



THE GILLETT MACLEOD PARTNERSHIP Ltd

CHARTERED ARCHITECTS & TOWN PLANNING CONSULTANTS

1 High Road
Old Eastcote
Pinner
Middlesex
HA5 2EW

Tel : 020 8868 1333

Fax : 020 8868 2333

email: gmpartnership@yahoo.co.uk

Planning Department
London Borough of Hillingdon
Civic Centre
Uxbridge
UB8 1UW

Date: 11th February 2021

Report on the viability of installing a lift to service first floor on the development at 60 Long Lane, Ickenham, Middlesex, UB10 8SZ

1. The development is for a two story building containing four flats on the ground floor and four flats at the first floor. All the flats are two bedroomed in size and the development consists of eight units.
2. The benefits for the installation of a lift would accrue only to the four first floor flats and this would present a financial burden on the ground floor units to pay a service charge for the maintenance of the lift. This would have an impact on the sales price of the proposed flats which would be in the region of £20,000.00 per unit.
3. From data obtained from a development carried out at no. 66 Long Lane approximately two years ago, the cost of an eight person passenger lift would be £39,000.00 and the building costs associated with the installation would be in the region of £10,000.00 giving a total cost of the installation of £49,000.00.
4. The breakdown of the development viability is as follows:

a) Without the lift:

Land cost = £1.5m

Building cost = £1.1m

Fees interest and other on costs = £100,000.00

Total cost of building = £2.7m

Income from sale of flats = 8 x £375.00 = £3m

Profit = £300,000.00 representing 10%



Registered in England No. 6078789

b) With the lift:

Land cost = £1.5m

Building cost = £1.05m

Fees interest and other on costs = £100,000.00

Total cost of building = £2.65m

Income from sale of flats = 8 x £365.00 = £2.7m

Profit = £50,000.00 representing <2%

5. Reasonable development profits are usually taken as between 15 – 20%. Therefore without the lift the development would be slightly marginal so the inclusion of the lift reducing the profits to less than 2% would affect the viability of the project.
6. The development is small in scale with a limited cost benefit to the inclusion of a lift which puts an unfair burden on 50% of the leaseholders to maintain the lift that they would not have any use of. This would have an impact on the sales values and profitability and begin to affect the viability of the project.
7. The development without the lift would be constructed with a disabled standard staircase serving the first floor and complying with the requirements of the building regulations in this respect with a shallow pitch and contrasting nosings which would provide a reasonable access for ambient disabled people. It is considered that this is a reasonable compromise given the small size of the development and the cost benefit of providing a lift as outlined above.

Jeffrey Gillett
R.I.B.A.

11th February 2021