Schedule 1

S106 Management
Higher Duryard House
Pennsylvania Road
Exeter EX5 4BQ

Telephone 01392 840002
Mobile 07974 567575

info@S106Management.co.uk
www.S106Management.co.uk

HOUSING CORPORATION

GVA GRIMLEY &

BESPOKE PROPERTY GROUP

THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

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Version 1.3 (October 2007)

GVA Grimle

International Property Advisers

GVA GRIMLEY & BESPOKE PROPERTY GROUP
THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS

Basic Site Details

Site Address	**39 Brunswick Hill**
Site Reference	
Scheme Description	**conversion and extension to provide 8 x flats**
Date	**30.4.20**
Site Area (hectares)	
Author & Organisation	**S106 Management**
Housing Corporation Officer	

Residential Mix Assumptions

Affordable Housing Tenure 1: **Social Rented**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 2: **Intermediate - Shared Ownership**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 3: **Intermediate - Discounted Market Sale**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 4: **Intermediate - Other Type of Shared Ownership / Shared Equity**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 5: Intermediate - Discounted Market Rented

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

* Other = User-defined

Open Market Housing Type 1: PROPOSED

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA			60.333			
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units			8			

Open Market Housing Type 2:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Open Market Housing Type 3:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Open Market Housing Type 4:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Open Market Housing Type 5: freehold ground rents

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						1
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						1

Total number of residential car parking spaces *(Open Market and Affordable)*

Value of each residential car parking space *(Average value of all parking spaces)*

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INPUT SHEET 2 - RESIDENTIAL VALUE & COST ASSUMPTIONS

RESIDENTIAL VALUE ASSUMPTIONS

Base Value

Affordable Housing Tenure 1: Social Rented

Type of Unit	**Rent per Unit per Week (£)**	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		

Management Costs (% of rent)		*(% of gross rent per annum)*
Voids / bad debts (% of rent)		*(% of gross rent per annum)*
Repairs Fund (% of rent)		*(% of gross rent per annum)*
Yield (%)		*(to capitalise the net rent)*

	Start Month	**End Month**	
Timing of Affordable Housing Tenure 1 Purchase Payment			*(whole number, minimum of*

Affordable Housing Tenure 2: Intermediate - Shared Ownership

Type of Unit	**Total Unit Capital Value (£ psm, NIA)**	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0

Owner-occupied share (%)			
Unsold Equity Rent Per Annum (%)		*(Housing Corporation Limit of 2.75%)*	
Management Costs (% of rent)			*(% of gross rent per annum)*
Voids / bad debts (% of rent)			*(% of gross rent per annum)*
Repairs Fund (% of rent)			*(% of gross rent per annum)*
Yield (%)			*(to capitalise the net rent)*

	Start Month	**End Month**	
Timing of Affordable Housing Tenure 2 Purchase Payment			*(whole number, minimum of*

Affordable Housing Tenure 3: Intermediate - Discounted Market Sale

Type of Unit	**Capital Value pre-discount (£ psm, NIA)**
Studio	
1 Bed	
2 Bed	
3 Bed	
4 Bed	
Other	
Other	
% of Open Market Value	**100.0%**

	Start Month	**End Month**	
Timing of Affordable Housing Tenure 3 Purchase Payment	**0**	**0**	*(whole number, minimum of*

Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0

Owner-occupied share (%)		
Unsold Equity Rent Per Annum (%)		
Management Costs (% of rent)		*(% of gross rent per annum)*
Voids / bad debts (% of rent)		*(% of gross rent per annum)*
Repairs Fund (% of rent)		*(% of gross rent per annum)*
Yield (%)		*(to capitalise the net rent)*

	Start Month	End Month	
Timing of Affordable Housing Tenure 4 Purchase Payment			*(whole number, minimum of*

Affordable Housing Tenure 5: Intermediate - Discounted Market Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		

Management Costs (% of rent)		*(% of gross rent per annum)*
Voids / bad debts (% of rent)		*(% of gross rent per annum)*
Repairs Fund (% of rent)		*(% of gross rent per annum)*
Yield (%)		*(to capitalise the net rent)*

	Start Month	End Month	
Timing of Affordable Housing Tenure 5 Purchase Payment			*(whole number, minimum of*

Open Market Values

		Capital Value (£ psm)
Open Market Housing Type 1:	PROPOSED	**£4,723**
Open Market Housing Type 2:	-	
Open Market Housing Type 3:	-	
Open Market Housing Type 4:	-	
Open Market Housing Type 5:	freehold ground rents	**£40,000**

	Month	
Timing of First Open Market Housing Sale	**14**	*(whole number, minimum of*
Timing of Last Open Market Housing Sale	**16**	*(whole number, minimum of*

Overall Scheme End Date (this must be completed)

	Month	
Final End Date of Scheme - **scheme built and fully let/sold**	**16**	*(whole number, minimum of*

Social Housing Grant & Other Funding

		Grant per unit (£)
Affordable Housing Tenure 1:	Social Rented	
Affordable Housing Tenure 2:	Intermediate - Shared Ownership	
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale	
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Ownership / Shared Equity	

Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented		

	Timing of 1st Payment	Timing of 2nd Payment
Timing Social Housing Grant Paid		

	Value (£)	Timing of Payment
Other Sources of Funding for A/H (£)	£0	
(could include RSL cross-subsidy from reserves)		*(whole number, minimum of 0, maximum of 60)*

BUILDING COST, MARKETING COST & SECTION 106 ASSUMPTIONS

		Building Costs - Gross (£ / sq m)	Net to Gross Ratio for Building Costs (%)*
Affordable Housing Tenure 1:	Social Rented		
Affordable Housing Tenure 2:	Intermediate - Shared Ownership		
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale		
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Ownership / Shared Equity		
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented		
Open Market Housing Type 1:	PROPOSED	£1,256	89%
Open Market Housing Type 2:	-		
Open Market Housing Type 3:	-		
Open Market Housing Type 4:	-		
Open Market Housing Type 5:	freehold ground rents		

