



C I T Y
H O U S E
P R O J E C T S

INITIAL APPRAISAL

BECKLOW GARDENS

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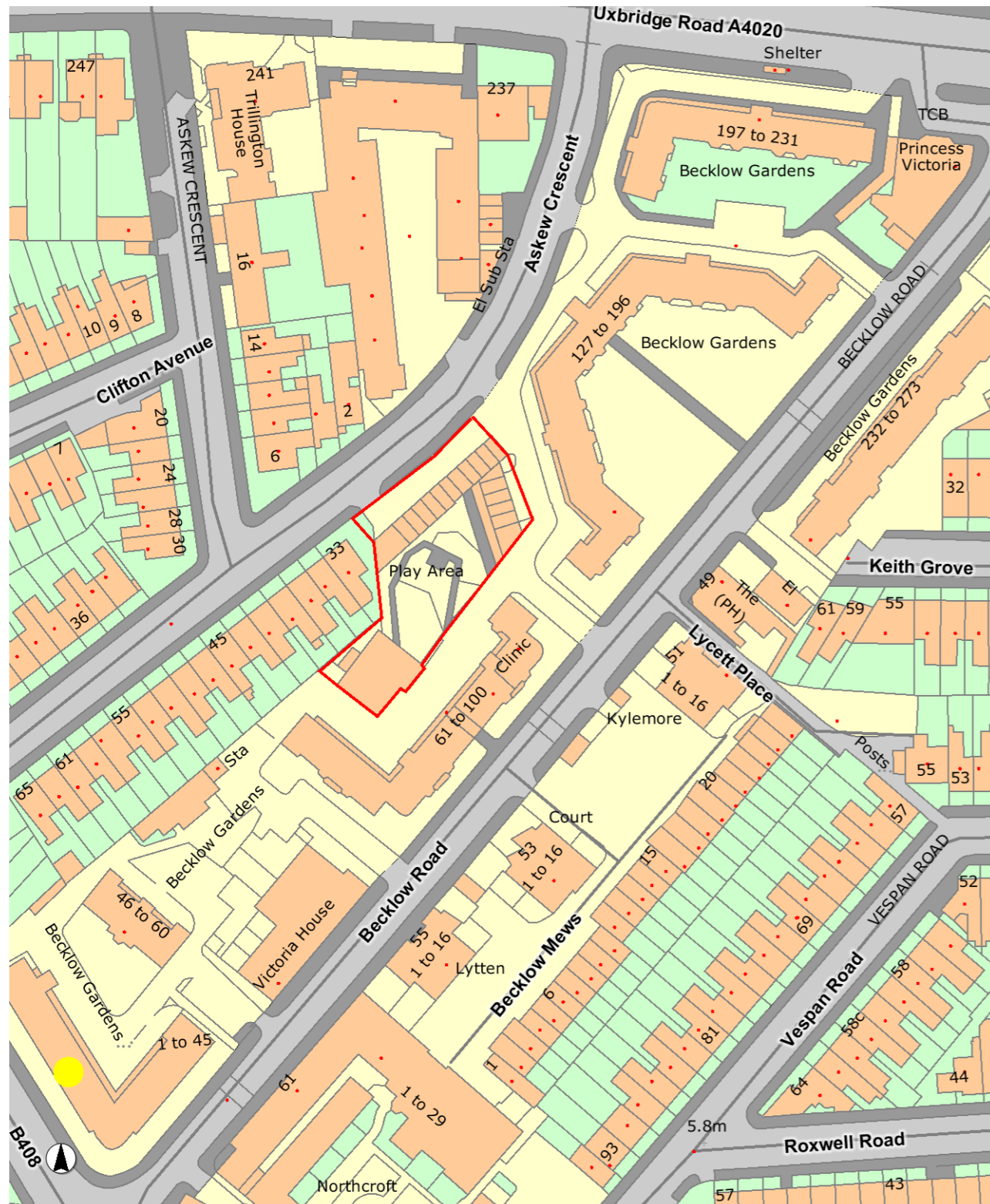
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RATIONAL HOUSE BECKLOW GARDENS

SITE + PROPOSED DEVELOPMENT

SITE



RED LINE BOUNDARY



SITE SEEN FROM ASKEW CRESCENT (LOOKING NORTH-EAST)



SITE SEEN FROM ASKEW CRESCENT (LOOKING SOUTH-WEST)



SITE LOCATION

PROPOSED DEVELOPMENT

This proposal provides six small blocks of flats. The flats are arranged in identical handed pairs, and each block contains a one-bedroom flat on the ground floor and a two-bedroom maisonette on the first and second floors.

