



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

SPRING VALE UPDATE REPORT. MARCH/2013

SPRING VALE

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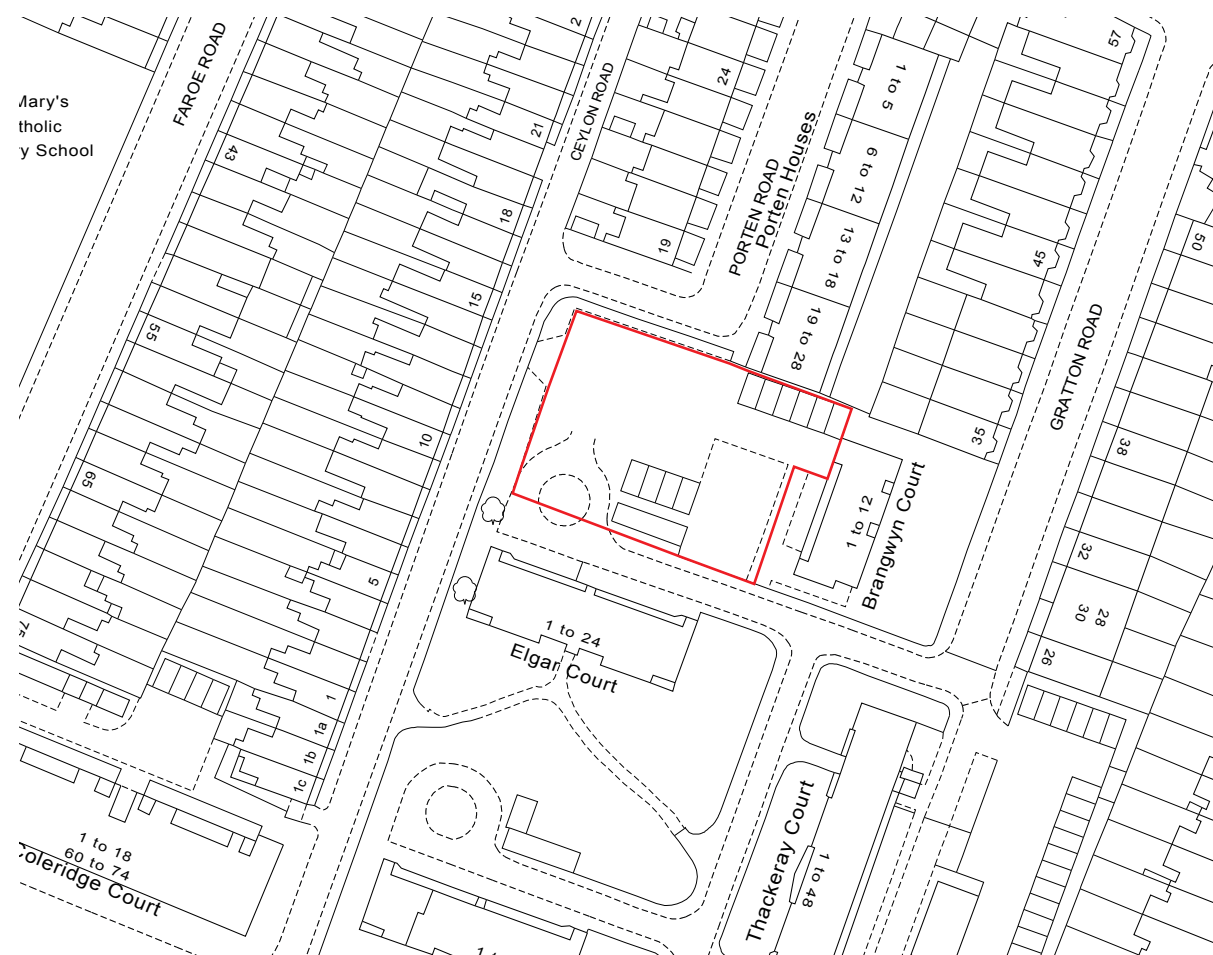
RATIONAL HOUSE SPRING VALE

PROPOSED DEVELOPMENT

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KEY DESIGN PRINCIPLES:

- protection of mature trees
- minimal impact on day light for existing residents
- no increase to on-street parking
- re-provision of surface parking
- provision of a new area of landscaped open space
- integration into the existing street scene respecting heights and character of nearby buildings
- provision of very high quality exterior architecture, adding value to the community



RED LINE BOUNDARY



PROPOSED SITE PLAN

PROPOSED AREA SCHEDULE AND DWELLING MIX:

