H, I, J, K, L, P, Q, R, S
- 2nd half of basement car park

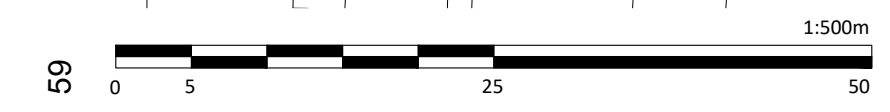
Notes:
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Revisions	Rev	Status	Date	Description	Dim	Chkd
	001	A3	12/04/22	Planning Issue		JB / CD

Client Name: Hill Residential	
Project Name: Ham Close Regeneration	
Drawing Name: Proposed Phasing Plan	
Drawing Number: HCR-BPTW-S01-ZZ-DR-A-0103	Rev: CO1 Status: A3
Project No: 21-090	RBIA Stage: 03 Drawn By: JB Scale: 1:500 @ A1

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APPENDIX SIX – Community Centre and Maker Labs Area Schedule

6.3.3 Comparison Area Schedule

Areas

Below is an area schedule showing the existing provision of the Youth Centre facilities and the proposed areas.

EXISTING YOUTH CENTRE AREAS	AREA (SQM) NIA	PROPOSED COMMUNITY CENTRE	AREA (SQM) NIA
<u>BASEMENT</u>		<u>GROUND FLOOR</u>	
Store	46	Community Lounge	44
Boiler	5.9	Reception Office	30.2
Stair	2.6	Kitchen	26
<u>TOTAL SQM OF FLOOR</u>	54.5	Adult WC	20.5
<u>GROUND FLOOR</u>		ACC. WC	4.2
Hall 01	128	Storage	8
Hall 02/ Lounge	61.3	Plant	4
Music Facilities	55.2	Circulation	39
Cupboard 01	2.7	Stair and Lift	14
Cupboard 02	2.5	Refuse	4
Store 01	6.2	<u>TOTAL SQM OF FLOOR</u>	194
Store 02	4	<u>FIRST FLOOR</u>	
Store 03	2.9	Meeting Room	10
Circulation 01	20.4	Storage	24
Circulation 02	60	ICT Room	30
Circulation 03	5.9	CP	14
Office 01	31.5	Sensory Room	14
ICT	30.3	Activity Hall	163
Office 02 (currently used as sensory equipment store for TAG)	11	Activity Hall Storage	27
Office 03	9.5	Circulation	33
Art Room	28.2	Stair and Lift	14
Store 04	4.6	<u>TOTAL SQM OF FLOOR</u>	329
Cupboard 03	1.3	<u>SECOND FLOOR</u>	
F.WC	11.9	Meeting Room	13
ACC.WC	3.7	Art Room	29
M.WC	11.9	Music Studio	23
Caretaker Room	4.5	Music Rehearsal Space	9.2
Kitchen	24.6	Circulation	37
		Stair and Lift	14
		Terraces	
<u>TOTAL SQM.</u>	576.6	<u>TOTAL SQM.</u>	650.8
		<u>TOTAL GIA:</u>	716
		<u>TOTAL GEA:</u>	1179

NOTES

- Existing Youth Centre building areas approximate
- All areas are indicative and require further ratification through design development
- Plant areas need confirmation from MEP engineer
- Internal walls in proposal indicated at 150mm thickness
- External walls in proposal indicated at 550mm thickness

6.8.3 Comparison Area Schedule

Areas

Below is an area schedule showing the existing provision of the Richmond MakerLabs facilities and the proposed areas.

EXISTING RICHMOND MAKERLABS BUILDING	AREA (SQM) NIA	PROPOSED RICHMOND MAKERLABS	AREA (SQM) NIA
<u>GROUND FLOOR</u>		<u>GROUND FLOOR</u>	
Workshop	30	Workshop 02	34
Laser Room	7	Entrance Circulation	15
Storage	8	Kitchen	5
WC	3	WC	5
		Riser	1
TOTAL SQM OF GROUND FLOOR:	48	TOTAL SQM OF GROUND FLOOR:	60
<u>EAVES LEVEL</u>			
Storage	20	<u>FIRST FLOOR</u>	
		Workshop 01	36
TOTAL SQM OF EAVES LEVEL:	20	Storage	3
		IT Utility Cupboard	4
		Riser	1
		Circulation	7
		TOTAL SQM OF FIRST FLOOR:	51
TOTAL SQM:	68	TOTAL SQM:	111

TOTAL GEA: 59sqm
+ 30sqm Outdoor Space

TOTAL GIA: 130sqm

TOTAL GEA: 164sqm

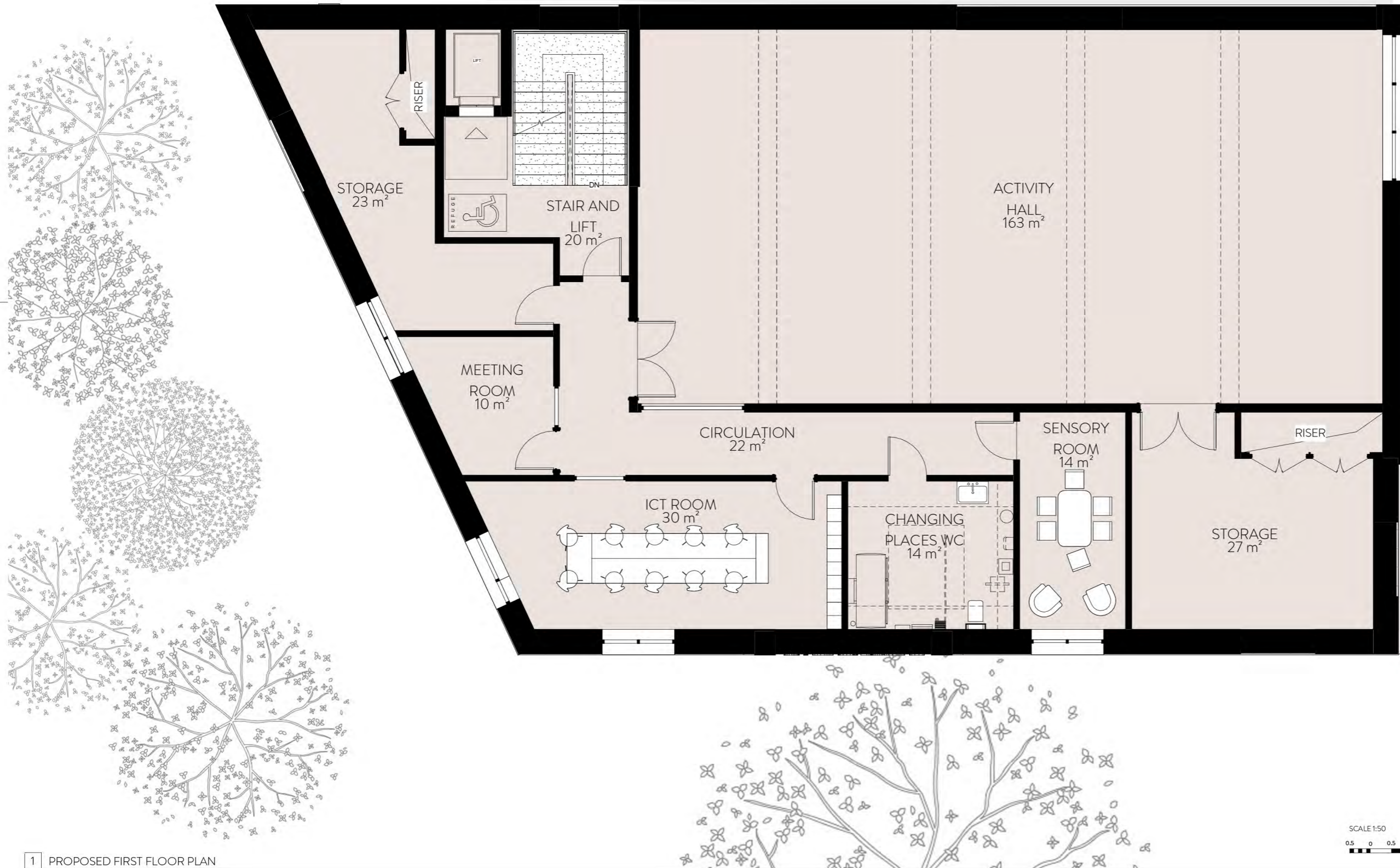
+ 30sqm Outdoor Space

NOTES

- Existing Richmond MakerLabs building areas approximate
- All areas are indicative and require further ratification through design development
- Plant areas need confirmation from MEP engineer
- Internal walls in proposal indicated at 150mm thickness
- External walls in proposal indicated at 507mm thickness
- Ground FFL to CL in proposal = 2500mm
- First FFL to CL in proposal = 1500-3500mm

APPENDIX SEVEN – Community Centre and Maker Labs Floor Plans

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 2. This drawing is protected by copyright and is for use on this specific project site only.
 3. Do not scale from this drawing.
 4. This drawing is to be read in conjunction with all related drawings.
 5. The originator should be notified immediately of any discrepancy.
 6. All dimensions and Setting-out must be confirmed on site, prior to start fabrication and installation.
 7. This drawing is to be read in conjunction with M&E, Fire, Structural, Landscape information, drawings and specifications.
 8. Fire rating as per fire strategy.
 9. Refer to landscape drawings for further information on landscape strategy
 10. All existing drawings show indicative heights and measurements. SEE PLANS KEY
 11. Drawings based on topographical information from SURVEY SOLUTIONS no. 35318BWUG-01 GUNDRY

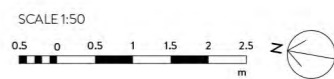


rev	description	date	dr by	chk by
P01	Planning Issue	07/03/22	JP	SW

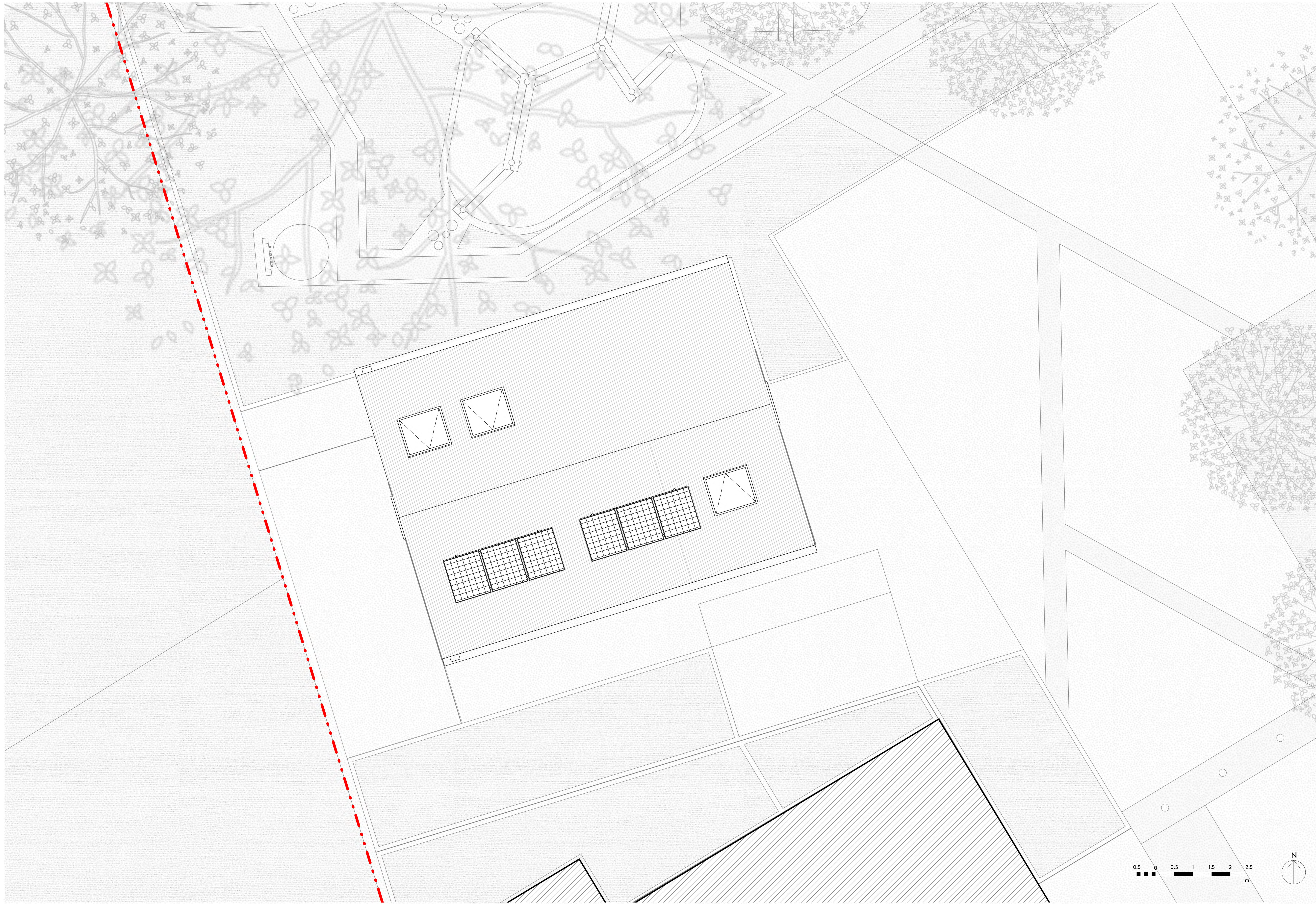
ORIGINAL BY JP



Client HILL RESIDENTIAL				
Project HAM CLOSE COMMUNITY CENTRE				
Drawing PROPOSED FIRST FLOOR PLAN				
Drawing number WRAP_GA_A_0167		Scale AS INDICATED		
Project number 20019		Issue status PLANNING ISSUE		
WRAP	GA	A	0167	P01



1 PROPOSED FIRST FLOOR PLAN



1 | PROPOSED ROOF PLAN - 1:50 @ A1

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 7. This drawing is to be read in conjunction with M&E, Fire, Structural, Landscape information, drawings and specifications.
 8. Fire rating as per fire strategy.
 9. Refer to landscape drawings for further information on landscape strategy
 10. All existing drawings show indicative heights and measurements
 11. Refer to BPTW's drawings for final residential masterplan

PROPOSED PLANS LEGEND

--- Denotes indicative proposed Ham Close site boundary

rev	description	date	dr by	sp by
P01	For Planning	13.04.22	AH	SW

ORIGINAL BY AH

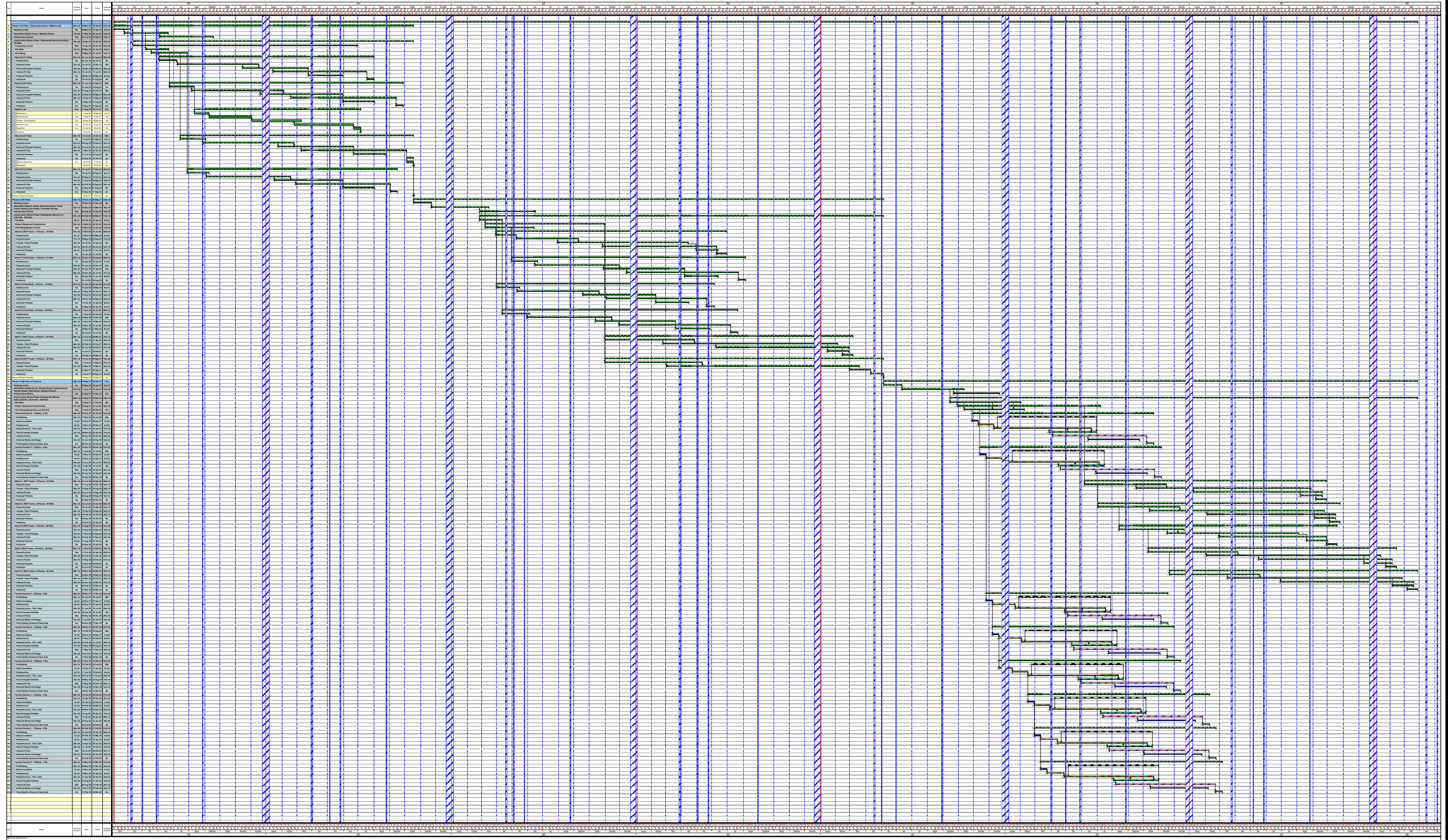


Client HILL RESIDENTIAL			
Project RICHMOND MAKERLABS			
Drawing PROPOSED ROOF PLAN			
Drawing number WRAP-GA-A-0168	Scale As indicated		
Project number NO. 21017	Issue status FOR PLANNING		
WRAP	GA	A	0168
<small>Original Code 1</small>	<small>Code 2</small>	<small>Code 3</small>	<small>REV</small>

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APPENDIX EIGHT – Development Programme

T20 070 Ham Close Ham Close Programme



Prog. Number: 1	Issue Date: 27/01/2022	Prog.Status: T20 070
Revision: -	Revision Date: 27/01/2022	Rev. Comment: Precon added

APPENDIX NINE – Hill Residential Comparable Evidence

Comparables

Apartments

Thames Gateway, Twickenham – developer Solum – 0.76 miles

121 one, two and three bedroom apartments above and beside the redeveloped Twickenham Station and shops including Marks and Spencer Food shop. All apartments a balcony or terrace. No parking. 150 year lease. Launched April 2019 £820 psf. 82 apartments sold BTR, and as at January 2022, 33 apartments sold and six apartments unsold. March 2021 prices reduced between 3% and 11% to £790 psf. Note these are asking prices.

Current availability

Plot	Floor	Beds	Sq ft	Price	£psf	Feature
6	1	1	546	£480,000	£879	balcony
7	1	2	770	£575,000	£747	2 balconies
15	2	2	767	£575,000	£750	balcony
19	2	2	832	£650,000	£781	balcony
39	5	2	952	£700,000	£735	terrace
23	5	2	932	£765,000	£821	terrace

Radnor Road, Twickenham



£425,000 543 sq ft £783 psf under offer

One bedroom
First floor
No outside space
No parking
Lease 127 years from March 2018
0.5 miles to station

Twickenham Road, Twickenham



£399,950 530 sq ft £756 psf under offer

One bedroom
First floor
No balcony
River views
Communal gardens on banks of river
Underground parking space
999 year lease from 1976

Candler Mews, Twickenham



£385,000 474 sq ft £812 psf sstc

One bed
First Floor
No balcony
Communal Garden
Gated development
974 lease
Two allocated car parking spaces
Five minutes' walk to station

Twickenham Road, Twickenham



£550,000 780 sq ft £705 psf under offer

- 2 bed/2 bath
- First floor
- River views from kitchen
- Balcony
- Underground car parking space
- Riverside communal gardens
- 114 years lease remaining
- 0.5 miles to station

Twickenham Road, Twickenham



£549,950 1,076 sq ft £511 psf under offer

- 2 bed/2 bath
- First floor
- 2 balconies
- River views
- Residents Gym
- Riverside communal gardens
- Allocated parking space
- 999 year lease from June 1996

An example of the type of second hand property that can be acquired for the same price as a two bedroom apartment in Ham Close.

Mornington Walk, Ham – 0.35 miles



£565,000 748 sq ft £755 psf sstc

2 bedrooms/1 shower room
Good decorative condition
Garage en bloc

Rivermead Close, Teddington – 0.78 miles



£649,950 833 sq ft £780 psf om 17.12.21

2 bed/2 bath
Ground floor
No private outside space
Gated development with communal gardens
Allocated car parking space
0.6 miles to station

Rivermead Close, Teddington – 0.78 miles



£789,950 842 sq ft £938 psf under offer

- 2 bed/2 bath
- Ground floor
- Private garden front and back
- Allocated parking space
- Concierge
- Gated riverside development
- 0.6 miles to station

Houses

Teddington Riverside Development, Teddington Lock

213 apartments and six townhouses. Sales have been slow and the agents report this is due to the development being overpriced. The apartments are being marketed either for rent or sale. The development is physically completed and 47 apartments have yet to be released as at January 2022. The houses were launched April 2021, one year after physical completion, and to date none have been sold. The selling agent reports these houses are not selling due to no downstairs cloakroom and 'tiny' gardens not suitable for family use, and will probably achieve around £1,750,000. 0.5 miles to Teddington Station.

Broom Road, Teddington – 0.69 miles



£2,120,000 to £2,320,000 1,679 to 1,841 sq ft avg £1,261 psf om 07.04.21

4 bed/3 bath/8 person
New three storey townhouses
Lower ground level parking and driveway

Mallard Place, Strawberry Vale – 0.62 miles



£1,250,000 1,515 sq ft £825 psf reduced 25.01.22

3 bed/2 bath
4 storey terraced house
River views
Integral garage and driveway
Communal swimming pool
25' pontoon mooring
0.4 miles Stawberry Hill Station

Craig Road, Ham – 4.1 miles



£875,000 924 sq ft £947 psf om 13.01.22

3 bed/2 bath
Refurbished end of terrace two storey house
Juliette balcony off bed 2
Good size rear garden
Teddington station 1.1 miles

APPENDIX TEN – Full Pricing Schedule

Ham Close, Pricing

31.03.22

Plot	Floor	Beds	Sq m	Sq ft	Parking	Feature	Terrace/ Balcony	Pricing	Epsf	2% dealing margin	Net achievable
B-2-5	2	2	70.3	757	1		8.1	£580,000	£766	£11,600	£568,400
B-2-6	2	3	90.2	969	1		8.4	£695,000	£717	£13,900	£681,100
B-3-2	3	2	70.3	757	1		8.1	£585,000	£773	£11,700	£573,300
B-3-5	3	2	70.3	757	1		8.1	£585,000	£773	£11,700	£573,300
B-3-6	3	3	90.2	969	1		8.4	£700,000	£723	£14,000	£686,000
W-1-2	1	1	39.2	422	0		5.0	£315,000	£747	£6,300	£308,700
W-2-2	2	1	39.2	422	0		5.0	£315,000	£747	£6,300	£308,700
T-0-1	Gr	1B2P	50.9	548	0		5.2	£392,500	£716	£7,850	£384,650
T-0-2	Gr	2B4P	86.3	938	1		21.9	£725,000	£773	£14,500	£710,500
T-0-3	Gr	2B3P W	74.3	800	1		6.7	£610,000	£763	£12,200	£597,800
T-1-1	1	1B2P	50.1	539	0		5.3	£395,000	£732	£7,900	£387,100
T-1-2	1	1B2P	50.8	547	0		7.3	£400,000	£732	£8,000	£392,000
T-1-3	1	1B2P	50.9	548	0		5.5	£400,000	£730	£8,000	£392,000
T-1-4	1	1B2P	50.9	548	0		5.5	£400,000	£730	£8,000	£392,000
T-1-5	1	1B2P	52.0	560	0		5.0	£405,000	£724	£8,100	£396,900
T-1-6	1	2B3P W	74.3	800	1		6.7	£615,000	£769	£12,300	£602,700
T-2-1	2	1B2P	50.1	539	0		5.3	£397,500	£737	£7,950	£389,550
T-2-2	2	1B2P	50.8	547	0		7.3	£402,500	£736	£8,050	£394,450
T-2-3	2	1B2P	50.9	548	0		5.5	£402,500	£735	£8,050	£394,450
T-2-4	2	1B2P	50.9	548	0		5.5	£402,500	£735	£8,050	£394,450
T-2-5	2	1B2P	52.0	560	0		5.0	£407,500	£728	£8,150	£399,350
T-2-6	2	2B3P W	74.3	800	1		6.7	£620,000	£775	£12,400	£607,600
T-3-1	3	1B2P	50.1	539	0		5.3	£402,500	£746	£8,050	£394,450
T-3-2	3	1B2P	50.8	547	0		7.0	£407,500	£745	£8,150	£399,350
T-3-3	3	1B2P	50.9	548	0		5.5	£407,500	£744	£8,150	£399,350
T-3-4	3	1B2P	50.9	548	0		5.5	£407,500	£744	£8,150	£399,350
T-3-5	3	1B2P	52.0	560	0		5.0	£412,500	£737	£8,250	£404,250
T-3-6	3	2B4P	74.3	800	1		7.3	£630,000	£788	£12,600	£617,400
U-0-1	Gr	2B4P W	86.3	929	1		15.6	£715,000	£770	£14,300	£700,700
U-0-2	Gr	1B2P W	65.4	704	1	park view	15.6	£545,000	£774	£10,900	£534,100
U-0-3	Gr	2B3P W	82.0	883	1	park view	16.4	£680,000	£770	£13,600	£666,400
U-1-1	1	1B2P	50.8	547	0		7.3	£400,000	£732	£8,000	£392,000
U-1-2	1	2B4P	70.2	756	1	park view	9.1	£610,000	£807	£12,200	£597,800
U-1-3	1	2B4P	72.5	780	1	park view	13.3	£625,000	£801	£12,500	£612,500
U-1-4	1	2B4P	70.2	756	1	park view	9.1	£610,000	£807	£12,200	£597,800
U-2-1	2	1B2P	50.8	547	0		7.3	£402,500	£736	£8,050	£394,450
U-2-2	2	2B4P	70.2	756	1	park view	9.1	£615,000	£814	£12,300	£602,700
U-2-3	2	2B4P	72.5	780	1	park view	13.3	£630,000	£807	£12,600	£617,400
U-2-4	2	2B4P	70.2	756	1	park view	9.1	£615,000	£814	£12,300	£602,700
U-3-1	3	1B2P	50.8	547	0		7.0	£407,500	£745	£8,150	£399,350
U-3-2	3	2B4P	70.2	756	1	park view	9.2	£625,000	£827	£12,500	£612,500
U-3-3	3	2B4P	72.5	780	1	park view	13.3	£640,000	£820	£12,800	£627,200
U-3-4	3	2B4P	70.2	756	1	park view	9.2	£625,000	£827	£12,500	£612,500
V-0-1	Gr	2B3P W	82.5	927	1	park view	9.1	£710,000	£766	£14,200	£695,800
V-0-2	Gr	1B2P	53.6	577	1	park view	9.1	£452,500	£784	£9,050	£443,450
V-0-3	Gr	1B2P W	50.4	738	1		10.1	£545,000	£738	£10,900	£534,100
V-0-4	Gr	1B2P	63.8	545	0		5.0	£392,500	£721	£7,850	£384,650
V-0-5	Gr	2B4P W	96.0	1031	1		7.7	£775,000	£752	£15,500	£759,500
V-1-1	1	1B2P	50.2	544	0		5.0	£395,000	£727	£7,900	£387,100
V-1-2	1	2B4P	72.9	780	1	park view	9.1	£615,000	£788	£12,300	£602,700
V-1-3	1	1B2P	53.7	577	1	park view	9.1	£455,000	£789	£9,100	£445,900
V-1-4	1	1B2P	50.4	541	0		5.1	£395,000	£730	£7,900	£387,100
V-1-5	1	1B2P	50.2	545	0		5.0	£395,000	£725	£7,900	£387,100
V-1-6	1	1B2P	50.2	545	0		5.0	£395,000	£725	£7,900	£387,100
V-1-7	1	1B2P	51.0	549	0		7.0	£400,000	£729	£8,000	£392,000
V-1-8	1	2B4P	72.6	774	1		7.0	£600,000	£775	£12,000	£588,000
V-2-1	2	1B2P	50.2	544	0		5.0	£397,500	£731	£7,950	£389,550
V-2-2	2	2B4P	72.9	780	1	park view	9.1	£620,000	£794	£12,400	£607,600
V-2-3	2	1B2P	53.7	577	1	park view	9.1	£457,500	£793	£9,150	£448,350
V-2-4	2	1B2P	50.4	541	0		5.1	£397,500	£734	£7,950	£389,550
V-2-5	2	1B2P	50.2	545	0		5.0	£397,500	£730	£7,950	£389,550
V-2-6	2	1B2P	50.2	545	0		5.0	£397,500	£730	£7,950	£389,550
V-2-7	2	1B2P	51.0	549	0		7.0	£402,500	£733	£8,050	£394,450
V-2-8	2	2B4P	72.6	774	1		7.0	£605,000	£782	£12,100	£592,900
V-3-1	3	1B2P	50.2	544	0		5.0	£400,000	£736	£8,000	£392,000
V-3-2	3	2B4P	72.9	780	1	park view	9.1	£625,000	£801	£12,500	£612,500
V-3-3	3	1B2P	53.7	577	1	park view	9.1	£460,000	£797	£9,200	£450,800
V-3-4	3	1B2P	50.4	541	0		5.1	£400,000	£739	£8,000	£392,000
V-3-5	3	1B2P	50.2	545	0		5.0	£400,000	£734	£8,000	£392,000
V-3-6	3	1B2P	50.2	545	0		5.0	£400,000	£734	£8,000	£392,000
V-3-7	3	1B2P	51.0	549	0		7.0	£405,000	£738	£8,100	£396,900
V-3-8	3	2B4P	72.6	774	1		7.0	£610,000	£788	£12,200	£597,800
V-4-1	4	1B2P	50.2	544	0		5.0	£402,500	£740	£8,050	£394,450
V-4-2	4	2B4P	72.9	780	1	park view	9.1	£630,000	£807	£12,600	£617,400
V-4-3	4	1B2P	53.7	577	1	park view	9.1	£462,500	£802	£9,250	£453,250
V-4-4	4	1B2P	50.4	541	0		5.1	£402,500	£743	£8,050	£394,450
V-4-5	4	1B2P	50.2	545	0		5.0	£402,500	£739	£8,050	£394,450
V-4-6	4	1B2P	50.2	545	0		5.0	£402,500	£739	£8,050	£394,450
V-4-7	4	1B2P	51.0	549	0		7.0	£407,500	£742	£8,150	£399,350
V-4-8	4	2B4P	72.6	774	1		7.0	£615,000	£795	£12,300	£602,700
V-5-1	5	1B2P	50.4	543	1		22.2	£455,000	£839	£9,100	£445,900

