

**Scheme Witherbed Lane**

Date of Evaluation	27/07/2021		Undertaken by		Dick Johnson & Duncan Faires			
Property Type	HOUSE	HOUSE	0	0	0	0	0	0
Bedsize	3	2	0	0	0	0	0	0
Number of units	2	2	0	0	0	0	0	0
Tenure	Affordable	Affordable	0	0	0	0	0	0
<b>70% MR</b>								
Gross Rent per week	£189.81	£142.96	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Service Charge	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Net Rent Per Week	£189.81	£142.96	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
LHA Per Week	£253.15	£197.92	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Does Not Exceed LHA	<b>YES</b>	<b>YES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Valuer	A.Newson	A.Newson	0	0	0	0	0	0
Date of Valuation	13.1.2021	13.1.2021	-	-	-	-	-	-
Market Rental Value per month	£1,175	£885	£0	£0	£0	£0	£0	£0
Property Valuation	£310,000	£270,000	£0	£0	£0	£0	£0	£0
<b>Total Scheme Cost</b>	<b>£1,040,667</b>		<b>Funded by</b>					
Works	£798,701		Sales		£0			
Land	£0		HRA reserves		£0			
Fees	£119,805		S106		£0			
inflation	£30,311		Estate Improvement		£0			
Contingency	£91,851		CIL Funding		£0			
Total Eligible works	£1,040,667		HE Grant		£0			
Ineligible costs (RTB)	£0		RTB Income		£312,200			
Total Scheme Costs	£1,040,667		<b>Net Scheme Cost</b>		<b>£728,467</b>			
			<b>Criteria</b>		<b>Passes</b>			
<b>[1] Scheme NPV</b>			£261,463		<b>&gt; 0</b>			
<b>[2] Scheme IRR</b>			4.44%		<b>YES</b>			
<b>[3] Interest Cover</b>								
Gross Income First Full Year	£38,173							
Interes 2.0%	£12,748	299%	<b>&gt; 110%</b>		<b>YES</b>			
<b>[4] Scheme cost/Market value</b>								
Market Value	£1,160,000	63%						
Net cost less sales	£728,467							
<b>[5] Can Scheme be cashflowed through HRA Business Plan</b>					<b>YES</b>			