In this configuration twelve new dwellings are created. However, each of the flat blocks could also be configured as a large family house. All dwellings comply with LHDG space standards, and recommended areas of private outside amenity space are provided in all cases.

The buildings are arranged in a terrace which respects the existing building line in Askew Crescent, and returns back to the south, creating a well-defined enclosure to the existing playground area (and following the approximate outline of the existing garages), thereby retaining full provision of existing playspace.

AREA SCHEDULE:

Units	Nr	m2	Total
Flats - one bed	4	61	244
Flats - maisonettes	4	87	348
Flats - one bed	2	50	100
Flats - maisonettes	2	65	130
Flats - common circulation	4	21	84
Flats - common circulation	2	10	20
Total	<u>12</u>	<u>926</u>	



PRELIMINARY PLAN

3D SKETCHES

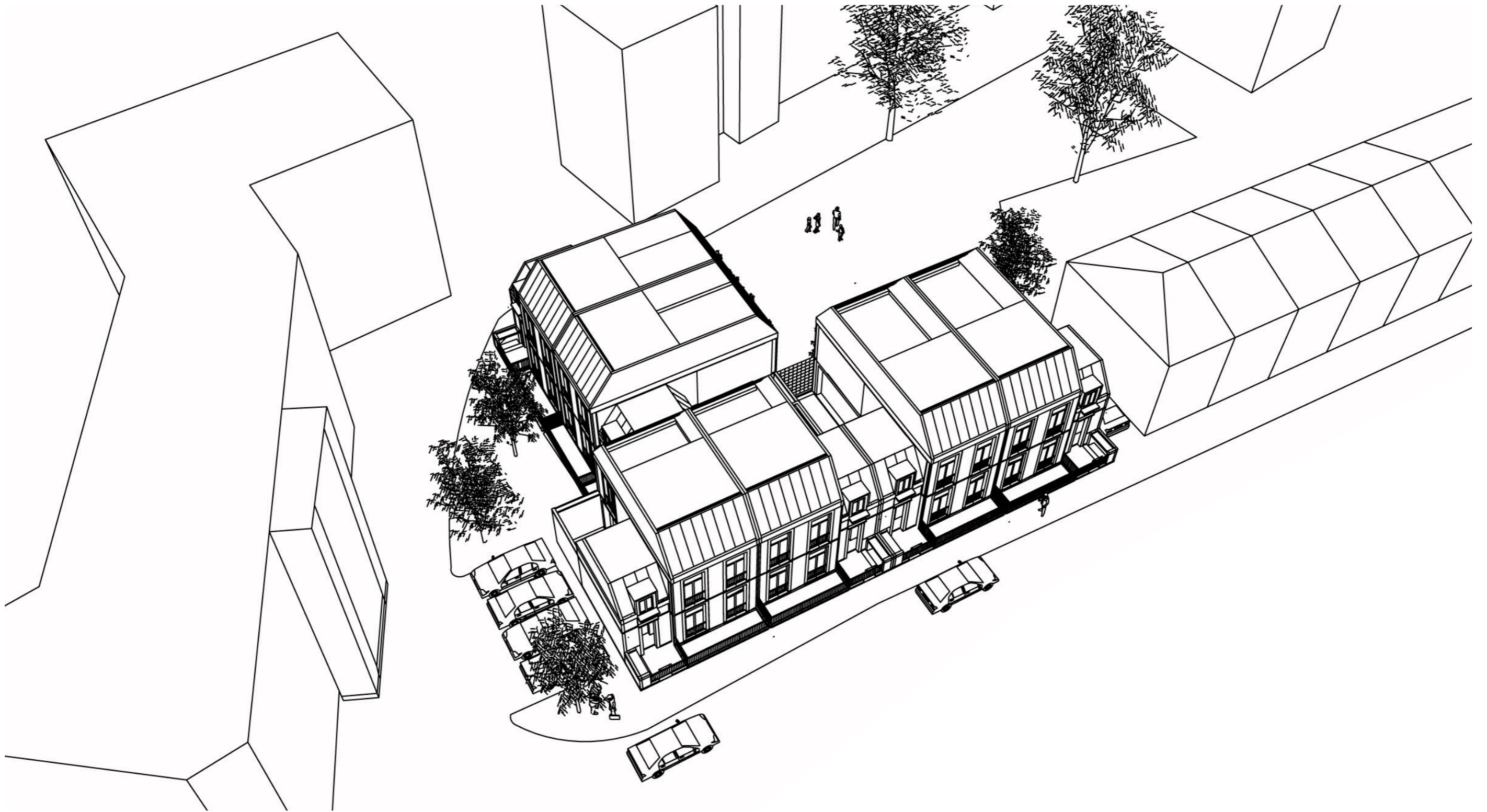


VIEW FROM ASKEW CRESCENT LOOKING WEST



VIEW FROM ASKEW CRESCENT LOOKING EAST

3D SKETCHES



AREAL VIEW FROM ASKEW CRESCENT



VIEW OF PLAYGROUND



RATIONAL HOUSE BECKLOW GARDENS

