



## Property Potential Report

**Prepared by:** Justin Vogler

**Client Name:** Alan Sugar

**Property Address:** 24 Life Street LS6

**Referral:** Manning Stainton Headingley

**Site Visit:** 5:30pm 23.07.2014

**Vintage Property Restoration Ltd**

Flat 2, 24 The Drive

Roundhay

Leeds, LS8 1JH

T 0113 2034139

M 07584652517

E [info@vintagepropertyrestoration.co.uk](mailto:info@vintagepropertyrestoration.co.uk)

W [www.vintagepropertyrestoration.co.uk](http://www.vintagepropertyrestoration.co.uk)

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## About Vintage Property Restoration

Vintage Property Restoration converts and revitalises run down properties. We strive to balance heritage conservation with the provision of practical, comfortable and affordable dwellings.

## Consultancy and Project Management

As property redevelopers we undertake complex restoration and conversion projects, with a particular focus on period and run-down homes in the north Leeds area. We have a keen understanding of the opportunities and risks involved in restoring old houses, and offer home owners and investors friendly practical advice on getting the most from their developments.

## Preliminaries

The following report was compiled after a viewing of the property and detailed discussion with the client. This is not a structural survey. The client must consult a building control surveyor before embarking on any of the following works. The building control surveyor may require that a structural engineer or other specialist be consulted.

The estimated costs are for guidance only. They are based on what Vintage Property Restoration Ltd would be likely to charge if it were to undertake the work. This in no way implies that Vintage Property Restoration Ltd would wish to tender for the works and the client is advised that the prices of other building contractors may vary considerably.

## Planning Considerations

The property lies outside the Meanwood Conservation Area and permitted development rights should apply though the client is advised to make their own enquires with Leeds City Council before undertaking building work.

Under permitted development the existing roof space can be enlarged by up to 40M<sup>2</sup>, if the dwelling is classed as a terrace, or 50M<sup>2</sup> if the dwelling is semi-detached. No part of the new structure should be higher than the existing roof ridge and new windows and dormers should be located at the rear of the property. For a fuller description of the restrictions on roof space conversions under permitted development see:

<http://www.planningportal.gov.uk/permission/commonprojects/loftconversion/>

## Second Floor

Under permitted development rights it would appear that a dormer could be erected to the rear of the roof space without planning permission being required. This would greatly increase the floor area and improve the quality of the living space. The roof shows signs of repair in several places and will probably need replacing in the near future. The roof structure appears to be supported on purlins and the existing dividing wall between two bedrooms on the second floor is not structural and could be removed.

It is recommended that any work to the roof should include the installation of thermal insulation. This is likely to be required by the building control surveyor in the area covered by the dormer anyway.

The enlarged roof space would be sufficient to accommodate a spacious master bedroom and comfortable en-suit WC and shower room. There is a soil stack on the gable end of the property.

A loft conversion of this type finished to a high standard typically cost between £23,000.00 and £28,000.00. This price allows for tiled en-suit bathroom, decorating and floor coverings. In the case of this property it may be possible to lower the top limit of this budget as the loft space is already inhabited, the roof end is gabled not hipped and the stairs are in situ. This price would not, however, include replacement or insulation of the front roof and it is recommended that a further £2,000.00 - £3,000.00 is budgeted for to cover this work. The client should also be prepared to pay for repairs to the pointing below the eaves, the guttering, and the chimney stacks. The full scope of these repairs will only become evident once scaffolding is erected but the cost should not be excessive.

## First Floor

It may be possible to remove the existing door and dividing wall between the landing and the stairs to the second floor. A new handrail would be required and the client should check with the building control surveyor about the requirements for fire proofing before carrying out this work. If the handrail is of a simple painted design and the works of making good are not excessive this should not cost more than £600.00.

After inspection it was concluded that there is no economically viable way of improving the layout and dimensions of the house bathroom. To replace the existing bathroom suit along with new floor covering, new tiles and decorating should cost in the region of £3,000.00 to £5,000.00. This allows for a reasonable though not extravagant quality of finish.

## Ground Floor

The scope of works discussed included:

- Creating an opening in the wall between the kitchen and the living room,
- Closing up the existing kitchen doorway to the entrance hall,
- Opening up a backdoor below the lintel of one of the existing kitchen windows, and
- Removing the boxing in the living room and replacing it with a toughened glass shelf.

It is suggested that a budget of £3,000.00 - £5,000.00 should cover these alternations. This would include works of making good but may not cover the cost of fully redecorating and laying new floor

coverings. It is important that the client consult the building control surveyor about structural considerations and fire proofing before starting this work.

The proposed alterations to the kitchen would require the kitchen furniture to be refitted. For a new kitchen, with new appliances, units, worktops, tiles, floor covering and decorating it is suggested that a budget of £7,000.00 - £10,000.00 be allowed for. It may be possible to reduce this cost by reusing some of the existing units and appliances.

The backdoor to the kitchen is only feasible if some kind of deck and/or steps are erected. This requires careful planning as it may take up much of the garden space and reduce light to the basement windows. It would be necessary to provide a handrail around raised areas and plans should be discussed with the building control surveyor. To make this structure sound, aesthetically pleasing and weatherproof it is suggested that a budget of £4,000.00 - £5,000.00 be allowed for.

It should be possible to fit a solid wood stove into the living room fireplace. The purchase and installation of a DEFRA certified stove by a HETAS certified installer typically costs £1,300.00-£1,800.00. In addition the cost of laying a stone hearth and stripping the chimney breast and lintel back to the brickwork would be around £1,000.00.

## Basement

Discussion covered the elimination of the front light well and window, elimination of the bathroom and removal of the studwork forming the study. The matter of how the living room wall above this studwork is supported is covered in the structural report. It is recommended that the client uncover the stud work but consult the building control surveyor before removing timber members as it may be necessary to provide additional support to the beam carrying the living room wall.

It is suggested that a budget of £3,000.00 - £4,000.00 should cover these alternations though this cost could rise if it were necessary to install a steel beam under the aforementioned wall. This estimate would include works of making good but may not cover the cost of fully redecorating and laying new floor coverings.

## Summary

It is suggested that to cover the full scope of works listed would require a budget of between £47,900.00 and £63,400.00. This price does not include VAT on labour and the price would be around 10% more if the main contractor is VAT registered. This estimate does not cover major alternations to the electrical and plumbing installations which have not been tested but are assumed to be serviceable. It covers making good plasterwork and paint finishes after alterations have been made but does not include redecorating the whole property or laying new floor coverings throughout. There is some contingency in these costings which are based on similar jobs carried out in the last three years. However, the client is advised that estimating the cost of building work on old properties is notoriously difficult and budgets often increase.