** The ratio is typically 70% - 85% in blocks of flats to reflect the difference between GIA & NIA (ie common parts such as lifts, stairs, corridors etc) and 100% in houses which have no common parts*

	Building Costs (£ / car parking space)	
Residential Car Parking Building Costs (£ / car parking space)		

	% of Building Costs	
Building Cost Fees % (Architects, QS etc)	10.00%	*(typically around 10%)*
Building Contingencies (% of Building Costs)	5.00%	*(typically around 5% for nev*

Section 106 Payments (£) *	Cost (£)	Month of Payment
CIL	£24,101	
Community Facilities		
Public Realm / Environment		
Sustainability Issues		
Others		

** This section excludes Affordable Housing section 106 payments*

Site Abnormals (£)		Cost (£)	Month of Payment
Infrastructure Costs		£68,000	
Contamination Costs			
Demolition Costs			
Other Costs			
Site Specific Sustainability Initiatives**	**EITHER**		

Building Cost Percentage Increase (if any)		%
Site Specific Sustainability Initiatives (%)**	**OR**	
Wheelchair provision (%)		
Code for Sustainable Homes (%)		
Other (%)		

*** Only one sustainability initiatives box should have a value / percentage.*

Subsidies (possibly EP Gap Funding)	Amount (£)	Month of Payment
Subsidies for infrastructure, remediation etc.		

OTHER COSTS

SITE ACQUISITION COSTS

	%	
Agents Fees (% of site value)		*(typically around 1%)*
Legal Fees (% of site value)		*(typically around 0.75%)*
Stamp Duty (% of site value)		

	Cost (£)	Month of Payment
Other Acquisition Costs (£)	£35,000	

FINANCE COSTS

Arrangement Fee (£)	£15,000

Interest Rate (%)	**7.00%**	*(typically around 1.5% to 3%*
Misc Fees - Surveyors etc (£)	**£10,000**	

Marketing Costs

Affordable Housing Marketing Costs

	Cost (£)	**Timing (month)**
Developer cost of sale to RSL (£)		
RSL on-costs (£)		
Intermediate Housing Sales and Marketing (£)		

Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %	**3.00%**	*(typically around 6%)*
Legal Fees (per Open Market unit) - £	**£1,000**	*(typically around £600 per u*

BUILDING PERIOD

	Timing (month)	
Construction Start	**1**	*(whole number, minimum of 0, maximum of 60)*
Construction End	**14**	*(whole number, minimum of 0, maximum of 60)*

DEVELOPER'S 'PROFIT' (before taxation)

	% of Housing Capital Value	
Open Market Housing (%)	**20.00%**	*(typically around 15%)*
Affordable Housing (%)		*(typically around 6%)*

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INPUT SHEET 3 - COMMERCIAL & NON-RESIDENTIAL

OFFICE ASSUMPTIONS

Size of office scheme (gross sq m)
Size of office scheme (net lettable sq m)

Values
Rent (£ psm)
Yield (%)
Purchaser's costs (% of value)

Building Costs
Office Building Costs (Gross, £ psm)
Office Building Professional Fees (% of building costs)
Building Contingencies (% of building costs)

Timing	**Timing (month)**
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	

Letting, Advertising & Sale fees
Letting fees (% of annual income)
Advertising fees (% of annual income)
Sale fees (% of sale price)

Return for risk / profit (% of value)

RETAIL ASSUMPTIONS

Size of retail scheme (gross sq m)
Size of retail scheme (net lettable sq m)

Values
Rent (£ psm)
Yield (%)
Purchaser's costs (% of value)

Building Costs
Retail Building Costs (Gross, £ psm)
Retail Building Professional Fees (% of building costs)
Building Contingencies (% of building costs)

Timing	**Timing (month)**
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	

Letting / sale fees
Letting (% of income)
Advertising (% of annual income)
Sale (% of sale price)

Return for risk / profit (% of value)

INDUSTRIAL ASSUMPTIONS

Size of industrial scheme (gross sq m)	
Values	
Rent (£ psm)	
Yield (%)	
Purchaser's costs (% of value)	
Building Costs	
Industrial Building Costs (Gross, £ psm)	
Industrial Building Professional Fees (% of building costs)	
Building Contingencies (% of building costs)	
Timing	**Timing (month)**
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	
Letting / sale fees	
Letting (% of income)	
Advertising (% of annual income)	
Sale (% of sale price)	
Return for risk / profit (% of value)	

LEISURE ASSUMPTIONS

Size of Leisure scheme (gross sq m)	
Size of Leisure scheme (net lettable sq m)	
Values	
Rent (£ psm)	
Yield (%)	
Purchaser's costs (% of value)	
Building Costs	
Leisure Building Costs (Gross, £ psm)	
Leisure Building Professional Fees (% of building costs)	
Building Contingencies (% of building costs)	
Timing	**Timing (month)**
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	
Letting / sale fees	
Letting (% of income)	
Advertising (% of annual income)	
Sale (% of sale price)	
Return for risk / profit (% of value)	

COMMUNITY USE ASSUMPTIONS

Size of Community-use scheme (gross sq m)	
Size of Community-use scheme (net lettable sq m)	
Values	
Rent (£ psm)	
Yield (%)	
Purchaser's costs (% of value)	
Building Costs	
Community-use Building Costs (Gross, £ psm)	
Community-use Building Professional Fees (% of building costs)	
Building Contingencies (% of building costs)	
Timing	**Timing (month)**
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	
Letting / sale fees	
Letting (% of income)	
Advertising (% of annual income)	
Sale (% of sale price)	
Return for risk / profit (% of value)	

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THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

SUMMARY

Site Address	39 Brunswick Hill
Site Reference	
Scheme Description	conversion and extension to provide 8 x flats
Date	30.4.20
Site Area (hectares)	
Author & Organisation	S106 Management
Housing Corporation Officer	

Housing Mix (Affordable + Open Market)