V-5-2	5	2B4P	75.7	823	1	park view	58.9	£675,000	£820	£13,500	£661,500
V-5-3	5	1B2P	53.0	666	1		12.2	£510,000	£765	£10,200	£499,800
V-5-4	5	1B2P	51.2	539	1		9.9	£455,000	£844	£9,100	£445,900
V-5-5	5	3B5P	88.3	930	1		48.8	£800,000	£860	£16,000	£784,000
E-0-1	Gr	2B4P	70.7	781	1		8.0	£595,000	£761	£11,900	£583,100
E-0-2	Gr	2B3P W	77.8	840	1		7.0	£635,000	£756	£12,700	£622,300
E-0-3	Gr	1B2P	50.3	541	0		5.3	£392,500	£725	£7,850	£384,650
E-0-4	Gr	2B4P	75.5	813	1		9.2	£620,000	£763	£12,400	£607,600
E-0-5	Gr	2B3P W	77.8	840	1		7.0	£635,000	£756	£12,700	£622,300
E-1-1	1	2B4P	70.7	781	1		7.0	£600,000	£768	£12,000	£588,000
E-1-2	1	2B3P W	77.8	840	1		7.0	£640,000	£762	£12,800	£627,200
E-1-3	1	1B2P	50.3	541	0		5.3	£395,000	£730	£7,900	£387,100
E-1-4	1	1B2P	50.9	548	0		5.0	£395,000	£721	£7,900	£387,100
E-1-5	1	1B2P	50.3	541	0		5.3	£395,000	£730	£7,900	£387,100
E-1-6	1	2B3P W	77.8	840	1		7.0	£640,000	£762	£12,800	£627,200
E-1-7	1	2B4P	70.7	781	1		7.0	£600,000	£768	£12,000	£588,000
E-2-1	2	2B4P	70.7	781	1		7.0	£605,000	£774	£12,100	£592,900
E-2-2	2	2B3P W	77.8	840	1		7.0	£645,000	£768	£12,900	£632,100
E-2-3	2	1B2P	50.3	541	0		5.3	£397,500	£734	£7,950	£389,550
E-2-4	2	1B2P	50.9	548	0		5.0	£397,500	£726	£7,950	£389,550
E-2-5	2	1B2P	50.3	541	0		5.3	£397,500	£734	£7,950	£389,550
E-2-6	2	2B3P W	77.8	840	1		7.0	£645,000	£768	£12,900	£632,100
E-2-7	2	2B4P	70.7	781	1		7.0	£605,000	£774	£12,100	£592,900
E-3-1	3	2B4P	70.7	781	1		7.0	£610,000	£781	£12,200	£597,800
E-3-2	3	2B4P	74.9	809	1		7.0	£625,000	£772	£12,500	£612,500
E-3-3	3	1B2P	50.3	541	0		5.3	£400,000	£739	£8,000	£392,000
E-3-4	3	1B2P	50.9	548	0		5.0	£400,000	£730	£8,000	£392,000
E-3-5	3	1B2P	50.3	541	0		5.3	£400,000	£739	£8,000	£392,000
E-3-6	3	2B4P	74.9	809	1		7.0	£625,000	£772	£12,500	£612,500
E-3-7	3	2B4P	70.7	781	1		7.0	£610,000	£781	£12,200	£597,800
E-4-1	4	2B4P	70.7	781	1		7.0	£615,000	£787	£12,300	£602,700
E-4-2	4	2B4P	74.9	809	1		7.0	£630,000	£778	£12,600	£617,400
E-4-3	4	1B2P	50.3	541	0		5.3	£402,500	£743	£8,050	£394,450
E-4-4	4	1B2P	50.9	548	0		5.0	£402,500	£735	£8,050	£394,450
E-4-5	4	1B2P	50.3	541	0		5.3	£402,500	£743	£8,050	£394,450
E-4-6	4	2B4P	74.9	809	1		7.0	£630,000	£778	£12,600	£617,400
E-4-7	4	2B4P	70.7	781	1		7.0	£615,000	£787	£12,300	£602,700
E-5-1	5	1B2P	50.6	565	1		40.4	£480,000	£849	£9,600	£470,400
E-5-2	5	1B2P	53.5	576	1		35.6	£480,000	£834	£9,600	£470,400
E-5-3	5	1B2P	50.2	540	0		11.8	£420,000	£777	£8,400	£411,600
E-5-4	5	2B4P	77.4	833	1		40.7	£690,000	£828	£13,800	£676,200
E-5-5	5	1B2P	53.6	574	1		40.5	£485,000	£845	£9,700	£475,300
F-0-1		H05 4B7P	167.2	1794	1			£1,465,000	£816	£29,300	£1,435,700
F-0-2		H05 4B7P	167.2	1795	1			£1,450,000	£808	£29,000	£1,421,000
F-0-3		H05 4B7P	167.2	1795	1			£1,450,000	£808	£29,000	£1,421,000
F-0-4		H05 4B7P	167.2	1795	1			£1,465,000	£816	£29,300	£1,435,700
G-0-1		H03 4B7P	166.7	1823	1			£1,490,000	£817	£29,800	£1,460,200
G-0-2		H02 4B8P	172.7	1823	1			£1,475,000	£809	£29,500	£1,445,500
G-0-3		H03 4B7P	166.7	1823	1			£1,475,000	£809	£29,500	£1,445,500
G-0-4		H02 4B8P	172.7	1823	1			£1,475,000	£809	£29,500	£1,445,500
G-0-5		H03 4B7P	166.7	1823	1			£1,475,000	£809	£29,500	£1,445,500
G-0-6		H02 4B8P	172.7	1823	1			£1,475,000	£809	£29,500	£1,445,500
G-0-7		H03 4B7P	166.7	1823	1			£1,490,000	£817	£29,800	£1,460,200
H-0-1		H04 5B9P	211.2	2303	1			£1,765,000	£766	£35,300	£1,729,700
H-0-2		H04 5B9P	211.2	2302	1			£1,750,000	£760	£35,000	£1,715,000
H-0-3		H04 5B9P	211.2	2302	1			£1,750,000	£760	£35,000	£1,715,000
H-0-4		H04 5B9P	211.2	2302	1			£1,765,000	£767	£35,300	£1,729,700
I-0-1	Gr	2B4P	70.7	781	1		8.0	£595,000	£761	£11,900	£583,100
I-0-2	Gr	2B3P W	77.8	840	1		7.0	£635,000	£756	£12,700	£622,300
I-0-3	Gr	1B2P	50.3	541	0		5.3	£392,500	£725	£7,850	£384,650
I-0-4	Gr	2B4P	75.5	813	1		8.3	£620,000	£763	£12,400	£607,600
I-0-5	Gr	2B3P W	77.8	840	1		7.0	£635,000	£756	£12,700	£622,300
I-1-1	1	2B4P	70.7	781	1		7.0	£600,000	£768	£12,000	£588,000
I-1-2	1	2B3P W	77.8	840	1		7.0	£640,000	£762	£12,800	£627,200
I-1-3	1	1B2P	50.3	541	0		5.3	£395,000	£730	£7,900	£387,100
I-1-4	1	1B2P	50.9	548	0		5.0	£395,000	£721	£7,900	£387,100
I-1-5	1	1B2P	50.3	541	0		5.3	£395,000	£730	£7,900	£387,100

I-1-6	1	2B3P W	77.8	840	1		7.0	£640,000	£762	£12,800	£627,200
I-1-7	1	2B4P	70.7	781	1		7.0	£600,000	£768	£12,000	£588,000
I-2-1	2	2B4P	70.7	781	1		7.0	£605,000	£774	£12,100	£592,900
I-2-2	2	2B3P W	70.0	840	1		7.0	£645,000	£768	£12,900	£632,100
I-2-3	2	1B2P	50.3	541	0		5.3	£397,500	£734	£7,950	£389,550
I-2-4	2	1B2P	50.9	548	0		5.0	£397,500	£726	£7,950	£389,550
I-2-5	2	1B2P	50.3	541	0		5.3	£397,500	£734	£7,950	£389,550
I-2-6	2	2B3P W	77.8	840	1		7.0	£645,000	£768	£12,900	£632,100
I-2-7	2	2B4P	70.7	781	1		7.0	£605,000	£774	£12,100	£592,900
I-3-1	3	2B4P	70.7	781	1		7.0	£610,000	£781	£12,200	£597,800
I-3-2	3	2B4P	74.9	809	1		7.0	£625,000	£772	£12,500	£612,500
I-3-3	3	1B2P	50.3	541	0		5.3	£400,000	£739	£8,000	£392,000
I-3-4	3	1B2P	50.9	548	0		5.0	£400,000	£730	£8,000	£392,000
I-3-5	3	1B2P	50.3	541	0		5.3	£400,000	£739	£8,000	£392,000
I-3-6	3	2B4P	74.9	809	1		7.0	£625,000	£772	£12,500	£612,500
I-3-7	3	2B4P	70.7	781	1		7.0	£610,000	£781	£12,200	£597,800
I-4-1	4	2B4P	70.7	781	1		7.0	£615,000	£787	£12,300	£602,700
I-4-2	4	2B4P	74.9	809	1		7.0	£630,000	£778	£12,600	£617,400
I-4-3	4	1B2P	50.3	541	0		5.3	£402,500	£743	£8,050	£394,450
I-4-4	4	1B2P	50.9	548	0		5.0	£402,500	£735	£8,050	£394,450
I-4-5	4	1B2P	50.3	541	0		5.3	£402,500	£743	£8,050	£394,450
I-4-6	4	2B4P	74.9	809	1		7.0	£630,000	£778	£12,600	£617,400
I-4-7	4	2B4P	70.7	781	1		7.0	£615,000	£787	£12,300	£602,700
I-5-1	5	1B2P	50.6	565	1		40.4	£480,000	£849	£9,600	£470,400
I-5-2	5	1B2P	53.5	576	1		35.6	£480,000	£834	£9,600	£470,400
I-5-3	5	1B2P	50.2	540	0		11.8	£420,000	£777	£8,400	£411,600
I-5-4	5	2B4P	77.4	833	1		40.7	£690,000	£828	£13,800	£676,200
I-5-5	5	1B2P	53.6	574	1		40.5	£485,000	£845	£9,700	£475,300
J-0-1		H04 5B9P	211.2	2303	1			£1,765,000	£766	£35,300	£1,729,700
J-0-2		H04 5B9P	211.2	2302	1			£1,750,000	£760	£35,000	£1,715,000
J-0-3		H04 5B9P	211.2	2302	1			£1,750,000	£760	£35,000	£1,715,000
J-0-4		H04 5B9P	211.2	2302	1			£1,765,000	£767	£35,300	£1,729,700
K-0-1		H03 4B7P	166.7	1823	1			£1,490,000	£817	£29,800	£1,460,200
K-0-2		H02 4B8P	172.7	1823	1			£1,475,000	£809	£29,500	£1,445,500
K-0-3		H03 4B7P	166.7	1823	1			£1,475,000	£809	£29,500	£1,445,500
K-0-4		H02 4B8P	172.7	1823	1			£1,475,000	£809	£29,500	£1,445,500
K-0-5		H03 4B7P	166.7	1823	1			£1,475,000	£809	£29,500	£1,445,500
K-0-6		H02 4B8P	172.7	1823	1			£1,475,000	£809	£29,500	£1,445,500
K-0-7		H03 4B7P	166.7	1823	1			£1,490,000	£817	£29,800	£1,460,200
L-0-1		H05 4B7P	167.2	1794	1			£1,465,000	£816	£29,300	£1,435,700
L-0-2		H05 4B7P	167.2	1795	1			£1,450,000	£808	£29,000	£1,421,000
L-0-3		H05 4B7P	167.2	1795	1			£1,450,000	£808	£29,000	£1,421,000
L-0-4		H05 4B7P	167.2	1795	1			£1,465,000	£816	£29,300	£1,435,700
P-0-1		H01 4B7P	152.1	1682	1			£1,440,000	£856	£28,800	£1,411,200
P-0-2		H01 4B7P	152.1	1682	1			£1,425,000	£847	£28,500	£1,396,500
P-0-3		H01 4B7P	152.1	1682	1			£1,425,000	£847	£28,500	£1,396,500
P-0-4		H01 4B7P	152.1	1682	1			£1,425,000	£847	£28,500	£1,396,500
P-0-5		H01 4B7P	152.1	1682	1			£1,425,000	£847	£28,500	£1,396,500
P-0-6		H01 4B7P	152.1	1685	1			£1,440,000	£855	£28,800	£1,411,200
Q-0-1		H01 4B7P	152.1	1682	1			£1,440,000	£856	£28,800	£1,411,200
Q-0-2		H01 4B7P	152.1	1682	1			£1,425,000	£847	£28,500	£1,396,500
Q-0-3		H01 4B7P	152.1	1682	1			£1,425,000	£847	£28,500	£1,396,500
Q-0-4		H01 4B7P	152.1	1682	1			£1,425,000	£847	£28,500	£1,396,500
Q-0-5		H01 4B7P	152.1	1682	1			£1,425,000	£847	£28,500	£1,396,500
Q-0-6		H01 4B7P	152.1	1685	1			£1,440,000	£855	£28,800	£1,411,200
R-0-1	Gr	1B2P	57.9	621	1		7.2	£470,000	£757	£9,400	£460,600
R-0-2	Gr	1B2P	53.8	577	0		7.2	£412,500	£715	£8,250	£404,250
R-0-3	Gr	1B1P	40.5	421	0	direct ent	13.4	£330,000	£784	£6,600	£323,400
R-0-4	Gr	1B1P	40.1	432	0	direct ent	13.4	£340,000	£788	£6,800	£333,200
R-1-1	1	1B2P	53.9	577	0		7.2	£415,000	£719	£8,300	£406,700
R-1-2	1	2B4P	72.1	776	1		13.4	£610,000	£786	£12,200	£597,800
R-1-3	1	2B4P	71.9	774	1		13.4	£610,000	£788	£12,200	£597,800
R-1-4	1	2B4P	71.9	772	1		7.2	£600,000	£777	£12,000	£588,000
R-2-1	2	1B2P	53.9	577	0		7.2	£417,500	£724	£8,350	£409,150
R-2-2	2	2B4P	72.1	776	1		13.4	£615,000	£792	£12,300	£602,700
R-2-3	2	2B4P	71.9	774	1		13.4	£615,000	£795	£12,300	£602,700
R-2-4	2	2B4P	71.9	772	1		7.2	£605,000	£784	£12,100	£592,900
R-3-1	3	1B2P	53.9	577	1		7.2	£450,000	£780	£9,000	£441,000
R-3-2	3	2B4P	72.1	776	1		13.4	£620,000	£799	£12,400	£607,600
R-3-3	3	2B4P	71.9	774	1		13.4	£620,000	£801	£12,400	£607,600
R-3-4	3	2B4P	71.9	772	1		7.2	£610,000	£790	£12,200	£597,800
R-4-1	4	1B2P	53.9	577	1		7.2	£455,000	£789	£9,100	£445,900
R-4-2	4	2B4P	72.1	776	1		13.4	£630,000	£812	£12,600	£617,400
R-4-3	4	2B4P	71.9	774	1		13.4	£630,000	£814	£12,600	£617,400
R-4-4	4	2B4P	71.9	772	1		7.2	£620,000	£803	£12,400	£607,600
S-1-1	1	2B4P	72.5	797	1		7.0	£600,000	£753	£12,000	£588,000
S-1-2	1	2B3P W	73.4	790	1		7.9	£600,000	£759	£12,000	£588,000
S-2-1	2	2B4P	72.5	797	1		7.0	£605,000	£760	£12,100	£592,900
S-2-2	2	2B3P W	73.4	790	1		7.9	£605,000	£766	£12,100	£592,900
S-3-1	3	2B4P	72.5	797	1		7.0	£610,000	£766	£12,200	£597,800
S-3-2	3	2B4P	73.4	790	1		7.9	£610,000	£772	£12,200	£597,800
S-4-1	4	2B4P	72.5	797	1		7.0	£615,000	£772	£12,300	£602,700
S-4-2	4	2B4P	73.4	790	1		7.9	£615,000	£778	£12,300	£602,700
231				206,773	156			£162,122,500	£784	£3,242,450	£158,880,050

APPENDIX ELEVEN – Proval Appraisal Social Rent Reprovision



Full report

User Defined Questions

NPVCalculationOption	NetRentPlusCapValMinusLoan
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Start Section - Beginning of Appraisal

Beginning of Appraisal

Scheme Name	Ham Close Social Rent
Organisation	DS2 LLP
Weeks per Year	52.18
Practical Completion	2023/10/01 0:00:00
Total Units	143
Appraisal By	UserA
Funding Year	2022/23
Site Purchase Tenure	
Local Authority	Richmond upon Thames
Date Last Saved	2022/04/19 16:16:24
Seller	
Appraisal Date	2022/03/28 0:00:00
Site Area	
Site Area Description	
Scheme Description	
Project/File Reference	
Appraisal Comments	
Appraisal Version	
Investment Region	L
Rent Paid at End of Month?	
Drawing Number	
Smooth Tenant Payments?	Yes
HC Code	
Bid Reference	
Leasehold Term (years)	

Site Address

Address Line 1	
Address Line 2	
Town	
County	OUTER LONDON
Post Code	
Site Latitude	
Site Longitude	
Site OS X Coordinate	
Site OS Y Coordinate	

Loans

Name	Repayment Method	Term	Rate	Maximum Facility	Maximum Loan: Value	Maximum Loan: Cost	Cross Subsidy
Affordable Rent	Overdraft	40	4.50%				Yes
Commercial	Overdraft		0.00%				Yes
Discounted Sale	Overdraft		0.00%				Yes
Other	Overdraft		0.00%				Yes

Offset from handover (months) to Initial Sale						
Sold on						
Defer Initial Sale Until End of Year						
Start staircasing in Year						
End staircasing in Year						
Maximum Equity % to be Sold	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Sell Remaining Equity in Year						
Capitalised Ground Rent at Year of Sale						
Ground Rent Yield						
Rent Allowances						
Managing Agent (% of Gross Rent)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Add VAT to Managing Agent?						
Management per Unit per Annum	800	800	800	800	800	800
Management Inflation Base Year	2022/23	2022/23	2022/23	2022/23	2022/23	2022/23
Maintenance per Unit per Annum	1,000	1,000	1,000	1,000	1,000	1,000
Maintenance Inflation Base Year	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22
Service Costs per unit per Annum	0	0	0	0	0	0
Service Costs Inflation Base Year	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22
Reinstatement Costs per Unit per Annum	0	0	0	0	0	0
Reinstatement Inflation Base Year						
Other Allowances per Unit per Annum	0	0	0	0	0	0
Other Allowances Inflation Base Year						
Voids (% of Gross Rents & Service Charges)	1.90%	1.90%	1.90%	1.90%	1.90%	1.90%
Major Repairs						
Input Type	% of Works	% of Works	% of Works	% of Works	% of Works	% of Works
Net Works Cost (per unit)	117,630	163,811	164,737	173,700	205,962	252,676
User Input Sum						
Input Value	0.80%	0.80%	0.80%	0.80%	0.80%	0.80%
Defer to Start of Year	7	7	7	7	7	7
Total in First Applicable Year	1,023	1,424	1,433	1,510	1,791	2,197
Life Cycle Cost						
Multiplier						
NPV of Major Repairs as a Percentage of Works	13.71%	13.71%	13.71%	13.71%	13.71%	13.71%
NPV of Major Repairs	16,122	22,452	22,579	23,807	28,229	34,631
Major Repairs Description	0.8% of Works, from year 7	0.8% of Works, from year 7	0.8% of Works, from year 7	0.8% of Works, from year 7	0.8% of Works, from year 7	0.8% of Works, from year 7
Rent						
Handover Date	2023/10/01 0:00:00	2023/10/01 0:00:00	2023/10/01 0:00:00	2023/10/01 0:00:00	2023/10/01 0:00:00	2023/10/01 0:00:00
Market Rent Yield p.a.						
Market Rent p.w.						
Target Rent at Handover	119.86	139.88	151.53	149.78	186.45	209.64
Rent Cap	161.18	161.18	170.64	170.64	180.12	180.12
Local Housing Allowance						
Residential Rent (per week)	155.73	155.73	164.87	164.87	174.03	174.03
Other Income (per year)	0	0	0	0	0	0
Year 1 Rent	£155.73 p.w.	£155.73 p.w.	£164.87 p.w.	£164.87 p.w.	£174.03 p.w.	£174.03 p.w.

Lock Rents						
Rent at 52.18 wks/yr	155.73	155.73	164.87	164.87	174.03	174.03
Unsold Equity	401,827	559,583	591,077	577,295	805,998	988,805
Rent as % of Unsold Equity	2.02%	1.45%	1.46%	1.49%	1.13%	0.92%
Make Service Charges Always Equal Costs	Yes	Yes	Yes	Yes	Yes	Yes
Service Charges (income per week)	0.00	0.00	0.00	0.00	0.00	0.00
Ground Rent Per Annum	0	0	0	0	0	0

Units Summary

Gross Residential Floor Area	10,314
Gross Commercial Floor Area	
Net Residential Floor Area	8,595
Net Commercial Floor Area	
NetFloorAreaM2	8,595
Gross Area	10,314
GrossResFloorAreaFT2	111,023
GrossComFloorAreaFT2	
GrossAreaFT2	111,023
ResidentialRentHabRooms	
ResidentialSaleHabRooms	
OtherHabRooms	
TotalHabRooms	

Section B - Capital Costs

Acquisition Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Lump Sum	0	All Units	0	Floor Area	2021/22	Cashflow Start		0		0	

At unit level

Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Input						
Input Type						
Cost Base Year						
Inflation Rate						
Inflate To						
VAT						
Gross Total						

Work Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Per m ²	1,930	All Residential	19,906,553	Floor Area	2022/23	Cashflow Start	0.00%	19,906,553	0.00%	19,906,553	

At unit level

Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Input						
Input Type						
Cost Base Year						
Inflation Rate						
Inflate To						
VAT						
Gross Total						

Fees Costs

At scheme level

Valuation										
Assumptions										
Fees Costs	74,274	71,520	67,003	60,838	53,174	44,201	34,139	23,237	11,780	
Unit Other Costs										
Additional allowance for on-costs										
Other Costs										
Handovers										21,841,222
Cashflow	-1,621,665	-1,561,520	-1,462,924	-1,328,308	-1,160,983	-965,072	-745,396	-507,367	-21,584,348	
Interest	-50,476	-57,165	-63,559	-69,504	-74,858	-79,494	-83,302	-86,194	-88,102	
Cashflow & Interest	-1,672,141	-1,618,685	-1,526,483	-1,397,812	-1,235,841	-1,044,566	-828,698	-593,561	-21,496,246	
Cumulative Cashflow	13,250,599	14,869,284	16,395,768	17,793,580	19,029,421	20,073,987	20,902,686	21,496,246		
Sales (in Long Term Cashflow)										

Section E - Total Scheme Costs

Appraisal						
	Total	Average per unit (143)	Average per person ()	Average per m ² (10314.276)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
Social Rent						
	Total	Average per unit (143)	Average per person ()	Average per m ² (10314.276)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
A: 1 bed						
	Total	Average per unit (90)	Average per person ()	Average per m ² (5485.32)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						

Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
E: 1 bed W						
	Total	Average per unit (3)	Average per person ()	Average per m² (254.628)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
C: 2 bed						
	Total	Average per unit (36)	Average per person ()	Average per m² (3072.816)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
D: 2 bed W						
	Total	Average per unit (1)	Average per person ()	Average per m² (90)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
E: 3 bed						
	Total	Average per unit (12)	Average per person ()	Average per m² (1280.592)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						

Other Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
F: 3 bed W						
	Total	Average per unit (1)	Average per person ()	Average per m ² (130.92)	As % of MSV	As % of TSC
Acquisition Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

Section F - Private Finance

Loan Report

Name	Social Rent
Loan repaid by year	45
Peak loan amount	23920579.82715
... occurs in year	17
Peak loan as % of maximum facility	0.00%
Maximum loan to value ratio	31.47%
...occurs in year	2
...excess over lender's maximum	0.00%
Maximum loan to cost (A&W only)	120.16%
...occurs in year	17
...excess over lender's maximum	0
Grant Total	0

Requirement

Appraisal			
Private Finance Requirement		% of TSC	% of MSV
Total Scheme Cost:	21,841,222	100.00%	31.04%
Development Subsidy:			
Receipts from Initial Sales:			
Loan Adj:			
Capital Contribution:			
Month 1 Sales:			
Net Loan:	21,841,222	100.00%	31.04%
Future Sales:			
Social Rent			
Private Finance Requirement		% of TSC	% of MSV
Total Scheme Cost:	21,841,222	100.00%	31.04%
Development Subsidy:			
Receipts from Initial Sales:			
Loan Adj:			
Capital Contribution:			
Month 1 Sales:			
Net Loan:	21,841,222	100.00%	31.04%
Future Sales:			

Value: Loan Ratios

	A	B	C	D	E	F
Dwelling Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Units	90	3	36	1	12	1
Floor Area (m?)	51	71	71	75	89	109
Product Type	Social Rent	Social Rent	Social Rent	Social Rent	Social Rent	Social Rent
Current Market Value	401,827	559,583	591,077	577,295	805,998	988,805
NPV of Net Rent Only	152,011	145,681	158,003	156,774	164,828	158,425
User Specified Value						
Allocated Opening Loan	129,062	179,731	180,747	190,581	225,979	277,233
MSV : Net Loan	311.34%	311.34%	327.02%	302.91%	356.67%	356.67%
User Value : Net Loan						
Target Value : Loan Ratio						
Loan Adjustment						
Additional Unit Capital Contribution						
Additional Unit Loan Adjustment Reason						
Affordable Loan (Using NPV)						
Affordable Loan (User Value)						
Affordable Loan on Rent	126,488	126,488	136,076	136,076	145,685	145,685
Year 1 Net Rent	6,172	6,172	6,639	6,639	7,108	7,108
Rent Yield On Loan	4.78%	3.43%	3.67%	3.48%	3.15%	2.56%

Section G - Inflation

Base Inflation Rate	1.40%
Inflate Allowances to Handover at	
Income Inflation Margins	
Residential Rent	1.00%
Commercial Rent	0.00%
Ground Rent	0.00%
Other Income	0.00%
Service Charges	0.00%
Market Sales Values (Residential)	0.00%
Market Sales Values (Commercial)	0.00%
Allowances Inflation Margins	
Management	0.50%
Maintenance	0.50%
Reinstatement	0.00%
Another Allowance	0.00%
Major Repairs	0.00%

Section H - Long Term Capital Receipts

Description	Amount	Applies To	Allocate by	Year of receipt	Inflation rate	Amount received	Total
New Receipt		All Units	Floor Area				

Section I - Long Term Results

Scheme Results

Repayment Term (years)	
Cumulative Surplus	45
Cap Net Revenue Deficit	3,149,138
Loan Repaid Year	45
FirstCumulativeBreakevenDate	2023/10/01 0:00:00
LastCumulativeBreakevenDate	2023/10/01 0:00:00
First Cumulative Breakeven Year	1
Last Cumulative Breakeven Year	1
Max Annual Deficit	
DiscountedCapitalValue	0
CapitalValueOfScheme	0
LongTermInterest	41,870,914
NPV of Net Rent Only	22,099,255

