



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

INITIAL APPRAISAL

BARCLAY CLOSE

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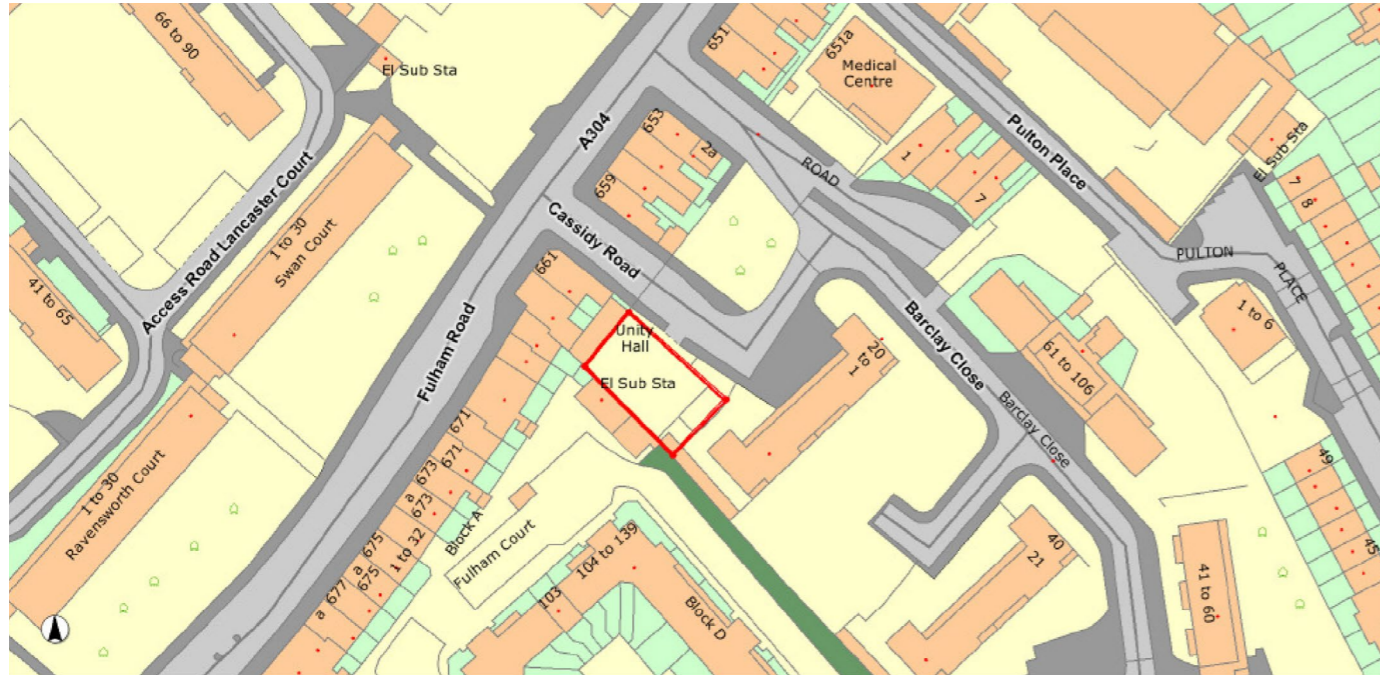
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RATIONAL HOUSE BARCLAY CLOSE

SITE + PROPOSED DEVELOPMENT

SITE



RED LINE BOUNDARY



SITE SEEN FROM CASSIDY ROAD (LOOKING WEST)



SITE SEEN FROM CASSIDY ROAD ACROSS BARCLAY CLOSE (LOOKING SOUTH-WEST)



SITE SEEN FROM FULHAM ROAD (LOOKING SOUTH-EAST)



SITE LOCATION

PROPOSED DEVELOPMENT

This proposal provides three small blocks of flats. Each block contains a one-bedroom flat on the ground floor and a two-bedroom maisonette on the first and second floors. Any one of the three buildings could be configured as a family house. It would also be possible to subdivide two of the buildings into flats and leave the third building as a family house.

