

## APPENDIX 4

### Appendix – Indicative Rents for Phase I Schemes

Site	Type	Bedrooms	Persons	Oct 2014 Value	Jan 1999 Value	Target Rent	Rent Cap	Indicative Rent
<b>Gatebeck House</b>	Flat	2	3	£382,500	£87,500	£116.74	£145.80	<b>£116.74</b>
	Maisonette	3	5	£440,000	£100,000	£130.42	£153.90	<b>£130.42</b>
<b>Southdown House</b>	Flat	1	2	£325,000	£75,000	£103.03	£137.70	<b>£103.03</b>
	Flat	2	3	£355,000	£80,000	£112.70	£145.80	<b>£112.70</b>
	Maisonette	3	5	£410,000	£95,000	£127.72	£153.90	<b>£127.72</b>
<b>Willow Walk</b>	Flat	1	2	£360,000	£82,500	£107.03	£137.70	<b>£107.03</b>
	Flat	2	4	£425,000	£100,000	£123.46	£145.80	<b>£123.46</b>
	Flat	3	6	£550,000	£125,000	£143.83	£153.90	<b>£143.83</b>
<b>Nunhead Green</b>	Flat	2	3	£550,000	£125,000	£136.87	£145.80	<b>£136.87</b>
	Flat	3	6	£575,000	£130,000	£146.49	£153.90	<b>£146.49</b>
	House	3	4	£525,000	£120,000	£141.13	£153.90	<b>£141.13</b>
	House	4	5	£600,000	£135,000	£156.19	£162.00	<b>£156.19</b>
	House	4	6	£625,000	£142,500	£160.24	£162.00	<b>£160.24</b>
<b>Clifton Garages</b>	Flat	1	2	£350,000	£80,000	£105.71	£137.70	<b>£105.71</b>
	Flat	2	4	£400,000	£90,000	£118.06	£145.80	<b>£118.06</b>
	Flat	3	6	£425,000	£100,000	£130.42	£153.90	<b>£130.42</b>
<b>Sumner Workshops</b>	Flat	1	2	£315,000	£72,500	£101.70	£137.70	<b>£101.70</b>
	Flat	2	3	£365,000	£82,500	£114.02	£145.80	<b>£114.02</b>
	Flat	2	4	£400,000	£91,500	£118.86	£145.80	<b>£118.86</b>
	Flat	3	5	£440,000	£100,000	£130.42	£153.90	<b>£130.42</b>
<b>Cator Street</b>	Flat	1	2	£315,000	£72,500	£101.70	£137.70	<b>£101.70</b>
	Flat	2	2	£350,000	£80,000	£112.70	£145.80	<b>£112.70</b>
<b>Masterman Garages</b>	Flat	1	2	£350,000	£80,000	£105.71	£137.70	<b>£105.71</b>
	Flat	2	4	£450,000	£100,000	£123.46	£145.80	<b>£123.46</b>
	Flat	3	5	£525,000	£120,000	£141.13	£153.90	<b>£141.13</b>
<b>Long Lane</b>	Flat	1	2	£525,000	£120,000	£127.18	£137.70	<b>£127.18</b>
	Flat	2	3	£625,000	£145,000	£147.62	£145.80	<b>£145.80</b>
	Flat	2	4	£700,000	£155,000	£152.98	£145.80	<b>£145.80</b>
	House	3	4	£850,000	£195,000	£181.41	£153.90	<b>£153.90</b>

*Note. Not all the above configurations will be offered as social rent properties, some are either shared ownership, intermediate or for market sale.*