NPV of All Capital Receipts	0
Discounted Capital Value	0
Capital Value Of Scheme	0
Max Annual Deficit	1
Peak Loan	23,920,580
NetPresentValueOfNetRentPlusCapValMinusLoan	258,033
Peak Loan	17
Loan Repaid By	2067/10/01 0:00:00
RevenueFirstExceedsCostsYear	18
NPV at First Handover	258,033
Loan Repayment Method	
Discount Rates	5.0%
Discount Period (years)	45
IRR	5.07%
Total Set Aside Receipts	0
Summarise Cashflow to Year	45
Capital Growth Rate	
Total Interest	-836,154
Mn Interest Cover: Year	
Target Interest Cover	
Target Interest Cover First Met in Year	
Mn Interest Cover	
Interest Cover At Year 1	85.13%
Discount Period	45
Cumulative Surplus	2,272,538
Cumulative Deficit	0

Unit Results

	A	B	C	D	E	F
Dwelling Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Units	90	3	36	1	12	1
Floor Area (m ²)	51	71	71	75	89	109
Product Type	Social Rent	Social Rent	Social Rent	Social Rent	Social Rent	Social Rent
Total Unit Cost : Current Market Value Ratio	32.12%	32.12%	30.58%	33.01%	28.04%	28.04%
Receipts Set Aside						
NPV						
NPV Discount Rate	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
NPV Discount Period	45	45	45	45	45	45
NPV of Net Rent Only	152,011	145,681	158,003	156,774	164,828	158,425
NPV of Capital Receipts						
NPV of Asset Value						
Total of Above	152,011	145,681	158,003	156,774	164,828	158,425
Allocated Opening Loan	129,062	179,731	180,747	190,581	225,979	277,233
NPV at Unit Handover Date	22,949	-34,050	-22,745	-33,807	-61,151	-118,807
Net Present Value Rank	1	4	2	3	5	6
NPV Breakeven Year	49	49	45	45	43	43
NPV % of TSC	17.78%	-18.94%	-12.58%	-17.74%	-27.06%	-42.85%
NPV at First Handover	22,949	-34,050	-22,745	-33,807	-61,151	-118,807
NPV at PC (Last Handover)	22,949	-34,050	-22,745	-33,807	-61,151	-118,807
NPV at Land Acquisition Date	21,330	-31,647	-21,140	-31,421	-56,835	-110,423
IRR						
IRR at Unit Handover	5.98%	3.85%	4.25%	3.93%	3.31%	2.15%
IRR Rank	1	4	2	3	5	6
Loan						
Allocated Opening Loan	129,062	179,731	180,747	190,581	225,979	277,233
Loan Repaid - Year						
Loan Repayment Year	35	70	59	68	96	
Peak Loan Amount	129,203	307,902	249,472	310,432	676,458	7,445,237
Peak Loan Occurs - Year	1	42	31	40	67	100
Year Income First Exceeds Costs	2	43	32	41	68	

Peak Cumulative Debt						
Peak Cumulative Debt - Year	1	1	1	1	1	1
First Cumulative Breakeven Year	1	1	1	1	1	1
Last Cumulative Breakeven Year						
Interest Total						
Total Interest	166,482	560,236	494,410	579,965	813,090	1,258,993
Min Interest Cover - Year						
Target Interest Cover						
Target Interest Cover First Met						
Number of Years Interest Cover Is Met						
Cumulative Deficits						
Cumulative Deficit	0	0	0	0	0	0
Cumulative Surplus	159,146	0	0	0	0	0
Max. Annual Deficit						
Max. Annual Deficit - Year	1	1	1	1	1	1
Capitalised Year 1 Net Revenue Deficit	2,574	53,243	44,672	54,506	80,293	131,547

Section J - Long Term Cashflow

Long Term Cashflow

Year	1	2	3	4	5	6	7	8	9	10
Opening Loan		22,000,535	22,144,112	22,270,578	22,378,461	22,466,212	22,532,182	22,751,666	22,957,104	23,147,155
Loan Details										
Handed over from Dev CF	21,841,222									
Interest	1,071,344	1,078,784	1,085,423	1,091,193	1,096,020	1,099,827	1,106,462	1,116,880	1,126,582	1,135,500
Sales Receipts										
Set Aside										
Ground Rent Sales										
Other Capital Receipts										
Loan Repayment Total	912,032	935,207	958,957	983,310	1,008,269	1,033,857	886,978	911,442	936,531	962,287
Closing Loan	22,000,535	22,144,112	22,270,578	22,378,461	22,466,212	22,532,182	22,751,666	22,957,104	23,147,155	23,320,368
Gross Rent										
Gross Residential Rent	1,192,081	1,220,690	1,249,981	1,279,982	1,310,699	1,342,158	1,374,371	1,407,360	1,441,128	1,475,718
Gross Commercial Rent										
Other income and voids										
Service charges (income)										
Ground Rents										
Other Income										
Voids & Bad debts	-22,650	-23,193	-23,750	-24,320	-24,903	-25,501	-26,113	-26,740	-27,381	-28,039
Allowances	257,400	262,291	267,274	272,352	277,527	282,800	461,280	469,179	477,215	485,393
Managing Agent										
Own Management	114,400	116,574	118,788	121,045	123,345	125,689	128,077	130,510	132,990	135,517
Maintenance	143,000	145,717	148,486	151,307	154,182	157,111	160,096	163,138	166,238	169,396
Service Costs										
Reinstatement Costs										
Major Repairs							173,107	175,530	177,988	180,479
Other Allowances										
Net Rent	912,032	935,207	958,957	983,310	1,008,269	1,033,857	886,978	911,442	936,531	962,287

Gross Residential Rent	6,270,479	6,420,975	6,575,076	6,732,881	6,894,469	7,059,942	7,229,380	7,402,882	7,580,556
Gross Commercial Rent									
Other income and voids									
Service charges (income)									
Ground Rents									
Other Income									
Voids & Bad debts	-119,139	-121,999	-124,926	-127,925	-130,995	-134,139	-137,358	-140,655	-144,031
Allowances	1,382,620	1,406,782	1,431,374	1,456,404	1,481,878	1,507,806	1,534,196	1,561,055	1,588,392
Managing Agent									
Own Management	427,188	435,304	443,575	452,003	460,591	469,342	478,260	487,347	496,606
Maintenance	533,985	544,131	554,469	565,004	575,739	586,678	597,825	609,184	620,758
Service Costs									
Reinstatement Costs									
Major Repairs	421,447	427,347	433,330	439,397	445,548	451,786	458,111	464,524	471,028
Other Allowances									
Net Rent	4,768,720	4,892,194	5,018,776	5,148,553	5,281,596	5,417,997	5,557,826	5,701,172	5,848,133
Net Rent + Receipts - Interest Cost	4,768,720	4,892,194	5,018,776	5,148,553	5,281,596	5,417,997	5,557,826	5,701,172	5,848,133
Cashflow	4,768,720	4,892,194	5,018,776	5,148,553	5,281,596	5,417,997	5,557,826	5,701,172	5,848,133
Cumulative Balance	93,857,269	98,749,463	103,768,239	108,916,791	114,198,387	119,616,384	125,174,210	130,875,382	136,723,515
PRA									

Year	80	81	82	83	84	85	86	87	88
Opening Loan									
Loan Details									
Handed over from Dev CF									
Interest									
Sales Receipts									
Set Aside									
Ground Rent Sales									
Other Capital Receipts									
Loan Repayment Total									
Closing Loan									
Gross Rent									
Gross Residential Rent	7,762,478	7,948,780	8,139,553	8,334,906	8,534,940	8,739,780	8,949,529	9,164,325	9,384,271
Gross Commercial Rent									
Other income and voids									
Service charges (income)									
Ground Rents									
Other Income									
Voids & Bad debts	-147,487	-151,027	-154,652	-158,363	-162,164	-166,056	-170,041	-174,122	-178,301
Allowances	1,616,217	1,644,537	1,673,361	1,702,700	1,732,561	1,762,955	1,793,891	1,825,379	1,857,429

Managing Agent									
Own Management	506,042	515,657	525,454	535,438	545,611	555,978	566,541	577,306	588,275
Maintenance	632,552	644,571	656,818	669,297	682,014	694,972	708,177	721,632	735,343
Service Costs									
Reinstatement Costs									
Major Repairs	477,622	484,309	491,089	497,964	504,936	512,005	519,173	526,442	533,812
Other Allowances									
Net Rent	5,998,774	6,153,217	6,311,540	6,473,843	6,640,215	6,810,769	6,985,597	7,164,824	7,348,541
Net Rent + Receipts - Interest Cost	5,998,774	6,153,217	6,311,540	6,473,843	6,640,215	6,810,769	6,985,597	7,164,824	7,348,541
Cashflow	5,998,774	6,153,217	6,311,540	6,473,843	6,640,215	6,810,769	6,985,597	7,164,824	7,348,541
Cumulative Balance	142,722,289	148,875,506	155,187,046	161,660,889	168,301,104	175,111,873	182,097,469	189,262,293	196,610,834
PRA									

Year	89	90	91	92	93	94	95	96	97
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Opening Loan									
---------------------	--	--	--	--	--	--	--	--	--

Loan Details									
Handed over from Dev CF									
Interest									
Sales Receipts									
Set Aside									
Ground Rent Sales									
Other Capital Receipts									
Loan Repayment Total									

Closing Loan									
---------------------	--	--	--	--	--	--	--	--	--

Gross Rent									
Gross Residential Rent	9,609,497	9,840,121	10,076,281	10,318,111	10,565,742	10,819,323	11,078,988	11,344,886	11,617,155
Gross Commercial Rent									

Other income and voids									
Service charges (income)									
Ground Rents									
Other Income									
Voids & Bad debts	-182,580	-186,962	-191,449	-196,044	-200,749	-205,567	-210,501	-215,553	-220,726

Allowances	1,890,052	1,923,256	1,957,054	1,991,455	2,026,471	2,062,113	2,098,391	2,135,319	2,172,907
Managing Agent									
Own Management	599,452	610,841	622,447	634,274	646,325	658,605	671,119	683,870	696,863
Maintenance	749,315	763,552	778,059	792,842	807,906	823,256	838,898	854,837	871,079
Service Costs									
Reinstatement Costs									
Major Repairs	541,285	548,863	556,547	564,339	572,240	580,251	588,374	596,612	604,964
Other Allowances									

Net Rent	7,536,865	7,729,903	7,927,778	8,130,612	8,338,522	8,551,644	8,770,096	8,994,015	9,223,522
Net Rent + Receipts - Interest Cost	7,536,865	7,729,903	7,927,778	8,130,612	8,338,522	8,551,644	8,770,096	8,994,015	9,223,522
Cashflow	7,536,865	7,729,903	7,927,778	8,130,612	8,338,522	8,551,644	8,770,096	8,994,015	9,223,522

Cumulative Balance	204,147,699	211,877,602	219,805,380	227,935,992	236,274,514	244,826,158	253,596,253	262,590,268	271,813,790
PRA									

Year	98	99	100
Opening Loan			
Loan Details			
Handed over from Dev CF			
Interest			
Sales Receipts			
Set Aside			
Ground Rent Sales			
Other Capital Receipts			
Loan Repayment Total			
Closing Loan			
Gross Rent			
Gross Residential Rent	11,895,980	12,181,481	12,473,832
Gross Commercial Rent			
Other income and voids			
Service charges (income)			
Ground Rents			
Other Income			
Voids & Bad debts	-226,024	-231,448	-237,003
Allowances	2,211,167	2,250,112	2,289,755
Managing Agent			
Own Management	710,104	723,596	737,344
Maintenance	887,630	904,495	921,680
Service Costs			
Reinstatement Costs			
Major Repairs	613,434	622,022	630,730
Other Allowances			
Net Rent	9,458,789	9,699,921	9,947,074
Net Rent + Receipts - Interest Cost	9,458,789	9,699,921	9,947,074
Cashflow	9,458,789	9,699,921	9,947,074
Cumulative Balance	281,272,579	290,972,499	300,919,574
PRA			

Section K - Affordability

Affordability						
Dwelling Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Units	90	3	36	1	12	1
Floor Area (m ²)	51	71	71	75	89	109
Product Type	Social Rent	Social Rent	Social Rent	Social Rent	Social Rent	Social Rent
Current Market Value	401,827	559,583	591,077	577,295	805,998	988,805
Sales %						
Mortgage APR						
Repayment Term						
Deposit % of Full MSV	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deposit as % of Equity Share						
Deposit Amount	0	0	0	0	0	0
Mortgage Required	0	0	0	0	0	0
Mortgage Repayment (per year)						
Mortgage Repayment (per month)						
Mortgage Repayment (per week)	0	0	0	0	0	0
Gross Rent (per year)	8,126	8,126	8,603	8,603	9,081	9,081
Gross Rent (per month)	677	677	717	717	757	757
Gross Rent (per week)	155.73	155.73	164.87	164.87	174.03	174.03
User Defined Service Charges (per year)						
Service Charges (per year)						
Service Charges (per month)						

Service Charges (per week)						
Purchase Cost (per year)	8,126	8,126	8,603	8,603	9,081	9,081
Purchase Cost (per month)	677	677	717	717	757	757
Purchase Cost (per week)	155.73	155.73	164.87	164.87	174.03	174.03
Target Total Cost/Earnings Ratio						
Actual Household Earnings						
Actual Earnings Ratio						
Mortgage Earnings Multiplier						
Minimum Earnings Required						
Minimum Earnings Ratio						
Maximum Mortgage on Earnings						
Affordable Equity Share On Earnings	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Outright Sale Cost (per week)						
Minimum Affordable Equity Share						
Homebuy Saving (per week)						
Homebuy % of Full Sale Cost						

Section L - Residual Land Value

Residual Land Value						
Dwelling Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Units	90	3	36	1	12	1
Floor Area (m ²)	51	71	71	75	89	109
Product Type	Social Rent	Social Rent	Social Rent	Social Rent	Social Rent	Social Rent
Residual Land Value						
Affordable Loan	152,011	145,681	158,003	156,774	164,828	158,425
Internal Subsidy						
Sales Income						
External Subsidy						
Assessed GDV	152,011	145,681	158,003	156,774	164,828	158,425
Assessed Land Value						
Fees & Interest (%)						
Profit Margin (%)						
Fees & Interest + Profit						
Works	117,630	163,811	164,737	173,700	205,962	252,676
Sub Total	117,630	163,811	164,737	173,700	205,962	252,676
Residual Land Value	34,381	-18,129	-6,734	-16,926	-41,134	-94,250
Avg. Plotting Density - upa						
RLV per acre						
Rank	1	1	1	1	1	1

APPENDIX TWELVE – Proval Appraisal London Affordable Rent



Full report

User Defined Questions

NPVCalculationOption	NetRentPlusCapValMinusLoan
----------------------	----------------------------

Start Section - Beginning of Appraisal

Beginning of Appraisal

Scheme Name	Ham Close LAR
Organisation	DS2 LLP
Weeks per Year	52.18
Practical Completion	2023/04/22 0:00:00
Total Units	21
Appraisal By	UserA
Funding Year	2022/23
Site Purchase Tenure	
Local Authority	Richmond upon Thames
Date Last Saved	2022/04/06 2:45:11
Seller	
Appraisal Date	2022/03/28 0:00:00
Site Area	
Site Area Description	
Scheme Description	
Project/File Reference	
Appraisal Comments	
Appraisal Version	
Investment Region	L
Rent Paid at End of Month?	
Drawing Number	
Smooth Tenant Payments?	Yes
HC Code	
Bid Reference	
Leasehold Term(years)	

Site Address

Address Line 1	
Address Line 2	
Town	
County	OUTER LONDON
Post Code	
Site Latitude	0.0000
Site Longitude	0.0000
Site OS X Coordinate	
Site OS Y Coordinate	

Loans

Name	Repayment Method	Term	Rate	Maximum Facility	Maximum Loan: Value	Maximum Loan: Cost	Cross Subsidy
Affordable Rent	Overdraft	40	4.50%				Yes
Commercial	Overdraft		0.00%				Yes
Discounted Sale	Overdraft		0.00%				Yes
Other	Overdraft		0.00%				Yes

Offset from handover (months) to Initial Sale	0:00:00	0:00:00	0:00:00	0:00:00	0:00:00	0:00:00
Sold on						
Defer Initial Sale Until End of Year						
Start staircasing in Year						
End staircasing in Year						
Maximum Equity % to be Sold	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Sell Remaining Equity in Year						
Capitalised Ground Rent at Year of Sale						
Ground Rent Yield						
Rent Allowances						
Managing Agent (% of Gross Rent)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Add VAT to Managing Agent?						
Management per Unit per Annum	750	750	750	750	750	750
Management Inflation Base Year	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22
Maintenance per Unit per Annum	1,000	1,000	1,000	1,000	1,000	1,000
Maintenance Inflation Base Year	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22
Service Costs per unit per Annum	0	0	0	0	0	0
Service Costs Inflation Base Year	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22
Reinstatement Costs per Unit per Annum	0	0	0	0	0	0
Reinstatement Inflation Base Year						
Other Allowances per Unit per Annum	0	0	0	0	0	0
Other Allowances Inflation Base Year						
Voids (% of Gross Rents & Service Charges)	1.90%	1.90%	1.90%	1.90%	1.90%	1.90%
Major Repairs						
Input Type	% of Works	% of Works	% of Works	% of Works	% of Works	% of Works
Net Works Cost (per unit)	126,680	161,784	184,590	194,368	222,516	254,016
User Input Sum						
Input Value	0.80%	0.80%	0.80%	0.80%	0.80%	0.80%
Defer to Start of Year	7	7	7	7	7	7
Total in First Applicable Year	1,102	1,407	1,605	1,690	1,935	2,209
Life Cycle Cost						
Multiplier						
NPV of Major Repairs as a Percentage of Works	15.19%	15.19%	15.19%	15.19%	15.19%	15.19%
NPV of Major Repairs	19,239	24,570	28,033	29,518	33,793	38,577
Major Repairs Description	0.8% of Works, from year 7	0.8% of Works, from year 7	0.8% of Works, from year 7	0.8% of Works, from year 7	0.8% of Works, from year 7	0.8% of Works, from year 7
Rent						
Handover Date	2023/04/22 0:00:00	2023/04/22 0:00:00	2023/04/22 0:00:00	2023/04/22 0:00:00	2023/04/22 0:00:00	2023/04/22 0:00:00
Market Rent Yield p.a.						
Market Rent p.w.						
Target Rent at Handover						
Rent Cap						
Local Housing Allowance	244	244	308	308	372	372
Residential Rent (per week)	168.34	168.34	178.23	178.23	188.13	188.13
Other Income (per year)	0	0	0	0	0	0

Year 1 Rent	£168.34 p.w.	£168.34 p.w.	£178.23 p.w.	£178.23 p.w.	£188.13 p.w.	£188.13 p.w.
Lock Rents						
Rent at 52.18 wks/yr	168.34	168.34	178.23	178.23	188.13	188.13
Unsold Equity						
Rent as % of Unsold Equity	2.92%	2.92%	2.72%	2.72%	2.72%	2.72%
Make Service Charges Always Equal Costs	Yes	Yes	Yes	Yes	Yes	Yes
Service Charges (income per week)	0.00	0.00	0.00	0.00	0.00	0.00
Ground Rent Per Annum	0	0	0	0	0	0

Units Summary

Gross Residential Floor Area	1,747
Gross Commercial Floor Area	
Net Residential Floor Area	1,455
Net Commercial Floor Area	
NetFloorAreaM2	1,455
Gross Area	1,747
GrossResFloorAreaFT2	18,800
GrossComFloorAreaFT2	
GrossAreaFT2	18,800
ResidentialRentHabRooms	
ResidentialSaleHabRooms	
OtherHabRooms	
TotalHabRooms	

Section B - Capital Costs

Acquisition Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Lump Sum	0	All Units	0	Floor Area	2022/23	Cashflow Start		0		0	

At unit level

Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Input						
Input Type						
Cost Base Year						
Inflation Rate						
Inflate To						
VAT						
Gross Total						

Work Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Per m ²	2,100	All Residential	3,667,709	Floor Area	2022/23	Cashflow Start	0.00%	3,667,709	0.00%	3,667,709	

At unit level

Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Input						
Input Type						
Cost Base Year						
Inflation Rate						
Inflate To						
VAT						
Gross Total						

Fees Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Employers Agent	% of Works ex Tax	1.80%	All Units	66,019	Floor Area	2021/22	Cashflow Start		66,019		66,019	
Dev and Admin	% of Works ex Tax	3.00%	All Units	110,031	Floor Area	2021/22	Cashflow Start		110,031		110,031	
Legals	Per Unit	500	All Units	10,500	Floor Area	2021/22	Cashflow Start		10,500		10,500	
Valuation	Per Unit	500	All Units	10,500	Floor Area	2021/22	Cashflow Start		10,500		10,500	

At unit level

Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Input						
Input Type						
Cost Base Year						
Inflation Rate						
Inflate To						
VAT						
Gross Total						

Other Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Additional allowance for on-costs	Per Unit	0	All Units	0	Floor Area		Cashflow Start		0		0	

At unit level

Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Input						
Input Type						
Cost Base Year						
Inflation Rate						
Inflate To						
VAT						
Gross Total						

Section C - Subsidy

Subsidy

Subsidy per unit

Source	Type	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
--------	------	-------	---------	-------	---------	-------	---------

Subsidy Analysis

Source	Value
HCA	0
LA	0
ROGF	0
DFF	0
Other	0
TCI	0

Section D - Development Cashflow

Development Cashflow

	1	2	3	4	5	6	7	8	9	10	11	12
--	---	---	---	---	---	---	---	---	---	----	----	----

Unit Other Costs			
Additional allowance for on-costs			
Other Costs			
Handovers		3,958,738	
Cashflow	-187,909	3,862,349	
Interest	-13,745	-14,318	
Cashflow & Interest	-201,654	3,848,031	
Cumulative Cashflow	-3,848,031		
Sales (in Long Term Cashflow)			

Section E - Total Scheme Costs

Appraisal						
	Total	Average per unit (21)	Average per person ()	Average per m ² (1746.528)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
Affordable Rent						
	Total	Average per unit (21)	Average per person ()	Average per m ² (1746.528)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
A: 1 bed						
	Total	Average per unit (6)	Average per person ()	Average per m ² (361.944)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
B: 1 bed W						

	Total	Average per unit (2)	Average per person ()	Average per m ² (154.08)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

C: 2 bed

	Total	Average per unit (6)	Average per person ()	Average per m ² (527.4)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

D: 2 bed W

	Total	Average per unit (4)	Average per person ()	Average per m ² (370.224)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

E 3 bed

	Total	Average per unit (2)	Average per person ()	Average per m ² (211.92)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						

Current Market Value	0	0	0	0	0	0
NPV of Net Rent Only	184,920	179,589	190,856	189,371	199,841	195,057
User Specified Value						
Allocated Opening Loan	136,732	174,621	199,237	209,790	240,172	274,172
MSV : Net Loan	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
User Value : Net Loan						
Target Value : Loan Ratio						
Loan Adjustment						
Additional Unit Capital Contribution						
Additional Unit Loan Adjustment Reason						
Affordable Loan (Using NPV)						
Affordable Loan (User Value)						
Affordable Loan on Rent	156,036	156,036	167,538	167,538	179,053	179,053
Year 1 Net Rent	6,867	6,867	7,373	7,373	7,880	7,880
Rent Yield On Loan	5.02%	3.93%	3.70%	3.51%	3.28%	2.87%

Section G - Inflation

Base Inflation Rate	1.40%
Inflate Allowances to Handover at	
Income Inflation Margins	
Residential Rent	1.00%
Commercial Rent	0.00%
Ground Rent	0.00%
Other Income	0.00%
Service Charges	0.00%
Market Sales Values (Residential)	0.00%
Market Sales Values (Commercial)	0.00%
Allowances Inflation Margins	
Management	0.50%
Maintenance	0.50%
Reinstatement	0.00%
Another Allowance	0.00%
Major Repairs	0.00%

Section H - Long Term Capital Receipts

Description	Amount	Applies To	Allocate by	Year of receipt	Inflation rate	Amount received	Total
New Receipt		All Units	Floor Area				

Section I - Long Term Results

Scheme Results

Repayment Term (years)	
Cumulative Surplus	45
Cap Net Revenue Deficit	497,914
Loan Repaid Year	45
FirstCumulativeBreakevenDate	2023/04/22 0:00:00
LastCumulativeBreakevenDate	2023/04/22 0:00:00
First Cumulative Breakeven Year	1
Last Cumulative Breakeven Year	1
Max Annual Deficit	
DiscountedCapitalValue	0
CapitalValueOfScheme	0
LongTermInterest	6,791,242
NPV of Net Rent Only	3,966,051
NPV of All Capital Receipts	0
Discounted Capital Value	0
Capital Value Of Scheme	0
Max Annual Deficit	1
Peak Loan	4,245,029

Net Present Value Of Net Rent Plus CapVal Minus Loan	7,313
Peak Loan	16
Loan Repaid By	2067/04/22 0:00:00
Revenue First Exceeds Costs Year	17
NPV at First Handover	7,313
Loan Repayment Method	
Discount Rates	4.5%
Discount Period (years)	45
IRR	4.51%
Total Set Aside Receipts	0
Summarise Cashflow to Year	45
Capital Growth Rate	
Total Interest	-93,979
Mn Interest Cover: Year	
Target Interest Cover	
Target Interest Cover First Met in Year	
Mn Interest Cover	
Interest Cover At Year 1	87.02%
Discount Period	45
Cumulative Surplus	57,892
Cumulative Deficit	0

Unit Results

	A	B	C	D	E	F
Dwelling Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Units	6	2	6	4	2	1
Floor Area (m?)	50	64	73	77	88	101
Product Type	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent
Total Unit Cost : Current Market Value Ratio						
Receipts Set Aside						
NPV						
NPV Discount Rate	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
NPV Discount Period	45	45	45	45	45	45
NPV of Net Rent Only	184,920	179,589	190,856	189,371	199,841	195,057
NPV of Capital Receipts						
NPV of Asset Value						
Total of Above	184,920	179,589	190,856	189,371	199,841	195,057
Allocated Opening Loan	136,732	174,621	199,237	209,790	240,172	274,172
NPV at Unit Handover Date	48,187	4,967	-8,382	-20,420	-40,331	-79,115
Net Present Value Rank	1	2	3	4	5	6
NPV Breakeven Year	43	43	49	49	43	43
NPV % of TSC	35.24%	2.84%	-4.21%	-9.73%	-16.79%	-28.86%
NPV at First Handover	48,187	4,967	-8,382	-20,420	-40,331	-79,115
NPV at PC (Last Handover)	48,187	4,967	-8,382	-20,420	-40,331	-79,115
NPV at Land Acquisition Date	46,112	4,753	-8,021	-19,541	-38,595	-75,708
IRR						
IRR at Unit Handover	6.30%	4.66%	4.27%	3.95%	3.53%	2.76%
IRR Rank	1	2	3	4	5	6
Loan						
Allocated Opening Loan	136,732	174,621	199,237	209,790	240,172	274,172
Loan Repaid - Year						
Loan Repayment Year	29	44	49	54	62	86
Peak Loan Amount	135,878	183,455	223,008	252,680	332,053	608,506
Peak Loan Occurs - Year	1	14	19	24	33	56
Year Income First Exceeds Costs	1	15	20	25	34	57
Peak Cumulative Debt						
Peak Cumulative Debt - Year	1	1	1	1	1	1
First Cumulative Breakeven Year	1	1	1	1	1	1
Last Cumulative Breakeven Year						

Interest Total						
Total Interest	121,718	280,362	381,066	453,400	595,016	828,050
Min Interest Cover - Year						
Target Interest Cover						
Target Interest Cover First Met						
Number of Years Interest Cover Is Met						
Cumulative Deficits						
Cumulative Deficit	0	0	0	0	0	0
Cumulative Surplus	246,998	34,771	0	0	0	0
Max. Annual Deficit						
Max. Annual Deficit - Year	1	1	1	1	1	1
Capitalised Year 1 Net Revenue Deficit	-19,303	18,586	31,699	42,253	61,119	95,119

Section J - Long Term Cashflow

Long Term Cashflow

Year	1	2	3	4	5	6	7	8	9	10	11
Opening Loan		3,981,455	4,001,275	4,017,972	4,031,306	4,041,021	4,046,850	4,081,059	4,112,722	4,141,619	4,167,515
Loan Details											
Handed over from Dev CF	3,958,738										
Interest	175,027	175,970	176,782	177,451	177,966	178,317	179,143	180,600	181,941	183,155	184,232
Sales Receipts											
Set Aside											
Ground Rent Sales											
Other Capital Receipts											
Loan Repayment Total	152,310	156,150	160,085	164,117	168,251	172,487	144,934	148,937	153,044	157,259	161,583
Closing Loan	3,981,455	4,001,275	4,017,972	4,031,306	4,041,021	4,046,850	4,081,059	4,112,722	4,141,619	4,167,515	4,190,164
Gross Rent											
Gross Residential Rent	192,722	197,348	202,084	206,934	211,901	216,986	222,194	227,526	232,986	238,579	244,304
Gross Commercial Rent											
Other income and voids											
Service charges (income)											
Ground Rents											
Other Income											
Voids & Bad debts	-3,662	-3,750	-3,840	-3,932	-4,026	-4,123	-4,222	-4,323	-4,427	-4,533	-4,642
Allowances	36,750	37,448	38,160	38,885	39,624	40,376	73,038	74,266	75,515	76,786	78,079
Managing Agent											
Own Management	15,750	16,049	16,354	16,665	16,982	17,304	17,633	17,968	18,309	18,657	19,012
Maintenance	21,000	21,399	21,806	22,220	22,642	23,072	23,511	23,957	24,413	24,876	25,349
Service Costs											
Reinstatement Costs											
Major Repairs							31,894	32,341	32,794	33,253	33,718
Other Allowances											
Net Rent	152,310	156,150	160,085	164,117	168,251	172,487	144,934	148,937	153,044	157,259	161,583
Net Rent + Receipts - Interest Cost	-22,717	-19,821	-16,697	-13,334	-9,715	-5,829	-34,208	-31,663	-28,897	-25,896	-22,649