Total Number of Units	9	*units*
Total Number of Open Market Units	9	*units*
Total Number of Affordable Units	0	*units*
Total Net Internal Area (sq m)	484	*sq m*
Total Habitable Rooms	0	*habitable rooms*
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	-	
% Social Rented within the Affordable Housing	-	*by number of units*
% Social Rented within the Affordable Housing	#DIV/0!	*by area*
% Social Rented within the Affordable Housing	-	*by habitable rooms*
Total Number of A/H Persons	0	*Persons*
Total Number of Social Rented Persons	0	*Persons*
Total Number of Intermediate Persons	0	*Persons*
Total Number of Open Market Persons	0	*Persons*
Total Number of Persons	0	*Persons*
Site Area	0.00	*hectares*
Net Internal Housing Area / Hectare	-	*sq m / hectare*

Residential Values

Affordable Housing Tenure 1: **Social Rented**

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	**-**	**-**	**-**

Total Capital Value of Affordable Housing Tenure 1 **£0**

Affordable Housing Tenure 2: **Intermediate - Shared Ownership**

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	**-**	**-**	**-**

Owner-occupied / rented % share -

Capital Value of owner-occupied part -

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	**-**	**-**	**-**

Total Capital Value of Affordable Housing Tenure 2 **£0**

Affordable Housing Tenure 3: **Intermediate - Discounted Market Sale**

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	**-**	**-**	**-**

% of Open Market Value 100%

Total Capital Value of Affordable Housing Tenure 3 **£0**

Affordable Housing Tenure 4: **Intermediate - Other Type of Shared Ownership / Shared Equity**

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	**-**	**-**

Owner-occupied / rented % share -

Capital Value of owner-occupied part -

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	**-**	**-**	**-**

Total Capital Value of Affordable Housing Tenure 4 **£0**

Affordable Housing Tenure 5: **Intermediate - Discounted Market Rented**

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	**-**	**-**	-

Total Capital Value of Affordable Housing Tenure 5	**£0**
TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING SHG & OTHER FUNDING)	**£0**

Social Housing Grant

	Grant per unit (£)	Number of Units	Grant (£)
Social Rented	£0	0	£0
Intermediate - Shared Ownership	£0	0	£0
Intermediate - Discounted Market Sale	£0	0	£0
Intermediate - Other Type of Shared Ownership /	£0	0	£0
Intermediate - Discounted Market Rented	£0	0	£0
SHG Total	**-**	**0**	**£0**

Social Housing Grant per Affordable Housing Person	-
Social Housing Grant per Social Rented Person	-
Social Housing Grant per Intermediate Person	-
TOTAL VALUE OF SOCIAL HOUSING GRANT	**£0**
OTHER SOURCES OF AFFORDABLE HOUSING FUNDING	**£0**
OTHER SUBSIDIES SUCH AS EP GAP FUNDING	**£0**
TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING SHG & OTHER FUNDING)	**£0**

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
PROPOSED	483	£4,723	£2,279,622
-	-	-	-
-	-	-	-
-	-	-	-
freehold ground rents	1	£40,000	£40,000
Total	**484**	-	**£2,319,622**

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING	**£2,319,622**

Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	-

TOTAL VALUE OF CAR PARKING	**£0**

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME	**£2,319,622**

Non-Residential Values

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	**£0**
TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME		**£0**

TOTAL VALUE OF SCHEME	**£2,319,622**

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£684,228	**£684,228**
Cost Multipliers		
Site Specific Sustainability Initiatives (%)**	0.0%	**£0**
Wheelchair provision (%)	0.0%	**£0**
Code for Sustainable Homes (%)	0.0%	**£0**
Other (%)	0.0%	**£0**
Residential Car Parking Build Costs		**£0**
Total Building Costs		**£684,228**
OTHER SITE COSTS		
Building Contingencies	5.0%	£34,211
Building Cost Fees (Architects, QS etc):	10.0%	£71,844
Other Acquisition Costs (£)		£35,000
Section 106 Costs (£)		
CIL		£24,101
Community Facilities		£0
Public Realm / Environment		£0
Sustainability Issues		£0
Others		£0
Site Abnormals		
Infrastructure Costs		£68,000
Contamination Costs		£0
Demolition Costs		£0
Other Costs		£0
Sustainability Initiatives		£0
Total Other Site Costs		**£233,156**
Marketing (Open Market Housing ONLY)		
Sales Fees:	3.0%	£69,589
Legal Fees (per Open Market unit):	£1,000	£9,000
Marketing (Affordable Housing)		
Developer cost of sale to RSL (£)		£0
RSL on-costs (£)		£0
Intermediate Housing Sales and Marketing (£)		£0
Total Marketing Costs		**£78,589**

Non-Residential Building & Marketing Costs

Building Costs		
Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	**£0**
Professional Fees (Building, Letting & Sales)		
Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	**£0**
Total Non-Residential Costs		**£0**
TOTAL DIRECT COSTS:		**£995,972.97**

Finance (finance costs are only displayed if there is a positive residual site value)

Arrangement Fee	£15,000
Misc Fees (Surveyors etc)	£10,000
Agents Fees	£0
Legal Fees	£0
Stamp Duty	£0
Total Interest Paid	£110,350
Total Finance Costs	**£135,350**

Developer 'Profit'

Residential		
Open Market Housing Operating 'Profit'		£463,924
Affordable Housing 'Profit'		£0
Non-residential		
Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	**£0**
Total Operating Profit		**£463,924**

Residual Site Value

SITE VALUE TODAY	**£724,375**
EXISTING USE VALUE	**£960,000**
DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£235,625

Checks:

Site Value as a Percentage of Total Scheme Value	31.2%
Site Value per hectare	#VALUE!