DWELLING	DMS / OMS	PROPOSED GIA	LHDG MINIMUM GIA	PRIVATE AMENITY SPACE
1 bed flat (GF east)	DMS	52 sqm	50 sqm	18 sqm
1 bed flat (GF west)	DMS	52 sqm	50 sqm	18 sqm
2 bed flat (1st FL east)	DMS	61 sqm	61 sqm	6 sqm
2 bed flat (1st FL west)	DMS	61 sqm	61 sqm	6 sqm
2 bed flat (2nd FL east)	DMS	61 sqm	61 sqm	6 sqm
2 bed flat (2nd FL west)	DMS	61 sqm	61 sqm	6 sqm
2-3 bed maisonnette (3rd FL east)	OMS	87 sqm	87 sqm	23 sqm
2-3 bed maisonnette (3rd FL west)	OMS	87 sqm	87 sqm	23 sqm
3-4 bed house south	OMS	142 sqm	113 sqm	39 sqm
3-4 bed house north	OMS	142 sqm	113 sqm	39 sqm
Circulation		145 sqm		
TOTAL DEVELOPMENT	6 DMS + 4 OMS	951 sqm		184 sqm



CEYLON ROAD ELEVATION

PROPOSED DEVELOPMENT



PORTEN ROAD ELEVATION



VIEW FROM PORTEN ROAD



VIEW FROM CEYLON ROAD



3D VIEW



RATIONAL HOUSE SPRING VALE

FINANCIAL APPRAISAL

INITIAL ORDER OF COST ESTIMATE

Build Type	GIA m2	GIA SF	Rate £/SF	Rate £/m2	Total £	Notes
Residential Units						
North Block - Apartments						
Ground Floor One bedroom flats (2 nr) including circulation - shell & Core	153.00	1,647	122	1,313	200,919	NIA= 52m2 each unit
Fit Out to above	153.00	1,647	47	506	77,403	
First & Second Floor One bedroom flats (4 nr) including circulation - shell & core	312.00	3,358	122	1,313	409,717	NIA= 61m2 each unit
Fit Out to above	312.00	3,358	47	506	157,842	
Third & Fourth floor Maisonettes including circulation - shell & core	202.00	2,174	122	1,313	265,266	NIA= 87m2 each unit
Fit Out to above	202.00	2,174	80	861	173,945	
South Block - Houses fronting Ceylon Road						
Three bed two storey houses (2nr) - Shell & Core	284.00	3,057	122	1,313	372,948	NIA= 142m2 each unit
Fit Out to above	284.00	3,057	80	857	243,284	
Total Gross Internal Area including common areas	951.00	10,236.47				
Allowance for Site specific abnormals, roadworks, car parking, utilities & infrastructure charges					146,981	
Total					2,048,304	
Contingency			5.0%		102,415	
					2,150,719	
Preliminaries			12.5%		268,840	
					2,419,559	
Overheads & Profit			3.5%		84,685	
					2,504,244	
TOTAL CONSTRUCTION COST @ MARCH 2013 (EXC VAT & FEES)				SAY	£2,504,000	
Professional Fees - see attached schedule					359,383	
TOTAL COSTS INCLUDING FEES					£2,863,383	

FEE COST SCHEDULE

FEE COST SCHEDULE - HAMMERSMITH & FULHAM: SPRING VALE											
Project Stage	Desk top assessment	GATEWAY 1	Initial Appraisal	Preparation of Pre-App	Submission of planning	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			£6,065	£16,152	£77,569		£112,049		£66,624	£6,541	£285,000
CHPL - Equalities Impact Assessment							£1,500				£1,500
CHPL - Sales values advice							£3,000				£3,000
INTRUSIVE SURVEYS							£12,500				£12,500
SCAPE COSTS											
Pre-construction fees							£45,411				£45,411
Scape fee							£5,986		£5,985		£11,971
TOTAL COSTS	£0		£6,065	£16,152	£77,569		£180,446		£72,609	£6,541	£359,383
TOTAL GATEWAY COSTS			£99,787				£180,446		£79,150		
CUMMULATIVE COSTS			£99,787				£280,233		£359,383		

