

Appendix 8 – Existing Affordable Appraisal

CONFIDENTIAL



Target Rent Calculation

RENTED GROSS DEVELOPMENT VALUE - TARGET RENTS

No. of units	Floor Number	Unit Types	Beds	SQM #/UNIT	SOFT per unit	BUILD AREA per Unit	CURRENT MARKET VALUE PU	DISCOUNT FACTOR	DISCOUNTED (1999) MARKET VALUE PU	Yielder EPW/1999	BEDROOM WEIGHT	TARGET RENT PU	TARGET RENT UPLIFT TO 2010/11	TARGET RENT PU PW 2010/11	RENT CAP PU PW 2010/11	INFLATED TARGET RENT PU PW 2010/11	INFLATED TARGET RENT TOTAL PW	
478	1-4	Social Flat	1-4	48sqm	5.17sqm	22.14sqm	£106,686,855	-42%	£61,000,000	£354.1	0.9	£70.96	£117.57	£117.57	£117.57	£117.57	£117.57	
327	2	Social Flat	2	60sqm	6.00sqm	18.00sqm	£106,686,855	-40%	£63,600,000	£354.1	1.0	£70.96	£117.57	£117.57	£117.57	£117.57	£117.57	
89	3	Social Flat	3	74sqm	7.40sqm	15.80sqm	£106,686,855	-42%	£49,000,000	£354.1	1.1	£70.96	£117.57	£117.57	£117.57	£117.57	£117.57	
41	4	Social Flat	4	90sqm	9.00sqm	11.00sqm	£106,686,855	-42%	£25,000,000	£354.1	1.2	£70.96	£117.57	£117.57	£117.57	£117.57	£117.57	
D34							RV VP All Stock										£123,842.11	
							Average MV (VP)											£112.58

Average Rent per pw 2010/11
 N/A Assumed GEA at 75.16%
 567,968 717,494

Street Name	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
1	118.57	118.57	118.57	118.57	118.57	118.57	118.57	118.57
2	125.06	125.06	125.06	125.06	125.06	125.06	125.06	125.06
3	143.74	143.74	143.74	143.74	143.74	143.74	143.74	143.74
4	152.27	152.27	152.27	152.27	152.27	152.27	152.27	152.27
5	147.59	147.59	147.59	147.59	147.59	147.59	147.59	147.59
6	154.85	154.85	154.85	154.85	154.85	154.85	154.85	154.85

Bedrooms Multipliers	Multipliers
1	1
2	2
3	3
4	4
5	5
6	6

Bedroom Weightings	Number of Bedrooms
0	0.0
1	0.9
2	1.0
3	1.1
4	1.2
5	1.3
6	1.4

Target Rent Uplifts

Year	Spot	RPI	Change	Appl Rent	Uplift Factor
1998	164.4	1.1%	2.10%	£ 53.50	1.0000
1999	166.2	1.1%	4.30%	£ 61.62	1.0710
2000	171.7	3.3%	2.30%	£ 66.97	1.0648
2001	174.6	1.7%	0.50%	£ 68.23	1.0463
2002	177.6	1.7%	3.30%	£ 71.47	1.1125
2003	182.5	2.8%	3.20%	£ 73.89	1.1903
2004	188.1	3.1%	4.10%	£ 77.42	1.2766
2005	193.1	2.7%	3.50%	£ 80.42	1.3351
2006	200.1	3.6%	0.50%	£ 81.43	1.4085
2007	208.0	3.9%	5.50%	£ 85.35	1.4085
2008	218.4	5.0%	-0.60%	£ 85.35	1.4085
2009	218.4	-1.4%	5.10%	£ 89.48	1.4070
2010		4.6%	3.00%	£ 93.84	1.5110
2011		2.5%	0.50%	£ 95.25	1.5363
2012		2.9%	3.00%	£ 98.51	1.5363
2013		2.5%	3.00%	£ 102.46	1.5363
2014		2.5%	3.00%	£ 106.43	1.5363

Accommodation schedule

Private Sales Dwellings

Type		Number	Sq Ft	Total Sq ft	Total Sq m	Ave Sq m	MV PER UNI	Total MV
Private	1b2p	89	517	45983.38			£170,000	£15,130,000
Private	2b4p	60	646	38750.04			£220,000	£13,200,000
Private	3b5p	16	797	12744.46			£250,000	£4,000,000
Private	4p6p	8	969	7750.008			£280,000	£2,240,000
Total MV-VP Valuatid		173		105,228	0	0		£34,570,000

199,827
£328.53

**GROSS DEVELOPMENT VALUE
SUMMARY**

	MARKET VALUE (VP)	UNITS	Area sqft	GDV	GDV with Grant	On costs	Net GDV	£psf	£ per unit
	0								

	MARKET VALUE (VP)	UNITS	Area sqft	GDV	GDV with Grant	On costs	Net GDV	£psf	£ per unit
GROSS DEVELOPMENT VALUE									
GENERAL NEEDS STOCK (EUV-SH)		934	567,968	£92,029,357		£11,043,523	£80,985,834	£143	£86,709
SHARED OWNERSHIP STOCK									
SUB-MARKET RENTED STOCK		173	105,228	£34,570,000			£34,570,000	£329	£199,827
PRIVATE SALES									
TOTAL							£115,555,834		

	GRANT ALLOCATION ASSUMPTION	UNITS	Persons	Grant PP	GRANT ASSUMED PU	TOTAL SHG
GENERAL NEEDS STOCK					£0	£0
SHARED OWNERSHIP STOCK					£0	£0
SUB-MARKET RENTED STOCK		0			£0	£0
TOTAL						£0

