

Appendix I

Land at Kidbrooke Park Road

Site Assessment

Accommodation schedule

1 Bed 2 p Apartment	19 No
1 Bed 2p W/C adapted Apt.	5 No
2 Bed 4p Apartment	56 No
2 Bed 4p W/C adapted Apt	4 No
3 Bed 5p Apartment	8 No
3 Bed 5p W/C adapted Apt.	2 No
3 Bed 5p Maisonette	15 No
4Bed 6p Apartment	6 No

Total 115 Units + Nursery Accommodation to Ground Floor

This unit mix is considered appropriate for the site

Deliverability- A due diligence exercise has been completed to review the following issues: Report on title to identify any Rights of Ways for services or individuals, and to establish whether RBG has clear title, and that there are no restrictions on development on the site. Desk top studies have been commissioned to identify any risks to development on the site from: asbestos; unexploded ordinance; flooding; topographical issues and utility pipes and drains; ecological damage. To date no risks to the development of the site, have been identified from the reports or surveys.

VfM -The procurement process will ensure that the costs applied to design fees, enabling works and build rates have been competitively tested in the market. This will ensure both quality of finished product and value for money for the Borough. The preferred delivery method for the construction of properties within the new council homes building programme, is for modular construction. As this method requires less delivery time on site, the client incurs less preliminary and overhead charges. Costs to install utilities have yet to be assessed for the site. The properties will deliver low running cost for their residents, as they will have very high thermal insulation standards and low water usage requirements. The initial analysis of the total scheme costs of each site, allows for the development costs of the site to be

accommodated within the HRA business plan. The exact scheme costs will be available when the design work and the contractor procurement exercises have been completed. Further iterations of the HRA will be run, which will review the impact of the council house building programme and will assess the Net Present Value (NPV) of the HRA. The assumptions within the HRA for management, maintenance and investment costs for new build stock will also be examined.

Resident Consultation= All local residents for the site will be contacted and invited to participate with comments, issues and concerns with the final proposal prior to a planning submission.

Community- The number of proposed units for the site, the potential unit mix, the sensitive design and low rents and running costs of the properties, will ensure that the tenants of these properties will be able to participate with, and contribute to, the local facilities and opportunities within close proximity to the development site.

Appendix 2 – Redline Plan

Site Kidbrooke Park Road



Scale 1 : 1500

Notes


ROYAL *borough of*
GREENWICH
Greenwich Property
Regeneration, Enterprise & Skills
Woolwich Centre
35 Wellington Street
London SE18 6HQ

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Land of Kidbrooke Park Road
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