

# Old House, Shenfield Rd, Brentwood

## Overview of viability assessment Purcell Proposal

### Purcell proposal, 7 Flats

Purcell Proposal <sup>1</sup> £500,000 - £700,000

Unit 1 - 2 Bedroom

Unit 2 - 2 bedroom

Unit 3 - 1 Bedroom

Unit 4 - 2 Bedroom

Unit 5 - 2 Bedroom

Unit 6 - 1 Bedroom

Unit 7 - 2 Bedroom

Total value provided by Court & Co<sup>3</sup>

**£ 1,615,000**

### Expenditure <sup>2</sup>

Conversion cost £ 1,010,000

Professional fees approx 10% <sup>4</sup> £ 94,000

contingency sum 10% <sup>5</sup> £ 75,500

**£ 1,179,500**

Preconversion Value <sup>6</sup> £ 700,000

Cost of refurbishment £ 1,179,500

BBC Contract management Approx 5%<sup>7</sup> £ 58,975

**£ 1,938,475**

### Loss on Pre/Post value

**-£ 323,475**

### Purcell Proposal as at 23/01/13 Asset panel

#### Income

Unit 1 - 2 Bedroom

Unit 2 - 2 bedroom

Unit 3 - 1 Bedroom

Unit 4 - 2 Bedroom

Unit 5 - 2 Bedroom

Unit 6 - 1 Bedroom

Unit 7 - 2 Bedroom

Annual rental of flats<sup>8</sup>

**£ 90,000**

Management Costs @ 15% of income<sup>9</sup> £ 13,500

Annual maintenance costs over 7 years<sup>10</sup> £ 20,000

**£ 33,500**

Net income **£ 56,500**

Return on cost/value **2.91%**

<sup>1</sup> As reported to Asset Panel 23/01/13

<sup>2</sup> As reported to Asset Panel 23/01/13

<sup>3</sup> As reported to Asset Panel 23/01/13

<sup>4</sup> As reported to PP&R 13/03/13

<sup>5</sup> As reported to PP&R 13/03/13

<sup>6</sup> As reported to Asset Panel 23/01/13 max figure

<sup>7</sup> Not previously reported

<sup>8</sup> As reported to Asset Panel 23/01/13

<sup>9</sup> As reported to Asset Panel 23/01/13

<sup>10</sup> As reported to Asset Panel 23/01/13