Interest										
Sales Receipts										
Set Aside										
Ground Rent Sales										
Other Capital Receipts										
Loan Repayment Total										
Closing Loan										
Gross Rent										
Gross Residential Rent	900,386	921,996	944,123	966,782	989,985	1,013,744	1,038,074	1,062,988	1,088,500	1,114,623
Gross Commercial Rent										
Other income and voids										
Service charges (income)										
Ground Rents										
Other Income										
Voids & Bad debts	-17,107	-17,518	-17,938	-18,369	-18,810	-19,261	-19,723	-20,197	-20,682	-21,178
Allowances	197,340	200,728	204,174	207,681	211,250	214,880	218,575	222,334	226,159	230,052
Managing Agent										
Own Management	53,531	54,548	55,584	56,640	57,716	58,813	59,930	61,069	62,229	63,412
Maintenance	71,374	72,730	74,112	75,520	76,955	78,417	79,907	81,426	82,973	84,549
Service Costs										
Reinstatement Costs										
Major Repairs	72,436	73,450	74,478	75,521	76,578	77,650	78,737	79,839	80,957	82,091
Other Allowances										
Net Rent	685,938	703,750	722,010	740,732	759,926	779,602	799,776	820,458	841,659	863,394
Net Rent + Receipts - Interest Cost	685,938	703,750	722,010	740,732	759,926	779,602	799,776	820,458	841,659	863,394
Cashflow	685,938	703,750	722,010	740,732	759,926	779,602	799,776	820,458	841,659	863,394
Cumulative Balance	11,326,188	12,029,938	12,751,948	13,492,680	14,252,607	15,032,209	15,831,985	16,652,442	17,494,102	18,357,496
PRA										
Year	76	77	78	79	80	81	82	83	84	85
Opening Loan										
Loan Details										
Handed over from Dev CF										
Interest										
Sales Receipts										
Set Aside										
Ground Rent Sales										
Other Capital Receipts										
Loan Repayment Total										
Closing Loan										
Gross Rent										
Gross Residential Rent	1,141,375	1,168,768	1,196,818	1,225,543	1,254,956	1,285,074	1,315,916	1,347,497	1,379,838	1,412,953

Gross Commercial Rent											
Other income and voids											
Service charges (income)											
Ground Rents											
Other Income											
Voids & Bad debts	-21,686	-22,207	-22,740	-23,285	-23,844	-24,416	-25,002	-25,602	-26,217	-26,846	
Allowances	234,012	238,042	242,143	246,316	250,562	254,882	259,279	263,753	268,305	272,938	
Managing Agent											
Own Management	64,617	65,844	67,095	68,370	69,669	70,993	72,342	73,716	75,117	76,544	
Maintenance	86,156	87,792	89,461	91,160	92,892	94,657	96,456	98,288	100,156	102,059	
Service Costs											
Reinstatement Costs											
Major Repairs	83,240	84,405	85,587	86,785	88,000	89,232	90,481	91,748	93,033	94,335	
Other Allowances											
Net Rent	885,677	908,520	931,936	955,942	980,550	1,005,775	1,031,635	1,058,142	1,085,315	1,113,169	
Net Rent + Receipts - Interest Cost	885,677	908,520	931,936	955,942	980,550	1,005,775	1,031,635	1,058,142	1,085,315	1,113,169	
Cashflow	885,677	908,520	931,936	955,942	980,550	1,005,775	1,031,635	1,058,142	1,085,315	1,113,169	
Cumulative Balance	19,243,173	20,151,692	21,083,628	22,039,570	23,020,120	24,025,895	25,057,529	26,115,671	27,200,986	28,314,156	
PRA											

Year	86	87	88	89	90	91	92	93	94	95
Opening Loan										
Loan Details										
Handed over from Dev CF										
Interest										
Sales Receipts										
Set Aside										
Ground Rent Sales										
Other Capital Receipts										
Loan Repayment Total										
Closing Loan										

Gross Rent											
Gross Residential Rent	1,446,864	1,481,589	1,517,147	1,553,560	1,590,845	1,629,024	1,668,121	1,708,157	1,749,152	1,791,132	
Gross Commercial Rent											
Other income and voids											
Service charges (income)											
Ground Rents											
Other Income											
Voids & Bad debts	-27,490	-28,150	-28,826	-29,518	-30,226	-30,951	-31,694	-32,455	-33,234	-34,032	
Allowances	277,652	282,449	287,331	292,298	297,353	302,498	307,732	313,059	318,480	323,997	
Managing Agent											
Own	77,998	79,480	80,991	82,529	84,097	85,695	87,324	88,983	90,673	92,396	

Management Maintenance	103,998	105,974	107,987	110,039	112,130	114,260	116,431	118,644	120,898	123,195
Service Costs										
Reinstatement Costs										
Major Repairs	95,656	96,995	98,353	99,730	101,126	102,542	103,977	105,433	106,909	108,406
Other Allowances										
Net Rent	1,141,722	1,170,990	1,200,990	1,231,744	1,263,266	1,295,575	1,328,695	1,362,642	1,397,438	1,433,104
Net Rent + Receipts - Interest Cost	1,141,722	1,170,990	1,200,990	1,231,744	1,263,266	1,295,575	1,328,695	1,362,642	1,397,438	1,433,104
Cashflow	1,141,722	1,170,990	1,200,990	1,231,744	1,263,266	1,295,575	1,328,695	1,362,642	1,397,438	1,433,104
Cumulative Balance	29,455,877	30,626,867	31,827,858	33,059,601	34,322,867	35,618,443	36,947,137	38,309,779	39,707,218	41,140,321
PRA										

Year	96	97	98	99	100
Opening Loan					
Loan Details					
Handed over from Dev CF					
Interest					
Sales Receipts					
Set Aside					
Ground Rent Sales					
Other Capital Receipts					
Loan Repayment Total					
Closing Loan					
Gross Rent					
Gross Residential Rent	1,834,119	1,878,137	1,923,214	1,969,370	2,016,636
Gross Commercial Rent					
Other income and voids					
Service charges (income)					
Ground Rents					
Other Income					
Voids & Bad debts	-34,848	-35,685	-36,541	-37,418	-38,316
Allowances	329,611	335,324	341,138	347,054	353,075
Managing Agent					
Own Management	94,152	95,941	97,763	99,621	101,514
Maintenance	125,536	127,921	130,351	132,828	135,352
Service Costs					
Reinstatement Costs					
Major Repairs	109,924	111,462	113,023	114,605	116,210
Other Allowances					
Net Rent	1,469,660	1,507,129	1,545,535	1,584,898	1,625,245
Net Rent + Receipts - Interest Cost	1,469,660	1,507,129	1,545,535	1,584,898	1,625,245
Cashflow	1,469,660	1,507,129	1,545,535	1,584,898	1,625,245
Cumulative Balance	42,609,982	44,117,110	45,662,645	47,247,543	48,872,788
PRA					

Section K - Affordability

Affordability						
Dwelling Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Units	6	2	6	4	2	1
Floor Area (m²)	50	64	73	77	88	101
Product Type	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent
Current Market Value	0	0	0	0	0	0
Sales %						
Mortgage APR						
Repayment Term						
Deposit % of Full MSV						

Deposit as % of Equity Share						
Deposit Amount	0	0	0	0	0	0
Mortgage Required	0	0	0	0	0	0
Mortgage Repayment (per year)						
Mortgage Repayment (per month)						
Mortgage Repayment (per week)	0	0	0	0	0	0
Gross Rent (per year)	8,784	8,784	9,300	9,300	9,817	9,817
Gross Rent (per month)	732	732	775	775	818	818
Gross Rent (per week)	168.34	168.34	178.23	178.23	188.13	188.13
User Defined Service Charges (per year)						
Service Charges (per year)						
Service Charges (per month)						
Service Charges (per week)						
Purchase Cost (per year)	8,784	8,784	9,300	9,300	9,817	9,817
Purchase Cost (per month)	732	732	775	775	818	818
Purchase Cost (per week)	168.34	168.34	178.23	178.23	188.13	188.13
Target Total Cost/Earnings Ratio						
Actual Household Earnings						
Actual Earnings Ratio						
Mortgage Earnings Multiplier						
Minimum Earnings Required						
Minimum Earnings Ratio						
Maximum Mortgage on Earnings						
Affordable Equity Share On Earnings						
Outright Sale Cost (per week)						
Minimum Affordable Equity Share						
Homebuy Saving (per week)						
Homebuy % of Full Sale Cost						

Section L - Residual Land Value

Residual Land Value						
Dwelling Description	1 bed	1 bed W	2 bed	2 bed W	3 bed	3 bed W
Units	6	2	6	4	2	1
Floor Area (m ²)	50	64	73	77	88	101
Product Type	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent	Affordable Rent
Residual Land Value						
Affordable Loan	184,920	179,589	190,856	189,371	199,841	195,057
Internal Subsidy						
Sales Income						
External Subsidy						
Assessed GDV	184,920	179,589	190,856	189,371	199,841	195,057
Assessed Land Value						
Fees & Interest (%)						
Profit Margin (%)						
Fees & Interest + Profit						
Works	126,680	161,784	184,590	194,368	222,516	254,016
Sub Total	126,680	161,784	184,590	194,368	222,516	254,016
Residual Land Value	58,239	17,805	6,266	-4,997	-22,675	-58,959
Avg. Plotting Density - upa						
RLV per acre						
Rank	1	1	1	1	1	1

APPENDIX THIRTEEN – Proval Appraisal London Shared Ownership



Full report

User Defined Questions

NPVCalculationOption	NetRentPlusCapValMinusLoan
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Start Section - Beginning of Appraisal

Beginning of Appraisal

Scheme Name	Ham Close Shared Ownership
Organisation	DS2 LLP
Weeks per Year	52.18
Practical Completion	2023/02/21 0:00:00
Total Units	47
Appraisal By	UserA
Funding Year	2021/22
Site Purchase Tenure	
Local Authority	
Date Last Saved	2022/04/29 11:13:31
Seller	
Appraisal Date	2022/04/05 0:00:00
Site Area	
Site Area Description	
Scheme Description	
Project/File Reference	
Appraisal Comments	
Appraisal Version	
Investment Region	
Rent Paid at End of Month?	
Drawing Number	
Smooth Tenant Payments?	Yes
HC Code	
Bid Reference	
Leasehold Term (years)	

Site Address

Address Line 1	
Address Line 2	
Town	
County	
Post Code	
Site Latitude	0.0000
Site Longitude	0.0000
Site OS X Coordinate	
Site OS Y Coordinate	

Loans

Name	Repayment Method	Term	Rate	Maximum Facility	Maximum Loan: Value	Maximum Loan: Cost	Cross Subsidy
Affordable Rent	Overdraft	40	5.00%				Yes
Commercial	Overdraft		0.00%				Yes
Discounted Sale	Overdraft		0.00%				Yes
Other	Overdraft		0.00%				Yes

Outright Sale	Overdraft		0.00%			Yes
Private Rent	Overdraft		0.00%			Yes
Rent to Buy	Overdraft		0.00%			Yes
Rent to FRS	Overdraft		0.00%			Yes
Rent to Shared	Overdraft		0.00%			Yes
Shared Ownership	Overdraft		5.00%			Yes
Social Rent	Overdraft		5.00%			Yes

Milestones

Name	Abbreviation	Month no.	Date
Cashflow Start	CS	1	2022/01/21 0:00:00
Exchange of Contracts (Land)	EcC	2	2022/02/21 0:00:00
Legal Completion (Land)	LCL	2	2022/02/21 0:00:00
Start on Site	SoS	2	2022/02/21 0:00:00
First Handover	FH	14	2023/02/21 0:00:00
First Sale	FS	14	2023/02/21 0:00:00
Last Sale	LS	14	2023/02/21 0:00:00
Practical Completion (Last Handover)	PC	14	2023/02/21 0:00:00
Retention	R	14	2023/02/21 0:00:00
Sales	NE	20	2023/08/21 0:00:00

Section A - Units

Unit Attributes

	A	B	C	D	E	F
Dwelling Description	1b2p	1b2p W	2b3p W	2b4p	2b4p	3b4p
Units	20	2	5	11	8	1
Floor Area (m2)	51	67	76	73	73	101
Product Type	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership
User Defined Attributes						
LoanRates	100	100	100	100	100	100
Additional Attributes						
Number of Bedrooms	1	1	2	2	2	3
Is Bedsit?						
Persons	2	2	3	4	4	4
January 1999 Value						
Current Market Value	401,898	528,098	619,100	605,634	605,634	919,885
Offset from First Handover						
Handover Date	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00
Is Flat?	Yes	Yes	Yes	Yes	Yes	Yes
Adjust Area by %	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Additional Floor Area (m?)	10	13	15	15	15	20
Is New Build?	Yes	Yes	Yes	Yes	Yes	Yes
Habitable Rooms						
Is Commercial?						
Is Shared?						
Storeys						
Other Description						
Is Extended Family?						
Is Elderly / Cat 2 Frail?						
Supported Stay Period						
NPV Rates						
NPV Discount Rate	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
NPV Discount Period	45	45	45	45	45	45
Sales & Staircasing						
Sell Ground Rents at End of Year						
Sales %	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Actual Sales	100,475	132,025	154,775	151,409	151,409	229,971

Handover Date	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00
Offset from handover (months) to Initial Sale						
Sold on	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00
Defer Initial Sale Until End of Year						
Start staircasing in Year	5	5	5	5	5	5
End staircasing in Year	45	45	45	45	45	45
Maximum Equity % to be Sold	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%
Sell Remaining Equity in Year						
Capitalised Ground Rent at Year of Sale						
Ground Rent Yield						
Rent Allowances						
Managing Agent (% of Gross Rent)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Add VAT to Managing Agent?						
Management per Unit per Annum	150	150	150	150	150	150
Management Inflation Base Year	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22
Maintenance per Unit per Annum	0	0	0	0	0	0
Maintenance Inflation Base Year	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22
Service Costs per unit per Annum	0	0	0	0	0	0
Service Costs Inflation Base Year	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22
Reinstatement Costs per Unit per Annum	0	0	0	0	0	0
Reinstatement Inflation Base Year						
Other Allowances per Unit per Annum	0	0	0	0	0	0
Other Allowances Inflation Base Year						
Voids (% of Gross Rents & Service Charges)	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Major Repairs						
Input Type	% of Works	% of Works	% of Works	% of Works	% of Works	% of Works
Net Works Cost (per unit)	168,300	221,100	250,800	240,900	240,900	333,300
User Input Sum						
Input Value	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Defer to Start of Year						
Total in First Applicable Year	0	0	0	0	0	0
Life Cycle Cost						
Multiplier						
NPV of Major Repairs as a Percentage of Works	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
NPV of Major Repairs						
Major Repairs Description						
Rent						
Handover Date	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00	2023/02/21 0:00:00
Market Rent Yield p.a.						
Market Rent p.w.						
Target Rent at Handover						
Rent Cap						
Local Housing Allowance	213	213	270	270	270	322
Residential Rent (per week)	57.77	75.91	88.99	65.29	195.86	165.27
Other Income (per year)	0	0	0	0	0	0
Year 1 Rent	1.00% of Unsold Equity	1.00% of Unsold Equity	1.00% of Unsold Equity	0.75% of Unsold Equity	2.25% of Unsold Equity	1.25% of Unsold Equity
Lock Rents						

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Employers Agent	% of Works ex Tax	1.80%	All Units	179,507	Floor Area	2021/22	Cashflow Start		179,507		179,507	
Dev and Admin	% of Works ex Tax	3.00%	All Units	299,178	Floor Area	2021/22	Cashflow Start		299,178		299,178	
Legals	Per Unit	500	All Units	23,500	Floor Area	2021/22	Cashflow Start		23,500		23,500	
Valuation	Per Unit	500	All Units	23,500	Floor Area	2021/22	Cashflow Start		23,500		23,500	
Sales Risk	% of MSV	5.00%	All Units	1,230,829	Floor Area	2021/22	Cashflow Start		1,230,829		1,230,829	
Marketing	% of MSV	1.00%	All Units	246,166	Floor Area		Cashflow Start		246,166		246,166	

At unit level

Description	1b2p	1b2p W	2b3p W	2b4p	2b4p	3b4p
Input						
Input Type						
Cost Base Year						
Inflation Rate						
Inflate To						
VAT						
Gross Total						

Other Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Additional allowance for on-costs	Per Unit	0	All Units	0	Floor Area		Cashflow Start		0		0	

At unit level

Description	1b2p	1b2p W	2b3p W	2b4p	2b4p	3b4p
Input						
Input Type						
Cost Base Year						
Inflation Rate						
Inflate To						
VAT						
Gross Total						

Section C - Subsidy

Subsidy

Subsidy per unit

Source	Type	1b2p	1b2p W	2b3p W	2b4p	2b4p	3b4p

Subsidy Analysis

Source	Value
HCA	0
LA	0
RCGF	0
DFF	0
Other	0
TCI	0

Section D - Development Cashflow

Development Cashflow

	1	2	3	4	5	6	7	8	9	10	11
HCA											
LA											
RCGF											
DPF											
Other											
TCI											
Subsidy											
Unit Acquisition Costs											
New Cost		1,200,000									
Acquisition Costs		1,200,000									
Unit Works Costs											
New Cost		250,033	487,530	700,579	878,498	1,012,366	1,095,470	1,123,642	1,095,470	1,012,366	878,498
Works Costs		250,033	487,530	700,579	878,498	1,012,366	1,095,470	1,123,642	1,095,470	1,012,366	878,498
Unit Fees											
Employers Agent		4,500	8,775	12,610	15,812	18,222	19,718	20,225	19,718	18,222	15,812
Dev and Admin		7,501	14,625	21,017	26,354	30,370	32,864	33,709	32,864	30,370	26,354
Legals		23,500									
Valuation		23,500									
Assumptions											
Sales Risk											
Marketing											
Fees Costs		59,001	23,400	33,627	42,166	48,592	52,582	53,934	52,582	48,592	42,166
Unit Other Costs											
Additional allowance for on-costs											
Other Costs											
Handovers											
Cashflow		-1,509,034	-510,930	-734,206	-920,664	1,060,958	1,148,052	1,177,576	1,148,052	1,060,958	-920,664
Interest		-3,074	-7,201	-9,767	-13,178	-17,268	-21,839	-26,665	-31,511	-36,139	-40,323
Cashflow & Interest		-1,512,108	-518,131	-743,973	-933,842	1,078,226	1,169,891	1,204,241	1,179,563	1,097,097	-960,987
Cumulative Cashflow		-1,512,108	-2,030,239	-2,774,212	-3,708,054	-4,786,281	-5,956,171	-7,160,412	-8,339,975	-9,437,073	-10,398,060
Sales (in Long Term Cashflow)											

	12	13	14	15	16	17	18	19	20
HCA									
LA									
RCGF									
DPF									
Other									
TCI									
Subsidy									
Unit Acquisition Costs									
New Cost									
Acquisition Costs									
Unit Works Costs									
New Cost		700,579	487,530	250,039					
Works Costs		700,579	487,530	250,039					
Unit Fees									
Employers Agent		12,610	8,775	4,508					

Dev and Admin Legals	21,017	14,625	7,508						
Valuation									
Assumptions									
Sales Risk			1,230,829						
Marketing			246,166						
Fees Costs	33,627	23,400	1,489,011						
Unit Other Costs									
Additional allowance for on-costs									
Other Costs									
Handovers			13,524,025						
Cashflow	-734,206	-510,930	11,784,975						
Interest	-43,859	-46,574	-51,347	0	0	0	0	0	0
Cashflow & Interest	-778,065	-557,504	11,733,628	0	0	0	0	0	0
Cumulative Cashflow	-11,176,124	-11,733,628	0	0	0	0	0	0	0
Sales (in Long Term Cashflow)			6,154,147						

Section E - Total Scheme Costs

Appraisal						
	Total	Average per unit (47)	Average per person (139)	Average per m ² (3626.4)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
Shared Ownership						
	Total	Average per unit (47)	Average per person (139)	Average per m ² (3626.4)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
A: 1b2p						
	Total	Average per unit (20)	Average per person (40)	Average per m ² (1224)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						

Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

B: 1b2p W

	Total	Average per unit (2)	Average per person (4)	Average per m ² (160.8)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

C: 2b3p W

	Total	Average per unit (5)	Average per person (15)	Average per m ² (456)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

D: 2b4p

	Total	Average per unit (11)	Average per person (44)	Average per m ² (963.6)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

E: 2b4p

	Total	Average per unit (8)	Average per person (32)	Average per m ² (700.8)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						

Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
F: 3b4p						
	Total	Average per unit (1)	Average per person (4)	Average per m² (121.2)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

Section F - Private Finance

Loan Report

Name	Shared Ownership
Loan repaid by year	45
Peak loan amount	8009998.89329
... occurs in year	6
Peak loan as % of maximum facility	0.00%
Maximum loan to value ratio	42.15%
...occurs in year	4
...excess over lender's maximum	0.00%
Maximum loan to cost (A&W only)	71.69%
...occurs in year	6
...excess over lender's maximum	0
Grant Total	0

Requirement

Appraisal			
Private Finance Requirement		% of TSC	% of MSV
Total Scheme Cost:	13,524,025	100.00%	54.94%
Development Subsidy:			
Receipts from Initial Sales:			
Loan Adj:			
Capital Contribution:			
Month 1 Sales:	6,154,147	45.51%	25.00%
Net Loan:	7,369,878	54.49%	29.94%
Future Sales:			
Shared Ownership			
Private Finance Requirement		% of TSC	% of MSV
Total Scheme Cost:	13,524,025	100.00%	54.94%
Development Subsidy:			
Receipts from Initial Sales:			
Loan Adj:			
Capital Contribution:			
Month 1 Sales:	6,154,147	45.51%	25.00%
Net Loan:	7,369,878	54.49%	29.94%
Future Sales:			

Value: Loan Ratios

	A	B	C	D	E	F
Dwelling Description	1b2p	1b2p W	2b3p W	2b4p	2b4p	3b4p
Units	20	2	5	11	8	1
Floor Area (m²)	51	67	76	73	73	101
Product Type	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership
Current Market Value	401,898	528,098	619,100	605,634	605,634	919,885
NPV of Net Rent Only	61,574	82,059	96,830	70,066	217,515	182,971
User Specified Value						
Allocated Opening Loan	127,760	167,813	185,339	175,280	175,280	222,023
MSV : Net Loan	314.57%	314.69%	334.04%	345.52%	345.52%	414.32%
User Value : Net Loan						
Target Value : Loan Ratio						
Loan Adjustment						
Additional Unit Capital Contribution						
Additional Unit Loan Adjustment Reason						
Affordable Loan (Using NPV)						
Affordable Loan (User Value)						
Affordable Loan on Rent	58,354	77,681	91,596	66,350	205,235	172,702
Year 1 Net Rent	2,849	3,791	4,470	3,240	10,019	8,431
Rent Yield On Loan	2.23%	2.26%	2.41%	1.85%	5.72%	3.80%

Section G - Inflation

Base Inflation Rate	1.40%
Inflate Allowances to Handover at	
Income Inflation Margins	
Residential Rent	0.50%
Commercial Rent	0.00%
Ground Rent	0.00%
Other Income	0.00%
Service Charges	0.00%
Market Sales Values (Residential)	0.00%
Market Sales Values (Commercial)	0.00%
Allowances Inflation Margins	
Management	0.50%
Maintenance	0.50%
Reinstatement	0.00%
Another Allowance	0.00%
Major Repairs	0.00%

Section H - Long Term Capital Receipts

Description	Amount	Applies To	Allocate by	Year of receipt	Inflation rate	Amount received	Total
New Receipt		All Units	Floor Area				

Section I - Long Term Results

Scheme Results

Repayment Term (years)	
Cumulative Surplus	45
Cap Net Revenue Deficit	3,045,012
Loan Repaid Year	45
FirstCumulativeBreakevenDate	2023/02/21 0:00:00
LastCumulativeBreakevenDate	2023/02/21 0:00:00
First Cumulative Breakeven Year	1
Last Cumulative Breakeven Year	1
Max Annual Deficit	
DiscountedCapitalValue	0
CapitalValueOfScheme	0

LongTermInterest	13,612,856
NPV of Net Rent Only	4,573,562
NPV of All Capital Receipts	2,797,798
Discounted Capital Value	0
Capital Value Of Scheme	0
Max Annual Deficit	1
Peak Loan	8,009,999
NetPresentValueOfNetRentPlusCapValMinusLoan	1,481
Peak Loan	6
Loan Repaid By	2067/02/21 0:00:00
RevenueFirstExceedsCostsYear	31
NPV at First Handover	1,481
Loan Repayment Method	
Discount Rates	5.0%
Discount Period (years)	45
IRR	5.00%
Total Set Aside Receipts	0
Summarise Cashflow to Year	45
Capital Growth Rate	
Total Interest	-348,745
Mn Interest Cover: Year	
Target Interest Cover	
Target Interest Cover First Met in Year	
Mn Interest Cover	
Interest Cover At Year 1	58.05%
Discount Period	45
Cumulative Surplus	8,333
Cumulative Deficit	0

Unit Results

	A	B	C	D	E	F
Dwelling Description	1b2p	1b2p W	2b3p W	2b4p	2b4p	3b4p
Units	20	2	5	11	8	1
Floor Area (m ²)	51	67	76	73	73	101
Product Type	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership
Total Unit Cost : Current Market Value Ratio	56.79%	56.78%	54.94%	53.94%	53.94%	49.14%
Receipts Set Aside						
NPV						
NPV Discount Rate	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
NPV Discount Period	45	45	45	45	45	45
NPV of Net Rent Only	61,574	82,059	96,830	70,066	217,515	182,971
NPV of Capital Receipts	45,678	60,021	70,364	68,833	68,833	104,550
NPV of Asset Value						
Total of Above	107,252	142,080	167,193	138,899	286,348	287,520
Allocated Opening Loan	127,760	167,813	185,339	175,280	175,280	222,023
NPV at Unit Handover Date	-20,508	-25,733	-18,146	-36,381	111,068	65,497
Net Present Value Rank	4	5	3	6	1	2
NPV Breakeven Year	74	74	51	51	51	39
NPV % of TSC	-8.99%	-8.58%	-5.34%	-11.14%	34.00%	14.49%
NPV at First Handover	-20,508	-25,733	-18,146	-36,381	111,068	65,497
NPV at PC (Last Handover)	-20,508	-25,733	-18,146	-36,381	111,068	65,497
NPV at Land Acquisition Date	-19,532	-24,508	-17,282	-34,649	105,779	62,378
IRR						
IRR at Unit Handover	4.02%	4.06%	4.41%	3.73%	8.48%	6.64%
IRR Rank	5	4	3	6	1	2
Loan						
Allocated Opening Loan	127,760	167,813	185,339	175,280	175,280	222,023
Loan Repaid - Year						

Costs											
Major Repairs											
Other Allowances											
Net Rent	211,139	215,154	219,240	223,407	227,649	230,027	232,411	234,802	237,202	239,609	
Net Rent + Receipts - Interest Cost	6,001,588	-156,081	-159,706	-163,430	-6,356	-1,989	2,634	7,527	12,707	18,185	
Cashflow											
Cumulative Balance											
PRA											

Year	11	12	13	14	15	16	17	18	19	20	21
Opening Loan	7,968,946	7,944,971	7,914,878	7,878,322	7,834,941	7,784,354	7,726,164	7,659,953	7,585,282	7,501,693	7,408,700

Loan Details											
Handed over from Dev CF											
Interest	392,950	391,696	390,137	388,254	386,030	383,445	380,480	377,114	373,326	369,091	364,386
Sales Receipts											
Set Aside											
Ground Rent Sales											
Other Capital Receipts											
Loan Repayment Total	416,925	421,789	426,693	431,634	436,616	441,635	446,691	451,785	456,915	462,084	467,286
Closing Loan	7,944,971	7,914,878	7,878,322	7,834,941	7,784,354	7,726,164	7,659,953	7,585,282	7,501,693	7,408,700	7,305,801

Gross Rent											
Gross Residential Rent	251,789	254,379	256,978	259,582	262,196	264,814	267,435	270,062	272,690	275,323	277,955
Gross Commercial Rent											

Other income and voids											
Service charges (income)											
Ground Rents											
Other Income											
Voids & Bad debts	-1,259	-1,272	-1,285	-1,298	-1,311	-1,324	-1,337	-1,350	-1,363	-1,377	-1,390

Allowances	8,510	8,672	8,836	9,004	9,175	9,350	9,527	9,708	9,893	10,081	10,272
Managing Agent											
Own Management	8,510	8,672	8,836	9,004	9,175	9,350	9,527	9,708	9,893	10,081	10,272
Maintenance											
Service Costs											
Reinstatement Costs											
Major Repairs											
Other Allowances											

