

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 (September 2018)*

Unit Type	Type	Value
1 Bed 1 Person	Flat	£37,890
1 Bed 2 Person	Flat	£37,889
2 Bed 3 Person	Flat	£47,116
2 Bed 3 Person	Bungalow	£67,731
2 Bed 3 Person	House	£55,865
2 Bed 4 Person	House	£55,885
3 Bed 4 Person	House	£59,867
3 Bed 5 Person	House	£59,888
4 Bed 6 Person	House	£78,629
4 Bed 7 Person	House	£78,629

* The table identifies the values at which affordable housing should be transferred from a developer to an RSL. These figures have been generated by capitalising the rental income i.e. the amount of borrowing that the net rent to the RSL will support. The values are derived from the WAG benchmark rents which apply throughout the County Borough.