

3.7. Proposed Scheme Schedule

Total Residential Units = 115

Figure o – Schedule - By Tenure & Beds

	Tenure	Units	% of Total	
1 Beds	Private	29	25%	
	Intermediate	4	3%	
	Affordable	12	10%	
	Total	45	39%	
2 Beds	Private	17	15%	
	Intermediate	9	8%	
	Affordable	10	9%	
	Total	36	31%	
3 Beds	Private	11	10%	
	Intermediate	4	3%	
	Affordable	13	11%	
	Total	28	24%	
4 Beds	Affordable	6	5%	
	Total	6	5%	
	Grand total	115	100%	
		81	Small	70%
		34	Large	30%

Figure q – Schedule - By Tenure

Tenure	Units	% of Total
Private	57	50%
Intermediate	17	15%
Affordable	41	36%
Total Units	115	100%

Figure p – Schedule - Totals & Density

Beds	Beds p/ha	Persons	Persons p/ha	Units	Units p/ha	Hab Rooms	Hab Rooms p/ha
225	500	410	911.1	115	255.6	374	831.1

Note - Additional 2no. non-residential unit spaces within the ground and first floor of the proposed scheme are excluded from the above schedule and are exempt from tenure and density.

4. Conclusion

- 4.7.1. This document has set out to define the design processes and considerations that have gone into developing OP 1 as a proposed development on the site off Vallance Road. There has been careful consideration of historic context and current policy, as well as the various constraints and opportunities that the existing site offers. Additional considerations have been made in setting out proposals within the context of the Whitechapel Vision.
- 4.7.2. The next stage in developing proposals for the site will include; amendments based on feedback from THH and LBTH; refinement of the proposed design (including a comprehensive massing model); input from various consultants and any potential meeting with Tower Hamlets London Borough Council planning department.

An aerial architectural rendering of a city block. The central focus is a tall, multi-story building with a grid-like facade of windows. The surrounding area includes other buildings of varying heights and a street layout. The overall tone is light and monochromatic, with soft shadows and highlights that give a sense of depth and perspective.

APPENDICES

Appendix 01 - Proposed Tenure Key



Level 0 - Tenure



Level 1 - Tenure



Level 2 - Tenure



Level 3 - Tenure



Level 4 - Tenure



Level 5 - Tenure



Level 6 - Tenure




Level 7 to 16 - Tenure - Typical

NOTES:
CDM 2015 : DESIGNERS NOTES ON SIGNIFICANT RESIDUAL RISKS




In preparing this design Hester Architects have attempted to avoid using materials and techniques which could cause future hazards whilst constructing, using, maintaining or de-commissioning the building.

The following risks could not be designed out and should be carefully monitored on site during the construction period and during any future maintenance of the structure.

These notes relate solely to information shown on this drawing. Only significant risks which are considered to be unusual, or unlikely to be obvious to a competent contractor or other designer will be highlighted. This information is subject to revision as the design develops.

Particularly hazardous areas are highlighted with a symbol on the drawing and noted. 

Tenure Key

-  Affordable
-  Intermediate
-  Private

Revision	Date	Notes
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FOR INFORMATION ONLY

Project
Lister & Treves Houses

For
JRP

Drawing Title
Proposed Tenure Plans

Scale
1 : 1250 @ A3

Drawn by	Date	Checked
JS	October 2015	DF
Job No.	Drawing No.	Rev.
15044	01 - 020	

An aerial architectural rendering of a city block. The central focus is a tall, multi-story building with a complex, stepped roofline and a grid of windows. The surrounding area includes other buildings, streets, and a large open space, possibly a park or plaza, all rendered in a light, monochromatic style.

APPENDICES

Appendix 02 - Scheme OP2 & OP3



hester & Treves House

DRAFT OPTIONS

Feasibility Appraisal
Stage 1 - Options 2 & 3
September 2015

CONTENTS

DEVELOPMENT OPTION 2 & 3 (OP2 & OP3)

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OPTION 3 (OP3) B	7
OPTION 3 (OP3) C	8

OPTION 2 (OP2)

Regeneration of the Plot

Options 2 - complete regeneration of the plot, involving the demolition of one or both structures to provide an equal number of bed spaces on the plot.

A: Proposal

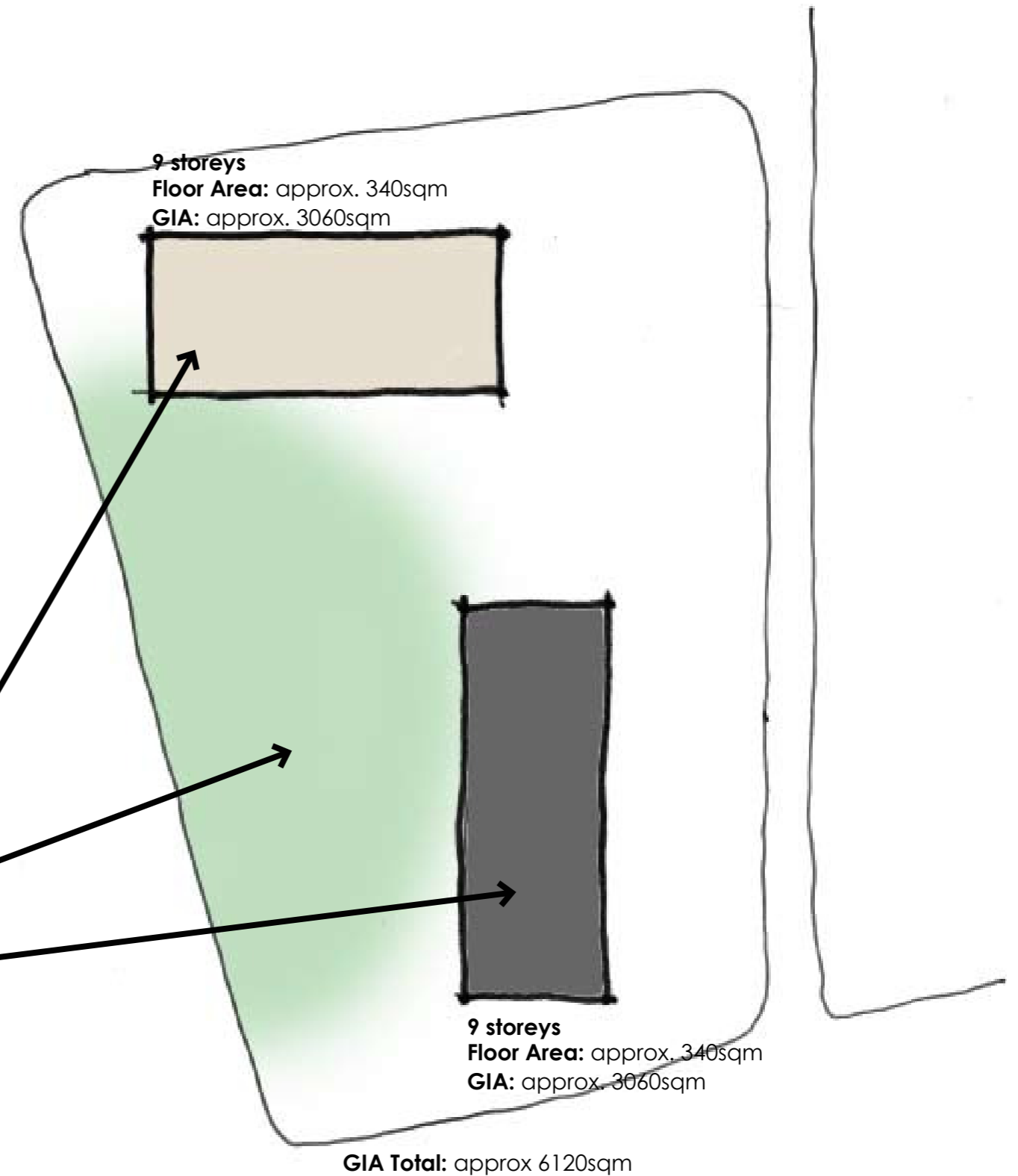
The demolition of Treves House allows the permeability of the plot to be increased with greater access to the private shared green space, sports facilities at Hughes Mansions and sets the new building back from the properties on the eastern boundary.

The proposed new building would accommodate a number of flat types with a variety of sizes from 1 bedroom to 4 bedroom with accessible units on the ground floor.

Lister House would be fully refurbished and overclad to be brought up to standards in line with the latest building regulations. The internal layout could be revised to achieve a great variety of flat types in the building with a number of the 2 bedroom flat increased to 3 or 4 bedroom family flats. Additional flats could be accommodated in the new Treves House to achieve the required number of 51 residential flats.

Summary: The layout does not make the best use of the site area and creates two towers blocks sitting in the site which is not a desirable proposal. This form of urban design is not considered favourable by local authorities.

New development
Green
Lister House



OPTION 2 (OP2)

Regeneration of the Plot

Options 2 - complete regeneration of the plot, involving the demolition of one or both structures to provide an equal number of bed spaces on the plot.

B: Proposal

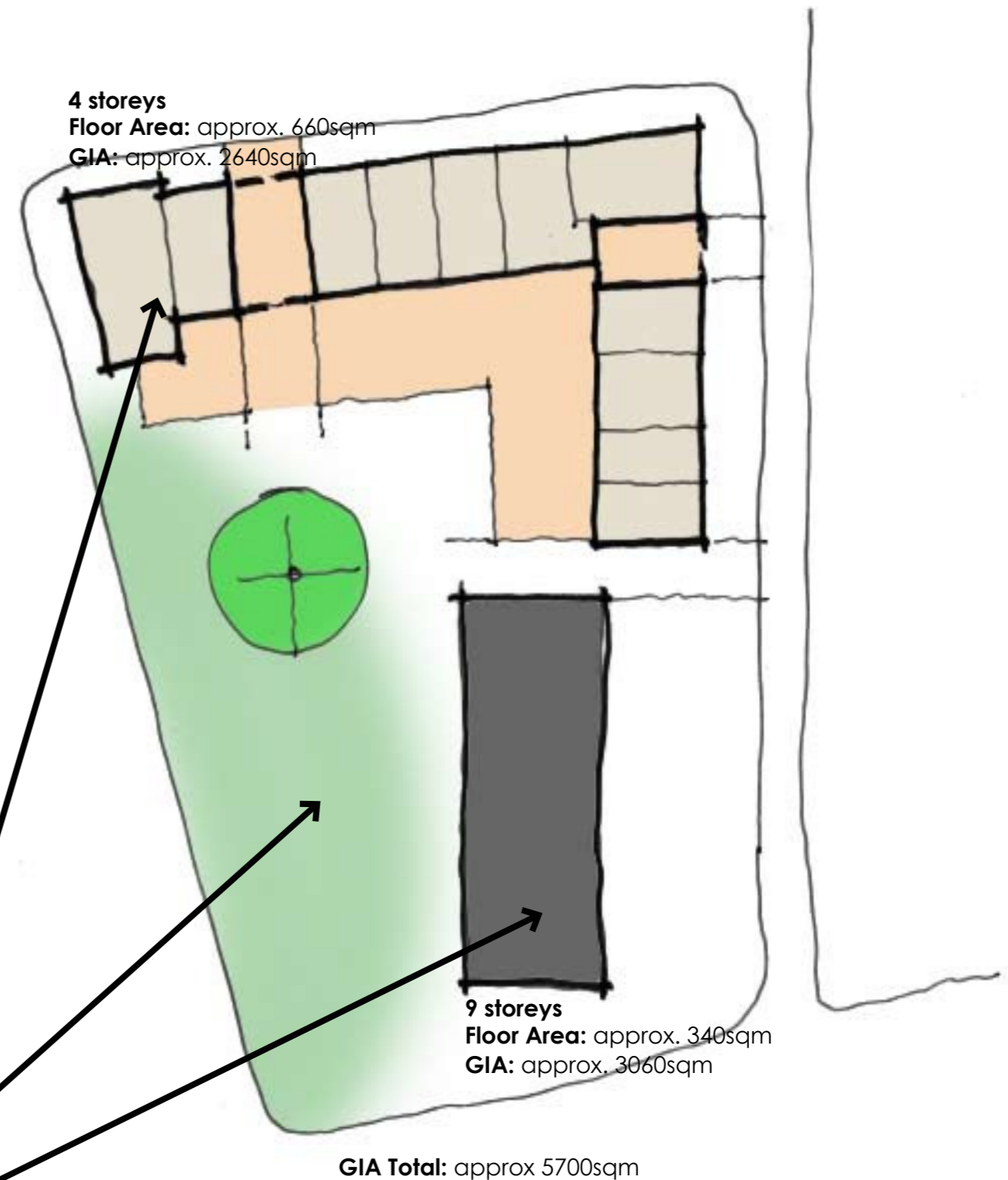
Again this proposal is for the demolition of Treves House and the introduction of new build maisonettes with flats over. The proposal will provide 9 number 3 bedroom own door maisonettes with entrances off the north and east boundary. This achieves a mews style architecture and provided a more private style of residential design. Each of the houses will have their own private amenity space to the west and south with the shared private amenity space for the flats.

