

Playground Court Sleaford Lincolnshire



North Kesteven
DISTRICT COUNCIL

FIFA



North Kesteven
DISTRICT COUNCIL

Quarrington School

- Former infants school
- Built in 1867



1970



1931

The original school building comprised:

- A chapel
- School room
- School house
- Enclosed yard
- Extension built in 1898



Quarrington School closed in 2002

Grade 2-listed building:

- Subjected to vandalism
- Suffered several fires
- Started to decay



2007

Planning permission

Approval for:

- **9 homes to be built in the former playground**
- **Main building received planning for commercial premises (unviable ?)**

2009

The Grade 2-listed building:

- **Planning enforcement**
- **Suffered several fires**
- **Started to decay**
- **First award**



2014

The Planning Approval amended

- 3 new-build homes in the school grounds
- Divide the original school building into six units:
 - Three flat conversions in the school hall
 - 2 conversions in an annex
 - The old headmaster's office



Why bother ?

- **Waiting list exceeds 1500**
- **RTB Impact on HRA viability**
- **Government and HE targets**
- **BUT Most importantly...**

Customers



Viability & Risk

| | A | B | C | D | E | F | G | Z | AA | AB | AC | AD | AE | AF | AG | AH | AI | AJ | AK | AL | AM | AN |
|--|--------------------|---------|-------------------|-------------------------------|-----------|------------|---------------|---|----|----|-----------|----|----|----|----|----|----|----|----|----|----|----|
| | 9 | 912,448 | 300,000 | Land Purchase | | | | | | £ | 300,000 | | | | | | | | | | | |
| | | | 933,760 | Purchase of 9 completed Units | | | | | | £ | 933,760 | | | | | | | | | | | |
| | | | 61,688 | Contingency at 5% | | | | | | £ | 61,688.00 | | | | | | | | | | | |
| | | | 4,500 | SDLT on land ONLY | | | | | | £ | 4,500.00 | | | | | | | | | | | |
| | | | 3,000 | Legal | | | | | | £ | 3,000 | | | | | | | | | | | |
| | | | - | Contingency | | | | | | £ | 6,800.00 | | | | | | | | | | | |
| | | | 9,500 | Other | | | | | | £ | 16,000.00 | | | | | | | | | | | |
| | | | 1,312,448 | | | | | | | | | | | | | | | | | | | |
| | | | Less (400,000) | HCA GRANT REQUIRED | | | | | | £ | 9,400.00 | | | | | | | | | | | |
| | | | 912,448 | | | | | | | £ | 1,204,148 | | | | | | | | | | | |
| | | | 101,383.11 | per property | | | | | | | | | | | | | | | | | | |
| | | EIP | Annuitly | Maturity | | | | | | | | | | | | | | | | | | |
| | PWLB Rates assumed | 3.00% | 0.00% | 0.00% | | | | | | | | | | | | | | | | | | |
| | Years | 30 | Repayment Periods | | 60 | | | | | | | | | | | | | | | | | |
| | | | | EIP | | | | | | | | | | | | | | | | | | |
| | Year | Payment | Balance B/Fwd | Interest | Principal | Instalment | Balance C/Fwd | | | | | | | | | | | | | | | |
| | 2016 | p1 | 912,448.00 | 13,686.72 | 15,207.47 | 28,894.19 | 897,240.53 | | | | | | | | | | | | | | | |