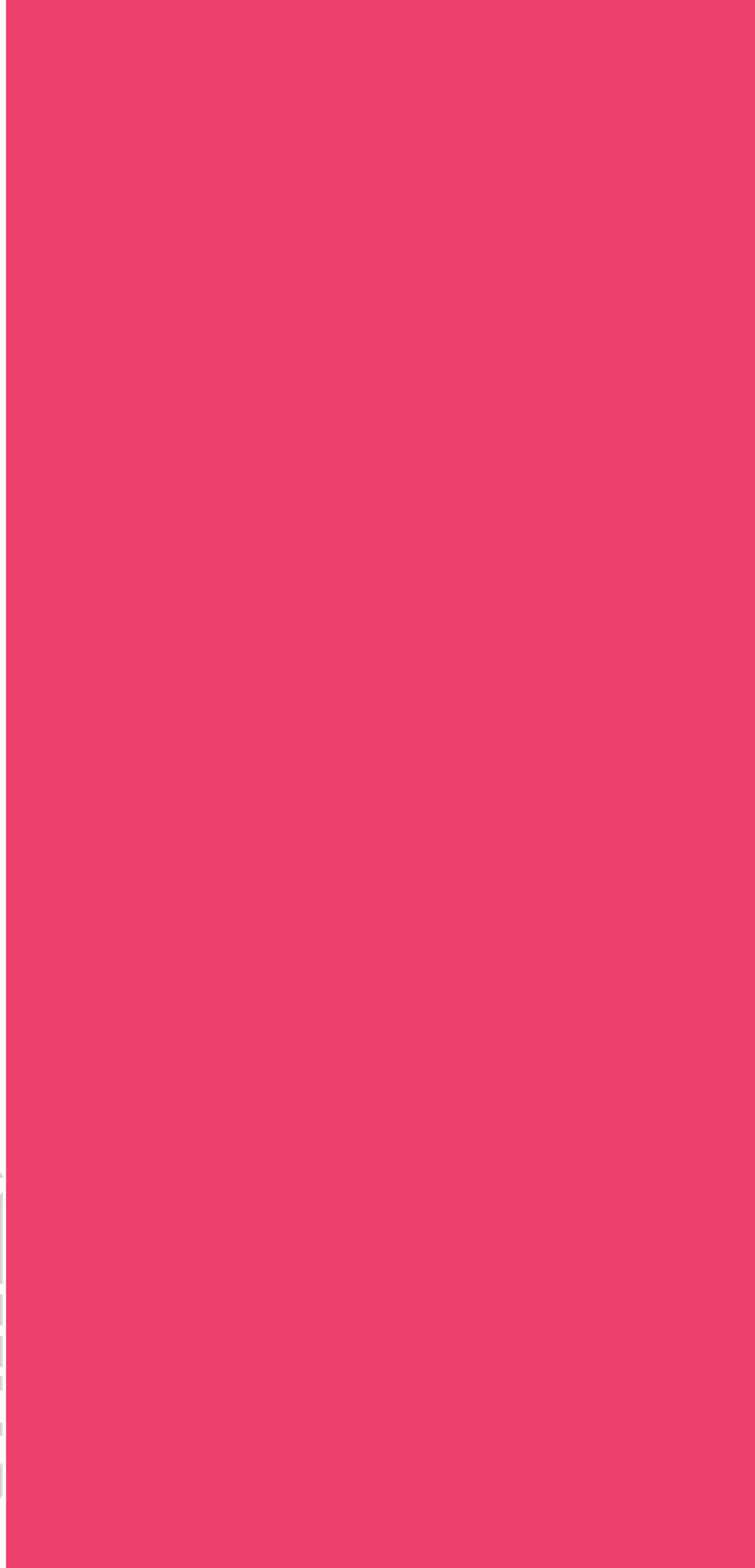
FINANCIAL APPRAISAL

INITIAL ORDER OF COST ESTIMATE

Build Type	GIA m2	GIA SF	Rate £/SF	Rate £/m2	Total £	Notes
Residential Units						
Flats (in 4nr blocks)						
Ground Floor One bedroom flats (4 nr) - shell & core	344.00	3,703	122	1,313	451,739	
Fit Out to above	344.00	3,703	47	506	174,031	
Maisonettes - shell & core (4 nr)	478.00	5,145	122	1,313	627,708	
Fit Out to above	478.00	5,145	47	506	241,822	
Extra for High Quality Tenure Enhancement	478.00	5,145	0	0	0	
Common circulation	104.00	1,119	169	1,819	189,186	
<u>Total Gross Internal Area including common areas</u>	<u>926.00</u>	<u>11,980.22</u>				
Allowance for Site specific abnormals, roadworks, car parking, utilities & infrastructure charges		12	Units	10,000	120,000	
Total					1,804,486	
Preliminaries			12.5%		225,561	
Design & Build Contingency			5.0%		90,224	
Overheads & Profit			3.5%		74,209	
					2,120,271	
					2,194,480	
TOTAL CONSTRUCTION COST @ MARCH 2013 (EXC VAT & FEES)				SAY	£2,190,000	
Professional Fees - see attached schedule					360,595	
