

Rents IPG - Rent Options Analysis								
New Build Scheme	Market Rent Assessment Date	1 Bed Flat	1 Bed Bungalow	2 Bed Flat / House / Bungalow	3 Bed House	4 Bed House	Scheme NPV	Notes
<i>New Queens Head, Stanmore</i>	October 2013							
80% Market Value Rent							(£52,302)	
70% Market Value Rent							(£607,638)	
Payback over 35 Years							£22,390	= 73% Market Rent
<i>For Information</i>								
Existing Rent Policy							£21,774	Currently 80% MR or 14/15
Social Rent + 5%							(£1,541,118)	Local Housing Allowance
<i>Westman Road, Weeke</i>	June 2014							
80% Market Value Rent							£882,336	All except 4 bed over LHA
70% Market Value Rent							£459,091	
Payback over 35 Years							£92,811	= 55% Market Rent
<i>For Information</i>								
Existing Rent Policy							£95,827	Currently 60-65% MR
Social Rent + 5%							(£545,085)	
<i>Spring Vale, Swanmore</i>	June 2014							
80% Market Value Rent							£14,662	
70% Market Value Rent							(£39,752)	
Payback over 35 Years							£3,181	= 70% Market Rent
<i>For Information</i>								
Existing Rent Policy							£3,789	Currently 78% MR
Social Rent + 5%							(£70,299)	
<i>Victoria House, Winchester Centre</i>	August 2014							
80% Market Value Rent							£41,973	
70% Market Value Rent							(£422,068)	
Payback over 35 Years							£1,607	= 72% Market Rent
<i>For Information</i>								
Existing Rent Policy							£6,398	Currently 74-77% MR
Social Rent + 5%							(£1,495,537)	
NB Rents at Victoria House are net of service charges at c£7 per week.								
2015/16 Local Housing Allowance		148.30	148.30	182.45	211.87	312.77		