

Scheme		9 Wykeham place -Final	
date of Evaluation	02/10/2020	Undertaken by	Dick Johnson
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	<u>£233,531</u>		
		<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