TOTAL COSTS INCLUDING FEES					£2,550,595	

FEE COST SCHEDULE

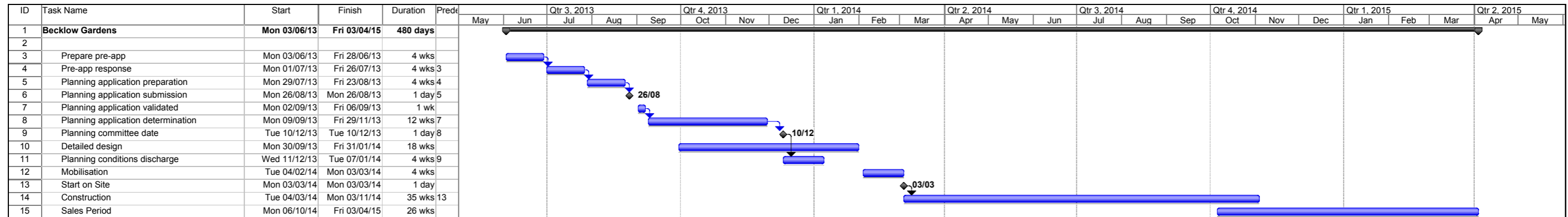
FEE COST SCHEDULE - HAMMERSMITH & FULHAM: BECKLOW GARDENS											
Project Stage	Desk top assessment	GATEWAY 1	Initial Appraisal	Preparation of Pre-App	Submission of planning application	GATEWAY 2	Pre-contract detailed design	GATEWAY 3	Post contract	Defects	Total
RIBA Stage	A		A/B	B/C	C/D		E-H		J-K	L	
Framework Specification Stage	Pre-framework		Stage 3	Stage 3/4	Stage 3/4		Stage 4		Post contract	Defects	Total
SCAPE Stage	Pre-SCAPE		Stage 2	Stage 2	Stage 2		Stage 3/4		Stage	Defects	Total
CHPL FEE			£5,475	£19,163	£76,650		£106,763		£60,225	£5,475	£273,750
CHPL - Equalities Impact Assessment					£1,500						£1,500
INTRUSIVE SURVEYS					£12,500						£12,500
SCAPE COSTS											
Pre-construction fees					£9,828		£52,416				£62,244
Scape fee							£5,301		£5,301		£10,601
TOTAL COSTS			£5,475	£19,163	£100,478		£164,479		£65,526	£5,475	£360,595
GATEWAY STAGE COSTS			£125,116				£164,480		£71,001		
CUMMULATIVE COSTS			£125,116				£289,595		£360,596		