9 number flats will be provided over the maisonettes but again with the opportunity to arrange the layout of Lister house and providing additional flats in the new building. A variety of unit types can be accommodate with accessibly units on the ground floor or near a lift core as required. Circulations core can be separated to allow for shared, rented and private access. Most of the units would benefit from views to the south and access to the shared private amenity space.

As in Option 2A, Lister House would be fully refurbished and overclad to be brought up to standards in line with the latest building regulations. The internal layout could be revised to achieve a great variety of flat types in the building with a number of the 2 bedroom flat increased to 3 or 4 bedroom family flats.

Summary: The layout makes better use of the site area and creates a streetscape to the north and part of the east boundary more conducive to city urban design and would be considered an improvement on the existing plot.

New development
Green
Lister House



OPTION 2 (OP2)

Regeneration of the Plot

Options 2 - complete regeneration of the plot, involving the demolition of one or both structures to provide an equal number of bed spaces on the plot.

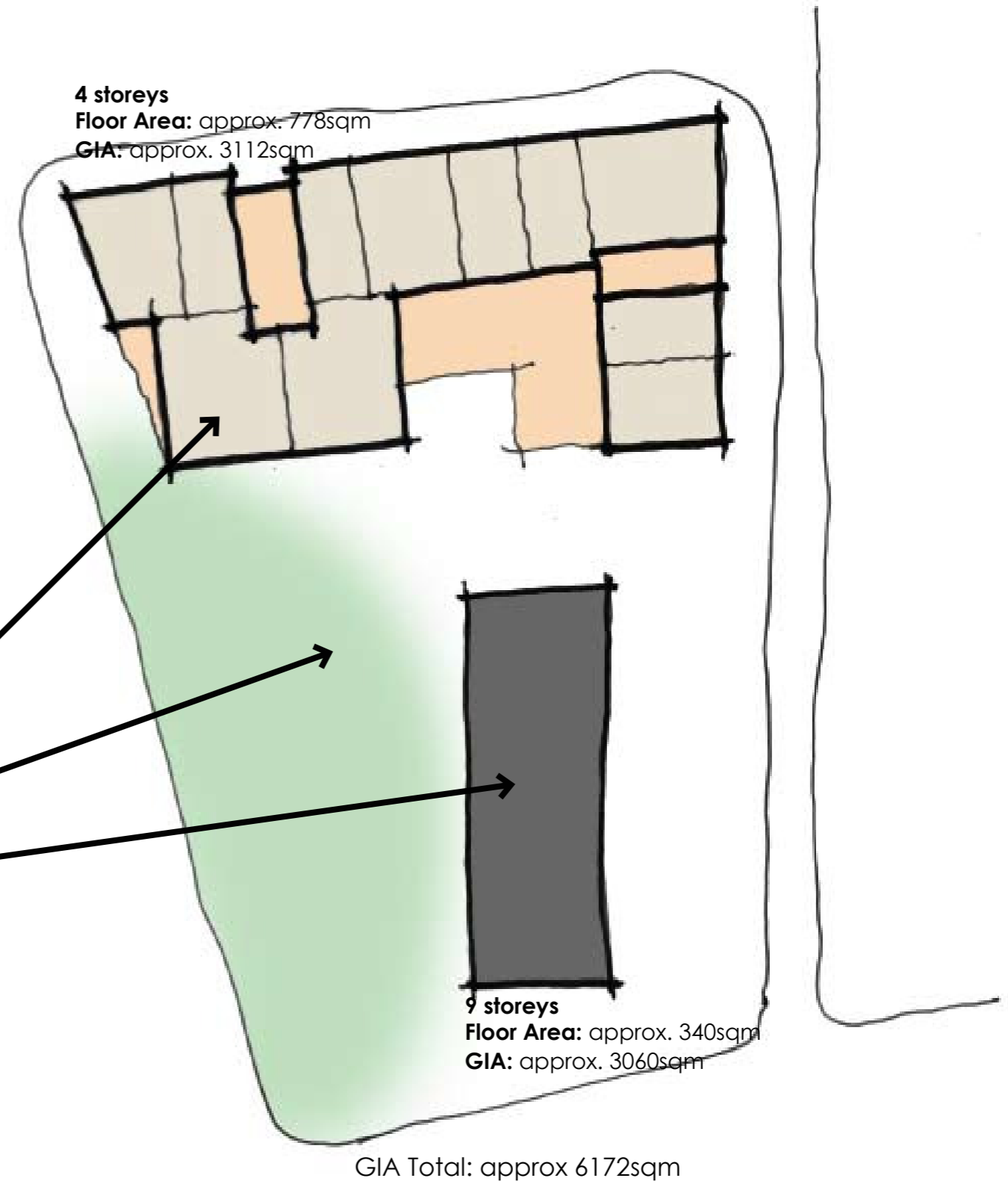
C: Proposal

Proposal C is very similar to proposal B but where the new building provides for more flats and less maisonettes. This option will also allow for a greater number of unit to be constructed and exceed the existing number of 51 units due to the circulation core that could rise up to accommodate a number of additional floors. The proposal of the new build sits further away from Lister House and will allow the development to be carried out in isolation.

Lister House is proposed as per proposal B.

Summary: The layout is similar to proposal B but will provided for greater flexibility in unit types and could potentially accommodate an increased number of residential flats.

New development
Green
Lister House



OPTION 3 (OP3)

Regeneration of existing structures and extensions.

Options 3 - retention of the existing structures, with erection of further structures to increase the number of bed spaces on the plot.

A: Proposal

The circulation core of Treves House is proposed to accommodate the extension to the north of Lister House creating a link between the two buildings. The proposed extension will complete the development to the eastern boundary and enclosed the site to the north and east. This proposal will create a more coherent form on the site rather than the two building standing in isolation.

Both Lister & Treves House will be fully refurbished and overclad to be brought up to standards in line with the latest building regulations. The internal layout of Lister House could be revised to achieve a great variety of flat types in the building with a number of the 2 bedroom flat increased to 3 or 4 bedroom family flats. Additional flats could be accommodated in the new extension with the ability to increase the number of flats on site by an additional 27 three bedroom, 5 person flats.

Summary: The proposal makes good use of the dead space between the two buildings but will have an impact on the 6 maisonettes to the east of the circulation core of Treves House. These units will be slightly overshadowed in the afternoon by the new extension and will be isolated from the shared private amenity space.

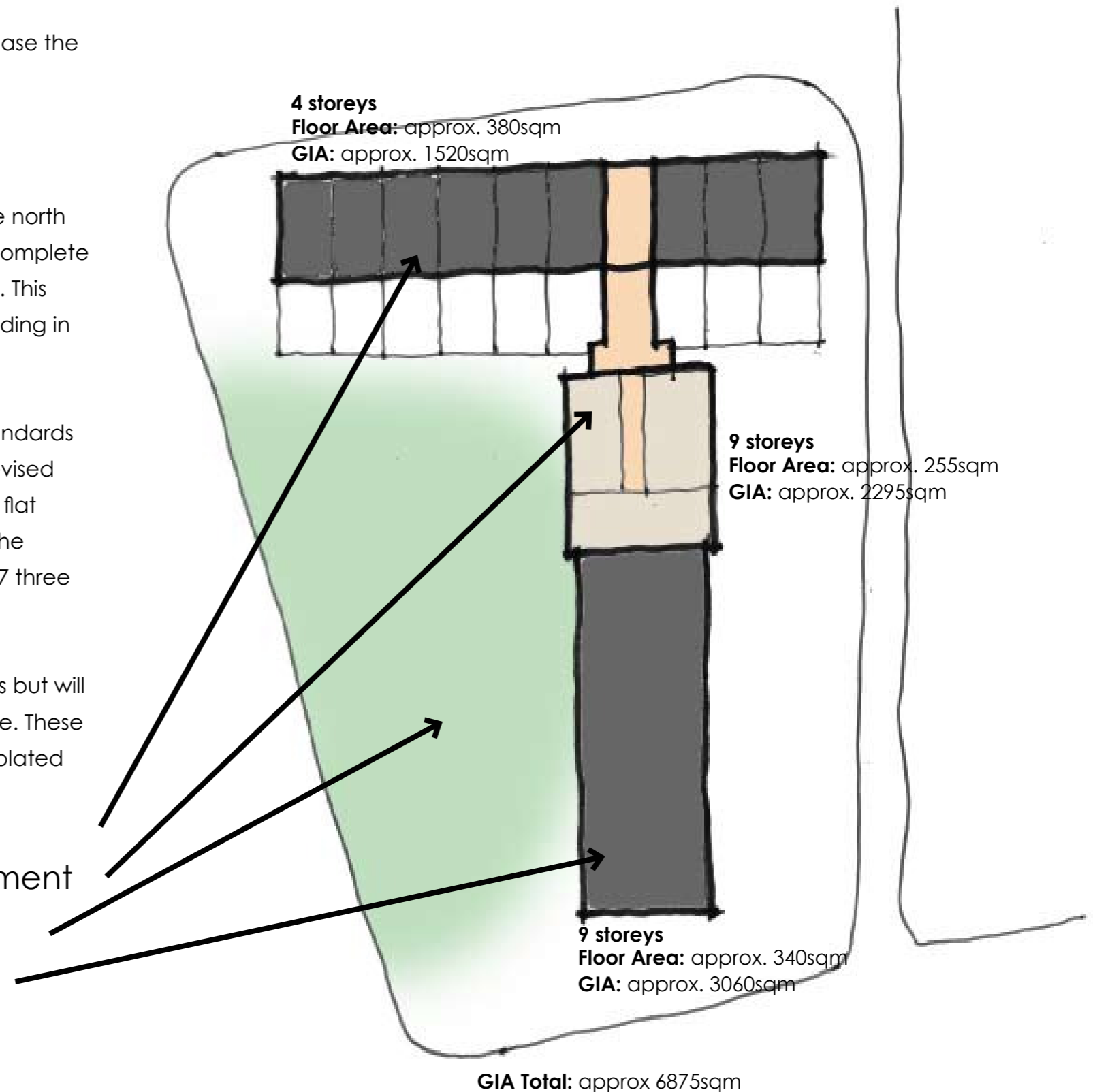
Potential additional units -
18 x 3bed, 5 person flats.
TOTAL: 51 + 27 = 78 UNITS

Treves House

New development

Green

Lister House



OPTION 3 (OP3)

Regeneration of existing structures and extensions.

Options 3 - retention of the existing structures, with erection of further structures to increase the number of bed spaces on the plot.