| | 2016 | p2 | 897,240.53 | 13,458.81 | 15,207.47 | 28,866.07 | 882,033.07 | | | | | | | | | | | | | | | |
| | 2017 | p1 | 882,033.07 | 13,230.50 | 15,207.47 | 28,437.96 | 866,825.60 | | | | | | | | | | | | | | | |
| | 2017 | p2 | 866,825.60 | 13,002.38 | 15,207.47 | 28,209.85 | 851,618.13 | | | | | | | | | | | | | | | |
| | 2018 | p1 | 851,618.13 | 12,774.27 | 15,207.47 | 27,981.74 | 836,410.67 | | | | | | | | | | | | | | | |
| | 2018 | p2 | 836,410.67 | 12,546.16 | 15,207.47 | 27,753.63 | 821,203.20 | | | | | | | | | | | | | | | |
| | 2019 | p1 | 821,203.20 | 12,318.05 | 15,207.47 | 27,525.51 | 805,995.73 | | | | | | | | | | | | | | | |
| | 2019 | p2 | 805,995.73 | 12,089.94 | 15,207.47 | 27,297.40 | 790,788.27 | | | | | | | | | | | | | | | |
| | 2020 | p1 | 790,788.27 | 11,861.82 | 15,207.47 | 27,069.29 | 775,580.80 | | | | | | | | | | | | | | | |
| | 2020 | p2 | 775,580.80 | 11,633.71 | 15,207.47 | 26,841.18 | 760,373.33 | | | | | | | | | | | | | | | |
| | 2021 | p1 | 760,373.33 | 11,405.60 | 15,207.47 | 26,613.07 | 745,165.07 | | | | | | | | | | | | | | | |
| | 2021 | p2 | 745,165.07 | 11,177.49 | 15,207.47 | 26,384.95 | 729,956.40 | | | | | | | | | | | | | | | |
| | 2022 | p1 | 729,956.40 | 10,949.38 | 15,207.47 | 26,156.84 | 714,750.93 | | | | | | | | | | | | | | | |
| | 2022 | p2 | 714,750.93 | 10,721.26 | 15,207.47 | 25,928.73 | 699,543.47 | | | | | | | | | | | | | | | |
| | 2023 | p1 | 699,543.47 | 10,493.15 | 15,207.47 | 25,700.62 | 684,336.00 | | | | | | | | | | | | | | | |
| | 2023 | p2 | 684,336.00 | 10,265.04 | 15,207.47 | 25,472.51 | 669,128.53 | | | | | | | | | | | | | | | |
| | 2024 | p1 | 669,128.53 | 10,036.93 | 15,207.47 | 25,244.39 | 653,921.07 | | | | | | | | | | | | | | | |
| | 2024 | p2 | 653,921.07 | 9,808.82 | 15,207.47 | 25,016.28 | 638,713.60 | | | | | | | | | | | | | | | |
| | 2025 | p1 | 638,713.60 | 9,580.70 | 15,207.47 | 24,788.17 | 623,506.13 | | | | | | | | | | | | | | | |
| | 2025 | p2 | 623,506.13 | 9,352.59 | 15,207.47 | 24,560.06 | 608,298.67 | | | | | | | | | | | | | | | |
| | 2026 | p1 | 608,298.67 | 9,124.48 | 15,207.47 | 24,331.95 | 593,091.20 | | | | | | | | | | | | | | | |
| | 2026 | p2 | 593,091.20 | 8,896.37 | 15,207.47 | 24,103.83 | 577,883.73 | | | | | | | | | | | | | | | |
| | 2027 | p1 | 577,883.73 | 8,668.26 | 15,207.47 | 23,875.72 | 562,676.27 | | | | | | | | | | | | | | | |
| | 2027 | p2 | 562,676.27 | 8,440.14 | 15,207.47 | 23,647.61 | 547,468.80 | | | | | | | | | | | | | | | |
| | 2028 | p1 | 547,468.80 | 8,212.03 | 15,207.47 | 23,419.50 | 532,261.33 | | | | | | | | | | | | | | | |
| | 2028 | p2 | 532,261.33 | 7,983.92 | 15,207.47 | 23,191.39 | 517,053.87 | | | | | | | | | | | | | | | |
| | 2029 | p1 | 517,053.87 | 7,755.81 | 15,207.47 | 22,963.27 | 501,846.40 | | | | | | | | | | | | | | | |
| | 2029 | p2 | 501,846.40 | 7,527.70 | 15,207.47 | 22,735.16 | 486,638.93 | | | | | | | | | | | | | | | |