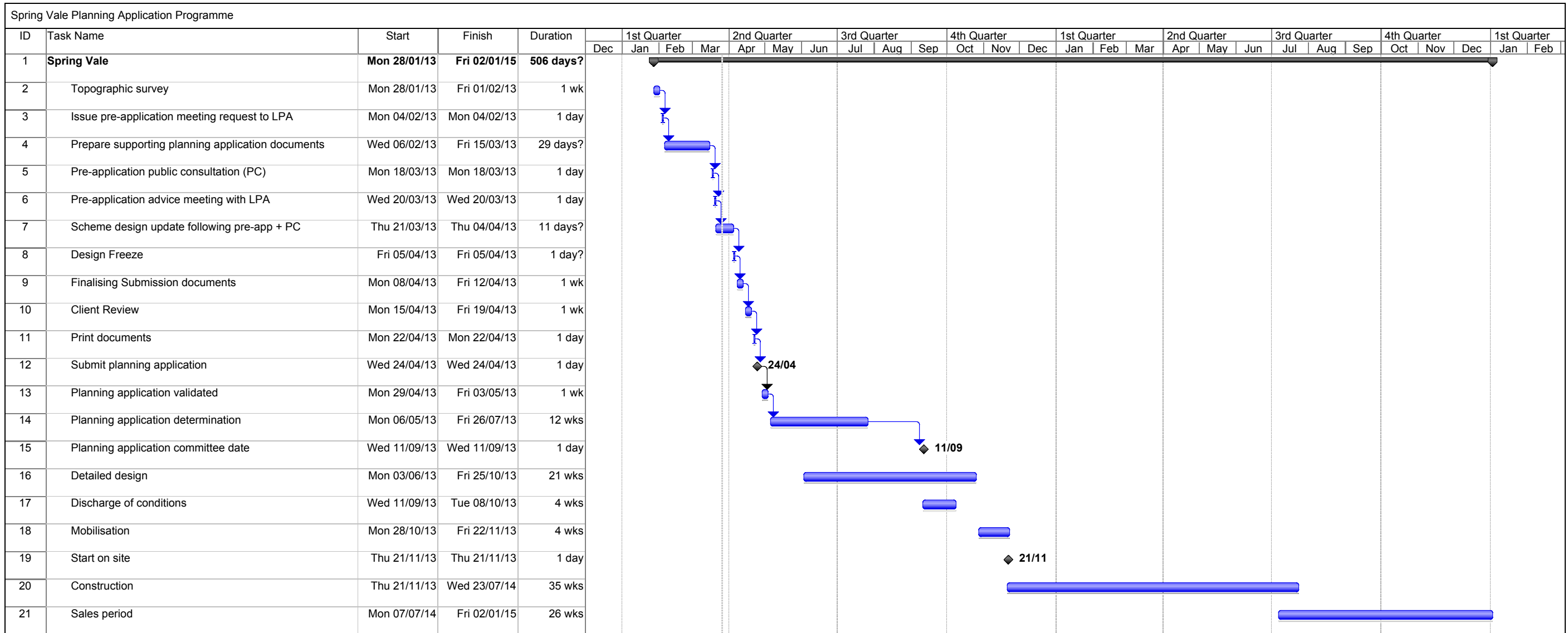
* to date £50,000 of the CHPL fee has been approved to take to planning out of a total CHPL fee of £285,000. The balance of £235,000 is now sought to take through to detailed design and construction. The original £50,000 represented a discount on actual cost to take to planning on the basis that CHPL agreed to do 50% at risk for the first project



RATIONAL HOUSE SPRING VALE

PROGRAMME + RISK REGISTER

PROGRAMME



Project: Spring Vale Planning
Date: Tue 26/03/13

Task Progress Summary External Tasks Deadline
 Split Milestone Project Summary External Milestone

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	Car access and parking arrangements and potential impact on values	Potentially impacting on sales values of the OMS dwellings		Further input from Savills and instruct transport surveys	Live	L	M	LM	200	YELLOW	
	3	Implications of intrusive surveys, programme delay	Additional works required, programme delay	Identification of intrusive surveys required	Identify and instruct intrusive surveys as soon as feasible	Live	H	H	HH	6000	RED	Critical path item requires 8-10 weeks to procure survey results. Programme critical.
	4	Delay in order from H&F to proceed with Scape stage 3 to CHPL and Willmott Dixon	Delay in programme, supply chain not properly engaged	Advise client to instruct Scape stage 3 following cabinet meeting	Monitor and deliver all requirements for cabinet meeting	Live	L	L	LL	20	GREEN	
	5	Access to and demolition of both sets of garages	Delay in programme and review of site logistics by contractor	Ensure H&F survey garage access and seek approval to demolish	Monitor progress with H&F	Live	M	H	MH	4000	AMBER	
	6	Detailed design completion ~ (impact upon procurement > construction)	Delay in programme, cost consequences	Appoint all relevant consultants, contingency set at appropriate level	Monitor progress of design and ensure sign off is received when required	Live	M	M	MM	400	YELLOW	
	7	Supply chain tender pricing risk	Cost increase	Request Contractor obtain prices timeously, competitive tendering. The form of contract ensures transparent competitive tendering	Changes to be monitored and instructed without delay, broaden Rational House supply chain	Live	M	M	MM	400	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	Obtain approval and instruct	Live	M	M	MM	400	YELLOW	
CONSTRUCTION	9	Timely client approvals (samples etc) / Instructions	Delay in programme	Developed an instruction process with timeframes	Programme design team meetings regularly and obtain client approvals at meetings	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	Reviewed a car parking strategy	Provide car parking in alternative locations	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	Seek approval of instructing intrusive surveys	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	Review usage period of crane	Contractor to provide 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 early release of show unit. Requested top end and bottom end sales values	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	Review process. 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	Push for parking access off Ceylon road for OMS	Live	M	M	MM	400	YELLOW	