S106 MANAGEMENT

Schedule 2

S106 Management
Higher Duryard House
Pennsylvania Road
Exeter EX5 4BQ

Telephone 01392 840002
Mobile 07974 567575

info@S106Management.co.uk
www.S106Management.co.uk

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KEY

- PROPOSED TREES
- EXISTING TREES TO BE RETAINED
- TREES TO BE REMOVED
- PROPOSED INDICATIVE PLANTING
- EXISTING PLANTING
- +00.00 EXISTING SPOT SITE LEVELS
- +00.00 PROPOSED SPOT SITE LEVELS
- FFL 00.00 PROPOSED HOUSE FINISHED FLOOR LEVELS (SUBJECT TO CONFIRMATION AT WORKING DRAWINGS STAGE)
- DASHED LINE INDICATES BUILDING TO BE DEMOLISHED
- EXISTING TO BE RETAINED

Rev.	Date	Detail
C	17-04-20	Amended to Planner Comments
B	25-03-20	Amended to Planner Comments
A	05-03-20	Amended to Planner Comments

Status
PLANNING APPLICATION

ASCOT DESIGN
Timeless architecture
Ascot Design ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY
Tel: 01344 299330 Fax:- 01344 299331 Email:- info@ascotdesign .com
www.ascotdesign.com

Client
MR ERIC BENJAMIN

Project Title
39 BRUNSWICK HILL
READING

DRAWING Title
PROPOSED SITE PLAN

Scale.	Date	Drawn
1.200 @ A1	NOV '19	SM

DRAWING No.	Rev.
18 - J2690 - 102	C

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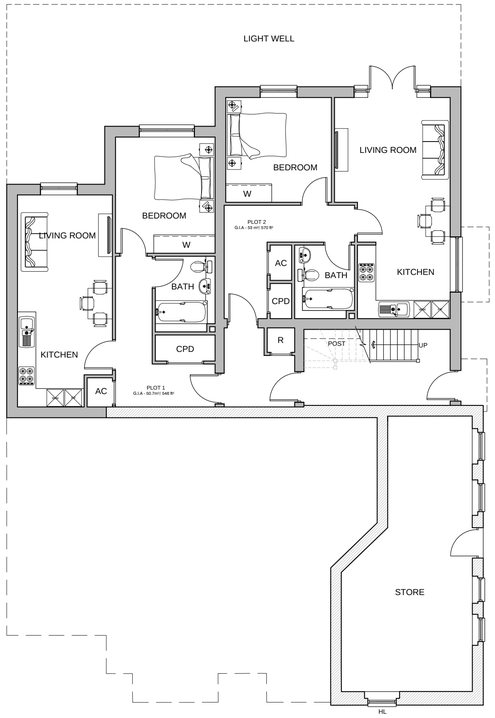
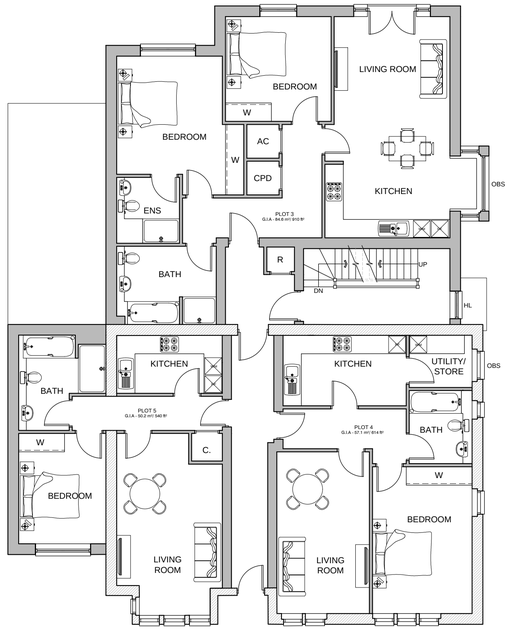


LOWER GROUND FLOOR PLAN



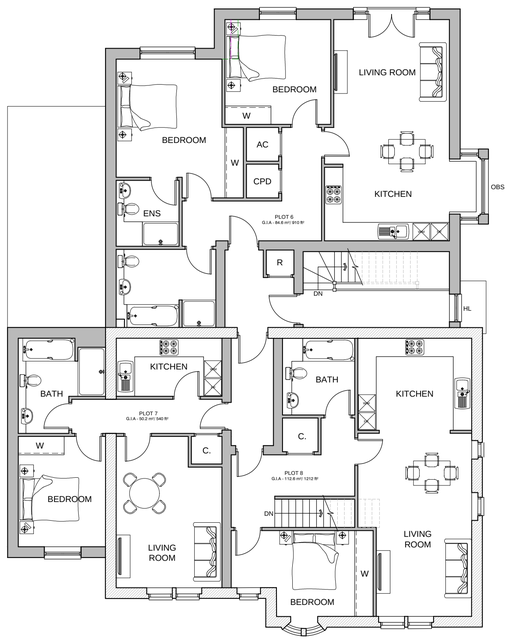
UPPER GROUND FLOOR PLAN

0 1 2 3 4 m 6 8 10

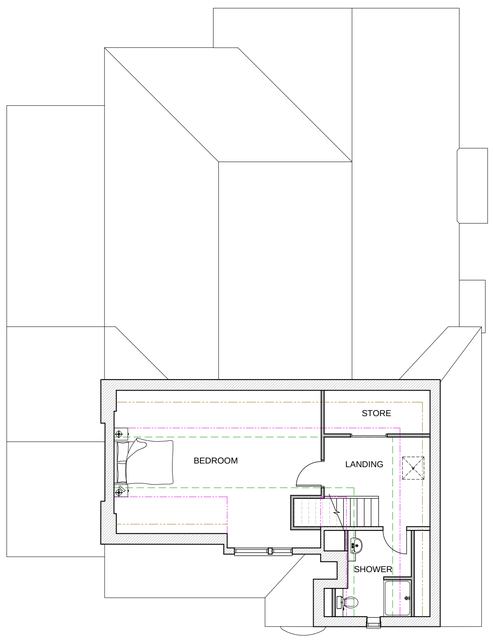
1:100

KEY

	EXISTING WINDOWS
	PROPOSED WINDOWS
	PROPOSED WALLS
	EXISTING WALLS
OBS	OBSCURED GLAZING
HL	HIGH LEVEL GLAZING



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Skeiling Heights

- 1500 Skeiling Line
- 2100 Skeiling Line
- 2300 Ceiling Line

Rev.	Date	Detail
C	17-04-20	Amended to Planner Comments
B	25-03-20	Amended to Planner Comments
A	05-03-20	Amended to Planner Comments