B: Proposal

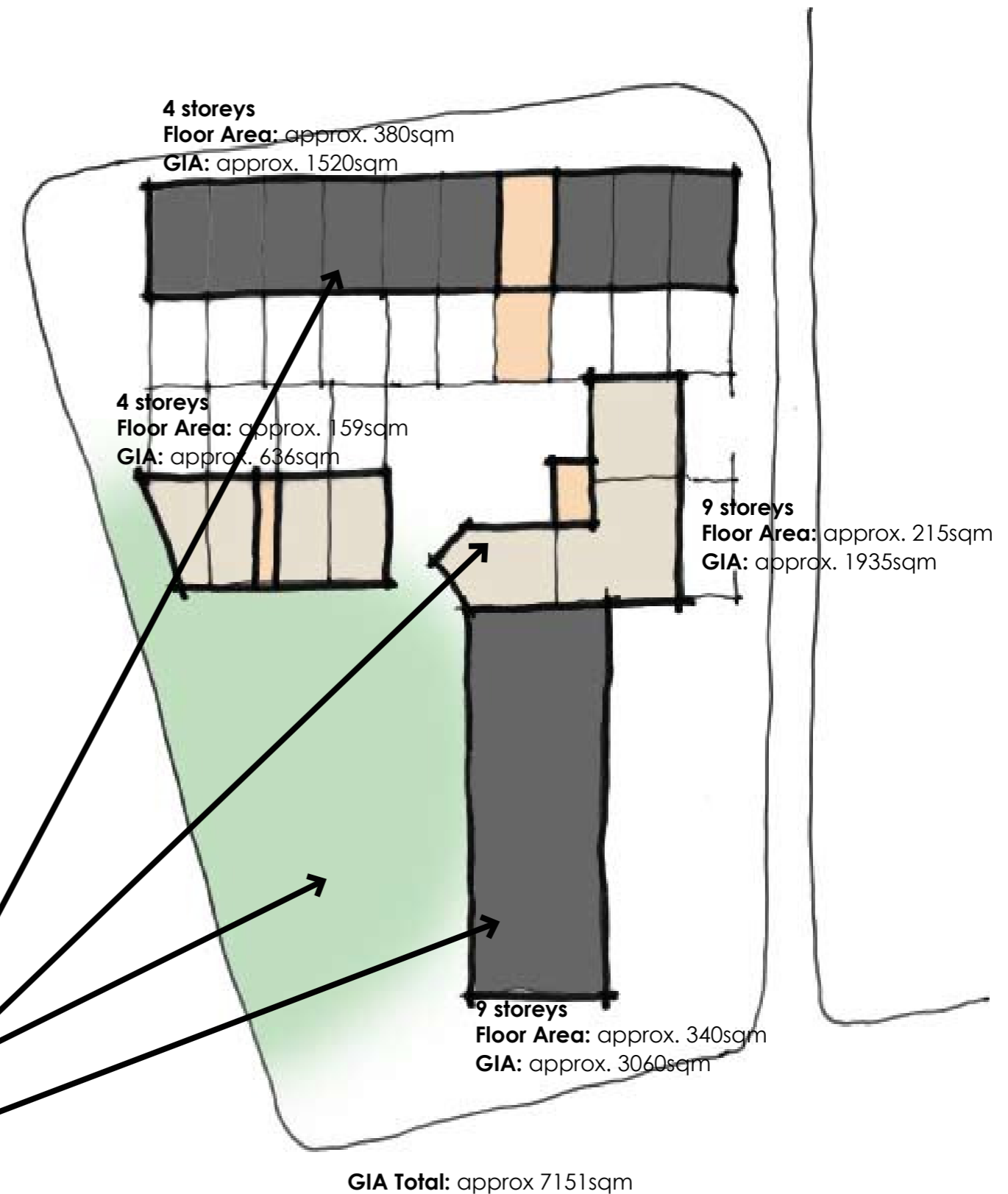
This proposal looks to add additional maisonettes to the south of Treves House and an additional extension to the north east corner of Lister House. The extension to Treves House will be similar to the existing residential units at the lower floors with 3 bedroom family units but have 2 bedroom flats over accessed through a share circulation core. This will provide a great mix of units types. The extension to Lister House will be set back from the west corner of the building having less impact on the existing units of Treves house but still providing 3 additional flats per floor off a shared core. The new extension will create a court yard accessed through the circulation of Treves House again increasing the link between the 2 buildings.

Both Lister & Treves House would be fully refurbished and overclad to be brought up to standards in line with the latest building regulations as per the previous proposals with the new extension increasing the number of flats on site by an additional 35 units.

Summary: The proposal makes good use of the dead space between the two buildings and will have less impact on the east end maisonettes of Treves House. The new units will benefit from access onto the share amenity space with the ground floor flats facing east having private front gardens.

Potential additional units -
 27 x 3bed, 5 person flats.
 4 x 3bed 5 person maisonettes
 4 x 2 bed 4 person flats
 TOTAL: 51 + 35 = 86 UNITS

Treves House
 New development
 Green
 Lister House



OPTION 3 (OP3)

Regeneration of existing structures and extensions.

Options 3 - retention of the existing structures, with erection of further structures to increase the number of bed spaces on the plot.

C: Proposal

This proposal looks to add additional maisonettes to the south of Treves House again as per proposal B but with the addition of units facing to the east at the same height as Treves House. An additional extension to the south of Lister House is proposed in this option. The extension to Lister House would be accessed through a new private circulation core linking directly off Lomas Street. This extension to Lister House will create a new face for the building addressing Vallance Gardens and altering the existing buildings identity in the surrounding neighbourhood. Again the new extension will create a link between the two buildings with a more dense urban feel and sense of enclosure to the private amenity space.

Both Lister & Treves House would be fully refurbished and overclad as per proposal A & B. The new extensions would increase the numbers on site by an additional 34 units.

Summary: The proposal makes good use of the dead space to the south of Lister House and between the two buildings. There will have less impact on the east end maisonettes and the properties to the east of the site. The new extension to Lister House will create a modern facade for the refurbished building.

Potential additional units -

9 x 2bed 4 person flats

9 x 3bed, 5 person flats.

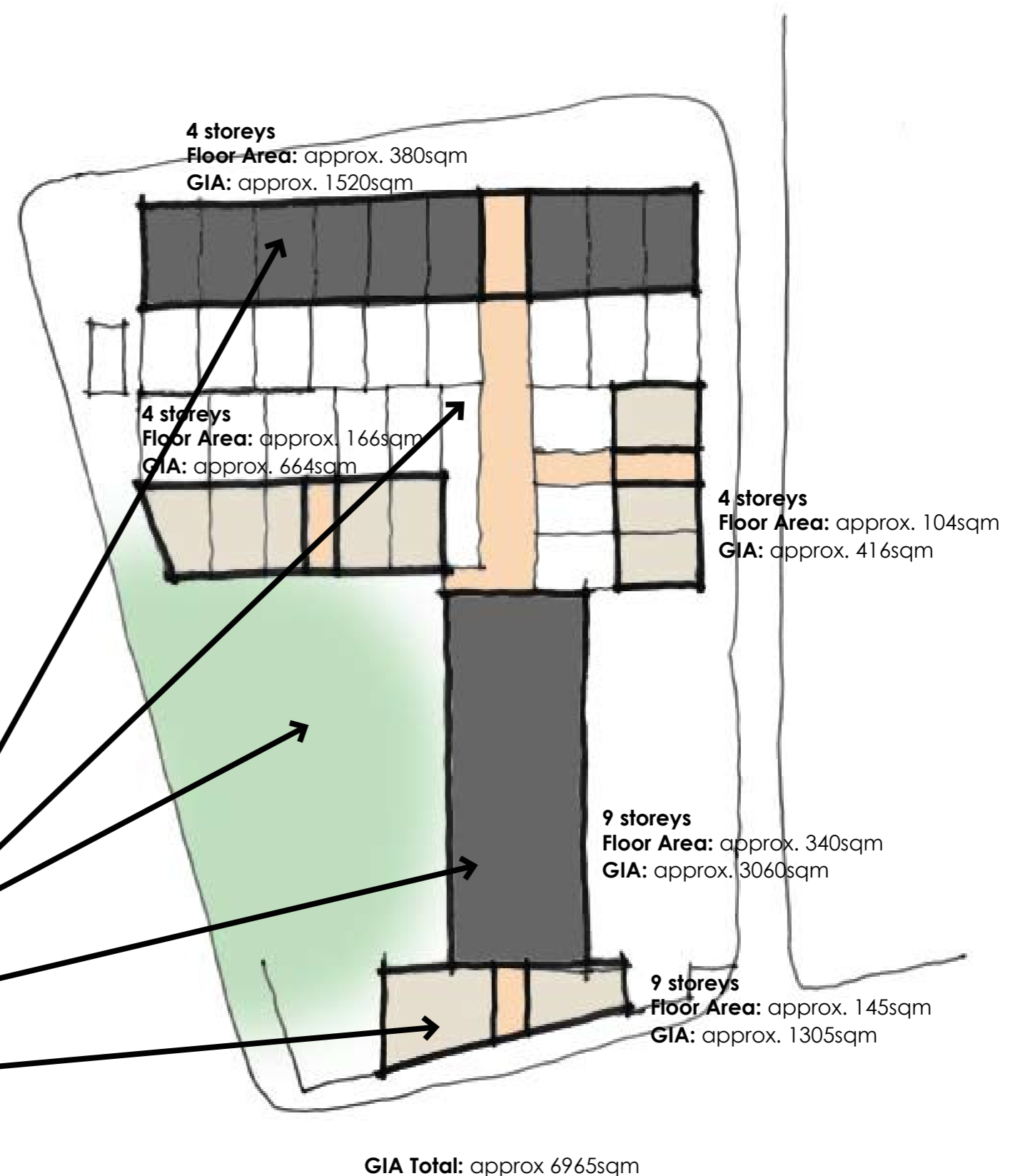
8 x 3bed 5 person maisonettes

6 x 2bed 4 person flats

2 x 1bed 2 person flats

TOTAL: 51 + 34 = 85 UNITS

Treves House
New development
Green
Lister House
New development



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The Chairman Malcolm Hester, and Joint Managing Directors Paul Burman and Phillip Trueman, are backed up by a dedicated team of talented technical staff and a wide range of specialist partners. Diane Adams our Practice Manager is responsible for the financial administration and the day to day management of the Company.



Appendix C – Indicative Estimate

Preliminary indicative Estimate and Development Appraisal

Lister and Treves

10th December 2015

Prepared for :

Tower Hamlets Homes

CONTENTS

- 1 **NOTES AND CLARIFICATIONS**

- 2 **AREA SCHEDULE**

- 3 **SUMMARY OF ESTIMATE**
 - Option 1
 - Option 2A
 - Option 2B
 - Option 2C
 - Option 3A
 - Option 3B
 - Option 3C
 - Option 4

1 NOTES AND CLARIFICATIONS

1.1 Our estimate is based on the following:

1.1.1 The following assumptions are of particular relevance to this project:

- | | |
|---|---|
| 1 | Project to be procured on design build basis. |
| 2 | Professional fees 15% |
| 3 | Planning / Building Regulation fees. |
| 4 | Decanting at £10000 per units where applicable |
| 5 | LH Buy back at £250,000 per flat using Zoopla; May 2015 Flat 5 sold it for £265k) |
| 6 | CPO legal fees of £10,000 |
| 7 | Consultation fees £20,000 |
| 8 | VAT ; zero rate for new build, standard rate for refurbishment |

1.1.2 Our estimate excludes the following:

- | | |
|---|--|
| 1 | Highways and road alteration |
| 2 | Land purchase price and agency fees. |
| 3 | Funding costs / Finance charges |
| 4 | Marketing and advertising costs |
| 5 | Party Wall matters & Rights of light issues. |
| 6 | VAT. |
| 7 | Client direct cost |
-
-
-
-