Net Rent	242,020	244,436	246,857	249,280	251,709	254,140	256,571	259,003	261,433	263,866	266,293
Net Rent + Receipts - Interest Cost	23,975	30,093	36,557	43,380	50,587	58,190	66,211	74,671	83,589	92,993	102,900
Cashflow											
Cumulative Balance											
PRA											

Year	22	23	24	25	26	27	28	29	30	31	32
Opening Loan	7,305,801	7,192,460	7,068,122	6,932,204	6,784,088	6,623,138	6,448,671	6,259,982	6,056,328	5,836,931	5,600,971

Loan Details Handed over from Dev CF												
Interest	359,186	353,464	347,192	340,342	332,881	324,779	316,002	306,513	296,277	285,254	273,403	
Sales Receipts												
Set Aside												
Ground Rent Sales												
Other Capital Receipts												
Loan Repayment Total	472,526	477,802	483,111	488,457	493,832	499,246	504,691	510,167	515,675	521,214	526,782	
Closing Loan	7,192,460	7,068,122	6,932,204	6,784,088	6,623,138	6,448,671	6,259,982	6,056,328	5,836,931	5,600,971	5,347,592	
Gross Rent												
Gross Residential Rent	280,590	283,224	285,856	288,488	291,111	293,737	296,354	298,965	301,567	304,162	306,745	
Gross Commercial Rent												
Other income and voids												
Service charges (income)												
Ground Rents												
Other Income												
Voids & Bad debts	-1,403	-1,416	-1,429	-1,442	-1,456	-1,469	-1,482	-1,495	-1,508	-1,521	-1,534	
Allowances	10,468	10,666	10,869	11,076	11,286	11,501	11,719	11,942	12,169	12,400	12,635	
Managing Agent												
Own Management	10,468	10,666	10,869	11,076	11,286	11,501	11,719	11,942	12,169	12,400	12,635	
Maintenance												
Service Costs												
Reinstatement Costs												
Major Repairs												
Other Allowances												
Net Rent	268,719	271,142	273,558	275,969	278,370	280,768	283,153	285,528	287,891	290,241	292,575	
Net Rent + Receipts - Interest Cost	113,340	124,338	135,919	148,115	160,951	174,467	188,689	203,654	219,398	235,960	253,379	
Cashflow												
Cumulative Balance												
PRA												

Year	33	34	35	36	37	38	39	40	41	42	43
Opening Loan	5,347,592	5,075,892	4,784,928	4,473,709	4,141,198	3,786,304	3,407,885	3,004,739	2,575,610	2,119,177	1,634,055
Loan Details											
Handed over from Dev CF											
Interest	260,681	247,044	232,444	216,831	200,155	182,360	163,389	143,183	121,678	98,808	74,505
Sales Receipts											
Set Aside											
Ground Rent Sales											
Other Capital Receipts											
Loan Repayment Total	532,381	538,008	543,663	549,342	555,049	560,779	566,535	572,312	578,111	583,931	589,769
Closing Loan	5,075,892	4,784,928	4,473,709	4,141,198	3,786,304	3,407,885	3,004,739	2,575,610	2,119,177	1,634,055	1,118,791
Gross Rent											
Gross	309,318	311,877	314,423	316,950	319,463	321,953	324,427	326,875	329,301	331,702	334,074

Agent Own Management	15,837	16,138	16,445	16,757	17,076	17,400	17,731	18,068	18,411	18,761	19,117
Maintenance											
Service Costs											
Reinstatement Costs											
Major Repairs											
Other Allowances											
Net Rent	318,896	320,896	322,854	328,989	335,239	341,609	348,099	354,712	361,453	368,321	375,318
Net Rent + Receipts - Interest Cost	546,929	580,194	322,854	328,989	335,239	341,609	348,099	354,712	361,453	368,321	375,318
Cashflow		8,333	322,854	328,989	335,239	341,609	348,099	354,712	361,453	368,321	375,318
Cumulative Balance		8,333	331,187	660,175	995,414	1,337,024	1,685,123	2,039,834	2,401,288	2,769,608	3,144,926
PRA											

Year	55	56	57	58	59	60	61	62	63	64	65
Opening Loan											
Loan Details											
Handed over from Dev CF											
Interest											
Sales Receipts											
Set Aside											
Ground Rent Sales											
Other Capital Receipts											
Loan Repayment Total											
Closing Loan											
Gross Rent											
Gross Residential Rent	403,949	411,622	419,444	427,415	435,537	443,811	452,244	460,837	469,591	478,513	487,607
Gross Commercial Rent											
Other income and voids											
Service charges (income)											
Ground Rents											
Other Income											
Void & Bad debts	-2,020	-2,058	-2,097	-2,137	-2,178	-2,219	-2,261	-2,304	-2,348	-2,393	-2,438
Allowances	19,480	19,850	20,228	20,612	21,004	21,403	21,809	22,224	22,646	23,076	23,515
Managing Agent											
Own Management	19,480	19,850	20,228	20,612	21,004	21,403	21,809	22,224	22,646	23,076	23,515
Maintenance											
Service Costs											
Reinstatement Costs											
Major Repairs											
Other Allowances											
Net Rent	382,449	389,714	397,119	404,666	412,356	420,189	428,174	436,309	444,597	453,045	461,654
Net Rent + Receipts - Interest Cost	382,449	389,714	397,119	404,666	412,356	420,189	428,174	436,309	444,597	453,045	461,654
Cashflow	382,449	389,714	397,119	404,666	412,356	420,189	428,174	436,309	444,597	453,045	461,654
Cumulative	3,527,375	3,917,089	4,314,208	4,718,874	5,131,229	5,551,418	5,979,592	6,415,901	6,860,499	7,313,543	7,775,197

Ground Rents Other Income										
Voids & Bad debts	-3,620	-3,689	-3,759	-3,830	-3,903	-3,977	-4,053	-4,130	-4,208	-4,288
Allowances	34,914	35,577	36,253	36,942	37,644	38,359	39,088	39,830	40,587	41,358
Managing Agent										
Own Management	34,914	35,577	36,253	36,942	37,644	38,359	39,088	39,830	40,587	41,358
Maintenance										
Service Costs										
Reinstatement Costs										
Major Repairs										
Other Allowances										
Net Rent	685,446	698,470	711,741	725,264	739,044	753,085	767,396	781,977	796,831	811,971
Net Rent + Receipts - Interest Cost	685,446	698,470	711,741	725,264	739,044	753,085	767,396	781,977	796,831	811,971
Cashflow	685,446	698,470	711,741	725,264	739,044	753,085	767,396	781,977	796,831	811,971
Cumulative Balance	19,777,586	20,476,057	21,187,798	21,913,063	22,652,106	23,405,192	24,172,587	24,954,564	25,751,395	26,563,366
PRA										

Year	96	97	98	99	100
Opening Loan					
Loan Details					
Handed over from Dev CF					
Interest					
Sales Receipts					
Set Aside					
Ground Rent Sales					
Other Capital Receipts					
Loan Repayment Total					
Closing Loan					
Gross Rent					
Gross Residential Rent	873,914	890,518	907,437	924,678	942,248
Gross Commercial Rent					
Other income and voids					
Service charges (income)					
Ground Rents					
Other Income					
Voids & Bad debts	-4,370	-4,453	-4,537	-4,623	-4,711
Allowances	42,144	42,945	43,761	44,592	45,439
Managing Agent					
Own Management	42,144	42,945	43,761	44,592	45,439
Maintenance					
Service Costs					
Reinstatement Costs					
Major Repairs					
Other Allowances					
Net Rent	827,400	843,121	859,139	875,463	892,097
Net Rent + Receipts - Interest Cost	827,400	843,121	859,139	875,463	892,097
Cashflow	827,400	843,121	859,139	875,463	892,097
Cumulative Balance	27,390,766	28,233,887	29,093,025	29,968,488	30,860,585
PRA					

Section K - Affordability

Affordability						
Dwelling Description	1b2p	1b2p W	2b3p W	2b4p	2b4p	3b4p
Units	20	2	5	11	8	1

Floor Area (m ²)	51	67	76	73	73	101
Product Type	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership
Current Market Value	401,898	528,098	619,100	605,634	605,634	919,885
Sales %	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Mortgage APR						
Repayment Term						
Deposit % of Full MSV	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deposit as % of Equity Share	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deposit Amount	0	0	0	0	0	0
Mortgage Required	100,475	132,025	154,775	151,409	151,409	229,971
Mortgage Repayment (per year)						
Mortgage Repayment (per month)						
Mortgage Repayment (per week)	0	0	0	0	0	0
Gross Rent (per year)	3,014	3,961	4,643	3,407	10,220	8,624
Gross Rent (per month)	251	330	387	284	852	719
Gross Rent (per week)	57.77	75.91	88.99	65.29	195.86	165.27
User Defined Service Charges (per year)						
Service Charges (per year)						
Service Charges (per month)						
Service Charges (per week)						
Purchase Cost (per year)	3,014	3,961	4,643	3,407	10,220	8,624
Purchase Cost (per month)	251	330	387	284	852	719
Purchase Cost (per week)	57.77	75.91	88.99	65.29	195.86	165.27
Target Total Cost/Earnings Ratio						
Actual Household Earnings						
Actual Earnings Ratio						
Mortgage Earnings Multiplier						
Minimum Earnings Required						
Minimum Earnings Ratio						
Maximum Mortgage on Earnings						
Affordable Equity Share On Earnings	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Outright Sale Cost (per week)						
Minimum Affordable Equity Share						
Homebuy Saving (per week)						
Homebuy % of Full Sale Cost						

Section L - Residual Land Value

Residual Land Value						
Dwelling Description	1b2p	1b2p W	2b3p W	2b4p	2b4p	3b4p
Units	20	2	5	11	8	1
Floor Area (m ²)	51	67	76	73	73	101
Product Type	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership
Residual Land Value						
Affordable Loan	107,252	142,080	167,193	138,899	286,348	287,520
Internal Subsidy						
Sales Income	100,475	132,025	154,775	151,409	151,409	229,971
External Subsidy						
Assessed GDV	207,726	274,104	321,968	290,308	437,757	517,492
Assessed Land Value						
Fees & Interest (%)						
Profit Margin (%)						
Fees & Interest + Profit						
Works	168,300	221,100	250,800	240,900	240,900	333,300

Sub Total	168,300	221,100	250,800	240,900	240,900	333,300
Residual Land Value	39,426	53,004	71,168	49,408	196,857	184,192
Avg. Plotting Density - upa						
RLV per acre						
Rank	1	1	1	1	1	1

APPENDIX FOURTEEN – Proval Appraisal London Living Rent



Full report

User Defined Questions

NPVCalculationOption	NetRentPlusCapValMinusLoan
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Start Section - Beginning of Appraisal

Beginning of Appraisal

Scheme Name	Ham Close LLR
Organisation	DS2 LLP
Weeks per Year	52.18
Practical Completion	2022/06/05 0:00:00
Total Units	10
Appraisal By	UserA
Funding Year	2022/23
Site Purchase Tenure	
Local Authority	Richmond upon Thames
Date Last Saved	2022/03/29 16:02:25
Seller	
Appraisal Date	2022/02/21 0:00:00
Site Area	
Site Area Description	
Scheme Description	
Project/File Reference	
Appraisal Comments	
Appraisal Version	
Investment Region	L
Rent Paid at End of Month?	
Drawing Number	
Smooth Tenant Payments?	Yes
HC Code	
Bid Reference	
Leasehold Term (years)	

Site Address

Address Line 1	Ham Close
Address Line 2	
Town	
County	OUTER LONDON
Post Code	
Site Latitude	0.0000
Site Longitude	0.0000
Site OS X Coordinate	
Site OS Y Coordinate	

Loans

Name	Repayment Method	Term	Rate	Maximum Facility	Maximum Loan: Value	Maximum Loan: Cost	Cross Subsidy
Affordable Rent	Overdraft	40	4.50%				Yes
Commercial	Overdraft		0.00%				Yes
Discounted Sale	Overdraft		0.00%				Yes
Other	Overdraft		0.00%				Yes

Outright Sale	Overdraft		0.00%			Yes
Private Rent	Overdraft		0.00%			Yes
Rent to Buy	Overdraft		0.00%			Yes
Rent to FRS	Overdraft		0.00%			Yes
Rent to Shared	Overdraft		0.00%			Yes
Shared Ownership	Overdraft		5.00%			Yes
Social Rent	Overdraft		5.00%			Yes

Milestones

Name	Abbreviation	Month no.	Date
Cashflow Start	CS	1	2021/05/05 0:00:00
Exchange of Contracts (Land)	EoC	2	2021/06/05 0:00:00
Legal Completion (Land)	LCL	2	2021/06/05 0:00:00
Start on Site	SoS	2	2021/06/05 0:00:00
First Handover	FH	14	2022/06/05 0:00:00
First Sale	FS	14	2022/06/05 0:00:00
Last Sale	LS	14	2022/06/05 0:00:00
Practical Completion (Last Handover)	PC	14	2022/06/05 0:00:00
Retention	R	15	2022/07/05 0:00:00

Section A - Units

Unit Attributes

	A	B	C
Dwelling Description	1 bed	1 bed W	2 bed
Units	6	1	3
Floor Area (m2)	50	71	70
Product Type	Affordable Rent	Affordable Rent	Affordable Rent
User Defined Attributes			
LoanRates	100	100	100
Additional Attributes			
Number of Bedrooms	1	2	3
Is Bedsit?			
Persons			
January 1999 Value			
Current Market Value	0	0	0
Offset from First Handover			
Handover Date	2022/06/05 0:00:00	2022/06/05 0:00:00	2022/06/05 0:00:00
Is Flat?	Yes	Yes	Yes
Adjust Area by %	20.00%	20.00%	20.00%
Additional Floor Area (m?)	10	14	14
Is New Build?	Yes	Yes	Yes
Habitable Rooms			
Is Commercial?			
Is Shared?			
Storeys			
Other Description			
Is Extended Family?			
Is Elderly / Cat 2 Frail?			
Supported Stay Period			
NPV Rates			
NPV Discount Rate	4.50%	4.50%	4.50%
NPV Discount Period	45	45	45
Sales & Staircasing			
Sell Ground Rents at End of Year			
Sales %			
Actual Sales			
Handover Date	2022/06/05 0:00:00	2022/06/05 0:00:00	2022/06/05 0:00:00
Offset from handover (months) to Initial Sale			
Sold on			

Defer Initial Sale Until End of Year			
Start staircasing in Year			
End staircasing in Year			
Maximum Equity % to be Sold	0.00%	0.00%	0.00%
Sell Remaining Equity in Year			
Capitalised Ground Rent at Year of Sale			
Ground Rent Yield			

Rent Allowances

Managing Agent (% of Gross Rent)	0.00%	0.00%	0.00%
Add VAT to Managing Agent?			
Management per Unit per Annum	750	750	750
Management Inflation Base Year	2021/22	2021/22	2021/22
Maintenance per Unit per Annum	1,000	1,000	1,000
Maintenance Inflation Base Year	2021/22	2021/22	2021/22
Service Costs per unit per Annum	0	0	0
Service Costs Inflation Base Year	2021/22	2021/22	2021/22
Reinstatement Costs per Unit per Annum	0	0	0
Reinstatement Inflation Base Year			
Other Allowances per Unit per Annum	0	0	0
Other Allowances Inflation Base Year			
Voids (% of Gross Rents & Service Charges)	3.00%	3.00%	3.00%

Major Repairs

Input Type	% of Works	% of Works	% of Works
Net Works Cost (per unit)	166,155	232,650	232,320
User Input Sum			
Input Value	0.80%	0.80%	0.80%
Defer to Start of Year	7	7	7
Total in First Applicable Year	1,445	2,023	2,020
Life Cycle Cost			
Multiplier			
NPV of Major Repairs as a Percentage of Works	15.19%	15.19%	15.19%
NPV of Major Repairs	25,234	35,333	35,283
Major Repairs Description	0.8% of Works, from year 7	0.8% of Works, from year 7	0.8% of Works, from year 7

Rent

Handover Date	2022/06/05 0:00:00	2022/06/05 0:00:00	2022/06/05 0:00:00
Market Rent Yield p.a.			
Market Rent p.w.			
Target Rent at Handover			
Rent Cap			
Local Housing Allowance	93	116	138
Residential Rent (per week)	248.71	238.32	268.89
Other Income (per year)	0	0	0
Year 1 Rent	£248.71 p.w.	£238.32 p.w.	£268.89 p.w.
Lock Rents			
Rent at 52.18 wks/yr	248.71	238.32	268.89
Unsold Equity			
Rent as % of Unsold Equity	2.92%	2.72%	2.72%
Make Service Charges Always Equal Costs	Yes	Yes	Yes
Service Charges (income per week)	0.00	0.00	0.00
Ground Rent Per Annum	0	0	0

Units Summary

Gross Residential Floor Area	701
Gross Commercial Floor Area	
Net Residential Floor Area	584
Net Commercial Floor Area	
NetFloorAreaM2	584
Gross Area	701
GrossResFloorAreaFT2	7,541
GrossConFloorAreaFT2	

GrossAreaFT2	7,541
ResidentialRentHabRooms	
ResidentialSaleHabRooms	
OtherHabRooms	
TotalHabRooms	

Section B - Capital Costs

Acquisition Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Lump Sum	275,000	All Units	275,000	Floor Area	2021/22	Cashflow Start		275,000		275,000	

At unit level

Description	1 bed	1 bed W	2 bed
Input			
Input Type			
Cost Base Year			
Inflation Rate			
Inflate To			
VAT			
Gross Total			

Work Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Per m ²	2,750	All Residential	1,926,540	Floor Area	2021/22	Cashflow Start	0.00%	1,926,540	0.00%	1,926,540	

At unit level

Description	1 bed	1 bed W	2 bed
Input			
Input Type			
Cost Base Year			
Inflation Rate			
Inflate To			
VAT			
Gross Total			

Fees Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Employers Agent	% of Works ex Tax	1.80%	All Units	34,678	Floor Area	2021/22	Cashflow Start		34,678		34,678	
Dev and Admin	% of Works ex Tax	3.00%	All Units	57,796	Floor Area	2021/22	Cashflow Start		57,796		57,796	
Legals	Per Unit	500	All Units	5,000	Floor Area	2021/22	Cashflow Start		5,000		5,000	
Valuation	Per Unit	500	All Units	5,000	Floor Area	2021/22	Cashflow Start		5,000		5,000	

At unit level

Description	1 bed	1 bed W	2 bed
Input			
Input Type			
Cost Base Year			

Inflation Rate			
Inflate To			
VAT			
Gross Total			

Other Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Additional allowance for on-costs	Per Unit	0	All Units	0	Floor Area		Cashflow Start		0		0	

At unit level

Description	1 bed	1 bed W	2 bed
Input			
Input Type			
Cost Base Year			
Inflation Rate			
Inflate To			
VAT			
Gross Total			

Section C - Subsidy

Subsidy

Subsidy per unit

Source	Type	1 bed	1 bed W	2 bed
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Subsidy Analysis

Source	Value
HCA	0
LA	0
RCGF	0
DPF	0
Other	0
TCI	0

Section D - Development Cashflow

Development Cashflow

	1	2	3	4	5	6	7	8	9	10	11	12
HCA												
LA												
RCGF												
DPF												
Other												
TCI												
Subsidy												
Unit Acquisition Costs												
New Cost		275,000										
Acquisition Costs		275,000										
Unit Works Costs												
New Cost		48,302	94,182	135,340	169,711	195,572	211,626	217,068	211,626	195,572	169,711	135,340
Works Costs		48,302	94,182	135,340	169,711	195,572	211,626	217,068	211,626	195,572	169,711	135,340
Unit Fees Costs												
Employers Agent		869	1,695	2,436	3,054	3,520	3,809	3,907	3,809	3,520	3,054	2,436

Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

Affordable Rent

	Total	Average per unit (10)	Average per person (1)	Average per m ² (700.56)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

A: 1 bed

	Total	Average per unit (6)	Average per person (1)	Average per m ² (362.52)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

B: 1 bed W

	Total	Average per unit (1)	Average per person (1)	Average per m ² (84.6)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

C: 2 bed

	Total	Average per unit (3)	Average per person (1)	Average per m ² (253.44)	As % of MSV	As % of TSC
Acquisition						

Works					
Acquisition & Works					
Fees					
Other					
Interest					
Total					
Subsidy					
MSV					
Month 1 Sales					
Opening Loan					
Future Sales					

Section F - Private Finance

Loan Report

Name	Affordable Rent	
Loan repaid by year	45	
Peak loan amount	2366232.8599737731398034199473	
... occurs in year	1	
Peak loan as % of maximum facility		0.00%
Maximum loan to value ratio		0.00%
...occurs in year	1	
...excess over lender's maximum		0.00%
Maximum loan to cost (A&W only)		107.48%
...occurs in year	1	
...excess over lender's maximum	0	
Grant Total	0	

Requirement

Appraisal			
Private Finance Requirement		% of TSC	% of MSV
Total Scheme Cost:	2,366,233	100.00%	
Development Subsidy:			
Receipts from Initial Sales:			
Loan Adj:			
Capital Contribution:			
Month 1 Sales:			
Net Loan:	2,366,233	100.00%	
Future Sales:			
Affordable Rent			
Private Finance Requirement		% of TSC	% of MSV
Total Scheme Cost:	2,366,233	100.00%	
Development Subsidy:			
Receipts from Initial Sales:			
Loan Adj:			
Capital Contribution:			
Month 1 Sales:			
Net Loan:	2,366,233	100.00%	
Future Sales:			

Value: Loan Ratios

	A	B	C
Dwelling Description	1 bed	1 bed W	2 bed
Units	6	1	3
Floor Area (m ²)	50	71	70
Product Type	Affordable Rent	Affordable Rent	Affordable Rent
Current Market Value	0	0	0
NPV of Net Rent Only	235,660	212,717	250,559
User Specified Value			
Allocated Opening Loan	204,076	285,748	285,342

MSV : Net Loan	0.00%	0.00%	0.00%
User Value : Net Loan			
Target Value : Loan Ratio			
Loan Adjustment			
Additional Unit Capital Contribution			
Additional Unit Loan Adjustment Reason			
Affordable Loan (Using NPV)			
Affordable Loan (User Value)			
Affordable Loan on Rent	246,030	234,092	269,216
Year 1 Net Rent	10,838	10,312	11,860
Rent Yield On Loan	5.31%	3.61%	4.16%

Section G - Inflation

Base Inflation Rate	1.40%
Inflate Allowances to Handover at	
Income Inflation Margins	
Residential Rent	0.00%
Commercial Rent	0.00%
Ground Rent	0.00%
Other Income	0.00%
Service Charges	0.00%
Market Sales Values (Residential)	0.00%
Market Sales Values (Commercial)	0.00%
Allowances Inflation Margins	
Management	0.50%
Maintenance	0.50%
Reinstatement	0.00%
Another Allowance	0.00%
Major Repairs	0.00%

Section H - Long Term Capital Receipts

Description	Amount	Applies To	Allocate by	Year of receipt	Inflation rate	Amount received	Total
New Receipt		All Units	Floor Area				

Section I - Long Term Results

Scheme Results

Repayment Term (years)	
Cumulative Surplus	45
Cap Net Revenue Deficit	-151,687
Loan Repaid Year	45
FirstCumulativeBreakevenDate	2022/06/05 0:00:00
LastCumulativeBreakevenDate	2022/06/05 0:00:00
First Cumulative Breakeven Year	1
Last Cumulative Breakeven Year	1
Max Annual Deficit	
DiscountedCapitalValue	0
CapitalValueOfScheme	0
LongTermInterest	3,431,077
NPV of Net Rent Only	2,378,358
NPV of All Capital Receipts	0
Discounted Capital Value	0
Capital Value Of Scheme	0
Max Annual Deficit	1
Peak Loan	2,359,522
NetPresentValueOfNetRentPlusCapValMinusLoan	12,125
Peak Loan	1
Loan Repaid By	2066/06/05 0:00:00
RevenueFirstExceedsCostsYear	1
NPV at First Handover	12,125
Loan Repayment Method	

Discount Rates	4.5%
Discount Period (years)	45
IRR	4.53%
Total Set Aside Receipts	0
Summarise Cashflow to Year	45
Capital Growth Rate	
Total Interest	-62,219
Mn Interest Cover: Year	
Target Interest Cover	
Target Interest Cover First Met in Year	
Mn Interest Cover	
Interest Cover At Year 1	106.44%
Discount Period	45
Cumulative Surplus	89,171
Cumulative Deficit	0

Unit Results

	A	B	C
Dwelling Description	1 bed	1 bed W	2 bed
Units	6	1	3
Floor Area (m²)	50	71	70
Product Type	Affordable Rent	Affordable Rent	Affordable Rent
Total Unit Cost : Current Market Value Ratio			
Receipts Set Aside			
NPV			
NPV Discount Rate	4.50%	4.50%	4.50%
NPV Discount Period	45	45	45
NPV of Net Rent Only	235,660	212,717	250,559
NPV of Capital Receipts			
NPV of Asset Value			
Total of Above	235,660	212,717	250,559
Allocated Opening Loan	204,076	285,748	285,342
NPV at Unit Handover Date	31,584	-73,031	-34,783
Net Present Value Rank	1	3	2
NPV Breakeven Year	43	49	43
NPV % of TSC	15.48%	-25.56%	-12.19%
NPV at First Handover	31,584	-73,031	-34,783
NPV at PC (Last Handover)	31,584	-73,031	-34,783
NPV at Land Acquisition Date	30,224	-69,886	-33,285
IRR			
IRR at Unit Handover	5.43%	2.81%	3.73%
IRR Rank	1	3	2
Loan			
Allocated Opening Loan	204,076	285,748	285,342
Loan Repaid - Year			
Loan Repayment Year	34		64
Peak Loan Amount	202,200	1,590,873	308,719
Peak Loan Occurs - Year	1	100	24
Year Income First Exceeds Costs	1		25
Peak Cumulative Debt			
Peak Cumulative Debt - Year	1	1	1
First Cumulative Breakeven Year	1	1	1
Last Cumulative Breakeven Year			
Interest Total			
Total Interest	202,598	765,747	585,124
Min Interest Cover - Year			
Target Interest Cover			
Target Interest Cover First Met			
Number of Years Interest Cover Is Met			

Handed over from Dev CF												
Interest	99,960	99,472	98,897	98,230	97,467	96,602	95,629	94,544	93,340	92,011	90,551	
Sales Receipts												
Set Aside												
Ground Rent Sales												
Other Capital Receipts												
Loan Repayment Total	110,158	111,593	113,046	114,517	116,006	117,514	119,041	120,587	122,152	123,737	125,342	
Closing Loan	2,261,234	2,249,113	2,234,964	2,218,678	2,200,138	2,179,226	2,155,815	2,129,773	2,100,961	2,069,235	2,034,444	
Gross Rent												
Gross Residential Rent	154,271	156,431	158,622	160,842	163,094	165,377	167,692	170,040	172,420	174,834	177,282	
Gross Commercial Rent												
Other income and voids												
Service charges (income)												
Ground Rents												
Other Income												
Voids & Bad debts	-4,628	-4,693	-4,759	-4,825	-4,893	-4,961	-5,031	-5,101	-5,173	-5,245	-5,318	
Allowances	39,485	40,145	40,817	41,500	42,195	42,902	43,621	44,352	45,095	45,852	46,621	
Managing Agent												
Own Management	9,225	9,401	9,579	9,761	9,947	10,136	10,328	10,524	10,724	10,928	11,136	
Maintenance	12,300	12,534	12,772	13,015	13,262	13,514	13,771	14,033	14,299	14,571	14,848	
Service Costs												
Reinstatement Costs												
Major Repairs	17,959	18,211	18,466	18,724	18,986	19,252	19,522	19,795	20,072	20,353	20,638	
Other Allowances												
Net Rent	110,158	111,593	113,046	114,517	116,006	117,514	119,041	120,587	122,152	123,737	125,342	
Net Rent + Receipts - Interest Cost	10,198	12,121	14,149	16,287	18,539	20,912	23,411	26,042	28,812	31,725	34,791	
Cashflow												
Cumulative Balance												
PRA												

Year	23	24	25	26	27	28	29	30	31	32	33
Opening Loan	2,034,444	1,996,429	1,955,025	1,910,057	1,861,346	1,808,699	1,751,920	1,690,800	1,625,120	1,554,656	1,479,166
Loan Details											
Handed over from Dev CF											
Interest	88,952	87,208	85,310	83,252	81,025	78,621	76,030	73,243	70,251	67,043	63,608
Sales Receipts											
Set Aside											
Ground Rent Sales											
Other Capital Receipts											
Loan Repayment Total	126,967	128,612	130,278	131,964	133,672	135,400	137,151	138,923	140,716	142,532	144,371
Closing Loan	1,996,429	1,955,025	1,910,057	1,861,346	1,808,699	1,751,920	1,690,800	1,625,120	1,554,656	1,479,166	1,398,403
Gross Rent											
Gross Residential	179,764	182,280	184,833	187,420	190,044	192,704	195,403	198,138	200,912	203,725	206,577

