

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						
LHA	£201.45						
Does Not Exceed LHA	YES						
Scheme Cost	284,250						
Funded by							
Sales	-						
HRA reserves	-						
S106/Estate Improvement/ Q/L funding	-						
HE Grant	-						
RTB Income	85,275						
Net Cost	198,975						
[1] Scheme NPV	76,303	Criteria	> 0	Passes	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						