Status

PLANNING APPLICATION

ASCOT DESIGN
Timeless architecture
Ascot Design Ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY
Tel: 01344 299330 Fax: 01344 299331 Email: info@ascotdesign .com
www.ascotdesign.com

Client

MR ERIC BENJAMIN

Project Title

39 BRUNSWICK HILL
READING

DRAWING Title

PROPOSED REFURB
FLOOR PLANS

Scale.	Date	Drawn
1-100 @ A1	NOV '19	SM

DRAWING No.	Rev.
18 - J2690 - 103	C

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0 1 2 3 4 m 6 8 10

1:100

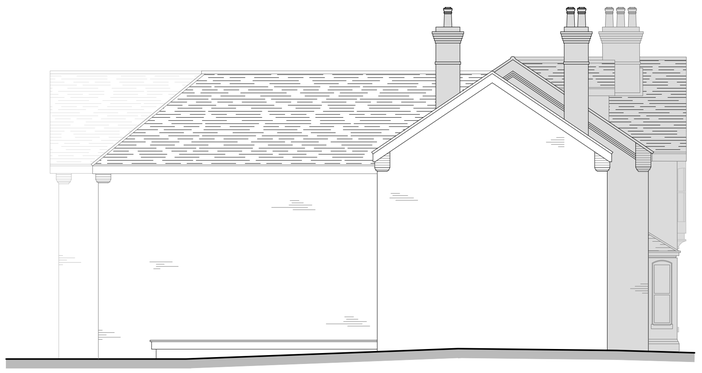
FRONT ELEVATION

DATUM 51.00m

SIDE ELEVATION

DATUM 51.00m

* Obscured Glazing



SIDE ELEVATION

DATUM 51.00m

REAR ELEVATION

DATUM 51.00m

Rev.	Date	Detail
C	17-04-20	Amended to Planner Comments
B	25-03-20	Amended to Planner Comments
A	05-03-20	Amended to Planner Comments

Status

PLANNING APPLICATION

ASCOT DESIGN
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Ascot Design Ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY
Tel: 01344 299330 Fax: 01344 299331 Email: info@ascotdesign .com
www.ascotdesign.com

Client

MR ERIC BENJAMIN

Project Title

39 BRUNSWICK HILL,
READING

DRAWING Title

PROPOSED ELEVATIONS

Scale.	Date	Drawn
1-100 @ A1	NOV '19	SM

DRAWING No.	Rev.
18 - J2690 - 104	C

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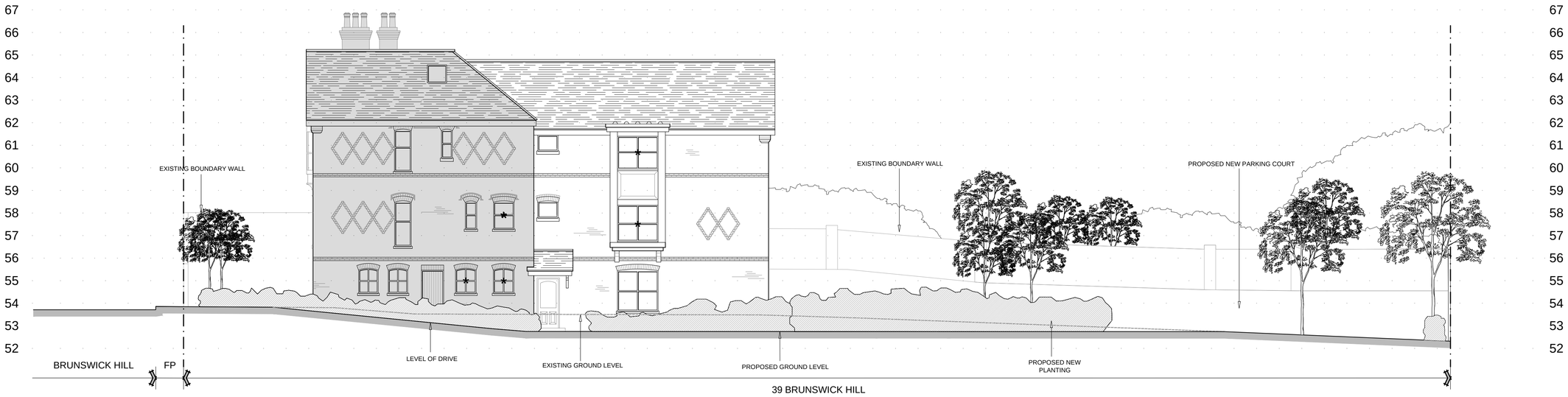
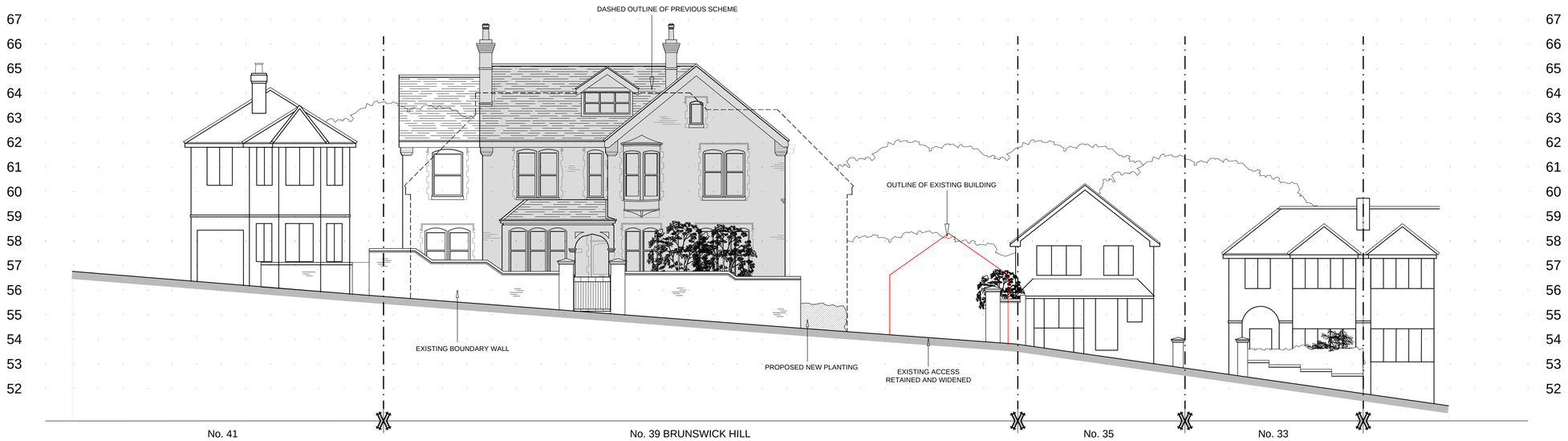