Own Management	13,958	14,223	14,493	14,768	15,049	15,335	15,626	15,923	16,226	16,534	16,848	17,168
Maintenance	18,610	18,964	19,324	19,691	20,065	20,447	20,835	21,231	21,634	22,045	22,464	22,891
Service Costs												
Reinstatement Costs												
Major Repairs	24,385	24,726	25,072	25,423	25,779	26,140	26,506	26,877	27,254	27,635	28,022	28,414
Other Allowances												
Net Rent	146,232	148,117	150,025	151,956	153,911	155,890	157,894	159,922	161,975	164,053	166,157	168,287
Net Rent + Receipts - Interest Cost	86,296	92,103	98,194	104,584	111,285	118,313	125,681	133,406	141,505	149,993	158,890	167,325
Cashflow												89,171
Cumulative Balance												89,171
PRA												

Year	46	47	48	49	50	51	52	53	54	55	56
Opening Loan											
Loan Details											
Handed over from Dev CF											
Interest											
Sales Receipts											
Set Aside											
Ground Rent Sales											
Other Capital Receipts											
Loan Repayment Total											
Closing Loan											
Gross Rent											
Gross Residential Rent	247,500	250,965	254,479	258,041	261,654	265,317	269,032	272,798	276,617	280,489	284,416
Gross Commercial Rent											
Other income and voids											
Service charges (income)											
Ground Rents											
Other Income											
Voids & Bad debts	-7,425	-7,529	-7,634	-7,741	-7,850	-7,959	-8,071	-8,184	-8,299	-8,415	-8,532
Allowances	69,632	70,811	72,011	73,231	74,472	75,735	77,019	78,326	79,655	81,008	82,384
Managing Agent											
Own Management	17,494	17,827	18,166	18,511	18,862	19,221	19,586	19,958	20,337	20,724	21,117
Maintenance	23,326	23,769	24,221	24,681	25,150	25,628	26,115	26,611	27,116	27,632	28,157
Service Costs											
Reinstatement Costs											
Major Repairs	28,812	29,216	29,625	30,039	30,460	30,886	31,319	31,757	32,202	32,653	33,110
Other Allowances											
Net Rent	170,443	172,625	174,834	177,069	179,332	181,622	183,942	186,288	188,663	191,067	193,500
Net Rent + Receipts - Interest Cost	170,443	172,625	174,834	177,069	179,332	181,622	183,942	186,288	188,663	191,067	193,500
Cashflow	170,443	172,625	174,834	177,069	179,332	181,622	183,942	186,288	188,663	191,067	193,500
Cumulative Balance	259,613	432,238	607,072	784,141	963,473	1,145,095	1,329,037	1,515,325	1,703,988	1,895,055	2,088,555

Other Income										
Voids & Bad debts	-11,748	-11,912	-12,079	-12,248	-12,419	-12,593	-12,770	-12,948	-13,130	-13,313
Allowances	121,553	123,634	125,752	127,907	130,100	132,331	134,600	136,910	139,260	141,651
Managing Agent										
Own Management	32,557	33,176	33,806	34,448	35,103	35,770	36,450	37,142	37,848	38,567
Maintenance	43,410	44,234	45,075	45,931	46,804	47,693	48,599	49,523	50,464	51,423
Service Costs										
Reinstatement Costs										
Major Repairs	45,586	46,224	46,871	47,527	48,193	48,867	49,551	50,245	50,949	51,662
Other Allowances										
Net Rent	258,286	261,522	264,797	268,110	271,461	274,852	278,283	281,753	285,265	288,817
Net Rent + Receipts - Interest Cost	258,286	261,522	264,797	268,110	271,461	274,852	278,283	281,753	285,265	288,817
Cashflow	258,286	261,522	264,797	268,110	271,461	274,852	278,283	281,753	285,265	288,817
Cumulative Balance	7,282,667	7,544,189	7,808,986	8,077,095	8,348,557	8,623,409	8,901,692	9,183,445	9,468,709	9,757,526
PRA										

Year	89	90	91	92	93	94	95	96	97	98
Opening Loan										
Loan Details										
Handed over from Dev CF										
Interest										
Sales Receipts										
Set Aside										
Ground Rent Sales										
Other Capital Receipts										
Loan Repayment Total										
Closing Loan										
Gross Rent										
Gross Residential Rent	449,995	456,295	462,683	469,160	475,729	482,389	489,143	495,990	502,934	509,975
Gross Commercial Rent										
Other income and voids										
Service charges (income)										
Ground Rents										
Other Income										
Voids & Bad debts	-13,500	-13,689	-13,880	-14,075	-14,272	-14,472	-14,674	-14,880	-15,088	-15,299
Allowances	144,084	146,560	149,079	151,642	154,251	156,904	159,605	162,353	165,149	167,994
Managing Agent										
Own Management	39,300	40,046	40,807	41,583	42,373	43,178	43,998	44,834	45,686	46,554
Maintenance	52,400	53,395	54,410	55,444	56,497	57,570	58,664	59,779	60,915	62,072
Service Costs										
Reinstatement Costs										
Major Repairs	52,385	53,119	53,862	54,616	55,381	56,156	56,942	57,740	58,548	59,368
Other Allowances										
Net Rent	292,411	296,046	299,723	303,443	307,206	311,013	314,863	318,758	322,698	326,682

Net Rent + Receipts - Interest Cost	292,411	296,046	299,723	303,443	307,206	311,013	314,863	318,758	322,698	326,682
Cashflow	292,411	296,046	299,723	303,443	307,206	311,013	314,863	318,758	322,698	326,682
Cumulative Balance	10,049,937	10,345,983	10,645,706	10,949,149	11,256,355	11,567,367	11,882,231	12,200,989	12,523,687	12,850,369
PRA										

Year	99	100
Opening Loan		
Loan Details		
Handed over from Dev CF		
Interest		
Sales Receipts		
Set Aside		
Ground Rent Sales		
Other Capital Receipts		
Loan Repayment Total		
Closing Loan		
Gross Rent		
Gross Residential Rent	517,114	524,354
Gross Commercial Rent		
Other income and voids		
Service charges (income)		
Ground Rents		
Other Income		
Voids & Bad debts	-15,513	-15,731
Allowances	170,889	173,835
Managing Agent		
Own Management	47,439	48,340
Maintenance	63,251	64,453
Service Costs		
Reinstatement Costs		
Major Repairs	60,199	61,042
Other Allowances		
Net Rent	330,712	334,789
Net Rent + Receipts - Interest Cost	330,712	334,789
Cashflow	330,712	334,789
Cumulative Balance	13,181,081	13,515,870
PRA		

Section K - Affordability

Affordability			
Dwelling Description	1 bed	1 bed W	2 bed
Units	6	1	3
Floor Area (m ²)	50	71	70
Product Type	Affordable Rent	Affordable Rent	Affordable Rent
Current Market Value	0	0	0
Sales %			
Mortgage APR			
Repayment Term			
Deposit % of Full MSV			
Deposit as % of Equity Share			
Deposit Amount	0	0	0
Mortgage Required	0	0	0
Mortgage Repayment (per year)			
Mortgage Repayment (per month)			
Mortgage Repayment (per week)	0	0	0
Gross Rent (per year)	12,978	12,436	14,031
Gross Rent (per month)	1,081	1,036	1,169

Gross Rent (per week)	248.71	238.32	268.89
User Defined Service Charges (per year)			
Service Charges (per year)			
Service Charges (per month)			
Service Charges (per week)			
Purchase Cost (per year)	12,978	12,436	14,031
Purchase Cost (per month)	1,081	1,036	1,169
Purchase Cost (per week)	248.71	238.32	268.89
Target Total Cost/Earnings Ratio			
Actual Household Earnings			
Actual Earnings Ratio			
Mortgage Earnings Multiplier			
Minimum Earnings Required			
Minimum Earnings Ratio			
Maximum Mortgage on Earnings			
Affordable Equity Share On Earnings			
Outright Sale Cost (per week)			
Minimum Affordable Equity Share			
Homebuy Saving (per week)			
Homebuy % of Full Sale Cost			

Section L - Residual Land Value

Residual Land Value			
Dwelling Description	1 bed	1 bed W	2 bed
Units	6	1	3
Floor Area (m ²)	50	71	70
Product Type	Affordable Rent	Affordable Rent	Affordable Rent
Residual Land Value			
Affordable Loan	235,660	212,717	250,559
Internal Subsidy			
Sales Income			
External Subsidy			
Assessed GDV	235,660	212,717	250,559
Assessed Land Value			
Fees & Interest (%)			
Profit Margin (%)			
Fees & Interest + Profit			
Works	166,155	232,650	232,320
Sub Total	166,155	232,650	232,320
Residual Land Value	69,505	-19,933	18,239
Avg. Plotting Density - upa			
RLV per acre			
Rank	1	1	1

APPENDIX FIFTEEN – Cost Plan

PRE01 Budget Estimate Summary

Project Name:	Ham Close Regeneration					Author:	CW/ARH
Region:	Major					Date:	20/04/2022
Site Location:	Ham Close Richmond Upon Thames London TW10 7PG					Revision:	6.6
Brief Description of Project:	Estate regeneration over 3 main phases to provide mixed tenure scheme complete with, double entrance basement built in two phases, extensive external works and infrastructure.					Budget Ref:	T20-070
						Plots	452.00
						Net Area	32,858.30
						Gross Area	42,638.83
Number of Dwellings / net m2 / gross m2	452	32,858.30	Budget Totals	42,638.83	458,960.53	Final Totals	
	per plot	per m2 net		per m2 gross	per ft2 gross		
Site clearance & demolition	a	1,965.15	27.03	888,250.00	20.83	1.94	£ 888,250.00
Substructures	b	27,433.46	377.38	12,399,923.00	290.81	27.02	£ 12,399,923.00
Superstructures	c	152,093.40	2,092.20	68,746,216.00	1,612.29	149.79	£ 68,746,216.00
External works	d	6,859.11	94.35	3,100,318.00	72.71	6.76	£ 3,100,318.00
Drainage	e	2,910.29	40.03	1,315,450.00	30.85	2.87	£ 1,315,450.00
BWIC services	f	865.40	11.90	391,160.00	9.17	0.85	£ 391,160.00
Abnormals	g	1,199.12	16.50	542,000.00	12.71	1.18	£ 542,000.00
Prelims	h	25,976.94	357.34	11,741,576.52	275.37	25.58	£ 11,741,576.52
Management Costs	i	-	-	-	-	-	£ -
Pre-planning design fees	j	-	-	-	-	-	£ -
Post planning design development fees	k	-	-	-	-	-	£ -
Planning, Inspection fees and insurances	l	2,449.25	33.69	1,107,062.20	25.96	2.41	£ 1,107,062.20
Statutory authorities	m	4,253.02	58.50	1,922,365.00	45.08	4.19	£ 1,922,365.00
Provisional sums	n	-	-	-	-	-	£ -
Construction prime cost		226,005.13	3,108.94	102,154,320.72	2,395.80	222.58	£ 102,154,320.72
						SUB TOTAL	£ 102,154,320.72
Fixed Price Addition		0.00%					£ -
						SUB TOTAL	£ 102,154,320.72
Design and Build Risk				Ground Risk incl Abnormals		0	
				Design Development Risk		0	
				Quantities Risk a-d		0	
				Total Risk		0	£ -
						SUB TOTAL	£ 102,154,320.72
Overhead Recovery		7.50%	74.00	months @	115,681.32		£ 8,560,417.94
Subtotal						SUB TOTAL	£ 110,714,738.66
Profit		3.00%					£ 3,424,167.17
Subtotal						SUB TOTAL	£ 114,138,905.83
Bond		0.00%					£ -
Project Insurances		0.00%					
Development Management Fee		0.00%		GDV			£ -
Budget Estimate							£ 114,138,905.83

APPENDIX SIXTEEN – Community Centre and Maker Labs Cost Plan

Community Facilities & Makers Lab Budget	
<i>Description</i>	<i>Totals</i>
<u>Community Centre</u>	
Site Clearance	£ 5,346.50
Substructures	£ 203,107.70
Superstructures	£ 2,010,424.00
External works	£ 55,363.20
Drainage	£ 15,000.00
BWIC	£ 5,000.00
<u>Makers Lab</u>	
Site Clearance	£ 7,500.00
Substructures	£ 48,322.46
Superstructures	£ 350,498.22
External works	£ 19,924.80
Drainage	£ 13,021.00
BWIC	£ 2,250.00
<u>Fees & Stats</u>	
Planning Fees	Excluded
Consultant Fees	£ 124,122.10
Inspection Fees	£ 99,095.50
Stats	£ 54,456.61
Diversions	£ 64,140.00
Mayoral Community Infrastructure Levy	£ 63,863.00
<u>Risk</u>	
Ground Risk	£ 18,741.78
Design Risk	£ 47,218.44
<u>Prelims</u>	
Prelims totals	£ 783,960.00
Sub Totals 1	
	£ 3,991,355.30
<u>OHP</u>	
Overheads	£ 334,471.11
Profit	£ 133,788.45
Sub Totals 2	
	£ 4,459,614.86
Add BCIS April 22 - April 23 (2.24%)	£ 100,083.06
Grand Totals	£ 4,559,697.92

APPENDIX SEVENTEEN – RHP Investment in Existing Homes

DECENT HOMES INVESTMENT 2001-2020																		
COMPONENT / YEAR	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2019	2020	Grand Total
BATHROOM INSTALL	£21,600	£867,600	£61,200															£950,400
ELECTRICAL UPGRADE		£97,500	£19,500	£15,600	£19,500	£19,500	£25,350	£46,800	£44,000	£28,000	£18,000	£32,000	£105,000	£43,200	£9,600	£4,800	£9,600	£537,950
HEATING	£14,400	£578,400	£40,800															£633,600
KITCHEN INSTALL	£28,200	£1,132,700	£79,900															£1,240,800
EXTERNAL ROOF				£78,000			£84,000	£160,000	£72,000					£73,000				£467,000
CYCLICAL REPAIRS AND REDECORATION											£198,000							£198,000
SECURITY				£150,000														£150,000
Grand Total	£64,200	£2,676,200	£201,400	£243,600	£19,500	£19,500	£109,350	£206,800	£116,000	£28,000	£216,000	£32,000	£105,000	£116,200	£9,600	£4,800	£9,600	£4,177,750

APPENDIX EIGHTEEN – Site Photos

SITE PHOTOS APPENDIX

SITE PHOTOS



View of one of the five storey blocks of Ham Close



View of Ham Close from the community centre looking west



View of four storey block (Greig House).



View of three storey 'T' shaped block

Private and Confidential



View of the Maker Labs and the garages looking from Hatch House facing north east



View of Maker Labs



View of garages



View of community centre facing east



Community centre hall



Community centre hall

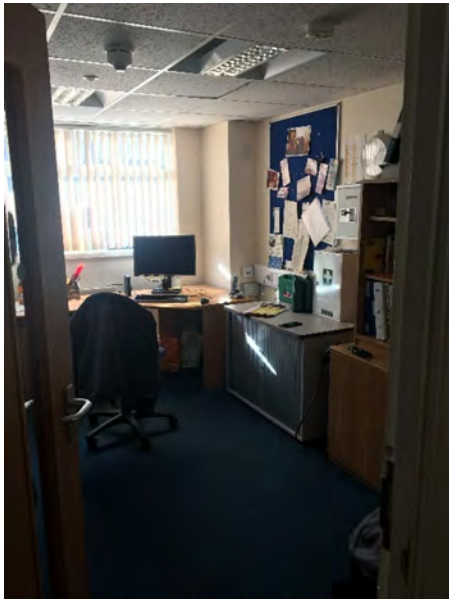


Community centre kitchen



Ground floor corridor of the community centre

Private and Confidential



Office of the community centre



Basement of community centre



Music room of community centre



Apartment kitchen

Private and Confidential



Apartment bathroom



Apartment kitchen



Interior of large bedroom



Interior of small bedroom

Private and Confidential



Interior of duplex apartment



Interior of bedroom

APPENDIX NINETEEN – Accommodation Schedule of Existing Homes

Block	Tenure	Lease Holder - Owner Occupier (OO) or Home Owner (HO)?	Property size	Hab Room	Gross Internal Area (SqM) GL HEARN 14/03/2018	Gross Internal Area (Sqft) GL HEARN 14/03/2018
Benson House	RHP Tnt	NA	0	1	31.87	343
Benson House	RHP Tnt	NA	0	1	31.87	343
Benson House	RHP Tnt	NA	0	1	31.87	343
Benson House	Council (Temp Accom)	NA	0	1	31.87	343
Benson House	RHP Tnt	NA	2 Duplex	3	64.17	691
Benson House	Leaseholder	OO	2 Duplex	3	64.17	691
Benson House	RHP Tnt	NA	2 Duplex	3	64.17	691
Benson House	RHP Tnt	NA	2 Duplex	3	64.17	691
Benson House	RHP Tnt	NA	2 Duplex	3	64.17	691
Benson House	Absent Leaseholder	HO	2 Duplex	3	64.17	691
Benson House	RHP Tnt	NA	2 Duplex	3	64.17	691
Benson House	Absent Leaseholder	HO	3 Duplex	4	78.7	847.13
Bentinck House	RHP Tnt	NA	0	1	31.87	343
Bentinck House	RHP Tnt	NA	0	1	31.87	343
Bentinck House	RHP Tnt	NA	0	1	31.87	343
Bentinck House	RHP Tnt	NA	0	1	31.87	343
Bentinck House	RHP Tnt	NA	2 Duplex	3	64.17	691
Bentinck House	RHP Tnt	NA	2 Duplex	3	64.17	691
Bentinck House	RHP Tnt	NA	2 Duplex	3	64.17	691
Bentinck House	RHP Tnt	NA	2 Duplex	3	64.17	691
Bentinck House	RHP Tnt	NA	2 Duplex	3	64.17	691
Bentinck House	LH Void	RHP	2 Duplex	3	64.17	691
Bentinck House	RHP Tnt	NA	2 Duplex	3	64.17	691
Bentinck House	RHP Tnt	NA	2 Duplex	3	64.17	691
Bentinck House	RHP Tnt	NA	3 Duplex	4	78.7	847.13
Bowes Lyon House	RHP Tnt	NA	0	1	31.87	343
Bowes Lyon House	Leaseholder	OO	0	1	31.87	343
Bowes Lyon House	Council (Temp Accom)	NA	0	1	31.87	343
Bowes Lyon House	RHP Tnt	NA	0	1	31.87	343
Bowes Lyon House	RHP Tnt	NA	2 Duplex	3	64.17	691
Bowes Lyon House	Absent Leaseholder	HO	2 Duplex	3	64.17	691
Bowes Lyon House	RHP Tnt	NA	2 Duplex	3	64.17	691
Bowes Lyon House	RHP Tnt	NA	2 Duplex	3	64.17	691
Bowes Lyon House	TNT Void	NA	2 Duplex	3	64.17	691
Bowes Lyon House	LH Void	RHP	2 Duplex	3	64.17	691
Bowes Lyon House	RHP Tnt	NA	2 Duplex	3	64.17	691
Bowes Lyon House	RHP Tnt	NA	3 Duplex	4	78.7	847.13
Cavendish House	RHP Tnt	NA	0	1	31.87	343
Cavendish House	RHP Tnt	NA	0	1	31.87	343
Cavendish House	Council (Temp Accom)	NA	0	1	31.87	343
Cavendish House	Leaseholder	OO	0	1	31.87	343
Cavendish House	RHP Tnt	NA	2 Duplex	3	64.17	691
Cavendish House	RHP Tnt	NA	2 Duplex	3	64.17	691
Cavendish House	Private Market Rent	RHP	2 Duplex	3	64.17	691
Cavendish House	Council (Temp Accom)	NA	2 Duplex	3	64.17	691
Cavendish House	LH Void	RHP	2 Duplex	3	64.17	691
Cavendish House	RHP Tnt	NA	2 Duplex	3	64.17	691
Cavendish House	Private Market Rent	RHP	2 Duplex	3	64.17	691
Cavendish House	RHP Tnt	NA	3 Duplex	4	78.7	847.13
Clarke House	RHP Tnt	NA	1	2	45.09	485
Clarke House	LH Void	RHP	1	2	45.09	485
Clarke House	RHP Tnt	NA	1	2	45.09	485
Clarke House	RHP Tnt	NA	1	2	45.09	485
Clarke House	RHP Tnt	NA	1	2	45.09	485

Greig House	Private Market Rent	RHP	1	2	45.09	485
Greig House	Leaseholder	OO	1	2	45.09	485
Greig House	RHP Tnt	NA	1	2	45.09	485
Greig House	Leaseholder	OO	1	2	45.09	485
Greig House	RHP Tnt	NA	1	2	45.09	485
Greig House	RHP Tnt	NA	1	2	45.09	485
Hatch House	RHP Tnt	NA	0	1	31.87	343
Hatch House	Absent Leaseholder	HO	3	4	72.74	783
Hatch House	RHP Tnt	NA	3	4	72.74	783
Hatch House	RHP Tnt	NA	0	1	31.87	343
Hatch House	RHP Tnt	NA	0	1	31.87	343
Hatch House	Council (Temp Accom)	NA	3	4	72.74	783
Hatch House	RHP Tnt	NA	3	4	72.74	783
Hatch House	Council (Temp Accom)	NA	0	1	31.87	343
Hatch House	RHP Tnt	NA	0	1	31.87	343
Hatch House	RHP Tnt	NA	3	4	72.74	783
Hatch House	RHP Tnt	NA	3	4	72.74	783
Hatch House	RHP Tnt	NA	0	1	31.87	343
Hawkins House	TNT Void	NA	0	1	31.87	343
Hawkins House	RHP Tnt	NA	3	4	72.74	783
Hawkins House	RHP Tnt	NA	3	4	72.74	783
Hawkins House	RHP Tnt	NA	0	1	31.87	343
Hawkins House	RHP Tnt	NA	0	1	31.87	343
Hawkins House	Leaseholder	OO	3	4	72.74	783
Hawkins House	RHP Tnt	NA	3	4	72.74	783
Hawkins House	Council (Temp Accom)	NA	0	1	31.87	343
Hawkins House	RHP Tnt	NA	0	1	31.87	343
Hawkins House	Leaseholder	OO	3	4	72.74	783
Hawkins House	RHP Tnt	NA	3	4	72.74	783
Hawkins House	Potential TNT Void	NA	0	1	31.87	343
Hornby House	Leaseholder	OO	1	2	45.09	485
Hornby House	RHP Tnt	NA	1	2	45.09	485
Hornby House	Private Market Rent	RHP	1	2	45.09	485
Hornby House	RHP Tnt	NA	1	2	45.09	485
Hornby House	LH Void	RHP	1	2	45.09	485
Hornby House	RHP Tnt	NA	1	2	45.09	485
Hornby House	RHP Tnt	NA	1	2	45.09	485
Hornby House	RHP Tnt	NA	1	2	45.09	485
Hornby House	RHP Tnt	NA	1	2	45.09	485
Hornby House	Private Market Rent	RHP	1	2	45.09	485
Hornby House	TNT Void	NA	1	2	45.09	485
Hornby House	RHP Tnt	NA	1	2	45.09	485
Hornby House	RHP Tnt	NA	1	2	45.09	485
Hornby House	Absent Leaseholder	HO	1	2	45.09	485
Hornby House	RHP Tnt	NA	1	2	45.09	485
Hornby House	LH Void	RHP	1	2	45.09	485
Hornby House	Absent Leaseholder	HO	1	2	45.09	485
Hornby House	RHP Tnt	NA	1	2	45.09	485
Hornby House	RHP Tnt	NA	1	2	45.09	485
Hornby House	LH Void	RHP	1	2	45.09	485
Leyland House	RHP Tnt	NA	0	1	31.87	343
Leyland House	RHP Tnt	NA	0	1	31.87	343
Leyland House	RHP Tnt	NA	0	1	31.87	343
Leyland House	RHP Tnt	NA	0	1	31.87	343
Leyland House	RHP Tnt	NA	2 Duplex	3	64.17	691

Leyland House	RHP Tnt	NA	2 Duplex	3	64.17	691
Leyland House	Leaseholder	OO	2 Duplex	3	64.17	691
Leyland House	Absent Leaseholder	HO	2 Duplex	3	64.17	691
Leyland House	RHP Tnt	NA	2 Duplex	3	64.17	691
Leyland House	RHP Tnt	NA	2 Duplex	3	64.17	691
Leyland House	Leaseholder	OO	2 Duplex	3	64.17	691
Leyland House	RHP Tnt	NA	3 Duplex	4	78.7	847.13
Newman House	RHP Tnt	NA	0	1	31.87	343
Newman House	Potential TNT Void	NA	0	1	31.87	343
Newman House	TNT Void	NA	0	1	31.87	343
Newman House	RHP Tnt	NA	0	1	31.87	343
Newman House	Absent Leaseholder	HO	2 Duplex	3	64.17	691
Newman House	Leaseholder	OO	2 Duplex	3	64.17	691
Newman House	RHP Tnt	NA	2 Duplex	3	64.17	691
Newman House	Leaseholder	OO	2 Duplex	3	64.17	691
Newman House	LH Void	RHP	2 Duplex	3	64.17	691
Newman House	Absent Leaseholder	HO	2 Duplex	3	64.17	691
Newman House	RHP Tnt	NA	2 Duplex	3	64.17	691
Newman House	RHP Tnt	NA	3 Duplex	4	78.7	847.13
Secrett House	RHP Tnt	NA	0	1	31.87	343
Secrett House	RHP Tnt	NA	0	1	31.87	343
Secrett House	RHP Tnt	NA	0	1	31.87	343
Secrett House	Absent Leaseholder	HO	0	1	31.87	343
Secrett House	Absent Leaseholder	HO	2 Duplex	3	64.17	691
Secrett House	RHP Tnt	NA	2 Duplex	3	64.17	691
Secrett House	RHP Tnt	NA	2 Duplex	3	64.17	691
Secrett House	LH Void	RHP	2 Duplex	3	64.17	691
Secrett House	RHP Tnt	NA	2 Duplex	3	64.17	691
Secrett House	RHP Tnt	NA	2 Duplex	3	64.17	691
Secrett House	Leaseholder	OO	2 Duplex	3	64.17	691
Secrett House	Absent Leaseholder	HO	3 Duplex	4	78.7	847.13

