

## Update to Figure 1 of Annex 1

**Figure 1: Discounted Fixed Values for the transfer of Social Rented Units from a Developer to an RSL (April 2026)\***

<b>Unit Size</b>	<b>Type</b>	<b>Value</b>
1 Bed 2 Person	Flat	£61,932
2 Bed 3 Person	Flat	£75,425
2 Bed 3 Person	Bungalow	£76,954
2 Bed 3 Person	House	£82,804
2 Bed 4 Person	House	£86,283
3 Bed 4 Person	House	£90,816
3 Bed 5 Person	House	£96,930
4 Bed 6 Person	House	£113,270
4 Bed 7 Person	House	£119,331

\* The table identifies the values at which affordable housing should be transferred from a developer to an RSL. The transfer values are based on 42% of Band 1 Acceptable Cost Guidance (ACG) figures for 2021 that have been uplifted in line with Welsh Government inflationary increases to the social rent cap.