SECTION A - A

GROUND LINE TAKEN THROUGH SITE

✱ Obscured Glazing



PROPOSED STREET SCENE

GROUND LINE TAKEN ALONG 'BRUNSWICK HILL'

Rev.	Date	Detail
C	17-04-20	Amended to Planner Comments
B	25-03-20	Amended to Planner Comments
A	05-03-20	Amended to Planner Comments

Status: PLANNING APPLICATION

ASCOT DESIGN
Timeless architecture
Ascot Design Ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY
Tel: 01344 299330 Fax: 01344 299331 Email: info@ascotdesign .com
www.ascotdesign.com

Client: MR ERIC BENJAMIN

Project Title: 39 BRUNSWICK HILL, READING

DRAWING Title: PROPOSED STREET SCENE & SITE SECTION

Scale.	Date	Drawn
1-100 @ A1	NOV '19	SM

DRAWING No.: 18 - J2690 - 105

Rev.: C

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Schedule 3

S106 Management
Higher Duryard House
Pennsylvania Road
Exeter EX5 4BQ

Telephone 01392 840002
Mobile 07974 567575

info@S106Management.co.uk
www.S106Management.co.uk

House Prices in RG1 7YU

26 sold properties found

6, Sarum Court, Parkhouse Lane, Reading RG30 2AJ

£210,000	Flat, Leasehold, Residential	31 Oct 2019

11, Florida Court, Bath Road, Reading RG1 6NX

£277,500	Flat, Leasehold, Residential	23 Oct 2019
£203,000	Flat, Leasehold, Residential	16 Mar 2012
£198,000	Flat, Leasehold, Residential	16 May 2005
£59,500	Flat, Leasehold, Residential	29 Jun 1999

Flat 4, 116, Connaught Road, Reading RG30 2UF

£203,000	Flat, Leasehold, Residential	23 Oct 2019
£122,950	Flat, Leasehold, Residential	21 Nov 2003
£55,500	Flat, Leasehold, Residential	21 May 1998

4, Tetbury Court, Prospect Street, Reading RG1 7TR

£168,000	Flat, Leasehold, Residential	18 Oct 2019

53, Petworth Court, Bath Road, Reading RG1 6PH

£217,000	Flat, Leasehold, Residential	18 Oct 2019
£149,500	Flat, Leasehold, Residential	09 Sep 2004

14, Tetbury Court, Prospect Street, Reading RG1 7TR

£185,000	Flat, Leasehold, Residential	16 Oct 2019
£130,000	Flat, Leasehold, Residential	17 Mar 2006
£123,000	Flat, Leasehold, Residential	06 Oct 2003
£46,000	Flat, Leasehold, Residential	22 Oct 1997

5, Maria Court, Southcote Road, Reading RG30 2AS

£212,000	Flat, Leasehold, Residential	04 Oct 2019
£151,000	Flat, Leasehold, Residential	24 Aug 2007

7, Beacon Court, Southcote Road, Reading RG30 2ER

£194,000	Flat, Leasehold, Residential	27 Sep 2019
£103,000	Flat, Leasehold, Residential	10 Oct 2001
£57,000	Flat, Leasehold, Residential	27 Mar 1998

3, Cox Hollow, Southcote Road, Tilehurst, Reading RG30 2LA

£205,000	Flat, Leasehold, Residential	20 Sep 2019
£204,000	Flat, Leasehold, Residential	26 May 2006
£214,950	Flat, Leasehold, Residential	22 Apr 2005

Flat 14, All Saints Gardens, 52, Tilehurst Road, Reading RG1 7TS

£240,000	Flat, Leasehold, Residential	06 Sep 2019
£264,000	Flat, Leasehold, Residential	07 Oct 2015
£195,000	Flat, Leasehold, Residential	27 Apr 2007

Flat 2, 16, Western Elms Avenue, Reading RG30 2AN

£218,000	Flat, Leasehold, Residential	28 Aug 2019

House price data produced by the erial was last updated on 14 January 2020.

Flat 14, Skelton Court, Connaught Road, Reading RG30 2TZ

£235,000	Flat, Leasehold, Residential	02 Aug 2019
£98,750	Flat, Leasehold, Residential	20 Jun 2007

Flat 16, Skelton Court, Connaught Road, Reading RG30 2TZ

£130,000	Flat, Leasehold, Residential	05 Jul 2019
£98,750	Flat, Leasehold, Residential	20 Jun 2007

Flat 2, 34, Lorne Street, Reading RG1 7YN

£245,000	Flat, Leasehold, Residential	28 Jun 2019
£243,000	Flat, Leasehold, Residential	24 Nov 2015
£170,000	Flat, Leasehold, Residential	20 Dec 2013
£186,500	Flat, Leasehold, Residential	20 Apr 2007
£150,250	Flat, Leasehold, Residential	21 Nov 2005
£134,000	Flat, Leasehold, Residential	08 Apr 2002
£74,950	Flat, Leasehold, Residential	26 Aug 1999
£57,000	Flat, Leasehold, Residential	27 Aug 1997

9, Hampton Towers, Southcote Road, Reading RG30 2EW

£240,000	Flat, Leasehold, Residential	28 Jun 2019
£180,000	Flat, Leasehold, Residential	21 Sep 2018

