



## Property Potential Report

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**Property Address:** Lidgett Wood Avenue, LS8

**Referral:** N/A

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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 or a planning statement. The works discussed require planning permission and the client should not embark on these works without obtaining full planning permission and contracting the services of a building control surveyor. 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.

## Project Scope

The house is currently divided into two separate flats. It is understood that the two flats are legally constituted self-contained dwellings that pay council tax separately. VPR has been asked to produce a preliminary report on: a) the feasibility of converting the loft space into a third self-contained dwelling, b) renovating and restoring the ground floor flat, and c) the necessary works to first floor flat and exterior of the property.

## Planning Considerations

The house is a late nineteenth century gentrified period property which lies on a quiet tree lined avenue within the Roundhay Conservation Area. The Conservation officer can be expected to take a keen interest in the project and to veto aspects of the proposal that (s)he feels would be detrimental to the character of the conservation area.

The creation of a third dwelling would require full planning permission and there is no guarantee that this would be granted. The chances of obtaining planning permission would be improved if the application demonstrated that all three flats could be provided with: a) off road parking, b) secluded bin storage, c) bike storage, and d) private garden area. It appears that all these provisions could be made.

Nevertheless, Leeds City Council has in the past refused permission for similar houses in the area to be divided into flats and there is a real possibility that local people may raise objections. It is recommended that the client make contact with the immediate neighbours to discuss the plans with them and identify possible areas of conflict.

It is very possible that the Conservation Officer will object to major changes to the front elevation of the property. It is recommended that changes are limited to the installation of conservation area velux windows in the roof.

It is entirely possible that the Conservation Officer will object to any proposal that extends or changes the footprint of the property unless it can be demonstrated that the proposal reinstates a part of the building which has previously been demolished. There are no obvious signs of this having occurred.

It may be easier to obtain permission to make changes to the rear roof and it is suggested that the proposed project should centre on the construction of two roof gables on the rear elevation. In favour of such a proposal is the fact that the rear is not seen from any roads or any other public land and does not overlook any other gardens.

## Viability of New Flat

With the construction of two roof gables the area of potentially habitable roof space with a ceiling height of over 2.2 meters would extend to approximately 90 m<sup>2</sup>. This is sufficient for a spacious two bedroom flat. Finished to a high standard such a flat should yield a rental income of around £1,000.00 a month.

It would appear that there is enough space in the existing stairwell to install an additional flight to access the loft space without modifying the layout of the first floor flat. The front door to the new dwelling would be situated either at the bottom or the top of this new staircase.

As a new dwelling in a formerly uninhabited part of the building the new flat, and the stairwell leading to it, would be subject to current building regulations. This means that the new flat will, amongst other things, have to be:

- Tested for acoustic transmission between the new flat and the existing flat below
- Have high grade thermal insulation installed across the whole roof area
- Be NAPIT and GasSafe compliant

It is also probable that the whole stairwell and entrance will have to be upgraded to make it fire regulation compliant.

Furthermore, a new dwelling will probably require new gas, electric and water connections.

These requirements will greatly improve the quality of the accommodation created but will also greatly increase the conversion costs.

A rough estimate of the cost of creating this new flat and insulating, felting, re-slating and re-ridging the whole roof area and repairing or replacing fascia boards soffits and rainwater goods would be between £120,000.00 and £145,000.00.

## Roof

VPR has not carried out a detailed inspection of the roof. There are several broken or missing tiles visible from the ground and there is evidence that the roof has had provisional repairs in several places. Both the gutters and fascia boards appear to be in need of repair. The front chimney stack appears to be in need of repointing. It is suggested that even without the proposed loft conversion it will be necessary to undertake major repairs to the roof within the next five years. The cost of these repairs are likely to be greater than £15,000.00.

## Ground Floor

The ground floor flat is shabby and in need of general renovation. The two front rooms boast impressive period features - a marble fire surround, decorative floral cornices and original decorative joinery – which look tired but could be easily revitalised. The lathe and plaster ceilings are cracked and stained and need considerable attention and a lot of work is required stripping wall paper, plastering and decorating. New floor coverings are required throughout.

The master bedroom is large and an en-suite shower room and WC could be located to one side of the bow window. This could be done so as to conserve the central position of the bow and it is

recommended that the lineal fibrous plaster cornice should be rerun around the new partition walls. There is a convenient soil stack to the side of the bow window making extraction of waste from the WC straightforward.

The house bathroom and kitchen are shabby and require refitting, tiling and decorating.

The second bedroom should be a lovely room with its large south facing window. However it requires considerable attention. Necessary works include:

- Repairs and replastering of the ceiling
- Repairs to the fibrous plaster cornice,
- Reinstatement of the picture rails and high skirtings
- Refurbishment of the window and door,
- Stripping of wall paper, replastering and redecorating,
- Installation of fitted wardrobes.

The four box sash windows all require refurbishing and it is recommended that either secondary glazing or new shutters be installed. The two sashes in the front living room appear to have the original shutters which have been screwed up in the shutter box. These can probably be restored.

The remaining windows also require restoring and/or replacing and insulating. The conservation officer should be consulted before any historic windows are removed or altered.