So £1,228,780 / 9 = £136,531. SDLT on this is £4,320 (see below) x 9 properties = £38,934

GOV.UK

HM Revenue & Customs

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Detailed calculation

This is a breakdown of how the total amount of SDLT was calculated based on the rules from 1 April 2016

| Purchase price bands (£) | Percentage rate (%) | SDLT due (£) |
|---------------------------------|---------------------|--------------|
| Up to 125,000 | 3 | 3,750 |
| Above 125,000 and up to 250,000 | 5 | 576 |
| Above 250,000 and up to 925,000 | 8 | 0 |

Financing the scheme

- **Cost of scheme including land purchase £1.25 million**
- **Homes England award a £400,000 grant to the project**
- **9 units = £ 138k/unit**



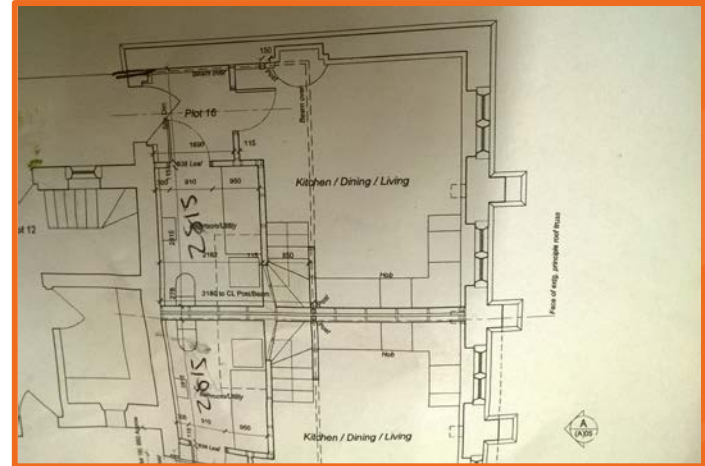
North Kesteven
DISTRICT COUNCIL



**Homes
England**

The Scheme proposal

- Developer owned the site
- Developed proposal
- Enter into Partnership with the Council to develop the site and convert the historic building
- Council purchase, Sankate develop



Working with Sankate Homes

- **Worked closely with NKDC**
- **Very high quality workmanship**
- **Accommodated design changes to ensure homes will meet needs of future tenants**



Scheme design

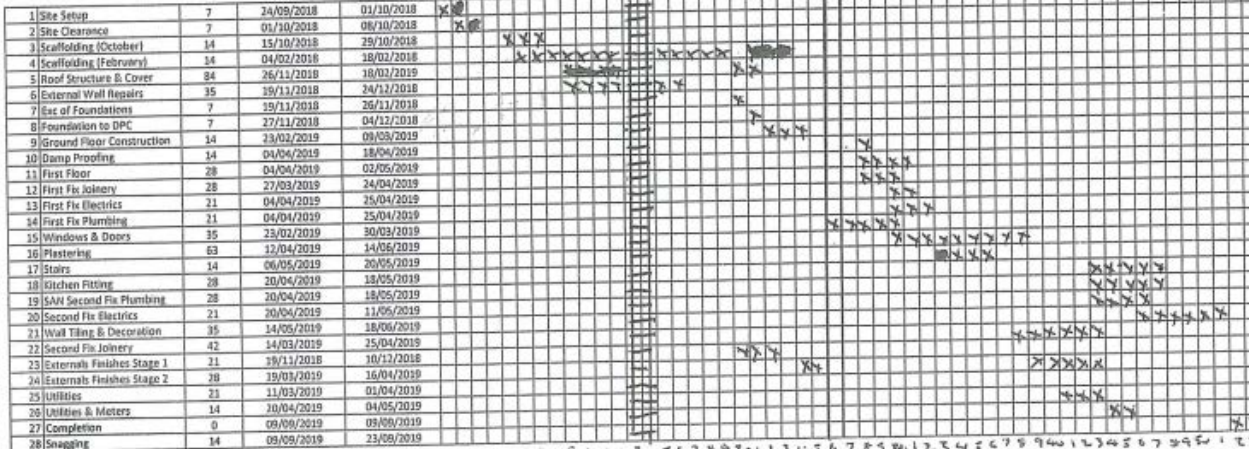
- **Insulation**
- **Roof reconstruction**
- **Affordable to live in**

Design and Programming

SANKATE HOMES LTD - Quarrington School Project - Conversion of Listed Building into Six Properties

| Project Name | Project Duration | Project Start Date | Project End Date |
|--------------------------------------------------------------------------------|------------------|--------------------|-------------------|
| Quarrington School Project - Conversion of Listed Building into Six Properties | 596 | 04 February 2018 | 23 September 2019 |

| Task ID | Task Description | Task Duration | Start Date | End Date |
|---------|------------------|---------------|------------|----------|
|---------|------------------|---------------|------------|----------|



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

Restoring the listed building

- **Conservation not Renovation**
- **Original features kept**
- **Restore to original form**
- **New divisions - don't damage original fabric**