44, Branksome Court, Prospect Street, Reading RG1 7XR

£207,500	Flat, Leasehold, Residential	28 Jun 2019
£150,000	Flat, Leasehold, Residential	17 Feb 2012

10, Baron Court, Reading RG30 2BP

£175,000	Flat, Leasehold, Residential	28 May 2019	1 bedroom
£117,500	Flat, Leasehold, Residential	17 Mar 2006	
£54,000	Flat, Leasehold, Residential	15 Mar 1999	

10, Josephine Court, Southcote Road, Reading RG30 2DG

£161,000	Flat, Leasehold, Residential	24 May 2019
£107,000	Flat, Leasehold, Residential	26 Nov 2003
£86,950	Flat, Leasehold, Residential	06 Jul 2001

2, Florida Court, Bath Road, Reading RG1 6NX

£270,000	Flat, Leasehold, Residential	17 May 2019

Flat 2, 116, Connaught Road, Reading RG30 2UF

£212,000	Flat, Leasehold, Residential	03 May 2019
£144,000	Flat, Leasehold, Residential	19 Dec 2007
£144,000	Flat, Leasehold, Residential	19 Dec 2007
£82,713	Flat, Leasehold, Residential	20 Jan 2007
£117,950	Flat, Leasehold, Residential	30 Apr 2003
£117,950	Flat, Leasehold, Residential	30 Apr 2003
£40,240	Flat, Leasehold, Residential	23 Oct 1998

40, Branksome Court, Prospect Street, Reading RG1 7XR

£205,000	Flat, Leasehold, Residential	24 Apr 2019
£136,000	Flat, Leasehold, Residential	24 Aug 2012
£123,000	Flat, Leasehold, Residential	19 Nov 2004

11, Tetbury Court, Prospect Street, Reading RG1 7TR

£205,000	Flat, Leasehold, Residential	05 Apr 2019
£159,500	Flat, Leasehold, Residential	09 May 2014

£147,000	Flat, Leasehold, Residential	06 Nov 2006
£125,000	Flat, Leasehold, Residential	29 Jul 2002
£60,000	Flat, Leasehold, Residential	20 Jan 1999

House price data produced by the erial was last updated on 14 January 2020.

8, Beacon Court, Southcote Road, Reading RG30 2ER

£208,000	Flat, Leasehold, Residential	29 Mar 2019

26, Josephine Court, Southcote Road, Reading RG30 2DG

£160,000	Flat, Leasehold, Residential	27 Mar 2019

Flat 1, 51, Argyle Road, Reading RG1 7YL

£169,950	Flat, Leasehold, Residential	22 Mar 2019

Search Results

RG1 7YU

+ 1/4 mile

Filters (1)

Flats For Sale in RG1 7YU, within 0.25 miles, including sold STC

Create Alert

24 results

Highest Price

Prioritise properties with...

