

Appendix 1 - Details of the Proposed Acquisition

Address:- 9 Wykeham Place, Stanmore, Winchester

Scheme
9 Wykeham place -Final

date of Evaluation	02/10/2020	Undertaken by	Dick Johnson
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Mixture	3bd house						
Number of units	1						
Tenure	Affordable						
80% MR	£199.02						
Service Charge	£0.00						
	£199.02						

Does Not Exceed LHA

YES

Scheme Cost	£333,615	Valuer	Mel Jepson
Funded by		Date of Valuation	18-Sep-20
Sales	£0	Rental Value	£1,100
HRA reserves	£0	Property Valuation	£320,500
S106/Estate Improvement/CIL funding	£0		
HE Grant	£0		
RTB Income	£100,085		
Net Cost	£233,531		

		<u>Criteria</u>	<u>Passes</u>
[1] Scheme NPV	£19,752	> 0	YES
[2] Scheme IRR	3.81%		

[3] Interest Cover

Gross Income First Full Year	£10,659		
Interest @ 3.2%	£6,539	163%	> 110%

YES

[4] Scheme cost/Market value

Market Value	£320,500	73%	< 95%
Net cost less sales	£233,531		

YES