2. Area Schedule

Ref		Commercial	Residential - Houses	Residential - Apartments	Common parts, shared corridors, stairs, store room, etc. m2	Total area in M2	% gross area
1A	Residential - Apartments						
1	Core A-(16 Floors, 64 Apartments)			4,149	1,411	5,560	
2	Core B- (4 Floors, 8 Apartments)			564	192	756	
3	Core C- (2 Floors, 4 Apartments)			198	67	265	
4	Core C- (1 Floor, 9 Maisonettes)		960	-	-	960	
5	Core D- (2 Floors, 4 Apartments)		-	270	92	362	
6	Core D-Maisonette						
7	Core E-(7 Floors, 26 Apartments)			1,898	645	2,543	
	Sub Total	-	960	7,079	2,407	10,446	
8	Commercial/Retail	131			45	176	
	Sub Total including retail	131	960	7,079	2,451	10,621	
							(GIA as arch Assael P9 schedule)
OP2 A	Option 2A						
1	Core A - (9 Floors, 18 Apartments)			3,060	Inc	3,060	
2	Lister House (9 Floors, 33 Apartments)			3,060	Inc	3,060	
	Sub Total	-	-	6,120	-	6,120	
							(GIA based on hester architects Feasibility Appraisal Sept 15)
OP2 B	Option 2 B						
1	Core A - (3 Floor, 9 Apartments)			1,980	Inc	1,980	
2	Core A - (1 Floor, 9 Maisonettes)		660		Inc	660	
3	Lister House (9 Floors, 33 Apartments)			3,060	Inc	3,060	
	Sub Total		660	5,040	-	5,700	
							(GIA based on hester architects Feasibility Appraisal Sept 15)
OP2 C	Option 2 C						
1	Core A - (3 Floor 13 Apartments)			2,334	Inc	2,334	
2	Core B - (1 Floor 5 Maisonettes)		778		Inc	778	
3	Lister House (9 Floors, 33 Apartments)			3,060	Inc	3,060	
	Sub Total		778	5,394	-	6,172	
							(GIA based on hester architects Feasibility Appraisal Sept 15)
OP3 A	Option 3 A						
1	Core A - (9 Floor, 27 Apartments)			2,295	-	2,295	
2	Treves House - (4 Floor 18 Apartments)			1,520	Inc	1,520	
3	Lister House (9 Floors, 33 Apartments)			3,060	Inc	3,060	
	Sub Total		-	6,875	-	6,875	
							(GIA based on hester architects Feasibility Appraisal Sept 15)
OP3 B	Option 3 B						
1	Core A - (3 Floor, 4 Apartments)			477	Inc	477	
2	Core A - (1 Floor, 4 Maisonettes)		159		Inc	159	
3	Core B - (9 Floor 27 Apartments)			1,935	Inc	1,935	
4	Treves House - (4 Floor 18 Apartments)			1,520	Inc	1,520	
5	Lister House (9 Floors, 33 Apartments)			3,060	Inc	3,060	
	Sub Total		159	6,992	-	7,151	
							(GIA based on hester architects Feasibility Appraisal Sept 15)
OP3 C	Option 3 C						
1	Core A - (3 Floor 6 Apartments)			498	Inc	498	
2	Core A - (1 Floor, 8 Maisonettes)		166		Inc	166	
3	Core B - (4 Floor 9 Apartments)			416	Inc	416	
4	Core C - (9 Floor 11 Apartments)			1,305	Inc	1,305	
5	Treves House - (4 Floor 18 Apartments)			1,520	Inc	1,520	
6	Lister House (9 Floors, 33 Apartments)			3,060	Inc	3,060	
	Sub Total		166	6,799	-	6,965	
							(GIA based on hester architects Feasibility Appraisal Sept 15)

3. Summary of Estimate Option 1 -Total 115 units

Ref	Item	Qty	Unit	Rate	Residential - Apartments	Total £	Comment
A	Residential blocks Construction Cost						
1	Foundations, structural frame, cladding , external windows and doors, roof and coverings, rain water eoods. finishes to terraces and balconies &						
2	Fit out, dry lining, tape and joint or skim, tiled flooring to wet areas, carpet to bedrooms, laminate to living spaces, internal doors and ironmongery, MDF skirting's and window boards, 1 wardrobe per unit.						
3	& Heating via radiators, metal face plates to small power and light switches, pendant lighting in bedrooms, down lights to living rooms, corridors & wet areas.	10,446	m2	1,800	18,802,548	18,802,548	
4	Retail Unit	176	m2	950	166,763	166,763	Assume basic concrete shell and core with incoming services
B	Existing building						
	N/A						
C	Site Works / External works						
1	Demolition & clear site (Lister and Treves; phased)	1	item	200,000	200,000		
2	Allowance for contamination	1	item	25,000	25,000		Provisional
3	New incoming utilities	1	item	400,000	400,000		Increased capacity
5	Hard landscaping	1000	m2	100	100,000		Allowance to 30% landscaped area
6	Soft landscaping	2000	m2	45	90,000		Allowance to 70% of the landscaped area,
7	Trees	20	nr	500	10,000		Protection and new trees
8	Public roads, pavements modification	1	item	50,000	50,000		Provisional, assume minimal amount of work
9	New brick boundary walls 6' tall	220	m	250	55,000		includes some retaining structure to the adjoining properties
10	CCTV	1	item	20,000	20,000		
11	Gates	1	item	15,000	15,000		
12	Bike & Bin Store	1	item	10,000	10,000		
					0	975,000	
D	Sub total				19,944,311	19,944,311	
E	Preliminaries and management costs	12%			2,393,317	2,393,317	
F	Main Contractors OH&P	5%			1,116,881	1,116,881	
G	Contingency / Risk (See Section 1, 1.3, for the total and overall %)						
1	Design development risk estimate	2%			410,853		For ongoing design development and detailing to comply with building regulations, planning and other requirements
2	Construction risk estimate	5%			977,271		Risk budget for the Construction period
3	Employers risk estimate	0%			-		Excluded, any changes required to be funded separately
						1,388,124	
						24,842,634	
H	Fees						
1	Professional fees (planning etc; Pre contract)	9%				2,235,837.04	
2	Professional fees -(Post contract)	6%				1,490,558.03	assume a D&B form of procurement
						28,569,029	
I	Inflation for the pre and construction period, assumes a start on site 3rd Quarter 2018	9%					Inflation allowance not taken to summary 2,577,656.74
J	Total Estimated Construction Cost excl VAT					28,569,029	Total at current day rates 4th quarter 2015
L	Total Estimated Construction Cost Incl VAT					2,690 28,569,029	Rate m/2 (assume fees are part of D&B)
M	Mobilisation cost						
1	Decanting / rehousing existing tenants-Treves	7	nr	10,000	70,000		Decant elsewhere at similar voids
2	Decanting / rehousing existing tenants-Lister	11	nr	10,000	110,000		Decant elsewhere at similar voids
3	Allowance for LH Buy back from Treves	11	nr	250,000	2,750,000		based on Zoopla; May 2015 Flat 5 ; £265k
4	Allowance for LH Buy back from Lister	22	nr	250,000	5,500,000		based on Zoopla; May 2015 Flat 5 ; £265k
5	Compulsory purchase orders / legal fees	1	it	50,000	50,000		
6	Consultation				20,000		
7	Total mobilisation and decanting costs					8,500,000	
N	Total Estimated Cost Incl VAT					37,069,029	

5. Summary of Estimate Option 2A - Total 51 units

Ref	Item	Qty	Unit	Rate	Residential - Apartments	Total £	Comment
A	Residential blocks Construction Cost						
1	Foundations, structural frame, cladding, external windows and doors, roof and coverings, rain water eoods. finishes to terraces and balconies &						
2	Fit out, dry lining, tape and joint or skim, tiled flooring to wet areas, carpet to bedrooms, laminate to living spaces, internal doors and ironmongery, MDF skirting's and window boards, 1 wardrobe per unit. &						
3	Heating via radiators, metal face plates to small power and light switches, pendant lighting in bedrooms, down lights to living rooms, corridors & wet areas.	3,060	m2	1,800	5,508,000	5,508,000	
B	Existing building-Lister						
	Total retrofit, new roof, new cladding, new windows and doors and complete refurbishment & Internal doors, kitchen, bathroom, and other anchillary areas & Heating, lighting, controlled entrey and other improvements	3060	m2	1,000	3,060,000	3,060,000	
C	Site Works / External works						
1	Demolition & clear site-Treves only	1	item	70,000	70,000		
2	Allowance for contamination	1	item	20,000	20,000		Provisional
3	New incoming utilities	1	item	250,000	250,000		Increased capacity
5	Hard landscaping	1000	m2	100	100,000		Allowance to 30% landscaped area
6	Soft landscaping	2000	m2	45	90,000		allowance to 70% of the landscaped area,
7	Trees	20	nr	500	10,000		Protection and new trees
8	Public roads, pavements modification	1	item	50,000	50,000		Provisional
9	New brick boundary walls 6' tall	220	m	250	55,000		includes some retaining structure to the adjoining properties
10	CCTV	1	item	20,000	20,000		
	Gates	1	item	15,000	15,000		
	Bike & Bin Store	1	item	10,000	10,000		
						690,000	
D	Sub total				9,258,000	9,258,000	
E	Preliminaries and management costs	12%			1,110,960	1,110,960	
F	Main Contractors OH&P	5%			518,448	518,448	
G	<u>Contingency / Risk (See Section 1.1.3, for the total and overall %)</u>						
1	Design development risk estimate				190,715		For ongoing design development and detailing to comply with building regulations, planning, and other requirements
2	Construction risk estimate	2%			453,642		Risk budget for the Construction period
3	Employers risk estimate	0%			-		Excluded, any changes required to be funded separately
						644,357	
						11,531,765	
	<u>Fees</u>						
	Professional fees (planning etc; Pre contract)	9%				1,037,858.83	
	Professional fees -(Post contract)	6%				691,905.89	
						13,261,530	
H	<u>Inflation for the pre and construction period, assumes a start on site 3rd Quarter 2018</u>	9%				-	Inflation allowance not taken to summary 1,196,528.98
I	Total Estimated Construction Cost excl VAT					13,261,530	Total at current day rates 3rd quarter 2015 (new build at zero rate)
J	Total Estimated Construction Cost Incl VAT					14,322,452	
	Mobilisation cost						
	Decanting / rehousing existing tenants-Treves	7	nr	10,000	70,000		
	Decanting / rehousing existing tenants-Lister	11	nr	10,000	110,000		no decanting is needed for LH
	Allowance for LH Buy back from Treves	11	nr	250,000	2,750,000		based on Zoopla; May 2015 Flat 5 ; £265k
	Allowance for LH Buy back from Lister	0	nr	250,000	-		based on Zoopla; May 2015 Flat 5 ; £265k
	Compulsory purchase orders / legal fees	1	it	10,000	10,000		
	Consultation				20,000		
	Total mobilisation and decanting costs					2,960,000	
	Total Estimated Cost Incl VAT					17,282,452	

5. Summary of Estimate Option 2B -Total 51 units (as before)

Ref	Item	Qty	Unit	Rate	Residential - Apartments	Total £	Comment
A	Residential blocks Construction Cost						
1	Foundations, structural frame, cladding, external windows and doors, roof and coverings, rain water goods, finishes to terraces and balconies &						
2	Fit out, dry lining, tape and joint or skim, tiled flooring to wet areas, carpet to bedrooms, laminate to living spaces, internal doors and ironmongery, MDF skirting's and window boards, 1 wardrobe per unit. &						
3	Heating via radiators, metal face plates to small power and light switches, pendant lighting in bedrooms, down lights to living rooms, corridors & wet areas.	2,640	m2	1,800	4,752,000	4,752,000	
B	Existing building-Lister						
	Total retrofit, new roof, new cladding, new windows and doors and complete refurbishment &						
	Internal doors, kitchen, bathroom, and other ancillary areas &						
	Heating, lighting, controlled entry and other improvements	3060	m2	1,000	3,060,000	3,060,000	
D	Site Works / External works						
1	Demolition & clear site-Treves only	1	item	70,000	70,000		
2	Allowance for contamination	1	item	20,000	20,000		Provisional
3	New incoming utilities	1	item	250,000	250,000		Increased capacity
5	Hard landscaping	1000	m2	100	100,000		Allowance to 30% landscaped area
6	Soft landscaping	2000	m2	45	90,000		allowance to 70% of the landscaped area,
7	Trees	20	nr	500	10,000		Protection and new trees
8	Public roads, pavements modification	1	item	50,000	50,000		Provisional
9	New brick boundary walls 6' tall	220	m	250	55,000		includes some retaining structure to the adjoining properties
10	CCTV	1	item	20,000	20,000		
	Gates	1	item	15,000	15,000		
	Bike & Bin Store	1	item	10,000	10,000		
						690,000	
E	Sub total				8,502,000	8,502,000	
F	Preliminaries and management costs	12%			1,020,240	1,020,240	
H	Main Contractors OH&P	5%			476,112	476,112	
I	<u>Contingency / Risk (See Section 1, 1.3, for the total and overall %)</u>						
1	Design development risk estimate						For ongoing design development and detailing to comply with building regulations, planning and other requirements
2	Construction risk estimate	2%			175,141		Risk budget for the Construction period
3	Employers risk estimate	0%			-		Excluded, any changes required to be funded separately
						591,739	
						10,590,091	
	<u>Fees</u>						
	Professional fees (planning etc; Pre contract)	9%				953,108.21	
	Professional fees -(Post contract)	6%				635,405.47	
						12,178,604.88	
J	<u>Inflation for the pre and construction period, assumes a start on site 3rd Quarter 2018</u>	9%				-	Inflation allowance not taken to summary 1,098,821
K	Total Estimated Construction Cost excl VAT					12,178,605	Total at current day rates 3rd quarter 2015
L	Total Estimated Construction Cost Incl VAT					13,396,465	
	Mobilisation cost						
	Decanting / rehousing existing tenants-Treves	7	nr	10,000	70,000		Decant elsewhere at similar voids
	Decanting / rehousing existing tenants-Lister	11	nr	10,000	110,000		Decant elsewhere at similar voids
	Allowance for LH Buy back from Treves	11	nr	250,000	2,750,000		based on Zoopla; May 2015 Flat 5 ; £265k
	Allowance for LH Buy back from Lister	0	nr	250,000	-		based on Zoopla; May 2015 Flat 5 ; £265k
	Compulsory purchase orders / legal fees	1	it	10,000	10,000		
	Consultation				20,000		
	Total mobilisation and decanting costs					2,960,000	
M	Total Estimated Cost Incl VAT					16,356,465	