All dwellings comply with LHDG space standards, and recommended areas of private outside amenity space are exceeded.

The dwellings are well-situated with east and west-facing facades, and they complete the fourth side of a pleasant public open square. The southern-most building in the new terrace will be slightly affected by overshadowing by the adjacent and taller post-war flat block and will itself have some impact on daylight reaching (secondary) rooms on the ground floor flat of the existing block at its west end.

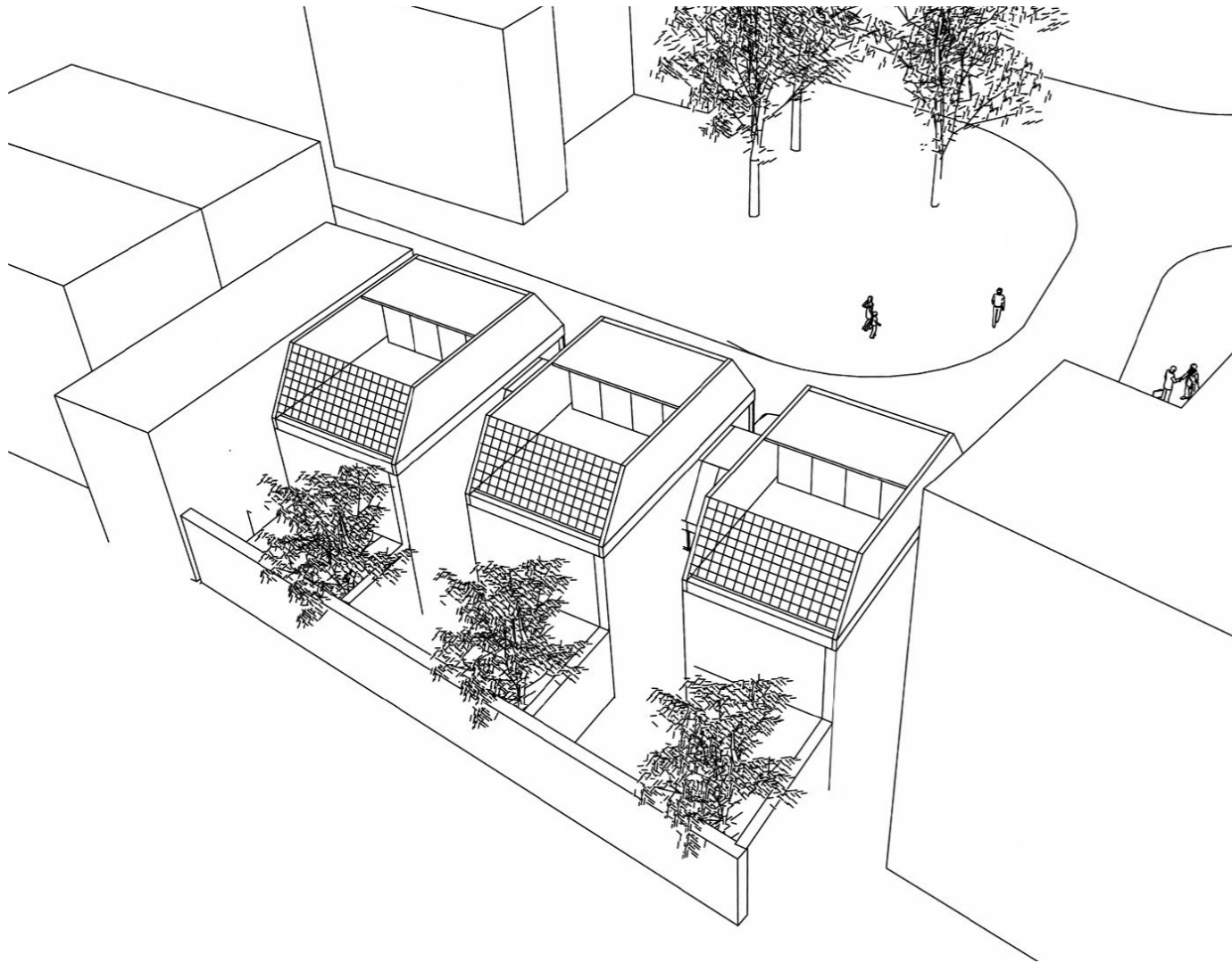
AREA SCHEDULE:

