

Details of the Proposed Acquisition

Address:- 5 Blanchard road, Bishops Waltham S023

Scheme		5 Blanchard Road						
date of Evaluation	9th July 2020	Undertaken by		Dick Johnson				
Mixture	3 bed house							
Number of units	1							
Tenure	Affordable							
Weekly rent	£201.45							
Service Charge	£0.00							
	£201.45							
LHA	£253.15							
Does Not Exceed LHA	YES							
Scheme Cost	284,250							
Funded by								
Sales	-							
HRA reserves	-							
S106/ Estate Improvement/ CIL funding	-							
HE Grant	-							
RTB Income	85,275							
Net Cost	198,975							
		Criteria		Passes				
[1] Scheme NPV		76,303		> 0	YES			
[2] Scheme IRR		5.65%						
[3] Interest Cover								
Gross Income First Full Year	11,790							
HRA interest @3.2%	7,819	151%		> 110%	YES			
[4] Scheme cost/Market value								
Market Value	275,000	72%		< 95%	YES			
Net cost less sales	198,975							