The doors are all original and should be stripped and restored with new ironmongery.

The electrical installation is dated and a total rewire should be budgeted for. Likewise the plumbing work needs completely redoing. It is recommended that a combi boiler and gas central heating be installed. The existing gas supply feeds both flats so a new supply and meter needs to be budgeted for if the flats are to be made fully independent.

It is estimated that work to this flat will cost between £45,000.00 and £60,000.00 depending on the quality of finish required.

## First Floor Flat

The first floor flat is in considerable better condition than the ground floor and appears to have been well maintained. The bathroom and kitchen fixtures are slightly dated but totally serviceable. Once redecorated this property should be easy to let and it is estimated that the rental income would be around £1,000.00 a month.

The wiring is dated and it is recommend that this flat should be rewired at the same time that work is carried out in the other parts of the house. In answer to the specific questions raised by the client:

## Wood Burning Stove

It would appear that a wood burning stove could be installed in the fireplace of the main living room. It would be necessary to line the chimney and to install a new hearth. It is assumed that the sub-hearth is still sound and simply covered by the carpet but this should be verified. The installation should be carried out by a HETAS certified installer. Appropriate DEFRA certified stoves can be purchased on line with prices starting at about £500.00. An additional £1,000.00 should be budgeted for to cover the installation and building work.

## Double Glazing

The decorative stained glass work on the front windows should be conserved and it is probable that the Conservation Officer would in any case object to its removal. The glasswork appears sound and removing it and setting it within triple glazed panels would be very expensive. A cheaper, less invasive, option would be to secondary glaze. Given the sash construction this could be done unobtrusively. Timber framed, removable secondary glazing panels in all 22 sashes should cost in the region of £3,000.00. As far as VPR is aware, there are no grants to cover this work.

## Intercom

It has been recommended that the whole house should be rewired. In this context it should be easy to install an intercom with electric door opener in the first floor flat and other flats if required. The unit prices vary but are not excessive and the components should not cost more than three or four hundred pounds. The price of the installation needs to be considered within the overall scope of works. If the work was undertaken on its own and the wiring could be surface mounted, the overall cost including the appliance should not be more than £1,000.00.

## Exterior

A cursory inspection of the exterior walls from the ground indicate that the front and side elevations are in need of repointing. It would appear that the rear has been repointed using a sand and cement "box point". This may be very difficult to remove and if the pointing is found to be sound it may be better to leave it.

The Conservation Officer is likely to require that repointing work be done using traditional lime mortar.

In addition to repointing there are several areas where stone has become severely eroded or been shoddily repaired using sand and cement render. Ideally these stones should be replaced.

There are signs of rot on the ground floor window sills (cills). These need to be repaired and the windows resealed and painted. It can be assumed that the upper windows require similar attention.

In addition to the scaffolding costs it is suggested that £10,000.00 be allowed for the repointing works and an additional £5,000.00 be allowed for repairs to the windows and exterior painting. The client may also wish to consider chemically cleaning the whole property. This would cost in the region of £5,000.00.

## Summary of Estimated Costs

Preliminary works (project design, planning permissions etc)	£1,500.00
Scaffolding Costs	£4,000.00
Roofing work, lost conversion and creation of new Flat	£120,000.00 - £145,000.00
Interior works to Ground Floor Flat	£45,000.00 - £60,000.00
Specified interior works to First Floor Flat	£7,500.00
Works to stairwell and entrance	£6,000.00 – 9,000.00
New services	£4,000.00 - £6,000.00
Exterior works	£15,000.00 - £20,000.00
Gardening and landscaping	£4,000.00 – 7,000.00
<b>Total</b>	<b>£207,000.00 - £260,000.00</b>

## VAT

These prices are for work carried out by small contractors who are not VAT registered rather than a single main contractor. As the project involves changing the number of dwellings in the property much of the work may be eligible for VAT charged at the reduced rate of 5%. It may be, therefore, that a saving can be made by using a main contractor who is VAT registered.



## Summary

The viability of the project hinges on the granting of planning permission. The safest way to proceed would be to make an offer subject to procurement of full planning permission. Please find attached VPR's quote for the submission of a full planning application. We should be able to make an application within a week of our quote being accepted. Once the application is submitted Leeds City Council aim to make a decision within eight weeks though our experience is that it normally takes around twelve weeks.

There are two less satisfactory options. Firstly, the client could submit a pre-planning enquiry. This would be cheaper than a full application and the planning officers in Leeds usually respond to such enquires within three weeks. Secondly, the client may wish to consult a specialised planning consultant. VPR can recommend a good planning consultant though there is no guarantee that they will be able to give you any more guidance than that contained in this report.

If planning permission is granted, the construction project appears to be wholly viable. Indeed, it is rare to find properties of this size in Roundhay which have not already had the loft space converted. The property particularly lends itself to conversion as it appears that the second flight of stairs can be installed within the existing stairwell without infringing on the first floor apartment.

To evaluate the financial viability of the project the client should consult an estate agent or valuer. They will be able to give an indication of the value added to the property by the conversion and the rental and/or leasehold values of the separate apartments.