Units	Nr	m2	Total
Flats - one bed	3	50	150
Flats - maisonettes	3	65	195
Total	<u>6</u>		<u>345</u>



PRELIMINARY PLAN

3D SKETCHES



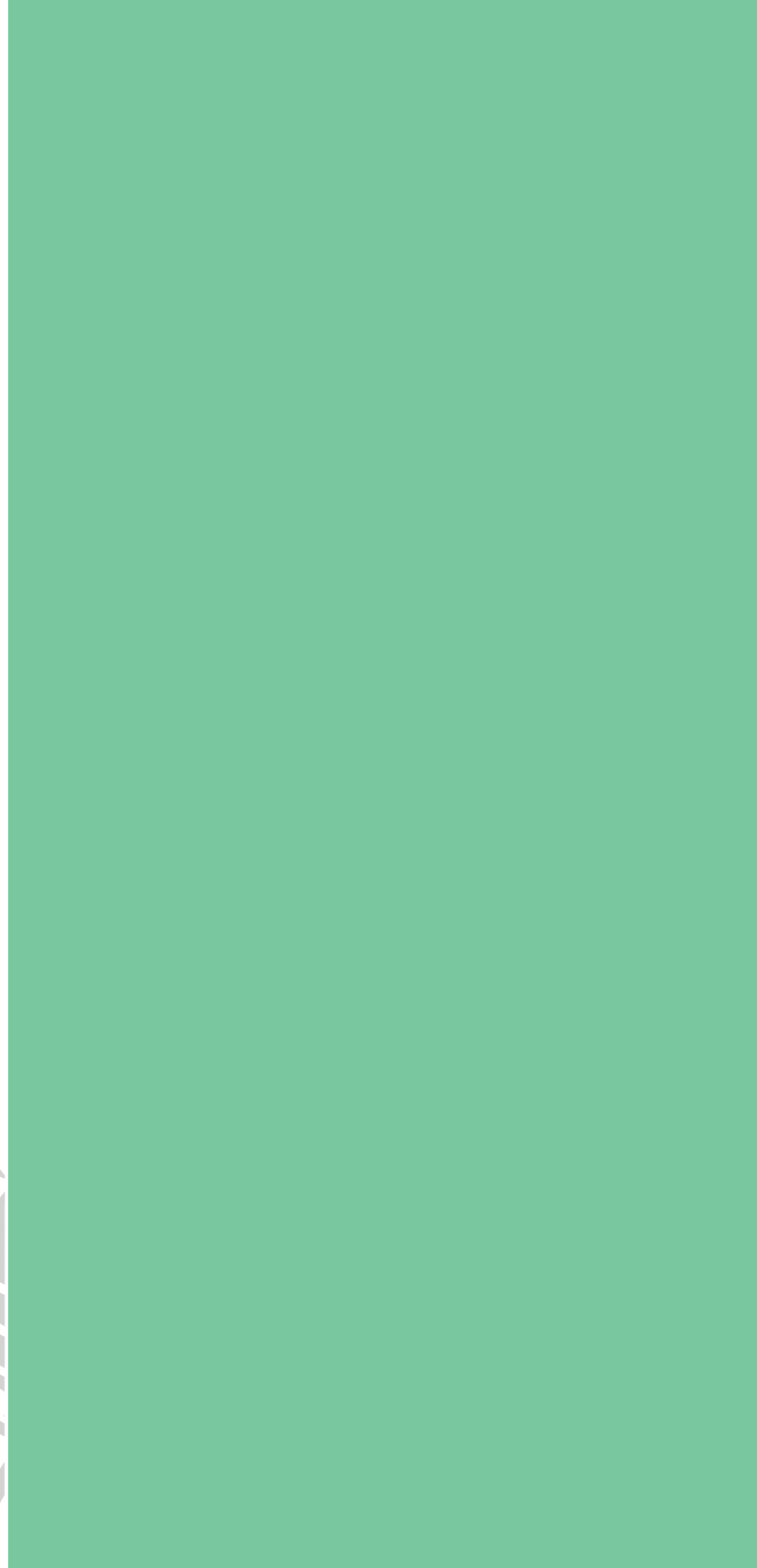
VIEW LOOKING EAST INTO BACK GARDENS



VIEW LOOKING SOUTH FROM FULHAM ROAD



VIEW LOOKING WEST ACROSS BARCLAY CLOSE



RATIONAL HOUSE BARCLAY CLOSE

FINANCIAL APPRAISAL

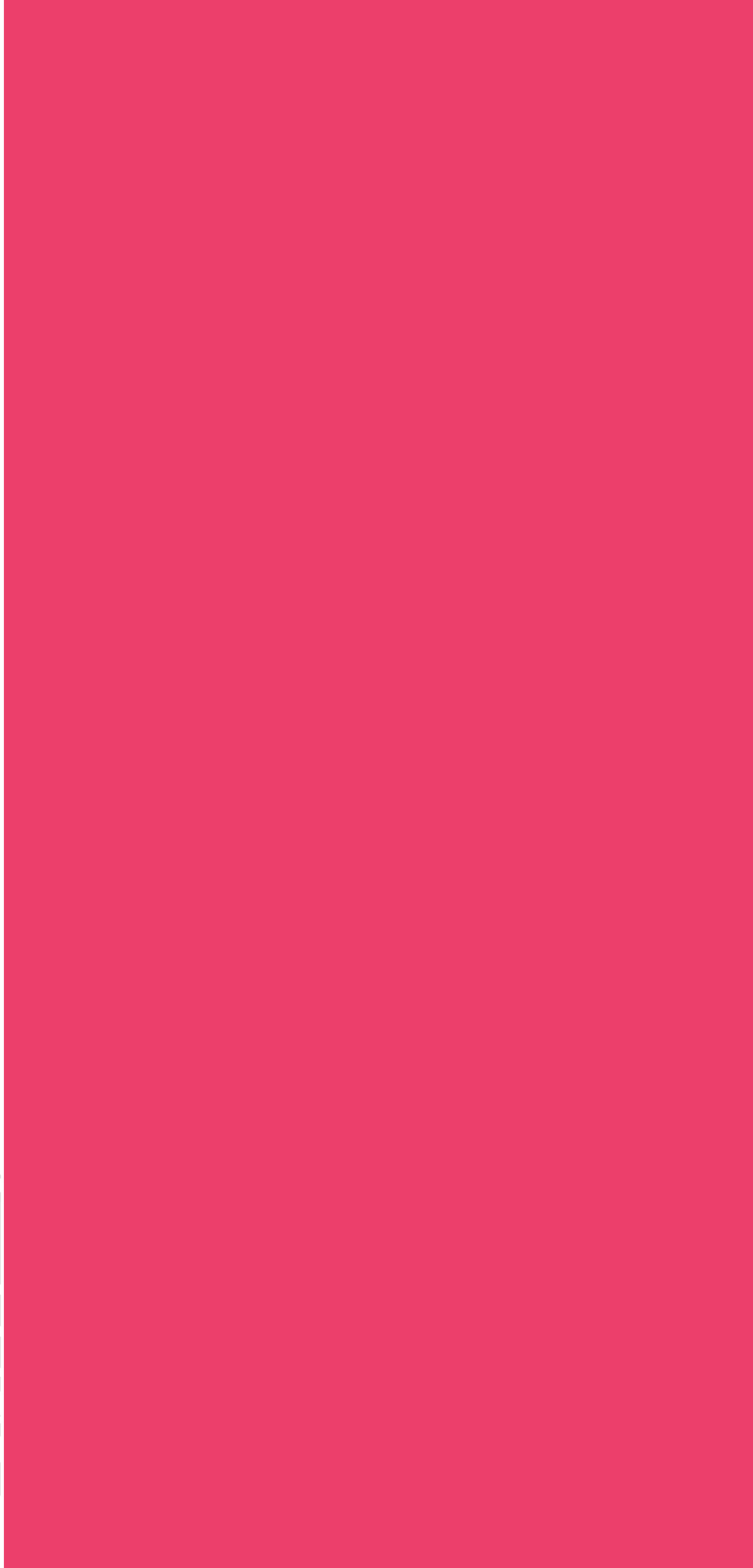
INITIAL ORDER OF COST ESTIMATE

INITIAL ORDER COST ESTIMATE NR 1

Build Type	GIA m2	GIA SF	Rate £/SF	Rate £/m2	Total £	Notes
Residential Units						
Flats						
Ground Floor One bedroom flats (3 nr) - shell & core	150.00	1,615	122	1,313	196,979	
Fit Out to above	150.00	1,615	52	560	83,958	
Maisonettes - shell & core (3 nr)	195.00	2,099	122	1,313	256,073	
Fit Out to above	195.00	2,099	75	807	157,422	