5. Summary of Estimate Option 2C-Total 51 units (as before)

Ref	Item	Qty	Unit	Rate	Residential - Apartments	Total £	Comment
A	Residential blocks Construction Cost						
1	Foundations, structural frame, cladding, external windows and doors, roof and coverings, rain water eoods. finishes to terraces and balconies &						
2	Fit out, dry lining, tape and joint or skim, tiled flooring to wet areas, carpet to bedrooms, laminate to living spaces, internal doors and ironmongery, MDF skirting's and window boards, 1 wardrobe per unit. &						
3	Heating via radiators, metal face plates to small power and light switches, pendant lighting in bedrooms, down lights to living rooms, corridors & wet areas.	3,112	m2	1,800	5,601,600	5,601,600	
B	Existing building-Lister						
	Total retrofit, new roof, new cladding, new windows and doors and complete refurbishment & Internal doors, kitchen, bathroom, and other anchillary areas & Heating, lighting, controlled entrey and other improvements	3060	m2	1,000	3,060,000	3,060,000	
D	Site Works / External works						
1	Demolition & clear site-Treves only	1	item	70,000	70,000		
2	Allowance for contamination	1	item	20,000	20,000		Provisional
3	New incoming utilities	1	item	250,000	250,000		Increased capacity
5	Hard landscaping	1000	m2	100	100,000		Allowance to 30% landscaped area
6	Soft landscaping	2000	m2	45	90,000		allowance to 70% of the landscaped area,
7	Trees	20	nr	500	10,000		Protection and new trees
8	Public roads, pavements modification	1	item	50,000	50,000		Provisional
9	New brick boundary walls 6' tall	220	m	250	55,000		includes some retaining structure to the adjoining properties
10	CCTV	1	item	20,000	20,000		
	Gates	1	item	15,000	15,000		
	Bike & Bin Store	1	item	10,000	10,000		
						690,000	
E	Sub total				9,351,600	9,351,600	
F	Preliminaries and management costs	12%			1,122,192	1,122,192	
H	Main Contractors OH&P	5%			523,690	523,690	
I	<u>Contingency / Risk (See Section 1.1.3, for the total and overall %)</u>						
1	Design development risk estimate				192,643		For ongoing design development and detailing to comply with building regulations, planning, and other requirements
2	Construction risk estimate	2%			458,228		Risk budget for the Construction period
3	Employers risk estimate	0%			-		Excluded, any changes required to be funded separately
						650,871	
						11,648,353	
	<u>Fees</u>						
	Professional fees (planning etc; Pre contract)	9%				1,048,351.77	
	Professional fees -(Post contract)	6%				698,901.18	
						13,395,605.90	
J	<u>Inflation for the pre and construction period, assumes a start on site 3rd Quarter 2018</u>	9%				-	Inflation allowance not taken to summary 1,208,626
K	Total Estimated Construction Cost excl VAT					13,395,606	Total at current day rates 3rd quarter 2015
	Total Estimated Construction Cost Incl VAT					14,735,166	
	Mobilisation cost						
	Decanting / rehousing existing tenants-Treves	7	nr	10,000	70,000		Decant elsewhere at similar voids
	Decanting / rehousing existing tenants-Lister	11	nr	10,000	110,000		Decant elsewhere at similar voids
	Allowance for LH Buy back from Treves	11	nr	250,000	2,750,000		based on Zoopla; May 2015 Flat 5 ; £265k
	Allowance for LH Buy back from Lister	0	nr	250,000	-		based on Zoopla; May 2015 Flat 5 ; £265k
	Compulsory purchase orders / legal fees	1	it	10,000	10,000		
	Consultation				20,000		
	Total mobilisation and decanting costs					2,960,000	
	Total Estimated Cost Incl VAT					17,695,166	

5. Summary of Estimate Option 3A-Total 78 units

Ref	Item	Qty	Unit	Rate	Residential - Apartments	Total £	Comment
A	Residential blocks Construction Cost						
1	Foundations, structural frame, cladding, external windows and doors, roof and coverings, rain water goods, finishes to terraces and balconies &						
2	Fit out, dry lining, tape and joint or skim, tiled flooring to wet areas, carpet to bedrooms, laminate to living spaces, internal doors and ironmongery, MDF skirting's and window boards, 1 wardrobe per unit.						
3	& Heating via radiators, metal face plates to small power and light switches, pendant lighting in bedrooms, down lights to living rooms, corridors & wet areas.	2,295	m2	1,800	4,131,000	4,131,000	
B	Existing building-Lister						
	Total retrofit, new roof, new cladding, new windows and doors and complete refurbishment						
	& Internal doors, kitchen, bathroom, and other ancillary areas						
	& Heating, lighting, controlled entrey and other improvements	3060	m2	1,000	3,060,000	3,060,000	
	Existing building-Treves						
	Total retrofit, new roof, new cladding, new windows and doors and complete refurbishment						
	& Internal doors, kitchen, bathroom, and other ancillary areas						
	& Heating, lighting, controlled entrey and other improvements	1520		1,000	1,520,000	1,520,000	
D	Site Works / External works						
1	Demolition & site clearance	1	item	20,000	20,000		
2	Allowance for contamination	1	item	20,000	20,000		Provisional
3	New incoming utilities	1	item	200,000	200,000		Increased capacity
5	Hard landscaping	1000	m2	100	100,000		Allowance to 30% landscaped area
6	Soft landscaping	2000	m2	45	90,000		allowance to 70% of the landscaped area,
7	Trees	20	nr	500	10,000		Protection and new trees
8	Public roads, pavements modification	1	item	50,000	50,000		Provisional
9	New brick boundary walls 6' tall	220	m	250	55,000		includes some retaining structure to the adjoining properties
10	CCTV	1	item	20,000	20,000		
	Gates	1	item	15,000	15,000		
	Bike & Bin Store	1	item	10,000	10,000		
					0	590,000	
E	Sub total				9,301,000	9,301,000	
F	Preliminaries and management costs	12%			1,116,120	1,116,120	
H	Main Contractors OH&P	5%			520,856	520,856	
I	<u>Contingency / Risk (See Section 1, 1.3, for the total and overall %)</u>						
1	Design development risk estimate	2%			191,601		For ongoing design development and detailing to comply with building regulations, planning and other requirements
2	Construction risk estimate	5%			455,749		Risk budget for the Construction period
3	Employers risk estimate	0%			-		Excluded, any changes required to be funded separately
						647,350	
						11,585,326	
	<u>Fees</u>						
	Professional fees (planning etc; Pre contract)	9%				1,042,679.30	
	Professional fees -(Post contract)	6%				695,119.54	
						13,323,124.44	
J	<u>Inflation for the pre and construction period, assumes a start on site 3rd Quarter 2018</u>	9%					Inflation allowance not taken to summary 1,202,086
K	Total Estimated Construction Cost excl VAT					13,323,124	Total at current day rates 3rd quarter 2015
	Total Estimated Construction Cost Incl VAT					14,921,899	
	Mobilisation cost						
	Decanting / rehousing existing tenants-Treves	7	nr	10,000	70,000		Decant elsewhere at similar voids (for tenants only)
	Decanting / rehousing existing tenants-Lister	11	nr	10,000	110,000		Decant elsewhere at similar voids (for tenants only)
	Allowance for LH Buy back from Treves	0	nr	250,000	-		based on Zoopla; May 2015 Flat 5 ; £265k
	Allowance for LH Buy back from Lister	0	nr	250,000	-		based on Zoopla; May 2015 Flat 5 ; £265k
	Compulsory purchase orders / legal fees	1	it	10,000	10,000		
	Consultation				20,000		
	Total mobilisation and decanting costs					210,000	
	Total Estimated Cost Incl VAT					15,131,899	

5. Summary of Estimate Option 3B - Total 86 units

Ref	Item	Qty	Unit	Rate	Residential - Apartments	Total £	Comment
A	Residential blocks Construction Cost						
1	Foundations, structural frame, cladding, external windows and doors, roof and coverings, rain water goods, finishes to terraces and balconies &						
2	Fit out, dry lining, tape and joint or skim, tiled flooring to wet areas, carpet to bedrooms, laminate to living spaces, internal doors and ironmongery, MDF skirting's and window boards, 1 wardrobe per unit. &						
3	Heating via radiators, metal face plates to small power and light switches, pendant lighting in bedrooms, down lights to living rooms, corridors & wet areas.	2,571	m2	1,800	4,627,800	4,627,800	
B	Existing building-Lister						
	Total retrofit, new roof, new cladding, new windows and doors and complete refurbishment &						
	Internal doors, kitchen, bathroom, and other ancillary areas &						
	Heating, lighting, controlled entry and other improvements	3060	m2	1,000	3,060,000	3,060,000	
	Existing building-Treves						
	Total retrofit, new roof, new cladding, new windows and doors and complete refurbishment &						
	Internal doors, kitchen, bathroom, and other ancillary areas &						
	Heating, lighting, controlled entry and other improvements	1520		1,000	1,520,000	1,520,000	
D	Site Works / External works						
1	Demolition & clear site-Treves only	1	item	20,000	20,000		
2	Allowance for contamination	1	item	20,000	20,000		Provisional
3	New incoming utilities	1	item	200,000	200,000		Increased capacity
5	Hard landscaping	1000	m2	100	100,000		Allowance to 30% landscaped area
6	Soft landscaping	2000	m2	45	90,000		allowance to 70% of the landscaped area,
7	Trees	20	nr	500	10,000		Protection and new trees
8	Public roads, pavements modification	1	item	50,000	50,000		Provisional
9	New brick boundary walls 6' tall	220	m	250	55,000		includes some retaining structure to the adjoining properties
10	CCTV	1	item	20,000	20,000		
	Gates	1	item	15,000	15,000		
	Bike & Bin Store	1	item	10,000	10,000		
					0	590,000	
E	Sub total				9,797,800	9,797,800	
F	Preliminaries and management costs	12%			1,175,736	1,175,736	
H	Main Contractors OH&P	5%			548,677	548,677	
I	<u>Contingency / Risk (See Section 1, 1.3, for the total and overall %)</u>						
1	Design development risk estimate	2%			201,835		For ongoing design development and detailing to comply with building regulations, planning and other requirements
2	Construction risk estimate	5%			480,092		Risk budget for the Construction period
3	Employers risk estimate	0%			-		Excluded, any changes required to be funded separately
						681,927	
	<u>Fees</u>					12,204,140	
	Professional fees (planning etc; Pre contract)	9%				1,098,372.57	
	Professional fees -(Post contract)	6%				732,248.38	
						14,034,760.63	
J	<u>Inflation for the pre and construction period, assumes a start on site 3rd Quarter 2018</u>	9%				-	Inflation allowance not taken to summary 1,266,294
K	Total Estimated Construction Cost excl VAT					14,034,761	Total at current day rates 3rd quarter 2015
	Total Estimated Construction Cost Incl VAT					15,718,932	
	Mobilisation cost						
	Decanting / rehousing existing tenants-Treves	7	nr	10,000	70,000		Decant elsewhere at similar voids
	Decanting / rehousing existing tenants-Lister	11	nr	10,000	110,000		Decant elsewhere at similar voids
	Allowance for LH Buy back from Treves	0	nr	250,000	-		based on Zoopla; May 2015 Flat 5 ; £265k
	Allowance for LH Buy back from Lister	0	nr	250,000	-		based on Zoopla; May 2015 Flat 5 ; £265k
	Compulsory purchase orders / legal fees	1	it	10,000	10,000		
	Consultation				20,000		
	Total mobilisation and decanting costs					210,000	
	Total Estimated Cost Incl VAT					15,928,932	