APPENDIX TWENTY – Rent Schedule of Existing Social Rent Homes

Address Line1	Address Line2	Address Line3	post code	Void Status	Construction Type	Bedrooms	Weekly rent	Service Charge
1 Benson House	Ham Close	Richmond	TW10 7PQ		STUDIO	1	£114.18	£10.32
2 Benson House	Ham Close	Richmond	TW10 7PQ		STUDIO	1	£114.18	£10.32
3 Benson House	Ham Close	Richmond	TW10 7PQ		STUDIO	1	£89.34	£10.32
4 Benson House	Ham Close	Richmond	TW10 7PQ	TA to LBRuT	STUDIO	1	£112.49	£6.08
5 Benson House	Ham Close	Richmond	TW10 7PQ		MAISON	2	£109.60	£16.02
7 Benson House	Ham Close	Richmond	TW10 7PQ		MAISON	2	£113.74	£16.02
8 Benson House	Ham Close	Richmond	TW10 7PQ		MAISON	2	£130.33	£16.02
9 Benson House	Ham Close	Richmond	TW10 7PQ		MAISON	2	£113.74	£16.02
11 Benson House	Ham Close	Richmond	TW10 7PQ		MAISON	2	£119.45	£16.02
13 Bentinck House	Ham Close	Richmond	TW10 7PG		STUDIO	1	£89.11	£10.11
14 Bentinck House	Ham Close	Richmond	TW10 7PG		STUDIO	1	£89.11	£10.11
15 Bentinck House	Ham Close	Richmond	TW10 7PG		STUDIO	1	£83.87	£10.11
16 Bentinck House	Ham Close	Richmond	TW10 7PG		STUDIO	1	£114.18	£6.51
17 Bentinck House	Ham Close	Richmond	TW10 7PG		MAISON	2	£130.33	£15.71
18 Bentinck House	Ham Close	Richmond	TW10 7PG		MAISON	2	£108.57	£15.71
19 Bentinck House	Ham Close	Richmond	TW10 7PG		FLAT	2	£221.27	£0.00
20 Bentinck House	Ham Close	Richmond	TW10 7PG		MAISON	2	£108.57	£15.71
22 Bentinck House	Ham Close	Richmond	TW10 7PG		MAISON	2	£108.57	£15.71
23 Bentinck House	Ham Close	Richmond	TW10 7PG		MAISON	2	£235.38	£0.00
24 Bentinck House	Ham Close	Richmond	TW10 7PG		MAISON	3	£116.17	£17.54
25 Bowes Lyon House	Ham Close	Richmond	TW10 7PH		STUDIO	1	£89.34	£10.33
27 Bowes Lyon House	Ham Close	Richmond	TW10 7PH	TA to LBRuT	STUDIO	1	£113.57	£10.33
28 Bowes Lyon House	Ham Close	Richmond	TW10 7PH		STUDIO	1	£92.81	£10.33
29 Bowes Lyon House	Ham Close	Richmond	TW10 7PH		MAISON	2	£109.59	£16.02
31 Bowes Lyon House	Ham Close	Richmond	TW10 7PH		MAISON	2	£130.33	£16.02
32 Bowes Lyon House	Ham Close	Richmond	TW10 7PH		MAISON	2	£124.11	£16.02
33 Bowes Lyon House	Ham Close	Richmond	TW10 7PH	Void	MAISON	2	£0.00	£0.00
35 Bowes Lyon House	Ham Close	Richmond	TW10 7PH		MAISON	2	£113.74	£16.02
36 Bowes Lyon House	Ham Close	Richmond	TW10 7PH		MAISON	3	£157.51	£17.37
37 Cavendish House	Ham Close	Richmond	TW10 7PJ		STUDIO	1	£89.61	£9.99
38 Cavendish House	Ham Close	Richmond	TW10 7PJ		STUDIO	1	£86.33	£9.99
39 Cavendish House	Ham Close	Richmond	TW10 7PJ	TA to LBRuT	STUDIO	1	£241.06	£0.00
41 Cavendish House	Ham Close	Richmond	TW10 7PJ		MAISON	2	£211.01	£0.00
42 Cavendish House	Ham Close	Richmond	TW10 7PJ		MAISON	2	£133.03	£15.52
44 Cavendish House	Ham Close	Richmond	TW10 7PJ	TA to LBRuT	MAISON	2	£124.11	£15.51
46 Cavendish House	Ham Close	Richmond	TW10 7PJ		MAISON	2	£114.19	£15.52
48 Cavendish House	Ham Close	Richmond	TW10 7PJ		MAISON	3	£179.56	£16.62
49 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT	1	£110.13	£12.04
51 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT	1	£95.32	£11.77
52 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT	1	£107.66	£12.39
53 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT	1	£97.13	£12.04
54 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT	1	£107.66	£12.39
55 Clarke House	Ham Close	Richmond	TW10 7PF	Void	FLAT	1	£0.00	£0.00
56 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT	1	£97.66	£11.77
57 Clarke House	Ham Close	Richmond	TW10 7PF	Void	FLAT	1	£0.00	£0.00
58 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT	1	£102.14	£12.39
60 Clarke House	Ham Close	Richmond	TW10 7PF	Void	FLAT	1	£0.00	£0.00
61 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT	1	£104.32	£11.77
62 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT	1	£110.13	£12.04
64 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT	1	£110.13	£12.04
65 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT	1	£98.40	£12.39
66 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT	1	£98.92	£11.77
67 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT	1	£163.38	£0.00
68 Clarke House	Ham Close	Richmond	TW10 7PF		FLAT	1	£97.13	£12.39
70 Edwards House	Ham Close	Richmond	TW10 7PB		STUDIO	1	£89.35	£9.82
71 Edwards House	Ham Close	Richmond	TW10 7PB	Void	STUDIO	1	£0.00	£0.00
72 Edwards House	Ham Close	Richmond	TW10 7PB	TA to LBRuT	STUDIO	1	£241.06	£0.00
73 Edwards House	Ham Close	Richmond	TW10 7PB		FLAT	2	£235.38	£0.00
74 Edwards House	Ham Close	Richmond	TW10 7PB	TA to LBRuT	MAISON	2	£130.33	£9.98
76 Edwards House	Ham Close	Richmond	TW10 7PB		MAISON	2	£130.33	£13.89
77 Edwards House	Ham Close	Richmond	TW10 7PB		FLAT	2	£203.27	£0.00
78 Edwards House	Ham Close	Richmond	TW10 7PB		FLAT	2	£196.34	£0.00
81 Field House	Ham Close	Richmond	TW10 7PN		STUDIO	1	£114.18	£9.26
82 Field House	Ham Close	Richmond	TW10 7PN	TA to LBRuT	STUDIO	1	£113.57	£9.26
83 Field House	Ham Close	Richmond	TW10 7PN	Void	STUDIO	1	£0.00	£0.00
84 Field House	Ham Close	Richmond	TW10 7PN		STUDIO	1	£84.01	£10.00
85 Field House	Ham Close	Richmond	TW10 7PN		MAISON	2	£124.11	£14.37
89 Field House	Ham Close	Richmond	TW10 7PN		MAISON	2	£130.33	£9.45
90 Field House	Ham Close	Richmond	TW10 7PN		MAISON	2	£109.37	£15.51
91 Field House	Ham Close	Richmond	TW10 7PN		MAISON	2	£109.37	£15.51
93 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£110.13	£11.32
94 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£99.20	£12.67
95 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£177.38	£0.00
96 Greig House	Ham Close	Richmond	TW10 7PA	Void	FLAT	1	£0.00	£0.00
97 Greig House	Ham Close	Richmond	TW10 7PA	TA to LBRuT	FLAT	1	£109.56	£11.32
98 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£98.95	£12.67
99 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£93.91	£12.67
100 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£97.44	£12.05
101 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£104.90	£12.67
102 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£96.86	£12.67

103 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£197.54	£0.00
104 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£110.13	£11.32
105 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£95.16	£12.05
106 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£99.20	£12.67
109 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£98.11	£12.67
111 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£110.14	£5.02
112 Greig House	Ham Close	Richmond	TW10 7PA		FLAT	1	£104.90	£12.67
113 Hatch House	Ham Close	Richmond	TW10 7NX		STUDIO	1	£89.55	£9.61
115 Hatch House	Ham Close	Richmond	TW10 7NX		FLAT	3	£121.96	£17.25
116 Hatch House	Ham Close	Richmond	TW10 7NX		STUDIO	1	£112.27	£8.11
117 Hatch House	Ham Close	Richmond	TW10 7NX		STUDIO	1	£84.37	£9.61
118 Hatch House	Ham Close	Richmond	TW10 7NX	TA to LBRuT	FLAT	3	£138.67	£17.25
119 Hatch House	Ham Close	Richmond	TW10 7NX		FLAT	3	£121.68	£17.25
120 Hatch House	Ham Close	Richmond	TW10 7NX	Void	STUDIO	1	£0.00	£0.00
121 Hatch House	Ham Close	Richmond	TW10 7NX		STUDIO	1	£93.07	£9.61
122 Hatch House	Ham Close	Richmond	TW10 7NX		FLAT	3	£178.49	£14.59
123 Hatch House	Ham Close	Richmond	TW10 7NX		FLAT	3	£130.88	£17.25
124 Hatch House	Ham Close	Richmond	TW10 7NX		STUDIO	1	£85.74	£9.61
125 Hawkins House	Ham Close	Richmond	TW10 7NY	Void	STUDIO	1	£0.00	£0.00
126 Hawkins House	Ham Close	Richmond	TW10 7NY		FLAT	3	£145.60	£15.12
127 Hawkins House	Ham Close	Richmond	TW10 7NY		FLAT	3	£131.43	£16.67
128 Hawkins House	Ham Close	Richmond	TW10 7NY		STUDIO	1	£104.90	£9.25
129 Hawkins House	Ham Close	Richmond	TW10 7NY		STUDIO	1	£89.87	£9.25
131 Hawkins House	Ham Close	Richmond	TW10 7NY		FLAT	3	£131.43	£16.67
132 Hawkins House	Ham Close	Richmond	TW10 7NY	TA to LBRuT	STUDIO	1	£113.91	£8.39
133 Hawkins House	Ham Close	Richmond	TW10 7NY		STUDIO	1	£89.87	£9.25
135 Hawkins House	Ham Close	Richmond	TW10 7NY		FLAT	3	£145.67	£15.12
136 Hawkins House	Ham Close	Richmond	TW10 7NY		STUDIO	1	£104.90	£8.39
138 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£189.52	£0.00
140 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£96.76	£12.76
142 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£108.51	£4.96
143 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£179.09	£0.00
144 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£110.13	£10.47
145 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£97.39	£12.76
147 Hornby House	Ham Close	Richmond	TW10 7NU	Void	FLAT	1	£0.00	£0.00
148 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£179.09	£0.00
149 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£179.26	£0.00
151 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£96.76	£12.76
154 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£108.51	£4.71
155 Hornby House	Ham Close	Richmond	TW10 7NU		FLAT	1	£96.76	£12.76
157 Leyland House	Ham Close	Richmond	TW10 7PD		STUDIO	1	£110.13	£8.56
158 Leyland House	Ham Close	Richmond	TW10 7PD		STUDIO	1	£110.14	£8.56
159 Leyland House	Ham Close	Richmond	TW10 7PD		STUDIO	1	£89.89	£9.24
160 Leyland House	Ham Close	Richmond	TW10 7PD		STUDIO	1	£110.13	£8.56
161 Leyland House	Ham Close	Richmond	TW10 7PD		MAISON	2	£241.74	£0.00
162 Leyland House	Ham Close	Richmond	TW10 7PD		MAISON	2	£109.81	£14.32
165 Leyland House	Ham Close	Richmond	TW10 7PD		MAISON	2	£107.47	£13.28
166 Leyland House	Ham Close	Richmond	TW10 7PD		MAISON	2	£110.43	£14.32
168 Leyland House	Ham Close	Richmond	TW10 7PD		MAISON	3	£118.15	£16.03
169 Newman House	Ham Close	Richmond	TW10 7NT		STUDIO	1	£110.13	£8.68
170 Newman House	Ham Close	Richmond	TW10 7NT		STUDIO	1	£85.26	£9.53
171 Newman House	Ham Close	Richmond	TW10 7NT	Void	STUDIO	1	£0.00	£0.00
172 Newman House	Ham Close	Richmond	TW10 7NT		STUDIO	1	£110.13	£8.68
175 Newman House	Ham Close	Richmond	TW10 7NT		MAISON	2	£123.11	£13.46
179 Newman House	Ham Close	Richmond	TW10 7NT		MAISON	2	£123.11	£13.46
180 Newman House	Ham Close	Richmond	TW10 7NT		MAISON	3	£145.60	£15.06
181 Secrett House	Ham Close	Richmond	TW10 7PE		STUDIO	1	£104.90	£9.00
182 Secrett House	Ham Close	Richmond	TW10 7PE		STUDIO	1	£104.90	£9.00
183 Secrett House	Ham Close	Richmond	TW10 7PE		STUDIO	1	£89.27	£9.92
186 Secrett House	Ham Close	Richmond	TW10 7PE		MAISON	2	£106.48	£15.41
187 Secrett House	Ham Close	Richmond	TW10 7PE		MAISON	2	£117.25	£13.96
189 Secrett House	Ham Close	Richmond	TW10 7PE		MAISON	2	£109.44	£15.41
190 Secrett House	Ham Close	Richmond	TW10 7PE		MAISON	2	£123.11	£13.96

APPENDIX TWENTY-ONE – RHP Maintenance Cost of Existing Social Rent Homes

HAM CLOSE PROPERTIES - 30 YEAR FORECAST ASSESEMENT JAN 2022

COMPONENT ELEMENT	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	Grand Total	
Balcony		£22,500										£18,750																				£41,250	
Bathroom	£80,978	£57,300	£51,990	£17,550	£25,800	£17,200	£350	£73,878	£15,350	£17,900	£99,250	£2,839	£13,600	£739	£17,901	£17,200		£8,950	£700	£9,300		£35,100	£12,900	£4,300	£38,700	£25,800	£4,301	£4,300			£80,978	£735,153	
Common Facilities	£9,061	£9,791	£3,300	£5,290	£2,040	£3,400	£4,320	£2,940	£19,780	£2,700	£1,500	£16,486	£24,791	£4,775			£1,740	£8,490	£1,920		£3,525	£800	£10,020	£7,030	£120	£400	£1,740	£240	£6,710		£7,500	£160,409	
Cyclical Decoration	£229,200										£229,200										£229,200											£229,200	£916,800
Doors								£76,480	£11,200	£720	£1,520	£5,200	£720			£800		£720	£800			£1,600		£2,428					£800			£102,988	
Electrics	£36,417	£13,096	£12,104	£6,796	£1,808	£1,079	£700	£2,479	£5,075	£979	£1,488	£350	£1,750		£36,167	£13,096	£12,104	£6,796	£1,808	£1,329	£700	£2,479	£5,454			£729	£1,488	£3,513	£9,191	£36,417	£215,392		
External Work		£1,590	£9	£19	£200			£21	£883	£364	£5	£10	£64								£293		£384									£3,842	
Heating	£29,201		£158,942	£39,024	£9,600	£2,400	£12,341	£7,400	£4,801		£7,200	£13,100	£24,541	£32,227	£7,741	£29,203		£158,592	£39,028	£10,020	£2,820	£12,404	£7,404	£4,808			£7,201	£12,803	£24,543	£32,228	£7,744	£29,204	£726,520
Kitchen	£164,701	£73,200	£24,400	£42,700	£24,400	£24,400	£48,800	£36,600	£122,000	£30,500	£6,100	£140,300	£42,700	£12,200	£12,200	£18,300	£6,100	£6,100	£30,500	£6,100	£170,800	£97,600	£24,400	£42,700	£24,400	£24,400	£48,800	£36,600	£122,000	£30,500	£6,101	£1,500,602	
Outbuildings Within Curtilage	£41	£120	£30		£30				£30			£30	£60										£30	£30							£41	£472	
Plumbing	£2,318	£2,093		£371		£500						£618										£1,783										£1,218	£8,900
Roof	£67,200		£40,915		£38,464			£2,615		£84,000		£40,000	£150,108	£116,000	£40,464		£40		£184	£38,428			£48	£88	£60				£39,200	£88	£38,400	£67,200	£763,502
Security & Services	£4,621	£1,566	£1,028	£654	£109		£10	£364	£1,970	£60	£4,721	£3,959	£1,451	£746	£279			£333	£2,236	£128	£4,721	£4,447	£1,451	£746	£279			£333	£2,215	£128	£4,728	£43,284	
Walls	£48	£5,430		£48			£48		£15,680	£9,758	£388	£50	£1,008	£10,930	£730						£50												£45,552
Windows									£315,358	£43,575	£2,548	£36,342	£60,746	£1,790	£2,100			£5,201	£30,975			£896	£7,000	£19,600									£526,130
Grand Total	£623,785	£186,686	£292,718	£112,451	£102,451	£49,027	£66,521	£218,457	£506,205	£180,207	£353,103	£280,159	£330,001	£170,957	£80,685	£101,670	£20,976	£192,000	£120,081	£67,704	£413,290	£161,482	£78,757	£68,611	£63,499	£58,530	£69,132	£108,729	£173,561	£76,772	£462,586	£5,790,796	

APPENDIX TWENTY-TWO – Proval Appraisal of Existing Social Rent Homes



Full report

User Defined Questions

NPVCalculationOption	NetRentPlusCapValMinusLoan
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Start Section - Beginning of Appraisal

Beginning of Appraisal

Scheme Name	HamCose - Social Rent EJV
Organisation	DS2 LLP
Weeks per Year	52.18
Practical Completion	2021/10/01 0:00:00
Total Units	143
Appraisal By	UserA
Funding Year	2021/22
Site Purchase Tenure	
Local Authority	Richmond upon Thames
Date Last Saved	2022/04/19 16:50:51
Seller	
Appraisal Date	2023/03/31 0:00:00
Site Area	
Site Area Description	
Scheme Description	
Project/File Reference	
Appraisal Comments	
Appraisal Version	
Investment Region	L
Rent Paid at End of Month?	
Drawing Number	
Smooth Tenant Payments?	Yes
HC Code	
Bid Reference	
Leasehold Term(years)	

Site Address

Address Line 1	
Address Line 2	
Town	
County	OUTER LONDON
Post Code	
Site Latitude	0.0000
Site Longitude	0.0000
Site OS X Coordinate	
Site OS Y Coordinate	

Loans

Name	Repayment Method	Term	Rate	Maximum Facility	Maximum Loan: Value	Maximum Loan: Cost	Cross Subsidy
Affordable Rent	Overdraft		4.50%				Yes
Commercial	Overdraft		0.00%				Yes
Discounted Sale	Overdraft		0.00%				Yes
Other	Overdraft		0.00%				Yes

Outright Sale	Overdraft		0.00%			Yes
Private Rent	Overdraft		0.00%			Yes
Rent to Buy	Overdraft		0.00%			Yes
Rent to FRS	Overdraft		0.00%			Yes
Rent to Shared	Overdraft		0.00%			Yes
Shared Ownership	Overdraft		5.00%			Yes
Social Rent	Overdraft		5.00%			Yes

Milestones

Name	Abbreviation	Month no.	Date
Cashflow Start	CS	1	2021/08/01 0:00:00
Exchange of Contracts (Land)	EcC	2	2021/09/01 0:00:00
First Handover	FH	3	2021/10/01 0:00:00
First Sale	FS	3	2021/10/01 0:00:00
Legal Completion (Land)	LCL	3	2021/10/01 0:00:00
Last Sale	LS	3	2021/10/01 0:00:00
Practical Completion (Last Handover)	PC	3	2021/10/01 0:00:00
Retention	R	3	2021/10/01 0:00:00
Start on Site	SoS	3	2021/10/01 0:00:00

Section A - Units

Unit Attributes

	A	B	C	D	E
Dwelling Description	Studio	1 Bed	2 Bed	3 Bed	3 Bed Duplex
Units	44	46	39	9	5
Floor Area (m2)	32	45	64	73	79
Product Type	Social Rent	Social Rent	Social Rent	Social Rent	Social Rent
User Defined Attributes					
LoanRates	100	100	100	100	100
Additional Attributes					
Number of Bedrooms	1	1	2	3	3
Is Bedsit?					
Persons	1	2	4	5	5
January 1999 Value	53,863	60,316	76,467	83,981	89,403
Current Market Value	250,082	280,046	355,033	389,921	415,092
Offset from First Handover					
Handover Date	2021/10/01 0:00:00	2021/10/01 0:00:00	2021/10/01 0:00:00	2021/10/01 0:00:00	2021/10/01 0:00:00
Is Flat?	Yes	Yes	Yes	Yes	Yes
Adjust Area by %	20.00%	20.00%	20.00%	20.00%	20.00%
Additional Floor Area (m²)	6	9	13	15	16
Is New Build?	Yes	Yes	Yes	Yes	Yes
Habitable Rooms	1	2	3	4	4
Is Commercial?					
Is Shared?					
Storeys					
Other Description					
Is Extended Family?					
Is Elderly / Cat 2 Frail?					
Supported Stay Period					
NPV Rates					
NPV Discount Rate	5.00%	5.00%	5.00%	5.00%	5.00%
NPV Discount Period	45	45	45	45	45
Sales & Staircasing					
Sell Ground Rents at End of Year					
Sales %					
Actual Sales					
Handover Date	2021/10/01 0:00:00	2021/10/01 0:00:00	2021/10/01 0:00:00	2021/10/01 0:00:00	2021/10/01 0:00:00
Offset from handover (months) to Initial					

Sale Sold on					
Defer Initial Sale Until End of Year					
Start staircasing in Year					
End staircasing in Year					
Maximum Equity % to be Sold	0.00%	0.00%	0.00%	0.00%	0.00%
Sell Remaining Equity in Year					
Capitalised Ground Rent at Year of Sale					
Ground Rent Yield					
Rent Allowances					
Managing Agent (% of Gross Rent)	0.00%	0.00%	0.00%	0.00%	0.00%
Add VAT to Managing Agent?					
Management per Unit per Annum	450	450	450	450	450
Management Inflation Base Year	2021/22	2021/22	2021/22	2021/22	2021/22
Maintenance per Unit per Annum	2,350	2,350	2,350	2,350	2,350
Maintenance Inflation Base Year	2021/22	2021/22	2021/22	2021/22	2021/22
Service Costs per unit per Annum	0	0	0	0	0
Service Costs Inflation Base Year	2020/21	2020/21	2020/21	2020/21	2020/21
Reinstatement Costs per Unit per Annum	0	0	0	0	0
Reinstatement Inflation Base Year					
Other Allowances per Unit per Annum	0	0	0	0	0
Other Allowances Inflation Base Year					
Voids (% of Gross Rents & Service Charges)	1.90%	1.90%	1.90%	1.90%	1.90%
Major Repairs					
Input Type	% of Works	% of Works	% of Works	% of Works	% of Works
Net Works Cost (per unit)	2,140	3,028	4,309	4,885	5,285
User Input Sum					
Input Value	1.00%	1.00%	1.00%	1.00%	1.00%
Defer to Start of Year	1	1	1	1	1
Total in First Applicable Year	21	30	43	49	53
Life Cycle Cost					
Multiplier					
NPV of Major Repairs as a Percentage of Works	28.59%	28.59%	28.59%	28.59%	28.59%
NPV of Major Repairs	510	721	1,027	1,164	1,259
Major Repairs Description	1.0% of Works	1.0% of Works	1.0% of Works	1.0% of Works	1.0% of Works
Rent					
Handover Date	2021/10/01 0:00:00	2021/10/01 0:00:00	2021/10/01 0:00:00	2021/10/01 0:00:00	2021/10/01 0:00:00
Market Rent Yield p.a.					
Market Rent p.w.					
Target Rent at Handover	93.83	97.38	113.39	124.65	127.63
Rent Cap	148.88	148.88	157.62	166.38	166.38
Local Housing Allowance	241	241	305	368	368
Residential Rent (per week)	106.53	115.74	136.85	138.42	143.40
Other Income (per year)	0	0	0	0	0
Year 1 Rent	£106.53 p.w.	£115.74 p.w.	£136.85 p.w.	£138.42 p.w.	£143.40 p.w.
Lock Rents					
Rent at 52.18 wks/yr	106.53	115.74	136.85	138.42	143.40
Unsold Equity	250,082	280,046	355,033	389,921	415,092
Rent as % of Unsold Equity	2.22%	2.16%	2.01%	1.85%	1.80%
Make Service Charges Always Equal Costs	Yes	Yes	Yes	Yes	Yes
Service Charges (income per week)	0.00	0.00	0.00	0.00	0.00
Ground Rent Per Annum	0	0	0	0	0

Units Summary

Gross Residential Floor Area	8,433
Gross Commercial Floor Area	
Net Residential Floor Area	7,027
Net Commercial Floor Area	

NetFloorAreaM2		7,027
Gross Area		8,433
GrossResFloorAreaFT2		90,769
GrossConFloorAreaFT2		
GrossAreaFT2		90,769
ResidentialRentHabRooms		309
ResidentialSaleHabRooms		
OtherHabRooms		
TotalHabRooms		309

Section B - Capital Costs

Acquisition Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Land Cost	Lump Sum	10,700,000	All Units	10,700,000	Floor Area	2021/22	Cashflow Start	2.00%	10,700,000	0.00%	10,700,000	

At unit level

Description	Studio	1 Bed	2 Bed	3 Bed	3 Bed Duplex
Input					
Input Type					
Cost Base Year					
Inflation Rate					
Inflate To					
VAT					
Gross Total					

Work Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Construction	Per Unit	2,750	All Units	393,250	Floor Area	2021/22	Cashflow Start	2.00%	393,250	20.00%	471,900	

At unit level

Description	Studio	1 Bed	2 Bed	3 Bed	3 Bed Duplex
Input					
Input Type					
Cost Base Year					
Inflation Rate					
Inflate To					
VAT					
Gross Total					

Fees Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Employers Agent	% of Works ex Tax	1.80%	All Units	7,078	Floor Area	2020/21	Cashflow Start		7,078		7,078	
Dev & Admin fee	% of Works ex Tax	3.00%	All Units	11,797	Floor Area	2020/21	Cashflow Start		11,797		11,797	
Legal costs	Per Unit	500	All Units	71,500	Floor Area	2020/21	Cashflow Start		71,500		71,500	
Valuation	Per Unit	500	All Units	71,500	Floor Area	2020/21	Cashflow Start		71,500		71,500	
Planning Supervisor	% of Works ex	0.50%	All Units	1,966	Floor Area	2020/21	Cashflow Start		1,966		1,966	

Tax													
-----	--	--	--	--	--	--	--	--	--	--	--	--	--

At unit level

Description	Studio	1 Bed	2 Bed	3 Bed	3 Bed Duplex
Input					
Input Type					
Cost Base Year					
Inflation Rate					
Inflate To					
VAT					
Gross Total					

Other Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Additional allowance for on-costs	Per Unit	0		0					0		0	

At unit level

Description	Studio	1 Bed	2 Bed	3 Bed	3 Bed Duplex
Input					
Input Type					
Cost Base Year					
Inflation Rate					
Inflate To					
VAT					
Gross Total					

Section C - Subsidy

Subsidy

Subsidy per unit

Source	Type	Studio	1 Bed	2 Bed	3 Bed	3 Bed Duplex
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Subsidy Analysis

Source	Value
HCA	0
LA	0
RCGF	0
DPF	0
Other	0
TCI	0

Section D - Development Cashflow

Development Cashflow

	1	2	3
HCA			
LA			
RCGF			
DPF			
Other			
TCI			
Subsidy			
Unit Acquisition Costs			
Land Cost		5,350,000	5,350,000
Acquisition Costs		5,350,000	5,350,000
Unit Works Costs			
Construction		235,950	235,950

Works Costs		235,950	235,950
Unit Fees			
Employers Agent			7,078
Dev & Admin fee			11,797
Legal costs		71,500	
Valuation		71,500	
Planning Supervisor			1,966
Assumptions			
Fees Costs		143,000	20,841
Unit Other Costs			
Additional allowance for on-costs			
Other Costs			
Handovers			11,393,642
Cashflow		-5,728,950	5,786,851
Interest		-11,670	-46,231
Cashflow & Interest		-5,740,620	5,740,620
Cumulative Cashflow		-5,740,620	0
Sales (in Long Term Cashflow)			

Section E - Total Scheme Costs

Section F - Private Finance

Loan Report

Name	Social Rent
Loan repaid by year	1
Peak loan amount	0
... occurs in year	1
Peak loan as % of maximum facility	0.00%
Maximum loan to value ratio	0.00%
...occurs in year	1
...excess over lender's maximum	0.00%
Maximum loan to cost (A&W only)	0.00%
...occurs in year	1
...excess over lender's maximum	0
Grant Total	0

Requirement

Appraisal				
Private Finance Requirement			% of TSC	% of MSV
Total Scheme Cost:	11,393,642		100.00%	
Development Subsidy:				
Receipts from Initial Sales:				
Loan Adj:				
Capital Contribution:				
Month 1 Sales:				
Net Loan:	11,393,642			
Future Sales:				
Social Rent				
Private Finance Requirement			% of TSC	% of MSV
Total Scheme Cost:	11,393,642		100.00%	26.30%
Development Subsidy:				
Receipts from Initial Sales:				
Loan Adj:				
Capital Contribution:				
Month 1 Sales:				
Net Loan:	11,393,642		100.00%	26.30%
Future Sales:				

Value: Loan Ratios

	A	B	C	D	E
Dwelling Description	Studio	1 Bed	2 Bed	3 Bed	3 Bed Duplex
Units	44	46	39	9	5
Floor Area (m²)	32	45	64	73	79
Product Type	Social Rent	Social Rent	Social Rent	Social Rent	Social Rent
Current Market Value	250,082	280,046	355,033	389,921	415,092
NPV of Net Rent Only	62,702	73,722	99,161	100,939	106,917
User Specified Value					
Allocated Opening Loan	51,673	73,107	104,043	117,938	127,601
MSV : Net Loan	483.97%	383.06%	341.24%	330.62%	325.30%
User Value : Net Loan					
Target Value : Loan Ratio					
Loan Adjustment					
Additional Unit Capital Contribution					
Additional Unit Loan Adjustment Reason					
Affordable Loan (Using NPV)					
Affordable Loan (User Value)					
Affordable Loan on Rent	53,901	63,375	85,242	86,771	91,909
Year 1 Net Rent	2,632	3,094	4,162	4,237	4,488
Rent Yield On Loan	5.09%	4.23%	4.00%	3.59%	3.52%

Section G - Inflation

Base Inflation Rate	1.75%
Inflate Allowances to Handover at	
Income Inflation Margins	
Residential Rent	0.00%
Commercial Rent	0.00%
Ground Rent	0.00%
Other Income	0.00%
Service Charges	0.00%
Market Sales Values (Residential)	0.00%
Market Sales Values (Commercial)	0.00%
Allowances Inflation Margins	
Management	0.00%
Maintenance	0.00%
Reinstatement	0.00%
Another Allowance	0.00%
Major Repairs	0.00%

Section H - Long Term Capital Receipts

Description	Amount	Applies To	Allocate by	Year of receipt	Inflation rate	Amount received	Total
New Receipt		All Units	Floor Area				

Section I - Long Term Results

Scheme Results

Repayment Term (years)	
Cumulative Surplus	45
Cap Net Revenue Deficit	1,541,788
Loan Repaid Year	45
FirstCumulativeBreakevenDate	2021/10/01 0:00:00
LastCumulativeBreakevenDate	2021/10/01 0:00:00
First Cumulative Breakeven Year	1
Last Cumulative Breakeven Year	1
Max Annual Deficit	
DiscountedCapitalValue	0
CapitalValueOfScheme	0
LongTermInterest	20,880,004
NPV of Net Rent Only	11,460,450
NPV of All Capital Receipts	0

Discounted Capital Value Capital Value Of Scheme	0
Max Annual Deficit	1
Peak Loan	11,996,524
NetPresentValueOfNetRentPlusCapValMinusLoan	66,808
Peak Loan	12
Loan Repaid By	2065/10/01 0:00:00
RevenueFirstExceedsCostsYear	13
NPV at First Handover	66,808
Loan Repayment Method	
Discount Rates	5.0%
Discount Period (years)	45
IRR	5.04%
Total Set Aside Receipts	0
Summarise Cashflow to Year	45
Capital Growth Rate	
Total Interest	-57,901
Mn Interest Cover: Year	
Target Interest Cover	
Target Interest Cover First Met in Year	
Mn Interest Cover	
Interest Cover At Year 1	86.09%
Discount Period	45
Cumulative Surplus	197,995
Cumulative Deficit	0

