Exempt classification removed by
Monitoring Officer 03/10/25

Scheme Winnall Evaluation - Company Leasing Block B for 35 years

Date of Evaluation	01/09/2021			Undertaken by		Dick Johnson & Debbie Rhodes		
Property Type	FLAT	FLAT	HOUSE	FLAT	0	0	0	0
Bedsize	1	2	2	1	0	0	0	0
Number of units	14	18	3	41	0	0	0	0
Tenure	Shared Ownership	Shared Ownership	Shared Ownership	Other	0	0	0	0
70% MR								
Gross Rent per week	£64.16	£84.43	£125.51		FALSE	FALSE	FALSE	£0.00
Service Charge	£15.00	£15.00	£15.00		£0.00	£0.00	£0.00	£0.00
Net Rent Per Week	£64.16	£84.43	£125.51		£0.00	£0.00	£0.00	£0.00
LHA Per Week	£166.85	£197.92	£197.92		£0.00	£0.00	£0.00	£0.00
Does Not Exceed LHA	**YES**	**YES**	**YES**		**0**	**0**	**0**	**0**
Valuer	C.Jonas	C.Jonas	C.Jonas	C.Jonas	0	0	0	0
Date of Valuation	May-21	May-21	May-21	May-21	-	-	-	-
Market Rental Value	£850	£1,050	£1,267	£525	£0	£0	£0	£0
Property Valuation	£190,000	£250,000	£371,667	£190,000	£0	£0	£0	£0

Total Scheme Cost	**£19,289,750**		£19,289,750		£13,902,929
Funded by			£253,812.51		£182,933.28
Sales	£2,990,821				
HRA reserves	£0				
S106	£0				
Estate Improvement	£416,000				
CIL Funding	£755,000				
HE Grant	£1,225,000				
RTB Income	£0				
Net Scheme Cost	**£13,902,929**				
			Criteria		**Passes**
[1] Scheme NPV	£345,175		**> 0**		**YES**
[2] Scheme IRR	1.60%				
[3] Interest Cover					
Gross Income First Full Year	£458,778				
Interes 2.5%	£304,127	151%	**> 110%**		**YES**
[4] Scheme cost/Market value					
Market Value	£13,074,179	106%			
Net cost to HRA	£13,902,929				
[5] Can Scheme be cashflowed through HRA Business Plan					**YES**