5. Summary of Estimate Option 3C - Total 85 units

Ref	Item	Qty	Unit	Rate	Residential - Apartments	Total £	Comment
A	Residential blocks Construction Cost						
1	Foundations, structural frame, cladding, external windows and doors, roof and coverings, rain water goods, finishes to terraces and balconies &						
2	Fit out, dry lining, tape and joint or skim, tiled flooring to wet areas, carpet to bedrooms, laminate to living spaces, internal doors and ironmongery, MDF skirting's and window boards, 1 wardrobe per unit. &						
3	Heating via radiators, metal face plates to small power and light switches, pendant lighting in bedrooms, down lights to living rooms, corridors & wet areas.	2,385	m2	1,800	4,293,000	4,293,000	
B	Existing building-Lister						
	Total retrofit, new roof, new cladding, new windows and doors and complete refurbishment &						
	Internal doors, kitchen, bathroom, and other ancillary areas &						
	Heating, lighting, controlled entry and other improvements	3060	m2	1,000	3,060,000	3,060,000	
	Existing building-Treves						
	Total retrofit, new roof, new cladding, new windows and doors and complete refurbishment &						
	Internal doors, kitchen, bathroom, and other ancillary areas &						
	Heating, lighting, controlled entry and other improvements	1520		1,000	1,520,000	1,520,000	
D	Site Works / External works						
1	Demolition & clear site-Treves only	1	item	20,000	20,000		
2	Allowance for contamination	1	item	20,000	20,000		Provisional
3	New incoming utilities	1	item	200,000	200,000		Increased capacity
5	Hard landscaping	1000	m2	100	100,000		Allowance to 30% landscaped area
6	Soft landscaping	2000	m2	45	90,000		allowance to 70% of the landscaped area,
7	Trees	20	nr	550	11,000		Protection and new trees
8	Public roads, pavements modification	1	item	50,000	50,000		Provisional
9	New brick boundary walls 6' tall	220	m	250	55,000		includes some retaining structure to the adjoining properties
10	CCTV	1	item	20,000	20,000		
	Gates	1	item	15,000	15,000		
	Bike & Bin Store	1	item	10,000	10,000		
					0	591,000	
E	Sub total				9,464,000	9,464,000	
F	Preliminaries and management costs	12%			1,135,680	1,135,680	
H	Main Contractors OH&P	5%			529,984	529,984	
I	Contingency / Risk (See Section 1, 1.3, for the total and overall %)						
1	Design development risk estimate	2%			194,958		For ongoing design development and detailing to comply with building regulations, planning and other requirements
2	Construction risk estimate	5%			463,736		Risk budget for the Construction period
3	Employers risk estimate	0%			-		Excluded, any changes required to be funded separately
						658,694	
	Fees					11,788,358	
	Professional fees (planning etc; Pre contract)	9%				1,060,952.26	
	Professional fees -(Post contract)	6%				707,301.50	
						13,556,612.16	
J	Inflation for the pre and construction period, assumes a start on site 3rd Quarter 2018	9%				-	Inflation allowance not taken to summary 1,223,153
K	Total Estimated Construction Cost excl VAT					13,556,612	Total at current day rates 3rd quarter 2015
	Total Estimated Construction Cost Incl VAT					15,183,406	
	Mobilisation cost						
	Decanting / rehousing existing tenants-Treves	7	nr	10,000	70,000		Decant elsewhere at similar voids
	Decanting / rehousing existing tenants-Lister	11	nr	10,000	110,000		Decant elsewhere at similar voids
	Allowance for LH Buy back from Treves	0	nr	250,000	-		based on Zoopla; May 2015 Flat 5 ; £265k
	Allowance for LH Buy back from Lister	0	nr	250,000	-		based on Zoopla; May 2015 Flat 5 ; £265k
	Compulsory purchase orders / legal fees	1	it	10,000	10,000		
	Consultation				20,000		
	Total mobilisation and decanting costs					210,000	
	Total Estimated Cost Incl VAT					15,393,406	

5. Summary of Estimate Option 4 - Retrofit

Ref	Item	Qty	Unit	Rate	Residential - Apartments	Total £	Comment
A	Residential blocks Construction Cost						
1	Foundations, structural frame, cladding, external windows and doors, roof and coverings, rain water goods, finishes to terraces and balconies &						
2	Fit out, dry lining, tape and joint or skim, tiled flooring to wet areas, carpet to bedrooms, laminate to living spaces, internal doors and ironmongery, MDF skirting's and window boards, 1 wardrobe per unit.						
3	& Heating via radiators, metal face plates to small power and light switches, pendant lighting in bedrooms, down lights to living rooms, corridors & wet areas.	-	m2	1,800	0	0	
B	Existing building-Lister						
	Total retrofit, new roof, new cladding, new windows and doors and complete refurbishment						
	& Internal doors, kitchen, bathroom, and other ancillary areas						
	& Heating, lighting, controlled entrey and other improvements (as THH detailed breakdown)	3060	m2	850	2,601,000	2,601,000	
	Existing building-Treves						
	Total retrofit, new roof, new cladding, new windows and doors and complete refurbishment						
	& Internal doors, kitchen, bathroom, and other ancillary areas						
	& Heating, lighting, controlled entrey and other improvements (as THH detailed breakdown)	1520		850	1,292,000	1,292,000	
D	Site Works / External works						
1	Demolition & clear site	1	item	10,000	10,000		
2	Allowance for contamination	1	item	-	0		
3	New incoming utilities	1	item	-	0		Increased capacity
5	Hard landscaping	1000	m2	100	100,000		Allowance to 30% landscaped area
6	Soft landscaping	2000	m2	45	90,000		allowance to 70% of the landscaped area,
7	Trees	20	nr	550	11,000		Protection and new trees
8	Public roads, pavements modification	1	item	50,000	50,000		Provisional
9	New brick boundary walls 6' tall	220	m	250	55,000		includes some retaining structure to the adjoining properties
10	CCTV	1	item	20,000	20,000		
	Gates	1	item	15,000	15,000		
	Bike & Bin Store	1	item	10,000	10,000		
					0	361,000	
E	Sub total				4,254,000	4,254,000	
F	Preliminaries and management costs	12%			510,480	510,480	
H	Main Contractors OH&P	5%			238,224	238,224	
I	Contingency / Risk (See Section 1, 1.3, for the total and overall %)						
1	Design development risk estimate	2%			87,632		For ongoing design development and detailing to comply with building regulations, planning and other requirements
2	Construction risk estimate	5%			208,446		Risk budget for the Construction period
3	Employers risk estimate	0%			-		Excluded, any changes required to be funded separately
						296,078	
						5,298,782	
	Fees						
	Professional fees (planning etc; Pre contract)	9%				476,890.42	
	Professional fees -(Post contract)	6%				317,926.94	
						6,093,599.76	
J	<u>Inflation for the pre and construction period, assumes a start on site 3rd Quarter 2018</u>	9%				-	Inflation allowance not taken to summary 549,798
K	Total Estimated Construction Cost excl VAT					6,093,600	Total at current day rates 3rd quarter 2015
	Total Estimated Construction Cost Incl VAT					7,312,320	
	Mobilisation cost						
	Decanting / rehousing existing tenants-Treves	18	nr	10,000	180,000		Decant elsewhere at similar voids
	Decanting / rehousing existing tenants-Lister	33	nr	10,000	330,000		Decant elsewhere at similar voids
	Allowance for LH Buy back from Treves	0	nr	250,000	-		No buy back
	Allowance for LH Buy back from Lister	0	nr	250,000	-		no buy back
	Compulsory purchase orders / legal fees	0	it	10,000	-		
	Consultation				-		
	Total mobilisation and decanting costs					510,000	
	Total Estimated Cost Incl VAT					7,822,320	

Summary of Development Assessment

Lister and Treves House

Option	Description	Area	Units	Total cost incl VAT	GDV	Residual
1	Demolition of both houses and development of a new build residential development.	9228m ²	115 units	£39,096,901	£45,569,344	£6,472,443
2a	Demolition of one house to develop a new 9-storey block.	6120m ²	51 units	£17,672,356	£9,177,588	-£8,494,767
2b	Demolition of one house to develop mews-style maisonettes and flats above.	5700m ²	51 units	£16,788,281	£10,108,954	-£6,679,327
2c	Option 2b but with more flats rather than maisonettes.	6172m ²	51 units	£18,118,560	£9,921,790	-£8,196,770
3a	Retention of both houses with an Infill development to provide additional units.	6875m ²	78 units	£15,571,786	£10,014,701	-£5,557,085
3b	Option 3a but with additional maisonettes.	7151m ²	86 units	£16,423,223	£9,638,125	-£6,785,098
3c	Option 3b but with an extra extension.	6965m ²	85 units	£15,915,314	£10,992,954	-£4,922,359
4	Retrofit to both houses with no other programme of works.	4580m ²	51 units	£7,822,320	£1,560,000	-£6,262,320

Notes

- 1 The values used have been provided by Stirling Ackroyd and would require verification
- 2 Noting the challenges on valuing Social Rented units, we have assumed a weekly rent of £100 and a 6% yield
- 3 Values in part retained schemes have been reduced
- 4 Finance costs are excluded
- 5 Sec 106 allowances should be treated as provisional
- 6 In Options 2 and 3 we have assumed no Leaseholder buy back on retained blocks but decant to enable reconfiguration

Development Assessment

Option	1	Name	Lister & Treves Houses
Date	01 December 2015	Address	Lomas Road E1 5BG
Stage	Feasibility		
Revision			

REVENUE**GROSS REVENUE**

Sales Revenue	Units	sqft	£/sqft	Ave unit price	Gross Sales
Private	57	40,299	850	600,950	34,254,150
Shared Ownership/Intermediate rent	17	12,019	561	396,627	6,742,659
Affordable Rented (retained)	41	28,987	0	0	0
totals	115	81,305		997,577	40,996,809

Capitalised Rental Income	Units	weekly rent	annual rent	yield	Capital value
Market Rent	0	0	0	6.00%	0
Intermediate Rent - incl above	0	0	0	6.00%	0
Social Rent	41	100	213,200	6.00%	3,553,333
Ground Rent	74		350	6.00%	431,667
Commercial m2	131		35,252	6.00%	587,535
totals	115		248,802		4,572,535

GROSS DEVELOPMENT VALUE **45,569,344**

Purchasers costs - Excluded

NET DEVELOPMENT VALUE **45,569,344**

OUTLAY

Construction - As Estimate **28,569,029**

Mobilisation **8,500,000**

Mayoral and LA CIL - Residential	100	738	73,846	
LA CIL - commercial	70	131	9,170	
Sec 106	Provisional		100,000	
			183,016	183,016

Marketing and Letting **1,229,904**

Disposal Fees

Sales Agent Fee		1.00%	409,968	
Sales Legal Fee		0.50%	204,984	
Total			614,952	614,952

Finance costs - excluded

TOTAL COSTS **39,096,901**

RESIDUAL SURPLUS **6,472,443**

Development Initial Assessment

Option	2a	Name	Lister & Treves Houses
Date	01 December 2015	Address	Lomas Road E1 5BG
Stage	Feasibility		
Revision			

REVENUE**GROSS REVENUE**

Sales Revenue	Units	sqft	£/sqft	Ave unit price	Gross Sales
Private	3	3,649	750	912,249	2,736,747
Shared Ownership/Intermediate rent	8	9,731	495	0	4,816,675
Affordable Rented (retained by THH)	7	8,514	0	0	0
totals	18	21,894		912,249	7,553,422

Capitalised Rental Income	Units	weekly rent	annual rent	yield	Capital value
Market Rent	0	0	0	6.00%	0
Intermediate Rent - incl above	0	0	0	6.00%	0
Social Rent	18	100	93,600	6.00%	1,560,000
Ground Rent	11		350	6.00%	64,167
Commercial m2	0		0	5.00%	0
totals	29		93,950		1,624,167