Common circulation	30.00	323	174	1,873	56,188	
<u>Total Gross Internal Area including common areas</u>	<u>375.00</u>	<u>3,875.00</u>				
Allowance for Site specific abnormals, roadworks, car parking, utilities & infrastructure charges		6	Units	15,000	90,000	
Total					840,621	
Preliminaries			12.5%		105,078	
Design & Build Contingency			5.0%		42,031	
					987,729	
Overheads & Profit			3.5%		34,571	
					1,022,300	
TOTAL CONSTRUCTION COST @ MARCH 2013 (EXC VAT & FEES)				SAY	£1,020,000	
Professional Fees - see attached schedule					222,718	
TOTAL COSTS INCLUDING FEES					£1,242,718	

FEE COST SCHEDULE

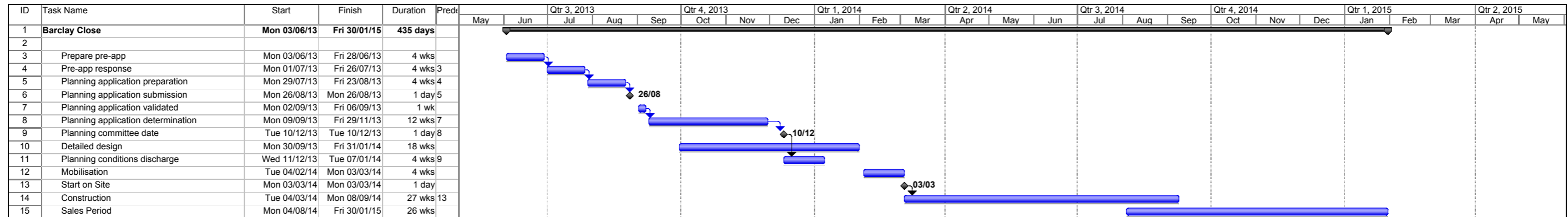
FEE COST SCHEDULE - HAMMERSMITH & FULHAM: BARCLAY CLOSE											
Project Stage	Desk top assessment	GATEWAY 1	Initial Appraisal	Preparation of Pre-App	Submission of planning application	GATEWAY 2	Pre-contract detailed design	GATEWAY 3	Post contract	Defects	Total
RIBA Stage	A		A/B	B/C	C/D		E-H		J-K	L	
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 - Project Fee			£3,060	£10,710	£42,840		£59,670		£33,660	£3,060	£153,000
CHPL - Equalities Impact Assessment					£1,500						£1,500
INTRUSIVE SURVEYS					£12,500						£12,500
SCAPE COSTS											
Pre-construction fees					£9,828		£40,950				£50,778
Scape fee							£2,469		£2,469		£4,939
TOTAL COSTS	£0		£3,060	£10,710	£66,668		£103,089		£36,129	£3,060	£222,718
TOTAL GATEWAY COSTS				£80,438			£103,090		£39,190		
CUMMULATIVE COSTS				£80,438			£183,528		£222,718		



RATIONAL HOUSE BARCLAY CLOSE

PROGRAMME + RISK REGISTER

PROGRAMME



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