+ Add keyword

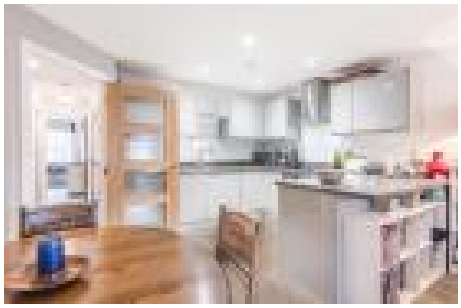
FEATURED PROPERTY

£140,000

Studio flat for sale

Western Elms Avenue, Reading

0.11 miles



£339,950

CLOSE TO STATION

2 bedroom apartment for sale

Prospect Street, Reading, RG1

0.21 miles

SOLD STC

Added on 09/12/2019

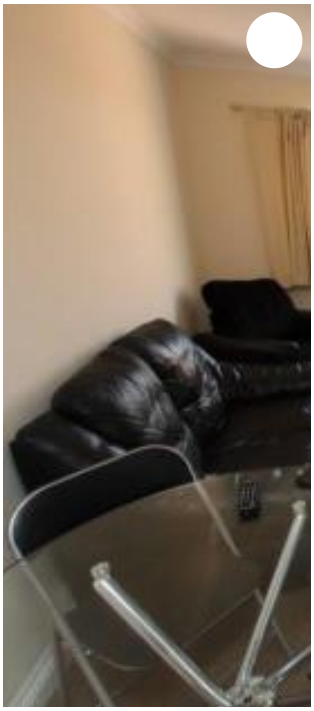
£240,000

1 bedroom maisonette for sale

All Saints Gardens, 52 Tilehurst Road, Reading, Berkshire, RG1

0.05 miles

Added on 15/01/2020



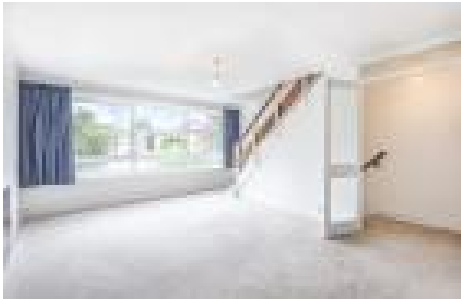
£239,900

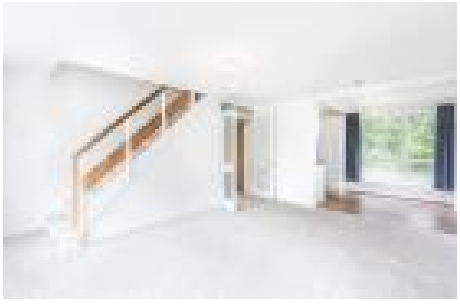
2 bedroom apartment for sale

Southcote Road, Reading, RG30

0.22 miles

Reduced on 10/12/2019





£235,000

Offers in Excess of

VIEWING ADVISED

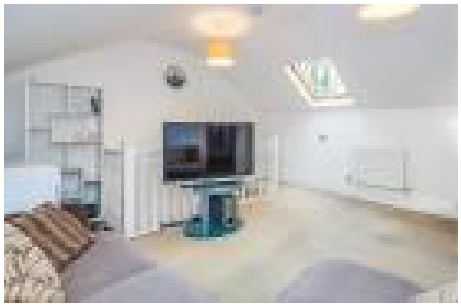
2 bedroom maisonette for sale

Lima Court, Bath Road,Reading,RG1

0.24 miles

SOLD STC

Reduced on 05/09/2019



£227,500

Guide Price

PREMIUM LISTING

2 bedroom apartment for sale

52 Tilehurst Road, Reading, RG1

0.05 miles

SOLD STC

Added on 14/10/2019

£220,000

2 bedroom apartment for sale

Sarum Court, Parkhouse Lane, Reading, Berkshire, RG30

0.24 miles

SOLD STC

Added on 16/07/2019

£219,950

2 bedroom duplex for sale

Petworth Court, Bath Road, Reading

0.24 miles

SOLD STC

Reduced on 25/07/2019

£215,000

2 bedroom apartment for sale

Tilehurst Road, Reading

0.07 miles

SOLD STC

Added on 01/11/2019

Winkworth

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£210,000

2 bedroom apartment for sale

Connaught Road, Reading

0.19 miles

SOLD STC

Added on 18/06/2019

£205,000

1 bedroom ground floor flat for sale

55 Western Elms Avenue, Reading, RG30

0.08 miles

SOLD STC

Added on 23/11/2019

£200,000

Offers in Excess of

2 bedroom maisonette for sale

Tetbury Court, Prospect Street, Reading, RG1

0.16 miles

SOLD STC

Reduced on 11/09/2019

£200,000

Guide Price

GARAGE

2 bedroom apartment for sale

Baron Court, Reading, Berkshire, RG30

0.11 miles

SOLD STC

Reduced on 25/10/2019

£200,000

Guide Price

2 bedroom apartment for sale

Branksome Court, Prospect Street, Reading, Berkshire, RG1

0.21 miles

SOLD STC

Added on 03/10/2019

£194,950

2 bedroom apartment for sale

Josephine Court, Southcote Road, Reading, RG30

0.22 miles

Added on 08/10/2019

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£189,950

2 bedroom flat for sale

Southcote Road, Reading

0.17 miles

SOLD STC

Reduced on 11/09/2019

£185,000

PERIOD PROPERTY

1 bedroom apartment for sale

Tilehurst Road, Reading, RG1

0.06 miles

Reduced on 17/01/2020

£180,000

CLOSE TO STATION

1 bedroom apartment for sale

Baron Court, Western Elms Avenue, Reading

0.09 miles

SOLD STC

Added on 02/10/2019

£175,000

1 bedroom maisonette for sale

Connaught Road, Reading, Berkshire, RG30

0.18 miles

Reduced on 28/11/2019

£175,000

Offers in Excess of

2 bedroom apartment for sale

Argyle Road, Reading, Berkshire

0.10 miles

SOLD STC

Reduced on 14/11/2019

£170,000

PREMIUM LISTING

1 bedroom apartment for sale

Brunswick Hill, Reading

0.10 miles

Reduced on 28/08/2019

1/10

£150,000

2 bedroom apartment for sale

Southcote Road, Reading

0.19 miles

SOLD STC

Added on 13/09/2019

£140,000

Studio flat for sale

Western Elms Avenue, Reading

0.11 miles

Added on 10/01/2020

£85,000

1 bedroom apartment for sale

Windsor Court, Tilehurst Road, Reading, Berkshire, RG1

0.11 miles

Reduced on 10/04/2019

£78,750

Shared ownership

2 bedroom apartment for sale

Alleyne Close, Reading, Berkshire, RG1

0.12 miles

UNDER OFFER

Added on 06/01/2020

Previous Page 1 of 1 Next

Sold House Prices

Nearby RG1 7YU

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- Search for rent
- Search sold prices
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Schedule 4

S106 Management
Higher Duryard House
Pennsylvania Road
Exeter EX5 4BQ

Telephone 01392 840002
Mobile 07974 567575

info@S106Management.co.uk
www.S106Management.co.uk

House Prices in RG1 7YU

9 sold properties found

49, Western Elms Avenue, Reading RG30 2AL

£475,000	Detached, Freehold, Residential	28 Oct 2019	

18, Ashley Road, Reading RG1 6HT

£422,500	Detached, Freehold, Residential	21 Oct 2019	3 bedrooms
£330,000	Detached, Freehold, Residential (New Build)	05 Apr 2012	

23, Artillery Mews, Reading RG30 2JN

£422,500	Detached, Freehold, Residential	13 Sep 2019
£319,950	Detached, Freehold, Residential	18 Nov 2013
£295,000	Detached, Freehold, Residential	17 Feb 2010
£195,000	Detached, Freehold, Residential (New Build)	23 Jul 1999

1, Janson Court, Reading RG1 6NA

£450,000	Detached, Freehold, Residential	11 Sep 2019
£240,000	Detached, Freehold, Residential	19 Jul 2002
£126,950	Detached, Freehold, Residential	04 Apr 1997

4a, Coley Avenue, Reading RG1 6LQ

£625,000	Detached, Freehold, Residential	03 Sep 2019	5 bedrooms
£425,000	Detached, Freehold, Residential	19 Apr 2011	
£500,000	Detached, Freehold, Residential	14 May 2008	

54, Goldsmid Road, Reading RG1 7YB

£315,000	Detached, Freehold, Residential	10 Jul 2019	2 bedrooms

9, Upavon Drive, Reading RG1 6LP

£340,000	Detached, Freehold, Residential	05 Jul 2019	3 bedrooms

6, Upavon Drive, Reading RG1 6LP

£360,000	Detached, Freehold, Residential	29 Mar 2019	3 bedrooms
£247,000	Detached, Freehold, Residential	10 Dec 2004	
£175,000	Detached, Freehold, Residential	17 Jun 2003	
£25,000	Detached, Freehold, Residential	04 Sep 1998	

4, Argyle Road, Reading RG1 7YL

£402,500	Detached, Freehold, Residential	04 Mar 2019	4 bedrooms