GROSS DEVELOPMENT VALUE **9,177,588**

Purchasers costs - Excluded

NET DEVELOPMENT VALUE **9,177,588**

OUTLAY

Construction - As Estimate **14,322,452**

Mobilisation **2,960,000**

Mayoral and LA CIL - Residential	100	0	0	
LA CIL - commercial	0	0	0	
Sec 106	Provisional		50,000	
			50,000	50,000

Marketing and Letting **226,603**

Disposal Fees

Sales Agent Fee		1.00%	75,534	
Sales Legal Fee		0.50%	37,767	
Total			113,301	113,301

Finance costs - excluded

TOTAL COSTS **17,672,356**

RESIDUAL **-8,494,767**

Development Initial Assessment

Option	2b	Name	Lister & Treves Houses
Date	01 December 2015	Address	Lomas Road E1 5BG
Stage	Feasibility		
Revision			

REVENUE**GROSS REVENUE**

Sales Revenue	Units	sqft	£/sqft	Ave unit price	Gross Sales
Private	3	4,392	700	1,024,733	3,074,198
Shared Ownership/Intermediate rent	8	11,711	462	0	5,410,589
Affordable Rented (retained)	7	10,247	0	0	0
totals	18	26,350		1,024,733	8,484,788

Capitalised Rental Income	Units	weekly rent	annual rent	yield	Capital value
Market Rent	0	0	0	6.00%	0
Intermediate Rent - incl above	0	0	0	6.00%	0
Social Rent	18	100	93,600	6.00%	1,560,000
Ground Rent	11		350	6.00%	64,167
Commercial m2	0		0	5.00%	0
totals	29		93,950		1,624,167

GROSS DEVELOPMENT VALUE **10,108,954**

Purchasers costs - Excluded

NET DEVELOPMENT VALUE **10,108,954**

OUTLAY

Construction -As Estimate **13,396,465**

Mobilisation **2,960,000**

Mayoral and LA CIL - Residential	100	0	0	
LA CIL - commercial	70	0	0	
Sec 106	Provisional		50,000	
			50,000	50,000

Marketing and Letting **254,544**

Disposal Fees

Sales Agent Fee		1.00%	84,848	
Sales Legal Fee		0.50%	42,424	
Total			127,272	127,272

Finance costs - excluded

TOTAL COSTS **16,788,281**

RESIDUAL **-6,679,327**

Development Initial Assessment

Option	2c	Name	Lister & Treves Houses
Date	01 December 2015	Address	Lomas Road E1 5BG
Stage	Feasibility		
Revision			

REVENUE 132.5 3

GROSS REVENUE

Sales Revenue	Units	sqft	£/sqft	Ave unit price	Gross Sales
Private	3	4,295	700	1,002,128	3,006,385
Shared Ownership/Intermediate rent	8	11,453	462	0	5,291,238
Affordable Rented (retained)	7	10,021	0	0	0
totals	18	25,769		1,002,128	8,297,623

Capitalised Rental Income	Units	weekly rent	annual rent	yield	Capital value
Market Rent	0	0	0	6.00%	0
Intermediate Rent - incl above	0	0	0	6.00%	0
Social Rent	18	100	93,600	6.00%	1,560,000
Ground Rent	11		350	6.00%	64,167
Commercial m2	0		0	5.00%	0
totals	29		93,950		1,624,167

GROSS DEVELOPMENT VALUE 9,921,790

Purchasers costs - Excluded

NET DEVELOPMENT VALUE 9,921,790

OUTLAY

Construction -As Estimate 14,735,166

Mobilisation 2,960,000

Mayoral and LA CIL - Residential	100	0	0	
LA CIL - commercial	70	0	0	
Sec 106	Provisional		50,000	
			50,000	50,000

Marketing and Letting 3.00% 248,929 **248,929**

Disposal Fees

Sales Agent Fee		1.00%	82,976	
Sales Legal Fee		0.50%	41,488	
Total			124,464	124,464

Finance costs - excluded

TOTAL COSTS 18,118,560

RESIDUAL -8,196,770

Development Initial Assessment

Option	3a	Name	Lister & Treves Houses
Date	01 December 2015	Address	Lomas Road E1 5BG
Stage	Feasibility		
Revision			

REVENUE**GROSS REVENUE**

Sales Revenue	Units	sqft	£/sqft	Ave unit price	Gross Sales
Private	6	5,554	700	647,993	3,887,957
Shared Ownership/Intermediate rent	11	7,933	462	0	3,665,077
Affordable Rented (retained)	10	7,212	0	0	0
totals	27	20,699		647,993	7,553,034

Capitalised Rental Income	Units	weekly rent	annual rent	yield	Capital value
Market Rent	0	0	0	6.00%	0
Intermediate Rent - incl above	0	0	0	6.00%	0
Social Rent	28	100	145,600	6.00%	2,426,667
Ground Rent	6		350	6.00%	35,000
Commercial m2	0		0	5.00%	0
totals	34		145,950		2,461,667

GROSS DEVELOPMENT VALUE **10,014,701**

Purchasers costs - Excluded

NET DEVELOPMENT VALUE **10,014,701**

OUTLAY

Construction -As Estimate **14,921,899**

Mobilisation **210,000**

Mayoral and LA CIL - Residential	100	500	50,000	
LA CIL - commercial	0	131	0	
Sec 106	Provisional		50,000	
			100,000	100,000

Marketing and Letting **226,591**

Disposal Fees

Sales Agent Fee		1.00%	75,530	
Sales Legal Fee		0.50%	37,765	
Total			113,296	113,296

Finance costs - excluded

TOTAL COSTS **15,571,786**

RESIDUAL **-5,557,085**

Development Initial Assessment

Option	3b	Name	Lister & Treves Houses
Date	01 December 2015	Address	Lomas Road E1 5BG
Stage	Feasibility		
Revision			

REVENUE**GROSS REVENUE**

Sales Revenue	Units	sqft	£/sqft	Ave unit price	Gross Sales
Private	10	6,566	700	459,623	4,596,228
Shared Ownership/Intermediate rent	13	8,536	462	0	3,943,564
Affordable Rented (retained)	12	4,669	0	0	0
totals	35	19,771		459,623	8,539,792

Capitalised Rental Income	Units	weekly rent	annual rent	yield	Capital value
Market Rent	0	0	0	6.00%	0
Intermediate Rent - incl above	0	0	0	6.00%	0
Social Rent	12	100	62,400	6.00%	1,040,000
Ground Rent	10		350	6.00%	58,333
Commercial m2	0		0	5.00%	0
totals	22		62,750		1,098,333

GROSS DEVELOPMENT VALUE **9,638,125**

Purchasers costs - Excluded

NET DEVELOPMENT VALUE **9,638,125**

OUTLAY

Construction -As Estimate **15,718,932**

Mobilisation **210,000**

Mayoral and LA CIL - Residential	100	600	60,000	
LA CIL - commercial	70	0	0	
Sec 106	Provisional		50,000	
			110,000	110,000

Marketing and Letting **256,194**

Disposal Fees

Sales Agent Fee		1.00%	85,398	
Sales Legal Fee		0.50%	42,699	
Total			128,097	128,097

Finance costs - excluded

TOTAL COSTS **16,423,223**

RESIDUAL **-6,785,098**

Development Initial Assessment

Option	3c	Name	Lister & Treves Houses
Date	01 December 2015	Address	Lomas Road E1 5BG
Stage	Feasibility		
Revision			

REVENUE**GROSS REVENUE**

Sales Revenue	Units	sqft	£/sqft	Ave unit price	Gross Sales
Private	9	5,619	700	437,018	3,933,166
Shared Ownership/Intermediate rent	13	9,375	462	0	4,331,455
Affordable Rented (retained)	12	8,654	0	0	0
totals	34	23,649		437,018	8,264,621

Capitalised Rental Income	Units	weekly rent	annual rent	yield	Capital value
Market Rent	0	0	0	6.00%	0
Intermediate Rent - incl above	0	0	0	6.00%	0
Social Rent	30	100	156,000	6.00%	2,600,000
Ground Rent	22		350	6.00%	128,333
Commercial m2	0		0	5.00%	0
totals	52		156,350		2,728,333

GROSS DEVELOPMENT VALUE **10,992,954**

Purchasers costs - Excluded

NET DEVELOPMENT VALUE **10,992,954**

OUTLAY

Construction -As Estimate **15,183,406**

Mobilisation **210,000**

Mayoral and LA CIL - Residential	100	500	50,000	
LA CIL - commercial	0	0	0	
Sec 106	Provisional		100,000	
			150,000	150,000

Marketing and Letting **247,939**

Disposal Fees

Sales Agent Fee		1.00%	82,646	
Sales Legal Fee		0.50%	41,323	
Total			123,969	123,969

Finance costs - excluded

TOTAL COSTS **15,915,314**

RESIDUAL **-4,922,359**

Development Initial Assessment

Option	4	Name	Lister & Treves Houses
Date	01 December 2015	Address	Lomas Road E1 5BG
Stage	Feasibility		
Revision			

REVENUE**GROSS REVENUE**

Sales Revenue	Units	sqft	£/sqft	Ave unit price	Gross Sales
Private	0	0	700	0	0
Shared Ownership/Intermediate rent	0	0	462	0	0
Affordable Rented (retained)	0	0	0	0	0
totals	-	-	-	-	-

Capitalised Rental Income	Units	weekly rent	annual rent	yield	Capital value
Market Rent	0	0	0	6.00%	0
Intermediate Rent - incl above	0	0	0	6.00%	0
Social Rent	18	100	93,600	6.00%	1,560,000
Ground Rent	0		350	6.00%	0
Commercial m2	0		0	5.00%	0
totals	18		93,950		1,560,000

GROSS DEVELOPMENT VALUE **1,560,000**

Purchasers costs - Excluded

NET DEVELOPMENT VALUE **1,560,000**

OUTLAY

Construction -As Estimate **7,312,320**

Mobilisation **510,000**

Mayoral and LA CIL - Residential	100	0	0	
LA CIL - commercial	70	0	0	
Sec 106	Provisional		0	0
			0	0