Trees



Floors



Windows



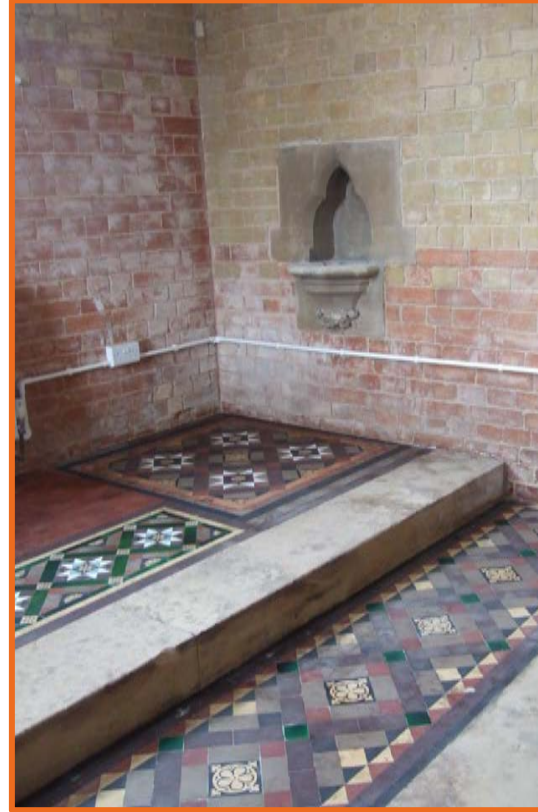
Stonework



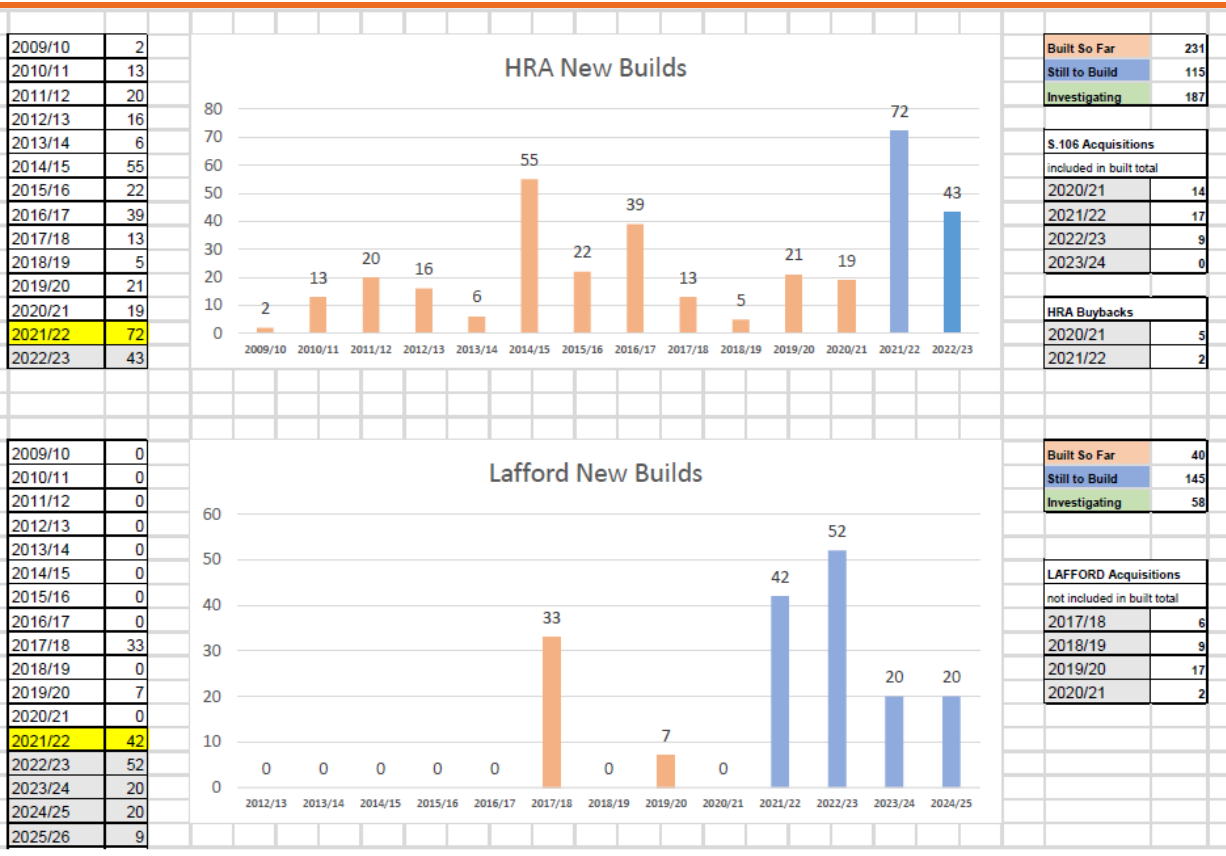
The School bell



Features



Delivery and ambition



New Build

- **3 new build properties designed in keeping with surrounding area**
- **Fabric First**
- **Protected mature trees**
- **Construction of no-dig permeable access road**



The Future

- **Several further opportunities being explored**



...and finally

- **My first teacher**



News > Politics

VIDEO: Old eyesore is a thing of beauty - could these be the fanciest council homes in the county built in former Quarrington School?

The Standard has been given an exclusive tour on the completion of an impressive £1.25 million project to restore a town eyesore to become nine council homes.

By Andy Hubbert

Wednesday, 18th September 2019, 1:42 pm



Thank you

Any Questions