Unit Results

	A	B	C	D	E
Dwelling Description	Studio	1 Bed	2 Bed	3 Bed	3 Bed Duplex
Units	44	46	39	9	5
Floor Area (m²)	32	45	64	73	79
Product Type	Social Rent	Social Rent	Social Rent	Social Rent	Social Rent
Total Unit Cost : Current Market Value Ratio	20.66%	26.11%	29.31%	30.25%	30.74%
Receipts Set Aside					
NPV					
NPV Discount Rate	5.00%	5.00%	5.00%	5.00%	5.00%
NPV Discount Period	45	45	45	45	45
NPV of Net Rent Only	62,702	73,722	99,161	100,939	106,917
NPV of Capital Receipts					
NPV of Asset Value					
Total of Above	62,702	73,722	99,161	100,939	106,917
Allocated Opening Loan	51,673	73,107	104,043	117,938	127,601
NPV at Unit Handover Date	11,030	615	-4,881	-16,999	-20,684
Net Present Value Rank	1	2	3	4	5
NPV Breakeven Year	31	31	31	31	31
NPV % of TSC	21.34%	0.84%	-4.69%	-14.41%	-16.21%
NPV at First Handover	11,030	615	-4,881	-16,999	-20,684
NPV at PC (Last Handover)	11,030	615	-4,881	-16,999	-20,684
NPV at Land Acquisition Date	10,985	613	-4,862	-16,930	-20,600
IRR					
IRR at Unit Handover	6.24%	5.05%	4.71%	4.10%	3.98%
IRR Rank	1	2	3	4	5
Loan					
Allocated Opening Loan	51,673	73,107	104,043	117,938	127,601
Loan Repaid - Year					
Loan Repayment Year	0	0	0	0	0
Peak Loan Amount					
Peak Loan Occurs - Year	1	1	1	1	1
Year Income First Exceeds Costs					
Peak Cumulative Debt					

Peak Cumulative Debt - Year	1	1	1	1	1
First Cumulative Breakeven Year					
Last Cumulative Breakeven Year					
Interest Total					
Total Interest	55,907	130,682	221,230	321,254	361,669
Min Interest Cover - Year					
Target Interest Cover					
Target Interest Cover First Met					
Number of Years Interest Cover Is Met					
Cumulative Deficits					
Cumulative Deficit	0	0	0	0	0
Cumulative Surplus	70,332	5,390	0	0	0
Max. Annual Deficit					
Max. Annual Deficit - Year					
Capitalised Year 1 Net Revenue Deficit	-2,229	9,732	18,800	31,167	35,692

Section J - Long Term Cashflow

Long Term Cashflow

Year	1	2	3	4	5	6	7	8	9	10
Opening Loan		11,517,580	11,592,884	11,663,191	11,728,097	11,787,176	11,839,986	11,886,039	11,924,844	11,955,877
Loan Details										
Handed over from Dev CF	11,439,873									
Interest	558,755	564,761	568,332	571,649	574,693	577,442	579,874	581,964	583,689	585,021
Sales Receipts										
Set Aside										
Ground Rent Sales										
Other Capital Receipts										
Loan Repayment Total	481,048	489,457	498,025	506,744	515,614	524,631	533,821	543,159	552,657	562,335
Closing Loan	11,517,580	11,592,884	11,663,191	11,728,097	11,787,176	11,839,986	11,886,039	11,924,844	11,955,877	11,978,562
Gross Rent										
Gross Residential Rent	903,307	919,105	935,192	951,561	968,216	985,154	1,002,403	1,019,941	1,037,782	1,055,950
Gross Commercial Rent										
Other income and voids										
Service charges (income)										
Ground Rents										
Other Income										
Voids & Bad debts	-17,163	-17,463	-17,769	-18,080	-18,396	-18,718	-19,046	-19,379	-19,718	-20,063
Allowances	405,096	412,185	419,399	426,738	434,206	441,805	449,536	457,403	465,408	473,552
Managing Agent										
Own Management	64,350	65,476	66,622	67,788	68,974	70,181	71,409	72,659	73,931	75,224
Maintenance	336,027	341,908	347,891	353,979	360,174	366,477	372,890	379,416	386,055	392,811
Service Costs										
Reinstatement Costs										
Major Repairs	4,719	4,802	4,886	4,971	5,058	5,147	5,237	5,328	5,422	5,516
Other Allowances										
Net Rent	481,048	489,457	498,025	506,744	515,614	524,631	533,821	543,159	552,657	562,335
Net Rent + Receipts -	-77,707	-75,304	-70,307	-64,905	-59,079	-52,811	-46,053	-38,805	-31,032	-22,686

Handed over from Dev CF											
Interest											
Sales Receipts											
Set Aside											
Ground Rent Sales											
Other Capital Receipts											
Loan Repayment Total											
Closing Loan											
Gross Rent											
Gross Residential Rent	2,648,299	2,694,644	2,741,805	2,789,787	2,838,604	2,888,282	2,938,827	2,990,253	3,042,591	3,095,827	
Gross Commercial Rent											
Other income and voids											
Service charges (income)											
Ground Rents											
Other Income											
VOIDS & Bad debts	-50,318	-51,198	-52,094	-53,006	-53,933	-54,877	-55,838	-56,815	-57,809	-58,821	
Allowances	1,187,660	1,208,444	1,229,591	1,251,109	1,273,004	1,295,281	1,317,949	1,341,013	1,364,481	1,388,359	
Managing Agent											
Own Management	188,661	191,963	195,322	198,740	202,218	205,757	209,358	213,021	216,749	220,542	
Maintenance	985,163	1,002,404	1,019,946	1,037,795	1,055,956	1,074,435	1,093,238	1,112,370	1,131,836	1,151,643	
Service Costs											
Reinstatement Costs											
Major Repairs	13,835	14,077	14,324	14,574	14,829	15,089	15,353	15,622	15,895	16,173	
Other Allowances											
Net Rent	1,410,321	1,435,002	1,460,119	1,485,672	1,511,667	1,538,123	1,565,041	1,592,425	1,620,301	1,648,647	
Net Rent + Receipts - Interest Cost	1,410,321	1,435,002	1,460,119	1,485,672	1,511,667	1,538,123	1,565,041	1,592,425	1,620,301	1,648,647	
Cashflow	1,410,321	1,435,002	1,460,119	1,485,672	1,511,667	1,538,123	1,565,041	1,592,425	1,620,301	1,648,647	
Cumulative Balance	22,192,123	23,627,125	25,087,245	26,572,917	28,084,583	29,622,707	31,187,747	32,780,173	34,400,473	36,049,121	
PRA											

Year	73	74	75	76	77	78	79	80	81	82	
Opening Loan											
Loan Details											
Handed over from Dev CF											
Interest											
Sales Receipts											
Set Aside											
Ground Rent Sales											
Other Capital Receipts											
Loan Repayment Total											
Closing Loan											
Gross Rent											
Gross Residential	3,150,005	3,205,132	3,261,224	3,318,290	3,376,362	3,435,445	3,495,570	3,556,741	3,618,983	3,682,319	

Own Management	266,914	271,585	276,337	281,173	286,094	291,100	296,195	301,378	306,652	312,019
Maintenance	1,393,788	1,418,179	1,442,997	1,468,249	1,493,944	1,520,088	1,546,689	1,573,756	1,601,297	1,629,320
Service Costs										
Reinstatement Costs										
Major Repairs	19,574	19,916	20,265	20,619	20,980	21,347	21,721	22,101	22,488	22,881
Other Allowances										
Net Rent	1,995,295	2,030,212	2,065,740	2,101,894	2,138,679	2,176,103	2,214,183	2,252,929	2,292,359	2,332,476
Net Rent + Receipts - Interest Cost	1,995,295	2,030,212	2,065,740	2,101,894	2,138,679	2,176,103	2,214,183	2,252,929	2,292,359	2,332,476
Cashflow	1,995,295	2,030,212	2,065,740	2,101,894	2,138,679	2,176,103	2,214,183	2,252,929	2,292,359	2,332,476
Cumulative Balance	56,204,029	58,234,241	60,299,981	62,401,876	64,540,555	66,716,658	68,930,841	71,183,770	73,476,129	75,808,605
PRA										

Year	93	94	95	96	97	98	99	100
Opening Loan								
Loan Details								
Handed over from Dev CF								
Interest								
Sales Receipts								
Set Aside								
Ground Rent Sales								
Other Capital Receipts								
Loan Repayment Total								
Closing Loan								
Gross Rent								
Gross Residential Rent	4,456,560	4,534,554	4,613,906	4,694,653	4,776,805	4,860,404	4,945,460	5,031,999
Gross Commercial Rent								
Other income and voids								
Service charges (income)								
Ground Rents								
Other Income								
Void & Bad debts	-84,675	-86,157	-87,664	-89,198	-90,759	-92,348	-93,964	-95,608
Allowances	1,998,594	2,033,569	2,069,157	2,105,367	2,142,211	2,179,699	2,217,844	2,256,656
Managing Agent								
Own Management	317,479	323,035	328,688	334,440	340,293	346,248	352,307	358,473
Maintenance	1,657,833	1,686,845	1,716,365	1,746,401	1,776,963	1,808,060	1,839,701	1,871,896
Service Costs								
Reinstatement Costs								
Major Repairs	23,282	23,689	24,104	24,526	24,955	25,392	25,836	26,288
Other Allowances								
Net Rent	2,373,292	2,414,828	2,457,085	2,500,087	2,543,835	2,588,356	2,633,652	2,679,734
Net Rent + Receipts - Interest Cost	2,373,292	2,414,828	2,457,085	2,500,087	2,543,835	2,588,356	2,633,652	2,679,734
Cashflow	2,373,292	2,414,828	2,457,085	2,500,087	2,543,835	2,588,356	2,633,652	2,679,734
Cumulative Balance	78,181,896	80,596,724	83,053,809	85,553,897	88,097,732	90,686,088	93,319,740	95,999,475
PRA								

Section K - Affordability

Affordability					
Dwelling Description	Studio	1 Bed	2 Bed	3 Bed	3 Bed Duplex
Units	44	46	39	9	5
Floor Area (m?)	32	45	64	73	79
Product Type	Social Rent	Social Rent	Social Rent	Social Rent	Social Rent
Current Market Value	250,082	280,046	355,033	389,921	415,092

Sales % Mortgage APR					
Repayment Term					
Deposit % of Full MSV	0.00%	0.00%	0.00%	0.00%	0.00%
Deposit as % of Equity Share					
Deposit Amount	0	0	0	0	0
Mortgage Required	0	0	0	0	0
Mortgage Repayment (per year)					
Mortgage Repayment (per month)					
Mortgage Repayment (per week)	0	0	0	0	0
Gross Rent (per year)	5,559	6,039	7,141	7,223	7,483
Gross Rent (per month)	463	503	595	602	624
Gross Rent (per week)	106.53	115.74	136.85	138.42	143.40
User Defined Service Charges (per year)					
Service Charges (per year)					
Service Charges (per month)					
Service Charges (per week)					
Purchase Cost (per year)	5,559	6,039	7,141	7,223	7,483
Purchase Cost (per month)	463	503	595	602	624
Purchase Cost (per week)	106.53	115.74	136.85	138.42	143.40
Target Total Cost/Earnings Ratio					
Actual Household Earnings					
Actual Earnings Ratio					
Mortgage Earnings Multiplier					
Minimum Earnings Required					
Minimum Earnings Ratio					
Maximum Mortgage on Earnings					
Affordable Equity Share On Earnings	0.00%	0.00%	0.00%	0.00%	0.00%
Outright Sale Cost (per week)					
Minimum Affordable Equity Share					
Homebuy Saving (per week)					
Homebuy % of Full Sale Cost					

Section L - Residual Land Value

Residual Land Value					
Dwelling Description	Studio	1 Bed	2 Bed	3 Bed	3 Bed Duplex
Units	44	46	39	9	5
Floor Area (m ²)	32	45	64	73	79
Product Type	Social Rent	Social Rent	Social Rent	Social Rent	Social Rent
Residual Land Value					
Affordable Loan	62,702	73,722	99,161	100,939	106,917
Internal Subsidy					
Sales Income					
External Subsidy					
Assessed GDV	62,702	73,722	99,161	100,939	106,917
Assessed Land Value					
Fees & Interest (%)					
Profit Margin (%)					
Fees & Interest + Profit					
Works	2,140	3,028	4,309	4,885	5,285
Sub Total	2,140	3,028	4,309	4,885	5,285
Residual Land Value	60,562	70,694	94,852	96,054	101,632
Avg. Plotting Density - upa					
RLV per acre					
Rank	1	1	1	1	1

APPENDIX TWENTY-THREE – Full Pricing Schedule of Existing Leasehold Homes

Block	Lease Holder - Owner Occupier (OO) or Home Owner (HO)?	Property size	Hab Room	Gross Internal Area (Sqft) GL HEARN 14/03/2018	Market Value	Average Capital Value PSF
Benson House	OO	2 Duplex	3	691	£ 355,000	£ 514
Benson House	HO	2 Duplex	3	691	£ 355,000	£ 514
Benson House	HO	3 Duplex	4	847.13	£ 385,000	£ 454
Bentinck House	RHP	2 Duplex	3	691	£ 365,000	£ 528
Bowes Lyon House	OO	0	1	343	£ 250,000	£ 729
Bowes Lyon House	HO	2 Duplex	3	691	£ 345,000	£ 499
Bowes Lyon House	RHP	2 Duplex	3	691	£ 345,000	£ 499
Cavendish House	OO	0	1	343	£ 250,000	£ 729
Cavendish House	RHP	2 Duplex	3	691	£ 345,000	£ 499
Cavendish House	RHP	2 Duplex	3	691	£ 345,000	£ 499
Cavendish House	RHP	2 Duplex	3	691	£ 315,000	£ 456
Clarke House	RHP	1	2	485	£ 305,000	£ 629
Clarke House	OO	1	2	485	£ 288,000	£ 594
Clarke House	RHP	1	2	485	£ 288,000	£ 594
Edwards House	RHP	0	1	343	£ 280,000	£ 816
Edwards House	HO	2 Duplex	3	691	£ 355,000	£ 514
Edwards House	OO	2 Duplex	3	691	£ 355,000	£ 514
Edwards House	RHP	3 Duplex	4	847.13	£ 388,000	£ 458
Field House	OO	2 Duplex	3	691	£ 355,000	£ 514
Field House	RHP	2 Duplex	3	691	£ 332,500	£ 481
Field House	RHP	2 Duplex	3	691	£ 335,000	£ 485
Field House	OO	3 Duplex	4	847.13	£ 385,000	£ 454
Greig House	RHP	1	2	485	£ 265,000	£ 546
Greig House	OO	1	2	485	£ 295,000	£ 608
Greig House	OO	1	2	485	£ 295,000	£ 608
Hatch House	HO	3	4	783	£ 385,000	£ 492
Hawkins House	OO	3	4	783	£ 385,000	£ 492
Hawkins House	OO	3	4	783	£ 385,000	£ 492
Hornby House	OO	1	2	485	£ 295,000	£ 608
Hornby House	RHP	1	2	485	£ 270,000	£ 557
Hornby House	RHP	1	2	485	£ 262,000	£ 540
Hornby House	RHP	1	2	485	£ 265,000	£ 546
Hornby House	HO	1	2	485	£ 295,000	£ 608
Hornby House	RHP	1	2	485	£ 295,000	£ 608
Hornby House	HO	1	2	485	£ 295,000	£ 608
Hornby House	RHP	1	2	485	£ 295,000	£ 608
Leyland House	OO	2 Duplex	3	691	£ 355,000	£ 514
Leyland House	HO	2 Duplex	3	691	£ 355,000	£ 514
Leyland House	OO	2 Duplex	3	691	£ 355,000	£ 514
Newman House	HO	2 Duplex	3	691	£ 345,000	£ 499
Newman House	OO	2 Duplex	3	691	£ 345,000	£ 499
Newman House	OO	2 Duplex	3	691	£ 345,000	£ 499
Newman House	RHP	2 Duplex	3	691	£ 345,000	£ 499
Newman House	HO	2 Duplex	3	691	£ 345,000	£ 499
Secrett House	HO	0	1	343	£ 250,000	£ 729
Secrett House	HO	2 Duplex	3	691	£ 365,000	£ 528
Secrett House	RHP	2 Duplex	3	691	£ 385,000	£ 557
Secrett House	OO	2 Duplex	3	691	£ 365,000	£ 528
Secrett House	HO	3 Duplex	4	847.13	£ 385,000	£ 454
TOTAL GDV					£ 16,143,500	

APPENDIX TWENTY-FOUR – KEL Appraisal of Community Centre



Ham Close Community Centre

Valuation Date:	30/03/2022		
Freehold			
Value:	1,024,606	Net Initial Yield:	7.000%
Net Rent:	77,575	Nominal Equivalent Yield:	7.000%
Total ERV:	77,575	True Equivalent Yield:	7.317%
Total Area:	6,206 sqft	Reversionary Yield:	7.000%
Net value / sqft	165		

Community Centre

Current	Gross income	77,575		
	Net Income		77,575	
	YP (7.000% in perpetuity)	14.2857		1,108,214
Unit Gross Value				1,108,214

Summary of Unit Values

Community Centre	1,108,214	
Total of Unit Values		1,108,214

Buyers Costs

Agents Fees	1.0000%	-12,295	v	
Legal Fees	0.8000%	-9,836	v	
Stamp Duty	5.0000%	-61,476	v	
Total (=8.1600% of Say Value):				-83,608

Net Value	1,024,606
------------------	------------------

Total VAT Amount: 13,935

Running Yield Report

Date	Cumulative Capital Invested	Capital Adjustment	Gross Income	Net Income	Running Yield	Cap Adj Running Yield
30/03/2022	1,108,214	0	77,575	77,575	7.000%	7.000%

Assumptions

All dates for capitalisation calculations taken from the nearest month start/end.
Running Yields and Net Initial Yield are based on say value plus buyer's costs 1,108,214.
Formulae as in Parry's Tables: rent annually in arrears.
Cap Adj Running Yield is based on cumulative capital invested.
VAT rate of 20.00% applied where applicable.



Letting Schedule for Ham Close Community Centre

Tenant/Unit	Area (sqft)	Lease Start	Period	Lease End	Breaks	Stepped/Initial	Contracted Rent	Rate (/sqft)	Rev. Freq.	Next Review	ERV	Rate (/sqft)
Community Centre	6,206						77,575	12.50	5		77,575	12.50
	6,206						77,575	12.50			77,575	12.50

Notes
^ - Review is upwards only
o - Excluded from Landlord and Tenant Act, 1954

APPENDIX TWENTY-FIVE – Rental Income of Existing Garages

Property Name	Property UPRN	Postcode	Housing Area	Status Reason	Rent	Column2
001 Clarke House Garage	2419001000		Central	Tenanted	18.77	
002 Clarke House Garage	2419002000		Central	Tenanted	22.52	
003 Clarke House Garage	2419003000		Central	Tenanted	18.77	
004 Clarke House Garage	2419004000		Central	Tenanted	18.77	
005 Clarke House Garage	2419005000		Central	Tenanted	18.77	
006 Clarke House Garage	2419006000		Central	Tenanted	22.52	
007 Clarke House Garage	2419007000		Central	Tenanted	22.52	
008 Clarke House Garage	2419008000		Central	Tenanted	18.77	
009 Clarke House Garage	2419009000		Central	Tenanted	22.52	
010 Clarke House Garage	2419010000		Central	Tenanted	22.52	
011 Clarke House Garage	2419011000		Central	Tenanted	22.52	
012 Clarke House Garage	2419012000		Central	Tenanted	22.52	
013 Clarke House Garage	2419013000		Central	Tenanted	22.52	
001 Greig House Garage	2419014000		Central	Tenanted	22.52	
002 Greig House Garage	2419015000		Central	Tenanted	22.52	
003 Greig House Garage	2419016000		Central	Tenanted	22.52	
004 Greig House Garage	2419017000		Central	Tenanted		ESTATE SERVICES
005 Greig House Garage	2419018000		Central	Tenanted	22.52	
006 Greig House Garage	2419019000		Central	Tenanted	22.52	
007 Greig House Garage	2419020000		Central	Tenanted	18.77	
008 Greig House Garage	2419021000		Central	Tenanted	22.52	
009 Greig House Garage	2419022000		Central	Tenanted	22.52	
010 Greig House Garage	2419023000		Central	Tenanted	22.52	
011 Greig House Garage	2419024000		Central	Tenanted	18.77	
012 Greig House Garage	2419025000		Central	Tenanted	18.77	
013 Greig House Garage	2419026000		Central	Tenanted	22.52	
014 Greig House Garage	2419027000		Central	Tenanted	22.52	
015 Greig House Garage	2419028000		Central	Tenanted	22.52	
016 Greig House Garage	2419029000		Central	Tenanted	22.52	
017 Greig House Garage	2419030000		Central	Tenanted	22.52	
001 Hornby House Garage	2419031000		Central	Tenanted	18.77	
002 Hornby House Garage	2419032000		Central	Tenanted	22.52	
003 Hornby House Garage	2419033000		Central	Tenanted	18.77	
004 Hornby House Garage	2419034000		Central	Tenanted	18.77	
005 Hornby House Garage	2419035000		Central	Tenanted		ESTATE SERVICES
006 Hornby House Garage	2419036000		Central	Tenanted	22.52	
007 Hornby House Garage	2419037000		Central	Tenanted	22.52	
008 Hornby House Garage	2419038000		Central	Tenanted	22.52	
009 Hornby House Garage	2419039000		Central	Tenanted	22.52	
010 Hornby House Garage	2419040000		Central	Tenanted	22.52	
011 Hornby House Garage	2419041000		Central	Tenanted	18.77	
012 Hornby House Garage	2419042000		Central	Tenanted	18.77	
013 Hornby House Garage	2419043000		Central	Tenanted	22.52	
014 Hornby House Garage	2419044000		Central	Tenanted	22.52	
015 Hornby House Garage	2419045000		Central	Tenanted	22.52	
016 Hornby House Garage	2419046000		Central	Tenanted	22.52	
017 Hornby House Garage	2419047000		Central	Tenanted	22.52	

Total

964.65

APPENDIX TWENTY-SIX – Appraisal Results

Ham Close Estate
Proposed Development Appraisal

Development Appraisal
DS2 LLP
29 April 2022

APPRAISAL SUMMARY**DS2 LLP****Ham Close Estate
Proposed Development Appraisal****Appraisal Summary for Merged Phases 1 2 3**

Currency in £

REVENUE**Sales Valuation**

	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Block B - Market Homes	5	4,208	732.50	616,472	3,082,360
Block A - Social Rent Reprovision	14	9,718	215.16	149,352	2,090,925
Block D - Social Rent Reprovision	21	13,921	215.16	142,631	2,995,242
Block B - Social Rent Reprovision	16	10,925	215.16	146,914	2,350,623
Block W - Social Rent Reprovision	12	8,168	215.16	146,452	1,757,427
Block W - Market Homes	2	844	731.61	308,739	617,479
Block TU - Market Homes	36	23,940	752.70	500,546	18,019,638
Block M - Social Rent Reprovision	52	32,385	215.16	133,999	6,967,957
Block N - Social Rent Reprovision	16	8,721	215.16	117,276	1,876,410
Block N - London Affordable Rent	2	1,091	234.11	127,707	255,414
Block O - Social Rent Reprovision	12	8,681	215.16	155,650	1,867,804
Block V - Market Homes	42	26,738	752.10	478,800	20,109,600
Block E - Market Homes	38	26,274	751.86	519,852	19,754,370
Block C - London Affordable Rent	19	14,574	234.11	179,575	3,411,919
Block C - London Shared Ownership	12	8,669	364.61	263,400	3,160,804
Block C - London Living Rent	10	6,298	350.34	220,644	2,206,441
Block I - Market Homes	38	26,274	751.86	519,852	19,754,370
Block R - Market Homes	20	13,645	766.66	523,054	10,461,076
Block S - London Shared Ownership	35	23,801	364.61	247,945	8,678,083
Block S - Market Homes	8	6,346	750.47	595,310	4,762,483
Block F - Market Homes (Houses)	4	7,182	795.66	1,428,608	5,714,430
Block H - Market Homes (Houses)	4	9,210	747.97	1,722,201	6,888,804
Block G - Market Homes (Houses)	7	12,764	795.66	1,450,829	10,155,804
Block J - Market Homes (Houses)	4	9,210	747.97	1,722,201	6,888,804
Block L - Market Homes (Houses)	4	7,182	795.66	1,428,608	5,714,430
Block K - Market Homes (Houses)	7	12,764	795.04	1,449,699	10,147,891
Block Q - Market Homes (Houses)	6	10,097	832.79	1,401,447	8,408,681

APPRAISAL SUMMARY**DS2 LLP****Ham Close Estate****Proposed Development Appraisal**

Block P - Market Homes (Houses)	<u>6</u>	<u>10,097</u>	832.79	1,401,447	<u>8,408,681</u>
Totals	452	353,727			196,507,947

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Maker Labs	1	1,195	10.00	11,950	11,950	11,950
Community Centre	<u>1</u>	<u>7,005</u>	15.00	105,075	<u>105,075</u>	<u>105,075</u>
Totals	2	8,200			117,025	117,025

Investment Valuation**Maker Labs**

Current Rent	11,950	YP @	8.0000%	12.5000	149,375
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Community Centre

Current Rent	105,075	YP @	7.0000%	14.2857	1,501,071
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Total Investment Valuation**1,650,446****GROSS DEVELOPMENT VALUE****198,158,394**

Purchaser's Costs	6.80%	(112,230)
Effective Purchaser's Costs Rate	6.80%	

(112,230)

NET DEVELOPMENT VALUE**198,046,163****Additional Revenue**

Grant Funding	5,718,000
Grant Funding	5,718,000
	11,436,000

NET REALISATION**209,482,163**

APPRAISAL SUMMARY**DS2 LLP****Ham Close Estate
Proposed Development Appraisal
OUTLAY****ACQUISITION COSTS**

Ph 1 EUV - Leaseholder Homes	1,976,755		
Ph 1 EUV - Social Rent Homes	1,406,254		
Ph 2 EUV - Leaseholder Homes	3,624,051		
Ph 2 EUV - Social Rent Homes	2,890,631		
Ph 2 EUV - Community Centre	1,024,606		
Ph 3 EUV - Leaseholder Home	10,542,694		
Ph 3 EUV - Social Rent Homes	6,875,015		
Ph 3 EUV - Existing Garages	467,508		
Total Acquisition		28,807,514	28,807,514
Stamp Duty	5.00%	1,440,376	
Agent Fee	1.00%	288,075	
Legal Fee	0.80%	230,460	
			1,958,911

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost
Block A - Social Rent Reprovision	13,016	186.01	2,421,068
Block B - Construction	20,859	228.99	4,776,402
Block D - Social Rent Reprovision	19,009	225.22	4,281,180
Block W - Construction	13,571	227.22	3,083,548
Community Centre and Maker Labs Construction	9,106	461.86	4,205,670
Block TU - Market Homes	32,724	230.07	7,528,786
Block M - Social Rent Reprovision	45,570	280.58	12,786,045
Block N - Construction	14,429	224.95	3,245,743
Block O - Social Rent Reprovision	11,861	225.75	2,677,580
Block V - Market Homes	35,360	291.61	10,311,505
Block E - Market Homes	34,345	287.00	9,856,904
Block C - Construction	38,838	275.99	10,719,068
Block I - Market Homes	34,344	285.79	9,815,225
Block R - Market Homes	18,412	285.62	5,258,831

APPRAISAL SUMMARY

DS2 LLP

Ham Close Estate**Proposed Development Appraisal**

Block S - Construction	39,293	274.25	10,776,270	
Construction Houses	<u>78,482</u>	211.52	<u>16,600,753</u>	
Totals	537,725 ft²		118,344,578	
Contingency		5.00%	5,917,229	
S106 estimate			1,582,000	
Social Value Fund			2,000,000	
Tenanted Home Loss Payment			1,730,300	
CPO			76,650	
Leasehold Home Loss Payment			984,300	
Non-Resident Leasehold Payment			752,700	
Phase 1 BCIL estimate			162,613	
Phase 1 MCIL estimate			113,451	
Phase 2 BCIL estimate			1,733,326	
Phase 2 MCIL estimate			528,568	
Phase 3 BCIL estimate			4,103,071	
Phase 3 MCIL estimate			1,251,208	
				139,279,994
PROFESSIONAL FEES				
Professional Fees		10.00%	12,426,181	
				12,426,181
MARKETING & LETTING				
Marketing		1.50%	2,408,090	
Letting Agent Fee		10.00%	11,703	
Letting Legal Fee		5.00%	5,851	
				2,425,644
DISPOSAL FEES				
Sales Agent Fee - Residential		1.50%	55,498	
Sales Agent Fee - Commercial		1.00%	15,382	
Sales Agent Fee		1.50%	2,327,836	
Sales Legal Fee		0.50%	990,231	
				3,388,946
TOTAL COSTS BEFORE FINANCE				188,287,190

APPRAISAL SUMMARY**DS2 LLP****Ham Close Estate
Proposed Development Appraisal****FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)

Total Finance Cost 12,360,203

TOTAL COSTS**200,647,393****PROFIT****8,834,770****Performance Measures**

Profit on Cost% 4.40%

Profit on GDV% 4.46%

Profit on NDV% 4.46%

Development Yield% (on Rent) 0.06%

Equivalent Yield% (Nominal) 7.09%

Equivalent Yield% (True) 7.42%

IRR% (without Interest) 9.65%

Rent Cover 75 yrs 6 mths

Profit Erosion (finance rate 6.500) 8 mths