Marketing and Letting **3.00%** **0** **0**

Disposal Fees

Sales Agent Fee		1.00%	0	
Sales Legal Fee		0.50%	0	
Total			0	0

Finance costs - excluded

TOTAL COSTS **7,822,320**

RESIDUAL **-6,262,320**



Appendix D – Accommodation Schedule for Option 1

Scheme 5 - Accommodation Schedule (Approx) Rev B

No.	Level	Area SQ M	Area sq ft	Beds	Persons	Core	Type	Tenure
						<u>Core A</u>		
A1	Level 0	50 m ²	537 ft ²	1	2	A	Appartment	Affordable
A2	Level 0	99 m ²	1069 ft ²	4	6	A	Appartment	Affordable
A3	Level 0	70 m ²	757 ft ²	2	4	A	Appartment	Affordable
A4	Level 1	99 m ²	1067 ft ²	4	6	A	Appartment	Affordable
A5	Level 1	50 m ²	535 ft ²	1	2	A	Appartment	Affordable
A6	Level 1	99 m ²	1069 ft ²	4	6	A	Appartment	Affordable
A7	Level 1	70 m ²	757 ft ²	2	4	A	Appartment	Affordable
A8	Level 2	99 m ²	1067 ft ²	4	6	A	Appartment	Affordable
A9	Level 2	99 m ²	1068 ft ²	4	6	A	Appartment	Affordable
A10	Level 2	70 m ²	757 ft ²	2	4	A	Appartment	Affordable
A11	Level 2	70 m ²	757 ft ²	2	4	A	Appartment	Affordable
A12	Level 3	99 m ²	1067 ft ²	4	6	A	Appartment	Affordable
A13	Level 3	50 m ²	537 ft ²	1	2	A	Appartment	Affordable
A14	Level 3	50 m ²	533 ft ²	1	2	A	Appartment	Affordable
A15	Level 3	70 m ²	757 ft ²	2	4	A	Appartment	Affordable
A16	Level 3	70 m ²	757 ft ²	2	4	A	Appartment	Affordable
A17	Level 4	70 m ²	754 ft ²	2	4	A	Appartment	Intermediate
A18	Level 4	50 m ²	536 ft ²	1	2	A	Appartment	Intermediate
A19	Level 4	86 m ²	921 ft ²	3	5	A	Appartment	Intermediate
A20	Level 4	70 m ²	757 ft ²	2	4	A	Appartment	Private
A21	Level 5	70 m ²	754 ft ²	2	4	A	Appartment	Intermediate
A22	Level 5	50 m ²	536 ft ²	1	2	A	Appartment	Intermediate
A23	Level 5	86 m ²	921 ft ²	3	5	A	Appartment	Intermediate
A24	Level 5	70 m ²	757 ft ²	2	4	A	Appartment	Private
A25	Level 6	70 m ²	754 ft ²	2	4	A	Appartment	Intermediate
A26	Level 6	50 m ²	536 ft ²	1	2	A	Appartment	Intermediate
A27	Level 6	86 m ²	921 ft ²	3	5	A	Appartment	Intermediate
A28	Level 6	70 m ²	757 ft ²	2	4	A	Appartment	Private
A29	Level 7	70 m ²	754 ft ²	2	4	A	Appartment	Intermediate
A30	Level 7	50 m ²	536 ft ²	1	2	A	Appartment	Private
A31	Level 7	86 m ²	921 ft ²	3	5	A	Appartment	Private
A32	Level 7	70 m ²	757 ft ²	2	4	A	Appartment	Private
A33	Level 8	70 m ²	754 ft ²	2	4	A	Appartment	Intermediate
A34	Level 8	50 m ²	536 ft ²	1	2	A	Appartment	Private
A35	Level 8	86 m ²	921 ft ²	3	5	A	Appartment	Private
A36	Level 8	70 m ²	757 ft ²	2	4	A	Appartment	Private
A37	Level 9	70 m ²	754 ft ²	2	4	A	Appartment	Intermediate
A38	Level 9	50 m ²	536 ft ²	1	2	A	Appartment	Private
A39	Level 9	86 m ²	921 ft ²	3	5	A	Appartment	Private
A40	Level 9	70 m ²	757 ft ²	2	4	A	Appartment	Private
A41	Level 10	70 m ²	754 ft ²	2	4	A	Appartment	Intermediate
A42	Level 10	50 m ²	536 ft ²	1	2	A	Appartment	Private
A43	Level 10	86 m ²	921 ft ²	3	5	A	Appartment	Private
A44	Level 10	70 m ²	757 ft ²	2	4	A	Appartment	Private
A45	Level 11	50 m ²	543 ft ²	1	2	A	Appartment	Private
A46	Level 11	50 m ²	536 ft ²	1	2	A	Appartment	Private
A47	Level 11	50 m ²	537 ft ²	1	2	A	Appartment	Private
A48	Level 11	50 m ²	543 ft ²	1	2	A	Appartment	Private
A49	Level 12	50 m ²	543 ft ²	1	2	A	Appartment	Private
A50	Level 12	50 m ²	536 ft ²	1	2	A	Appartment	Private
A51	Level 12	50 m ²	537 ft ²	1	2	A	Appartment	Private
A52	Level 12	50 m ²	543 ft ²	1	2	A	Appartment	Private
A53	Level 13	50 m ²	543 ft ²	1	2	A	Appartment	Private
A54	Level 13	50 m ²	536 ft ²	1	2	A	Appartment	Private
A55	Level 13	50 m ²	537 ft ²	1	2	A	Appartment	Private
A56	Level 13	50 m ²	543 ft ²	1	2	A	Appartment	Private
A57	Level 14	50 m ²	543 ft ²	1	2	A	Appartment	Private
A58	Level 14	50 m ²	536 ft ²	1	2	A	Appartment	Private
A59	Level 14	50 m ²	537 ft ²	1	2	A	Appartment	Private
A60	Level 14	50 m ²	543 ft ²	1	2	A	Appartment	Private
A61	Level 15	50 m ²	543 ft ²	1	2	A	Appartment	Private
A62	Level 15	50 m ²	536 ft ²	1	2	A	Appartment	Private
A63	Level 15	50 m ²	537 ft ²	1	2	A	Appartment	Private
A64	Level 15	50 m ²	543 ft ²	1	2	A	Appartment	Private
TOTAL 64		4149 m²	44664 ft²					
						<u>Core B</u>		
B1	Level 0	85 m ²	920 ft ²	2	4	B	Appartment	Affordable
B2	Level 1	70 m ²	748 ft ²	2	4	B	Appartment	Affordable
B3	Level 2	70 m ²	748 ft ²	2	4	B	Appartment	Affordable
B4	Level 2	50 m ²	533 ft ²	1	2	B	Appartment	Affordable
B5	Level 2	86 m ²	920 ft ²	3	5	B	Appartment	Affordable
B6	Level 3	70 m ²	748 ft ²	2	4	B	Appartment	Affordable
B7	Level 3	50 m ²	533 ft ²	1	2	B	Appartment	Affordable
B8	Level 3	86 m ²	920 ft ²	3	5	B	Appartment	Affordable
TOTAL 8		564 m²	6071 ft²					

<u>Core C</u>									
C1	Level 2	50 m ²	533 ft ²	1	2	C	Appartment	Affordable	
C2	Level 2	50 m ²	533 ft ²	1	2	C	Appartment	Affordable	
C3	Level 3	50 m ²	533 ft ²	1	2	C	Appartment	Affordable	
C4	Level 3	50 m ²	533 ft ²	1	2	C	Appartment	Affordable	
TOTAL 4		198 m²	2131 ft²						

<u>Core D</u>									
D1	Level 2	50 m ²	533 ft ²	1	2	D	Appartment	Affordable	
D2	Level 2	86 m ²	920 ft ²	3	5	D	Appartment	Affordable	
D3	Level 3	50 m ²	533 ft ²	1	2	D	Appartment	Affordable	
D4	Level 3	86 m ²	920 ft ²	3	5	D	Appartment	Affordable	
TOTAL 4		270 m²	2906 ft²						

<u>Core E</u>									
E1	Level 0	58 m ²	628 ft ²	1	2	E	Appartment	Private	
E2	Level 0	72 m ²	771 ft ²	1	2	E	Appartment	Intermediate	
E3	Level 0	72 m ²	771 ft ²	1	2	E	Appartment	Private	
E4	Level 0	86 m ²	930 ft ²	2	4	E	Appartment	Private	
E5	Level 1	86 m ²	931 ft ²	3	5	E	Appartment	Intermediate	
E6	Level 1	70 m ²	752 ft ²	2	4	E	Appartment	Intermediate	
E7	Level 1	70 m ²	752 ft ²	2	4	E	Appartment	Intermediate	
E8	Level 2	86 m ²	931 ft ²	3	5	E	Appartment	Private	
E9	Level 2	70 m ²	752 ft ²	2	4	E	Appartment	Private	
E10	Level 2	70 m ²	752 ft ²	2	4	E	Appartment	Private	
E11	Level 2	86 m ²	930 ft ²	3	5	E	Appartment	Private	
E12	Level 3	86 m ²	931 ft ²	3	5	E	Appartment	Private	
E13	Level 3	70 m ²	752 ft ²	2	4	E	Appartment	Private	
E14	Level 3	70 m ²	752 ft ²	2	4	E	Appartment	Private	
E15	Level 3	86 m ²	930 ft ²	3	5	E	Appartment	Private	
E16	Level 4	86 m ²	931 ft ²	3	5	E	Appartment	Private	
E17	Level 4	70 m ²	752 ft ²	2	4	E	Appartment	Private	
E18	Level 4	70 m ²	752 ft ²	2	4	E	Appartment	Private	
E19	Level 4	86 m ²	930 ft ²	3	5	E	Appartment	Private	
E20	Level 5	86 m ²	924 ft ²	3	5	E	Appartment	Private	
E21	Level 5	50 m ²	541 ft ²	1	2	E	Appartment	Private	
E22	Level 5	50 m ²	541 ft ²	1	2	E	Appartment	Private	
E23	Level 5	70 m ²	749 ft ²	2	4	E	Appartment	Private	
E24	Level 6	70 m ²	750 ft ²	2	4	E	Appartment	Private	
E25	Level 6	50 m ²	541 ft ²	1	2	E	Appartment	Private	
E26	Level 6	70 m ²	757 ft ²	2	4	E	Appartment	Private	
TOTAL 26		1898 m²	20434 ft²						

<u>Maisonette</u>									
M1	Level 0	107 m ²	1149 ft ²	3	5		Maisonette	Affordable	
M2	Level 0	107 m ²	1149 ft ²	3	5		Maisonette	Affordable	
M3	Level 0	107 m ²	1149 ft ²	3	5		Maisonette	Affordable	
M4	Level 0	107 m ²	1149 ft ²	3	5		Maisonette	Affordable	
M5	Level 0	107 m ²	1149 ft ²	3	5		Maisonette	Affordable	
M6	Level 0	107 m ²	1149 ft ²	3	5		Maisonette	Affordable	
M7	Level 0	107 m ²	1149 ft ²	3	5		Maisonette	Affordable	
M8	Level 0	107 m ²	1149 ft ²	3	5		Maisonette	Affordable	
M9	Level 0	107 m ²	1149 ft ²	3	5		Maisonette	Affordable	
TOTAL 9		960 m²	10337 ft²						

Grand total: 115 8040 m² 86542 ft²

Scheme 5 - Density							
Total Beds	Beds p/ha	Total Persons	Persons p/ha	Total Units	Units p/ha	Hab Rooms	Hab Rm p/ha
225	500	410	911.1	115	255.6	115	255.6

Scheme 5 - By Tenure & Beds		
Tenure	Units	Percentage
<u>1 Beds</u>		
Private	29	25%
Intermediate	4	3%
Affordable	12	10%
Total	45	39%
<u>2 Beds</u>		
Private	17	15%
Intermediate	9	8%
Affordable	10	9%
Total	36	31%
<u>3 Beds</u>		
Private	11	10%
Intermediate	4	3%
Affordable	13	11%
Total	28	24%

	4 Beds	
Affordable	6	5%
Total	6	5%
Grand total	115	100%
81	Small	70%
34	Large	30%

Scheme 5 - By Tenure		
Tenure	Units	Percentage
Private	57	50%
Intermediate	17	15%
Affordable	41	36%

Scheme 5 - NIA (APPROX)		
Level	Area SQ M	Area sq ft
Level 0	1073 m ²	11552 ft ²
Level 1	1090 m ²	11733 ft ²
Level 2	1090 m ²	11733 ft ²
Level 3	1090 m ²	11734 ft ²
Level 4	588 m ²	6334 ft ²
Level 5	532 m ²	5724 ft ²
Level 6	466 m ²	5017 ft ²
Level 7	276 m ²	2969 ft ²
Level 8	276 m ²	2969 ft ²
Level 9	276 m ²	2969 ft ²
Level 10	276 m ²	2969 ft ²
Level 11	201 m ²	2159 ft ²
Level 12	201 m ²	2159 ft ²
Level 13	201 m ²	2159 ft ²
Level 14	201 m ²	2159 ft ²
Level 15	201 m ²	2159 ft ²
Grand total	8040 m²	86542 ft²

Scheme 5 - GIA (APPROX)		
Level	Area SQ M	Area sq ft
Level 0	1410	15,177
Level 1	1410	15,177
Level 2	1410	15,177
Level 3	1410	15,177
Level 4	772	8,288
Level 5	711	7,652
Level 6	637	6,862
Level 7	368	3,957
Level 8	368	3,957
Level 9	368	3,957
Level 10	368	3,957
Level 11	278	2,993
Level 12	278	2,993
Level 13	278	2,993
Level 14	278	2,993
Level 15	278	2,993
	10,622.00	114,303.00

Scheme 5 - GEA (APPROX)		
Level	Area SQ M	Area sq ft
Level 0	1542	18599 ft ²
Level 1	1542	18599 ft ²
Level 2	1542	18599 ft ²
Level 3	1542	18599 ft ²
Level 4	847	9117 ft ²
Level 5	783	8427 ft ²
Level 6	702	7559 ft ²
Level 7	399	4295 ft ²
Level 8	399	4295 ft ²
Level 9	399	4295 ft ²
Level 10	399	4295 ft ²
Level 11	305	3288 ft ²
Level 12	305	3288 ft ²
Level 13	305	3288 ft ²
Level 14	305	3288 ft ²
Level 15	305	3288 ft ²
	11621.00	125087 ft²