

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 2024)*

Unit Size	Type	Value
1 Bed 2 Person	Flat	£57,818
2 Bed 3 Person	Flat	£70,414
2 Bed 3 Person	Bungalow	£71,841
2 Bed 3 Person	House	£77,303
2 Bed 4 Person	House	£80,551
3 Bed 4 Person	House	£84,783
3 Bed 5 Person	House	£90,491
4 Bed 6 Person	House	£105,745
4 Bed 7 Person	House	£111,403

* 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.