RATIONAL HOUSE BECKLOW GARDENS

PROGRAMME + RISK REGISTER

PROGRAMME



Project: 130326_Becklow Date: Tue 26/03/13	Task		Progress		Summary		External Tasks		Deadline	
	Split		Milestone		Project Summary		External Milestone			

Assumptions

- Detailed design will commence during planning determination
- All cabinet approvals are in place so no impact on critical path
- There are no major service diversions, contamination or any other abnormals likely to affect the programme.

RISK REGISTER

	Risk Identification				Risk Analysis						Comments	
	No	Risk Description	Consequence	Management Actions Taken	Management Actions Planned	Risk Status	Likelihood	Impact	Risk Matrix	Risk Rating Calculation		Risk Rating
PRE-CONSTRUCTION	1	Planning timescales for resolution to grant	Potentially impact on programme.	Ensure realistic planning timescales programmed	Monitor progress of planning deadlines	Live	M	H	MH	4000	AMBER	
	2	Resident response	Unfavourable response could require a redesign, programme delay or abort works		Programme a residents consultation	Live	M	M	MM	400	YELLOW	
	3	Implications of intrusive surveys, programme delay	Additional works required, programme delay		Identify and instruct intrusive surveys as soon as feasible	Live	M	M	MM	400	YELLOW	Critical path item requires 8-10 weeks to procure survey results. Programme critical.
	4	Access to and demolition of garages	Delay in programme and review of site logistics by contractor		Monitor progress with H&F	Live	M	H	MH	4000	AMBER	
	5	Detailed design completion ~ (impact upon procurement > construction)	Delay in programme, cost consequences		Appoint all relevant consultants, set contingencies at appropriate level	Live	M	M	MM	400	YELLOW	
	6	Supply chain tender pricing risk	Cost increase		Request Contractor obtain prices timeously, competitive tendering. The form of contract ensures transparent competitive tendering	Live	M	M	MM	400	YELLOW	
	7	Arboriculture issues	Amendments to the design		Instruct Arboriculture study	Live	L	M	LM	200	YELLOW	
	8	Timely discharge of prior to commencement planning conditions/third party approvals prior to SoS	Delay in detail design completion		Request additional funding for pre-commencement condition contamination intrusive survey	Live	M	M	MM	400	YELLOW	
CONSTRUCTION	9	Timely client approvals (samples etc) / Instructions	Delay in programme		Develop an instruction process with timeframes	Live	L	M	LM	200	YELLOW	
	10	Protection of residents and surrounding properties	Objection from residents		Residents consultation prior to construction to approve logistics	Live	L	M	LM	200	YELLOW	
	11	Security measures (out of hours)	Site security compromised		Review contractors logistics plan	Live	M	M	MM	400	YELLOW	
	12	Access/site set up (unimpeded access - therefore no access for residents to garages)	No car parking for existing residents		Review a car parking strategy	Live	H	M	HM	600	AMBER	
	13	Unforeseen/unknowns anomalies (ground contamination/services etc not picked up within surveys etc)	Programme delays and possible cost consequences if additional works are required		Request intrusive surveys be carried out early, programme and cost contingency	Live	H	H	HH	6000	RED	Willmott Dixon to make early investigation into these risks.
	14	Crane usage/delivery frequency	Increase costs and objection from residents		Request a logistics plan and programme of crane usage	Live	L	M	LM	200	YELLOW	
SALES	15	Sales risk and associated cost of finance	Sales and sales value dependant on economic conditions	Requested top end and bottom end sales values	Requested early release of show unit. Monitor sales values and implement early marketing	Live	M	M	MM	400	YELLOW	
	16	Selection process for DMS units	Status gap		Carry out sensitivity analysis. Request early DMS show unit and initiation of the sales marketing process early	Live	L	L	LL	20	GREEN	
	17	Access and carparking	Sales value drop		Discuss different options with planners	Live	M	M	MM	400	YELLOW	

